

City Planning Commission Staff Report Tuesday, August 26, 2025

Zoning Docket 043-25

Prepared by: Jenna Burke

Date: September 3, 2025

Deadline for CPC action: 10/25/2025

CC Deadline: 60 days from receipt

City Council District: B - Harris

Applicant: 641 Baronne, LLC

Request: Conditional use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District

Property description: Square 258, two (2) undesignated lots, in the First Municipal District, bounded by O’Keefe Avenue, Lafayette Street, Baronne Street, and Girod Street

Municipal address(es): 613 Baronne Street

Description

Site and Building Conditions

The subject property, located on Baronne Street in the CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District (**See Figure 1**), is currently developed as offices. The site consists of two (2) undesignated lots, each measuring 48 feet by 128 feet and operating as one (1) parcel. The site is occupied by an existing 3-story commercial structure that is approximately 45 feet tall (**See Figure 1**). The lot area totals 12,288 square feet, and the existing structure totals 28,104 square feet. The structure, originally built in 1910, then renovated in 1999, extends to the Baronne Street (front) property line.

Figure 1: Zoning Map



Source: Property Viewer

Figure 2: Petitioned Site – Baronne Frontage

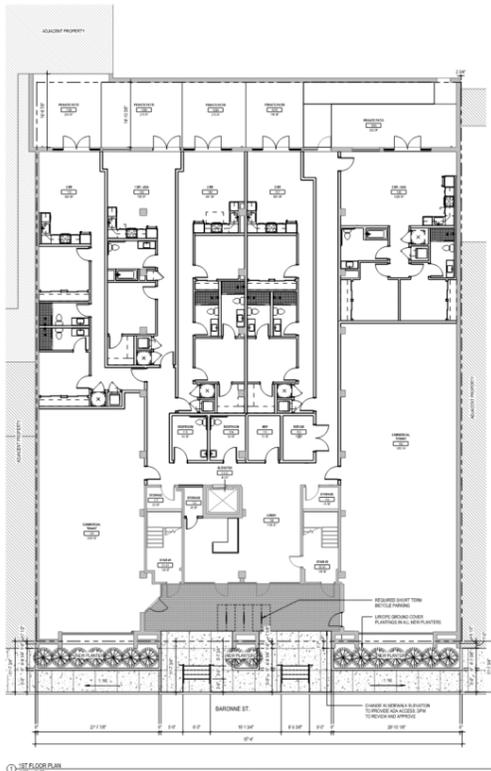


Source: Provided by Applicant

Proposed Conditions

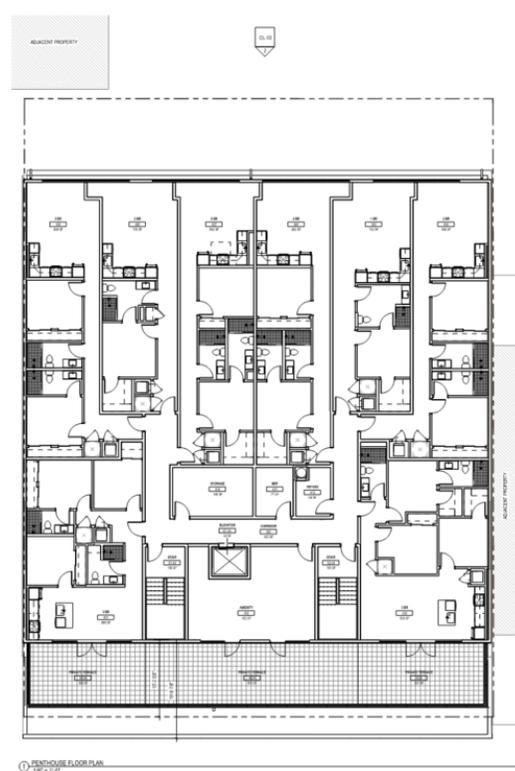
The proposed 4-story hotel includes two commercial tenant spaces on the first floor, along with five (5) guest suites (See Figure 2). The second and third stories comprise ten suites each, while the added fourth floor (or penthouse) has eight (8) suites and an amenity space (See Figure 3). The total number of guest rooms is 33, made up of suites with one to three bedrooms each. Applicants propose maintaining the existing structure and adding a new 9,100-square-foot penthouse that will match current conditions (See Figure 4). The primary entrance will remain on Baronne.

Figure 2: First Floor Site Plan



Source: Provided by Applicant

Figure 2: Fourth Floor (Penthouse) Site Plan



Source: Provided by Applicant

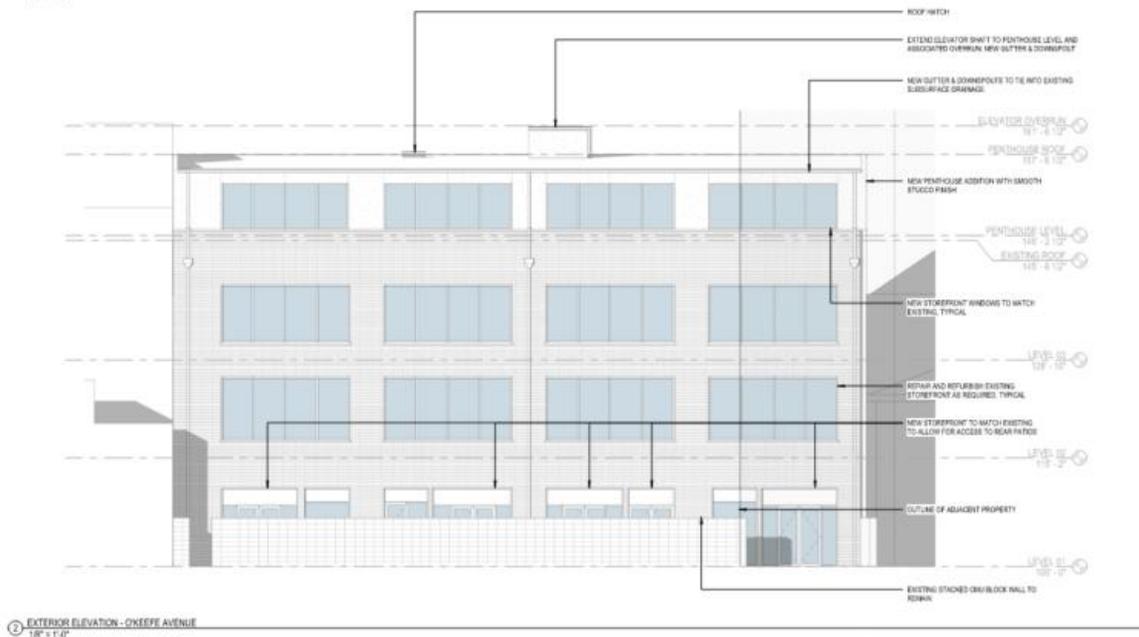
Figure 4: Proposed Elevations – Baronne Street



Source: Provided by Applicant

The rear of the property faces a surface parking lot on O’Keefe Avenue and will also remain as-is, with repairs to the existing storefronts as needed (**See Figure 5**). According to the applicant’s NPP summary, the building is currently only partially leased to local businesses, none of whom operate outside of standard business hours. The applicant also indicated that the new hotel use will meet all city requirements for a hotel. This includes having a lobby that will be staffed at all times. There is no parking requirement, and the application does not indicate any on-site parking.

Figure 5: Proposed Elevations –O’Keefe Avenue



Source: Provided by Applicant

Reason for Commission Review

Per **Article 17, Section 17.3.A (Table 17-1: Permitted and Conditional Uses)**, a hotel is deemed a conditional use in the CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District. The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 4, Section 4.3.D.3 – Action by the City Planning Commission** of the Comprehensive Zoning Ordinance.

Analysis

Bulk and Yard Requirements			
	Requirement	Provided	Notes
Minimum Lot Area	None	12,288 square feet	Compliant
Maximum Building Height	75 feet and 6 stories	57 feet 6.5 inches and 4 stories	Compliant. Pursuant to Article 21, Section 21.6.0 , elevator and stair bulkheads located on flat roofs are excluded from the calculation of building height.
Front yard	None	None	Compliant
Side yard 1	None	None	Compliant
Side yard 2	None	None	Compliant
Rear yard	None	None	Compliant

Ground Floor Commercial Space Requirement	
Requirement	Notes
In all CBD Districts, as stated in Section 17.3.B.1 , on sites that have at least fifty (50) feet of frontage along a multi-modal pedestrian corridor, at least twenty-five percent (25%) of the floor area of the ground story of a structure shall be allocated for occupancy by a commercial use authorized in the district and/or the related ancillary uses for a hotel.	Compliant. The subject site is 97 feet in width, so this requirement applies. At least thirty-five percent (35%) of the ground floor is comprised of commercial uses, including ancillary uses for the hotel. The spaces indicated for the proposed commercial tenants measure 1,265 and 1,852 square feet. The lobby of the hotel is 1,198 square feet. The building footprint encompasses the entire lot area, which is 12,288 square feet.

Lobby and Customary Lodging Services for Hotels	
Requirement	Notes
The hotel definition in Chapter 26 of the CZO: Hotel/Motel. An establishment providing a room for sleeping accommodations for a fee with private	Compliant. As designed, the hotel proposes a lobby check-in area on the first floor fronting Baronne Street.

<p>bathroom facilities and customary lodging services. Related ancillary uses may include, but are not limited to conference and meeting rooms, restaurants, sale of convenience items, bars, and recreational facilities. Hotels shall be permitted to include units for sale designed or used exclusively for permanent residential use in all districts except in Light Industrial (LI), Heavy Industrial (HI), and Business Industrial Park (BIP) districts.</p>	
<p>Chapter 26 of the CZO has recently been updated to provide a clear definition of Customary Lodging Services:</p> <p>Customary Lodging Services. Guest services provided by lodging facilities including hotels/motels. Customary services include at a minimum 1) dedicated lobby space to adequately enable check-in/check-out procedures, and 2) personnel/staffing to assist guests at check-in/check-out; and 3) at least one on-site, on-duty staff member that is physically present at all times and capable of immediately assisting guests, overseeing operations of the facility, addressing safety and security matters and responding to emergencies.</p>	<p>Compliant. The proposed lobby does contain a check-in/check-out desk and temporary luggage storage. In order to ensure that this requirement is always met, staff recommends the below proviso:</p>

- The lobby of the proposed hotel must comply with the definition of Customary Lodging Services, in accordance with **Chapter 26** of the Comprehensive Zoning Ordinance. The plans submitted for final approval must indicate a dedicated lobby area as required by the definition of Customary Lodging Services provided in **Chapter 26** of the Comprehensive Zoning Ordinance.

Use Standards for Hotels/Motels in the CBD-5 District	
Evaluation Criteria	Notes
<p>Whether there is already a Hotel/Motel established or approved within the CBD-5 District blockface. Hotels/Motels should generally be limited to one (1) per blockface.</p>	<p>Although there is another hotel on the 600 block of Baronne, it is on the river side, and not the same blockface.</p>
<p>Whether the Hotels/Motels is 100 room/suites or less. Larger Hotels/Motels should be discouraged.</p>	<p>This hotel proposes a total of 33 suites, so it would not be considered too large based on the 100 room/suite threshold.</p>
<p>Whether the proposal involves the conversion of dwellings to Hotels/Motels. Residential conversion should be discouraged.</p>	<p>The building is currently operating as offices, with no dwelling units, so no residential conversion would occur.</p>
<p>Whether the proposed Hotel/Motel would primarily replace a vacant or surface parking lot. Conversion of vacant lots and surface parking lots should be encouraged.</p>	<p>The proposed hotel would occupy an existing structure, so no vacant or surface parking would be replaced.</p>

Parking Requirements				
	Requirement	Exceptions	Total Required	Provided
Vehicle Parking	No off-street parking required	N/A	None	None
Bicycle Parking	1 space per 10 rooms	N/A	4 spaces	Plans indicate “required short-term bicycle parking” but do not indicate the number of spaces, so staff recommends the below proviso.
Loading	1 off-street loading space	If the previous use were also a commercial use above 10,000 square feet and did not provide loading space	None	None

- The plans submitted to the City Planning Commission for final approval shall indicate the installation of at least 4 short-term bicycle parking spaces as set forth in **Article 22, Section 22.4.A (Table 22-1)** and **Article 22, Section 22.6** of the Comprehensive Zoning Ordinance. The design of bicycle parking spaces shall comply with the requirements as set forth in **Article 22, Section 22.9** of the Comprehensive Zoning Ordinance. When submitting plans to the City Planning Commission for final approval, the applicant shall provide the City Planning Commission with documentation of all required approvals from the Department of Public Works for any bicycle spaces located in the public right-of-way.

Landscape Requirements	
Requirement	Notes
In accordance with Article 23, Section 23.11 , parkway trees are required in the right-of-way within the CBD, subject to approval of the Department of Parks and Parkways	Final development plans must comply, so in order to ensure adherence to this requirement staff is recommending the below proviso

- In accordance with **Article 23, Section 23.11** of the Comprehensive Zoning Ordinance, all parkways shall be landscaped in conformance with this Ordinance, all provisions of the City Code, and with the approval of the Department of Parks and Parkways.
 - Parkway trees shall be planted at the equivalent of one (1) tree for every forty (40) linear feet for shade trees and every twenty-five (25) linear feet for ornamental trees. Where appropriate, parkway trees may be clustered or spaced differently as determined appropriate or necessary by the Department of Parks and Parkways. Shade trees are defined as having a height of over forty (40) feet at maturity; ornamental trees are defined as having a height of less than forty (40) feet at maturity.
 - A variety of compatible species should be included in the planting plan for a specific site or development. The selection of tree species shall be reviewed and approved by the Department of Parks and Parkways with particular regard for site-appropriate species.

Comments related to design

- =The proposal is limited in its design impact, as the structure is to be mostly retained in its current form, save the addition of the penthouse level. The limited changes that are proposed will have to be approved by the Historic District Landmarks Commission, as the site is within the Lafayette Square local historic district.

Anticipated impact on surrounding land uses

Hotels are generally permitted uses in the Central Business District but have been classified as a conditional use in the CBD-5 district since 2015. In 2022, the City Council adopted use standards to guide the decision-making process for new hotel applications. These standards which are contained in **Article 20, Section 22.3.XXX** of the CZO seeks to generally limit them to one per blockface; limit hotels to relatively smaller size (i.e., 100 or fewer rooms/suites; discourage residential-to-hotel conversions; and encourage the replacement of parking lots. This proposal is to be viewed favorably under three of the four standards: it would be the only one on the blockface, is under 100 rooms/suites, and is not a residential conversion. As the building is existing, the proposal does not involve the development of a parking lot.

In terms of land use impacts, the proposed 33-suite hotel development is not expected to greatly increase traffic to and from the site. Rather, it is expected to provide a more consistent flow of residents and visitors than the existing office use. Staff believes the concentration of visitors over office workers will actually decrease the number of vehicles and increase the amount of foot traffic in the neighborhood. The site is also located on the dedicated bike path on Baronne Street, promoting cycling to and from the site. Depending on the anticipated commercial tenants, more neighborhood-serving amenities might be provided.

Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on applications for a conditional use shall, on the basis of all information submitted, evaluate the impact of the conditional use on and the compatibility of the use with surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The Commission and Council are required to specifically consider the extent to which the proposed use meets the approval standards contained in **Article 4, Section 4.3.F Approval Standards** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan.

This standard is met. The Home Rule Charter of the City of New Orleans requires all land use actions to be consistent with the Master Plan. A land use action is consistent with the Plan for the 21st Century, commonly known as the Master Plan, if it furthers, or at least does not interfere with, the goals, policies, and is compatible with the proposed future uses, densities, and intensities designated in the Land Use Element of the Plan. “Chapter 13: Land Use Plan” of the Master Plan designates on the Future Land Use Map (FLUM) of the petitioned site as “Mixed Use Downtown Core Neighborhood.” The goal, range of uses, and development character for that designation are copied below.

MIXED USE DOWNTOWN CORE NEIGHBORHOOD

Goal: Encourage and support a compact, walkable, transit-oriented, mixed-use neighborhood at the core of the city.

Range of Uses: A mix of residential, office, commercial, hotel, retail, and service uses. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: The scale of new development will vary depending on location, with taller development generally encouraged along the edges of the CBD and new development that is sensitive to the scale of the neighborhood encouraged within the interior of the area. Incorporate risk reduction and adaptation strategies in the built environment.

A mix of residential, commercial, and hotel uses is identified within the range of uses allowable in a Mixed-Use Downtown Core Neighborhood. Although the design of the existing structure is somewhat different from other historic buildings in the CBD, it remains sensitive to the scale of the neighborhood, particularly in regard to height, which will remain under the existing limit. Accordingly, the development proposal is consistent with the goals of the Mixed-Use Downtown Core Neighborhood future land use designation.

The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.

This standard is met. The site is located within a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District. The purpose of the CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District is to provide for a downtown neighborhood environment through a mix of housing types and supporting residential services alongside commercial uses conveniently situated with respect to employment opportunities. The subject site would provide well-placed employment opportunities through its commercial uses and does not diminish the housing stock of the neighborhood. The above-referenced criteria in **Article 20, Section 22.3.XXX** clarify when hotels/motels in the CBD-5 district are appropriate. The proposed use meets all applicable criteria.

The proposed use meets all standards specifically applicable to the use as set forth in Article 20 and all environmental performance standards of Section 21.3.

Yes. The proposed use meets the standards set forth in **Article 20, Section 22.3.XXX** as well as the environmental performance standards of **Article 21, Section 21.3**. Further, the design standards discussed above clarify that these standards are met or will be met with the adoption of provisos suggested by the staff.

The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes improvements or modifications either on-site or within the public right-of-way to mitigate development-related adverse impacts.

This standard is met. The proposed use would continue to operate as a commercial use towards the edge of the CBD-5 District, making it consistent with the character and integrity of the immediate surrounding area. The site is situated away from the more-solidly residential portion of the District,

and is surrounded by uses that serve both residents and visitors. This block has recently seen some improvements with newer developments, and the hotel along with its commercial tenants should complement them.

Any variance of zoning standards meets the approval standards of Section 4.6.F.

Not applicable. This request does not necessitate any variance of zoning standards.

The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

This standard is met. The proposal would maintain a commercial use and increase foot traffic at more hours. Staff recommended provisos would address potential adverse impacts. In addition, the use complements the existing low intensity mixed use character in the area.

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 043/25 subject to four (4) provisos:

Provisos

1. The lobby of the proposed hotel must comply with the definition of Customary Lodging Services, in accordance with **Chapter 26** of the Comprehensive Zoning Ordinance. The plans submitted for final approval must indicate a dedicated lobby area as required by the definition of Customary Lodging Services provided in **Chapter 26** of the Comprehensive Zoning Ordinance.
2. The plans submitted to the City Planning Commission for final approval shall indicate the installation of at least 4 short-term bicycle parking spaces as set forth in **Article 22, Section 22.4.A (Table 22-1)** and **Article 22, Section 22.6** of the Comprehensive Zoning Ordinance. The design of bicycle parking spaces shall comply with the requirements as set forth in **Article 22, Section 22.9** of the Comprehensive Zoning Ordinance. When submitting plans to the City Planning Commission for final approval, the applicant shall provide the City Planning Commission with documentation of all required approvals from the Department of Public Works for any bicycle spaces located in the public right-of-way.
3. In accordance with **Article 23, Section 23.11** of the Comprehensive Zoning Ordinance, all parkways shall be landscaped in conformance with this Ordinance, all provisions of the City Code, and with the approval of the Department of Parks and Parkways.
 1. Parkway trees shall be planted at the equivalent of one (1) tree for every forty (40) linear feet for shade trees and every twenty-five (25) linear feet for ornamental trees. Where appropriate, parkway trees may be clustered or spaced differently as determined appropriate or necessary by the Department of Parks and Parkways. Shade trees are defined as having a height of over forty (40) feet at maturity; ornamental trees are defined as having a height of less than forty (40) feet at maturity.
 2. A variety of compatible species should be included in the planting plan for a specific site or development. The selection of tree species shall be reviewed and approved by

the Department of Parks and Parkways with particular regard for site-appropriate species.

4. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one-year time period or failure to request an administrative extension as provided for in **Article 4, Section 4.3H** of the Comprehensive Zoning Ordinance will void the conditional use approval.

CITY PLANNING COMMISSION MEETING (August 26, 2025)

The staff summarized the application and presented its recommendation for approval. The applicant spoke in support of the application as well. Staff answered Commissioner Joshi-Gupta’s question about lobby hours, stating that it is required to be open 24 hours. Commissioner Joshi-Gupta made a motion for approval and Commissioner Stewart seconded. The motion approved unanimously.

Motion:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 043/25 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO FOUR (4) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

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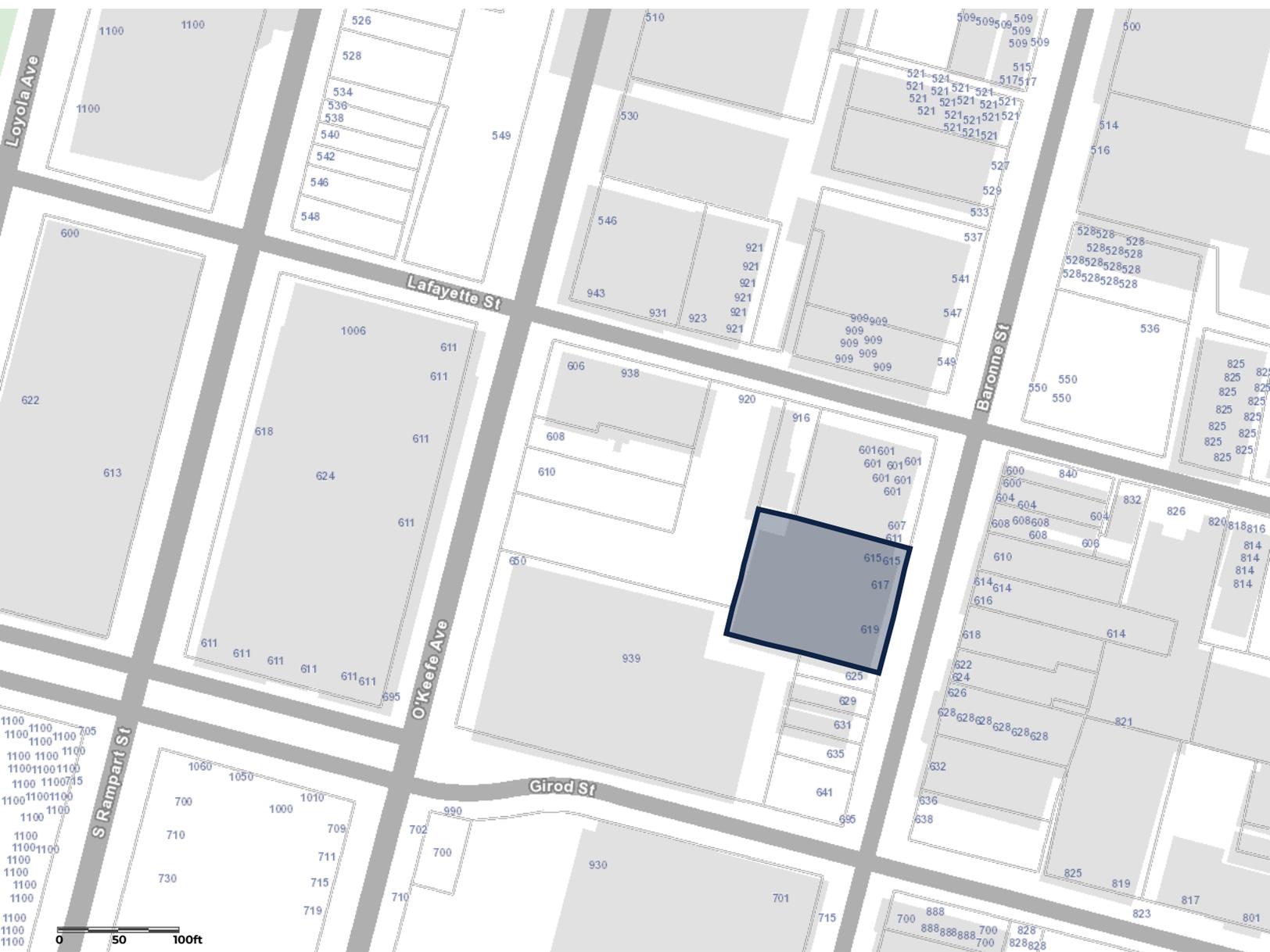
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YEAS: JONATHAN STEWART, NOMITA JOSHI-GUPTA, LOREY FLICK, KELLY BROWN, KATIE WITRY, ROBERT STEEG

NAYS: NONE

ABSENT: DASJON JORDAN, KATHLEEN LUNN



PROPERTY INFORMATION

Building Number	
Unit Number	
Site Address	613 Baronne St, LA, 70113
First Owner Name	641 BARONNE LLC
Second Owner Name	
Mailing Address	181 CHATEAU LATOUR DRIVE
Mailing City	KENNER
Mailing State	LA
Mailing Zip 5	70065
Mailing Zip +4	

Use Code	
Property Description	SQ 258 TWO UNDESIGNATED LOTS 48X128 EACH
GeoPIN	41033010
Tax Bill ID	103105008
Lot	UNDESIGN
Square	
BLOCK	258
PARID	613-BARONNEST
Parcel Area (sq.ft.)	12288
Parcel Dimensions (ft.)	96X128

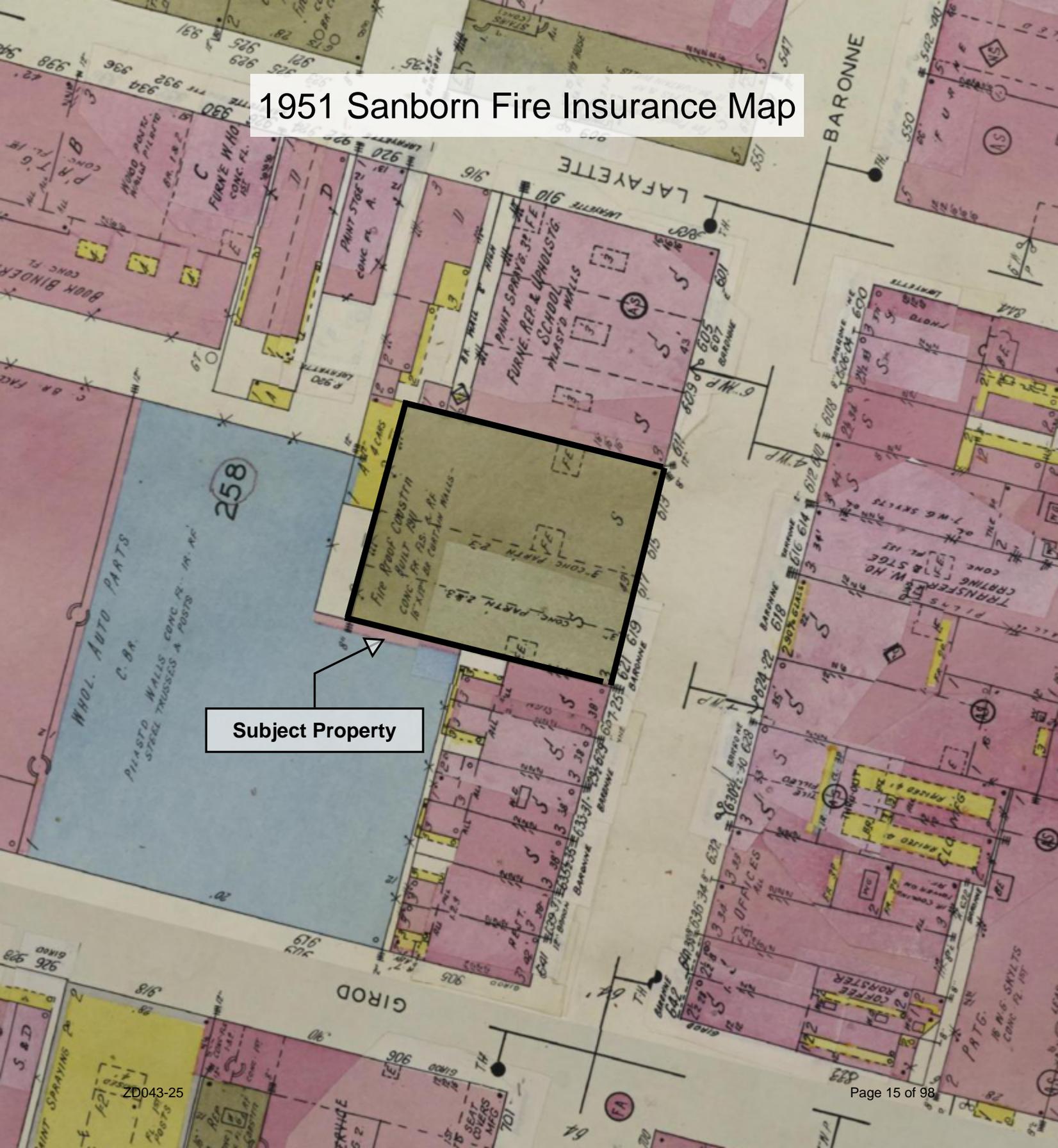
Assessor Records and Sales/Transfer Information (<https://beacon.schneidercorp.com/Application.aspx?AppID=979&LayerID=19792&PageTypeID=4&PageID=8663&Q=1886938444&KeyValue=613-BARONNEST>)

ZONING

Zoning District	CBD-5
Zoning Description	CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District (http://czo.nola.gov/article-17/)

FUTURE LAND USE**Future Land Use** DCN-MU**Future Land Use Description** Mixed-Use Downtown Core Neighborhood (<https://masterplan.nola.gov/volume-2/13/#2-13-c>)**OVERLAYS AND INTERIM ZONING DISTRICTS****Overlay / IZD Description** Maximum FAR Subject to Height LimitVisit City Planning's site to view the regulations of this Overlay. (<http://czo.nola.gov/article-17/#17-4-A>)**Overlay / IZD Description** Maximum Height 75 ft. & 6 StoriesVisit City Planning's site to view the regulations of this Overlay. (<http://czo.nola.gov/article-17/#17-4-A>)**Overlay / IZD Description** Multi-Modal/Pedestrian CorridorVisit City Planning's site to view the regulations of this Overlay. (<https://czo.nola.gov/article-17/#17-6>)**Overlay / IZD Description** Commercial Short Term Rental Interim Zoning DistrictVisit City Planning's site to view the regulations of this Overlay. (<http://czo.nola.gov/Article-19#19-4-A-20>)**Overlay / IZD Description** Non-Commercial Short Term Rental Special Exception Interim Zoning DistrictVisit City Planning's site to view the regulations of this Overlay. (<https://czo.nola.gov/article-19/#19-4-A-21>)**Overlay / IZD Description** Customary Lodging Services Staffing Interim Zoning DistrictVisit City Planning's site to view the regulations of this Overlay. (<https://czo.nola.gov/czo/media/IZD/2025/M-25-135.pdf>)*Regulations in the overlay and interim zoning districts are combined with the base zoning district. In the event of overlapping districts, please contact the New Orleans One Stop Shop (<https://nola.gov/onestop>) for interpretation of the Overlays/Interim Zoning Districts.***MANDATORY INCLUSIONARY ZONING****Description** MIZ Mandatory Inclusionary Zoning Sub-Districts; Core Sub-DistrictView the CZO article on Mandatory Inclusionary Zoning. (<https://czo.nola.gov/article-28/>)**LOCAL HISTORIC DISTRICTS****Name** Lafayette Square**Ordinance** MCS 6702, MCS 22555 (Expansion)**Jurisdiction** CBDHDLC**Control** Full**NATIONAL REGISTER OF HISTORIC PLACES****Name** Upper Central Business District

1951 Sanborn Fire Insurance Map

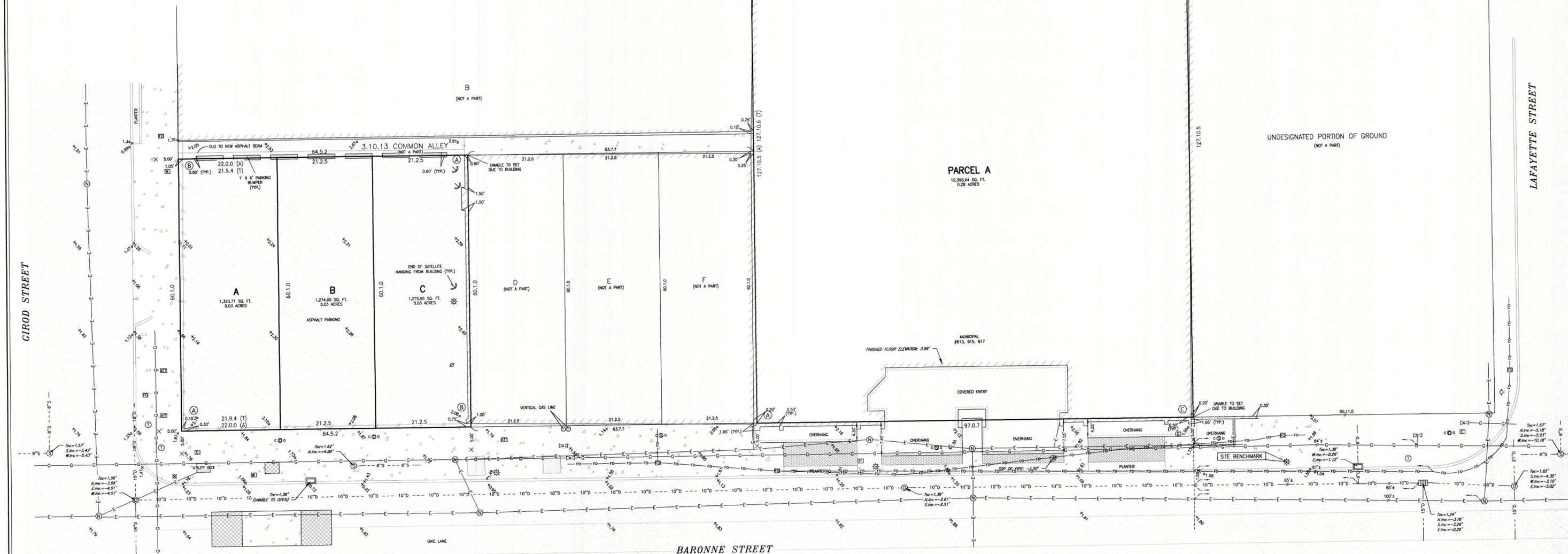


Subject Property



VICINITY MAP
(NOT TO SCALE)

O'KEEFE AVENUE (SIDE)
(formerly DRYADES STREET)



LEGEND

- = 1/2" IRON ROD SET
- ✕ = CROSS CUT
- (T) = TITLE
- (A) = ACTUAL
- ⊙ = SATELLITE
- ⊕ = WATER MANHOLE
- ⊖ = S.C.B. MANHOLE
- ⊗ = PARKING METER
- ⊘ = DRAIN CLEAN OUT
- ⊙ = TEMPORARY UTILITY POLE
- ⊙ = TRAFFIC SIGNAL POLE
- ⊙ = SEWER MANHOLE
- ⊙ = DRAIN MANHOLE
- ⊙ = DRAIN CLEAN OUT
- ⊙ = AT&T BOX

SCALE: 1" = 10'

ANGLE CHART

A	89° 58'00"
B	90° 02'00"
C	89° 55'50"
D	90° 04'10"

LA ONE CALL
TICKET NO. 250350732
MEMBERS NOTIFIED:
AT&T TRANSMISSION
ENERGY LOUISIANA
ENERGY SERVICES, INC.
LEVEL 3/LUMEN
COX COMMUNICATION
ENTERGY NEW ORLEANS (GAS)
AT&T DISTRIBUTION
MCI COMMUNICATIONS

LAND AREA

PARCEL A	12,398.64 SQ. FT./0.28 ACRES
A	1,320.71 SQ. FT./0.03 ACRES
B	1,274.90 SQ. FT./0.03 ACRES
C	1,275.95 SQ. FT./0.03 ACRES

TOTAL LAND AREA = 16,270.20 SQ. FT. OR 0.37 ACRES

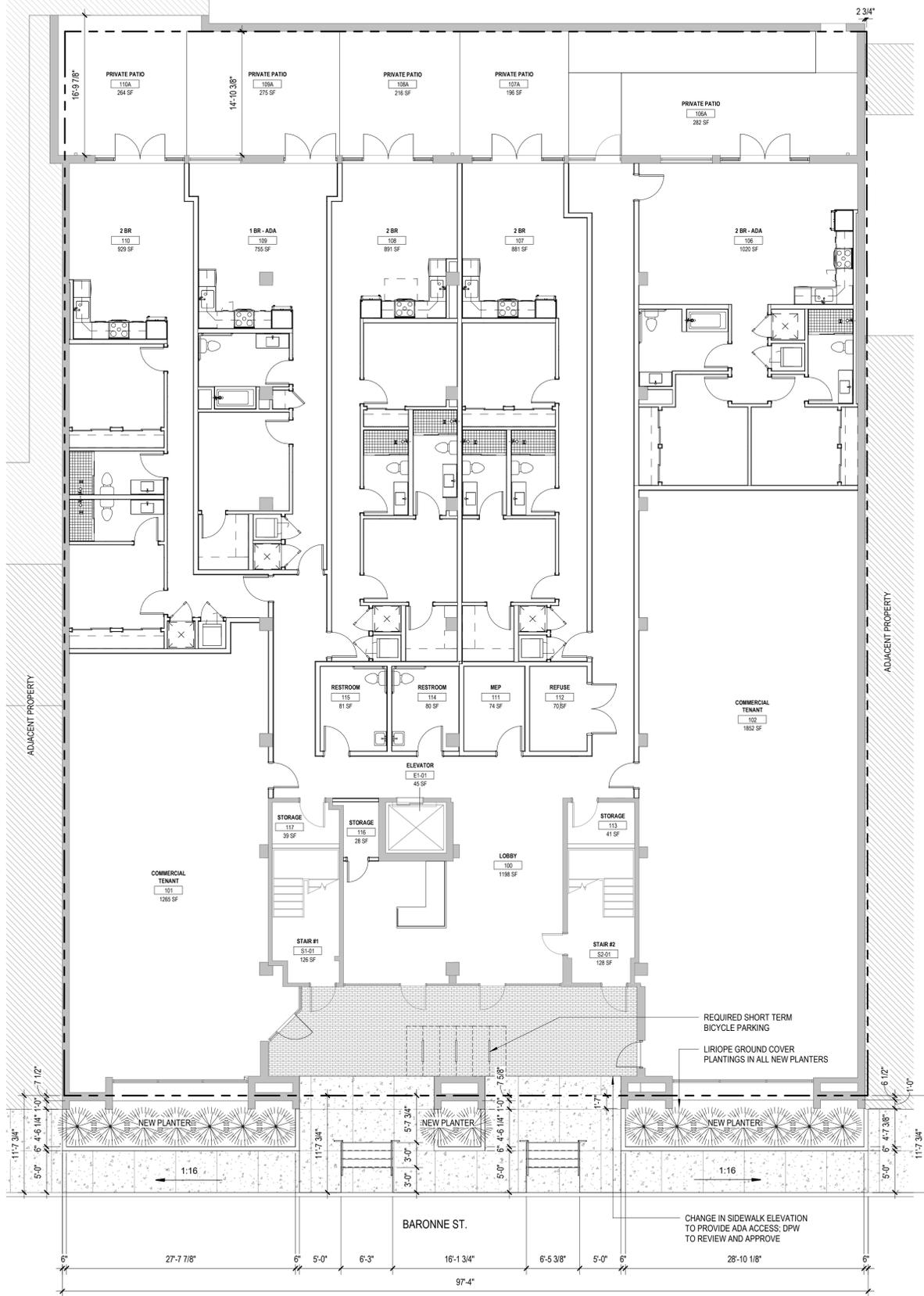
GENERAL SURVEY NOTES
IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE.
ELEVATION NOTE
ELEVATIONS ARE SHOWN IN NAVD 88. LOUISIANA SOUTH ZONE USING LSU C&G SOLUTION 06-10-2025 NAVD 88 GEOD12A.
SITE BENCHMARK: "X" CUT ON SOUTH FACE OF IRON LIGHT POLE 20" NORTH FROM RIGHT FRONT CORNER OF MUNICIPAL #615 BARONNE STREET.
ELEVATION: 4.64'

SURVEY REFERENCE

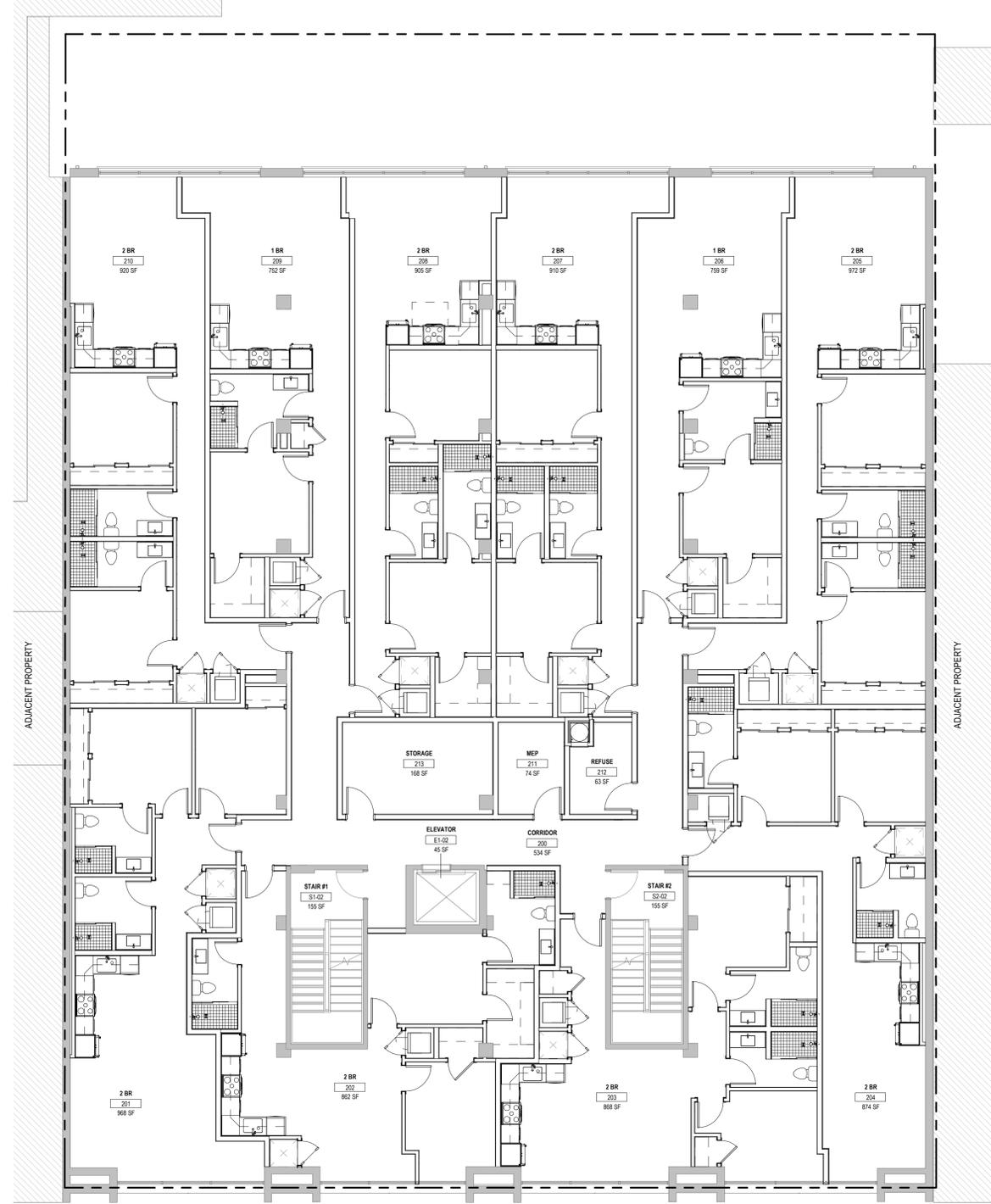
- SURVEY OF LOTS A, B, C, & PARCEL A SQUARE 258, FIRST DISTRICT BY GILBERT, KELLY & COUTURIE, INC., SURVEYING & ENGINEERING, DATED AUGUST 1, 1979.
- SURVEY OF LOT A, SQUARE 258, FIRST DISTRICT BY R.L. SCHUMANN, LAND SURVEYOR, DATED JULY 23, 1979.
- PLAT SHOWING SURVEY OF PARCEL A AND LOTS A, B, & C OF SQUARE 258, FIRST DISTRICT BY MICHAEL P. BLANCHARD, P.L.S., DATED OCTOBER 31, 2013.

ANGLE BASIS
CITY SQUARE MAPS BY DHEMCOEUR.

<p>TOPOGRAPHIC SURVEY OF LOTS A, B, C, & PARCEL A SQUARE 258, FIRST DISTRICT CITY OF NEW ORLEANS ORLEANS PARISH, LOUISIANA</p> <p>I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION, MADE AT THE REQUEST OF:</p> <p>641 BARONNE LLC, WESTCOAST LAND TITLE INSURANCE COMPANY, ORLEANS TITLE INSURANCE AGENCY, L.L.C., AND GULF COAST BANK & TRUST</p>	<p>DADING, MARQUES & ASSOCIATES, LLC PROFESSIONAL LAND SURVEYOR</p> <p>P.O. BOX 790 METAIRIE, LA. 70004 (504) 834-0200</p>	<p>STATE OF LOUISIANA PROFESSIONAL LAND SURVEYOR CODY A. DIMARCO LICENSE NO. 9969 P.L.S. LA. ST. REG. NO. 5069</p>												
<p>THE SERVICES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLYING THE DATA FOR THIS SURVEY.</p>	<p>THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE REQUIREMENTS OF LOUISIANA'S STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.</p>	<table border="1"> <tr> <th>DATE:</th> <th>SCALE:</th> <th>DRAWN BY:</th> <th>CHECKED BY:</th> <th>JOB NO.:</th> <th>SHEET:</th> </tr> <tr> <td>06-10-2025</td> <td>1" = 10'</td> <td>J.R.</td> <td>C.A.D.</td> <td>64615</td> <td>1 OF 1</td> </tr> </table>	DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.:	SHEET:	06-10-2025	1" = 10'	J.R.	C.A.D.	64615	1 OF 1
DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.:	SHEET:									
06-10-2025	1" = 10'	J.R.	C.A.D.	64615	1 OF 1									



① 1ST FLOOR PLAN
1/8" = 1'-0"



② 2ND & 3RD FLOOR PLANS
1/8" = 1'-0"

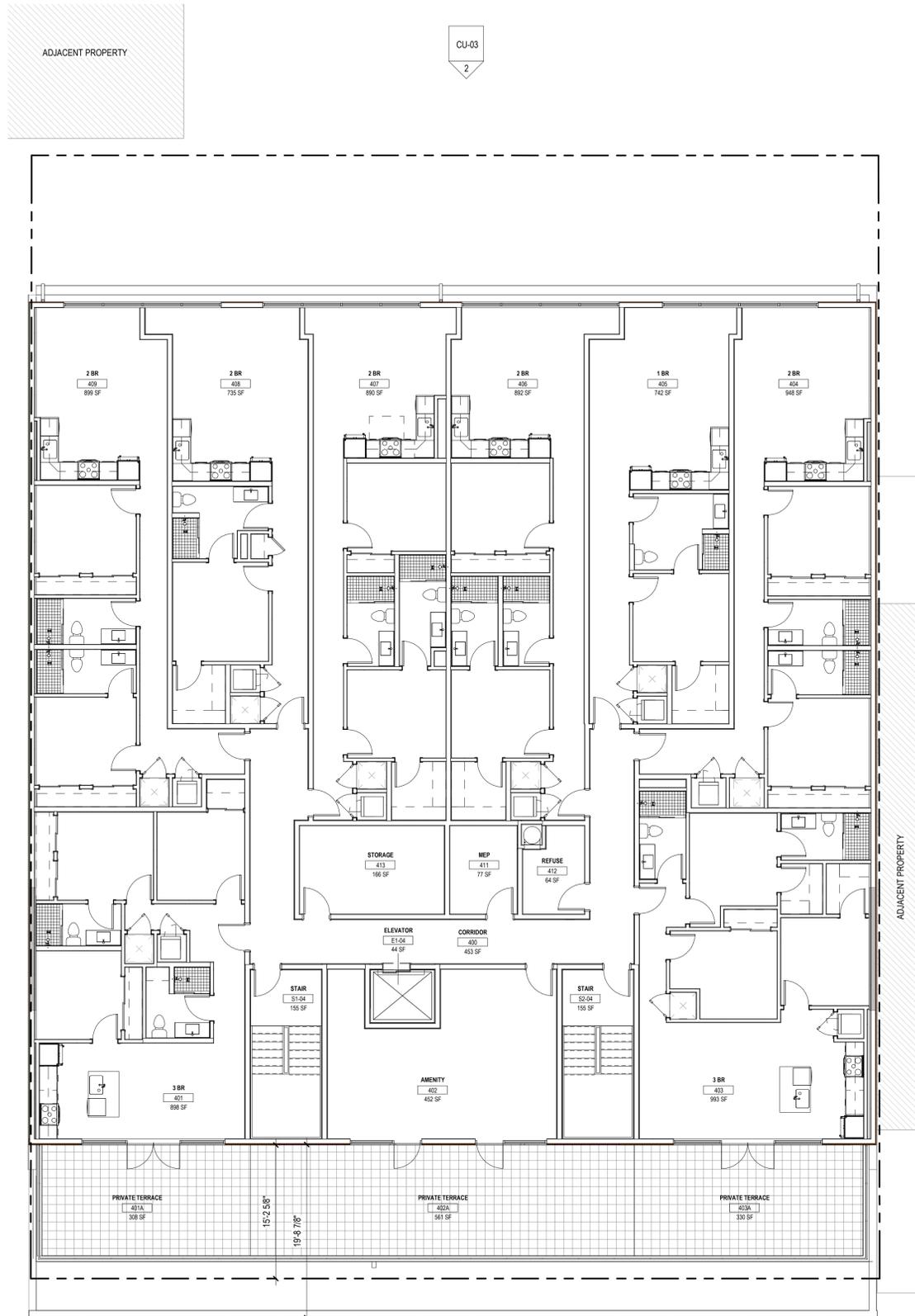
NO.	DESCRIPTION	DATE

615 BARONNE STREET
615 BARONNE STREET, NEW ORLEANS, LA 70113
1ST THRU 3RD FLOOR PLANS

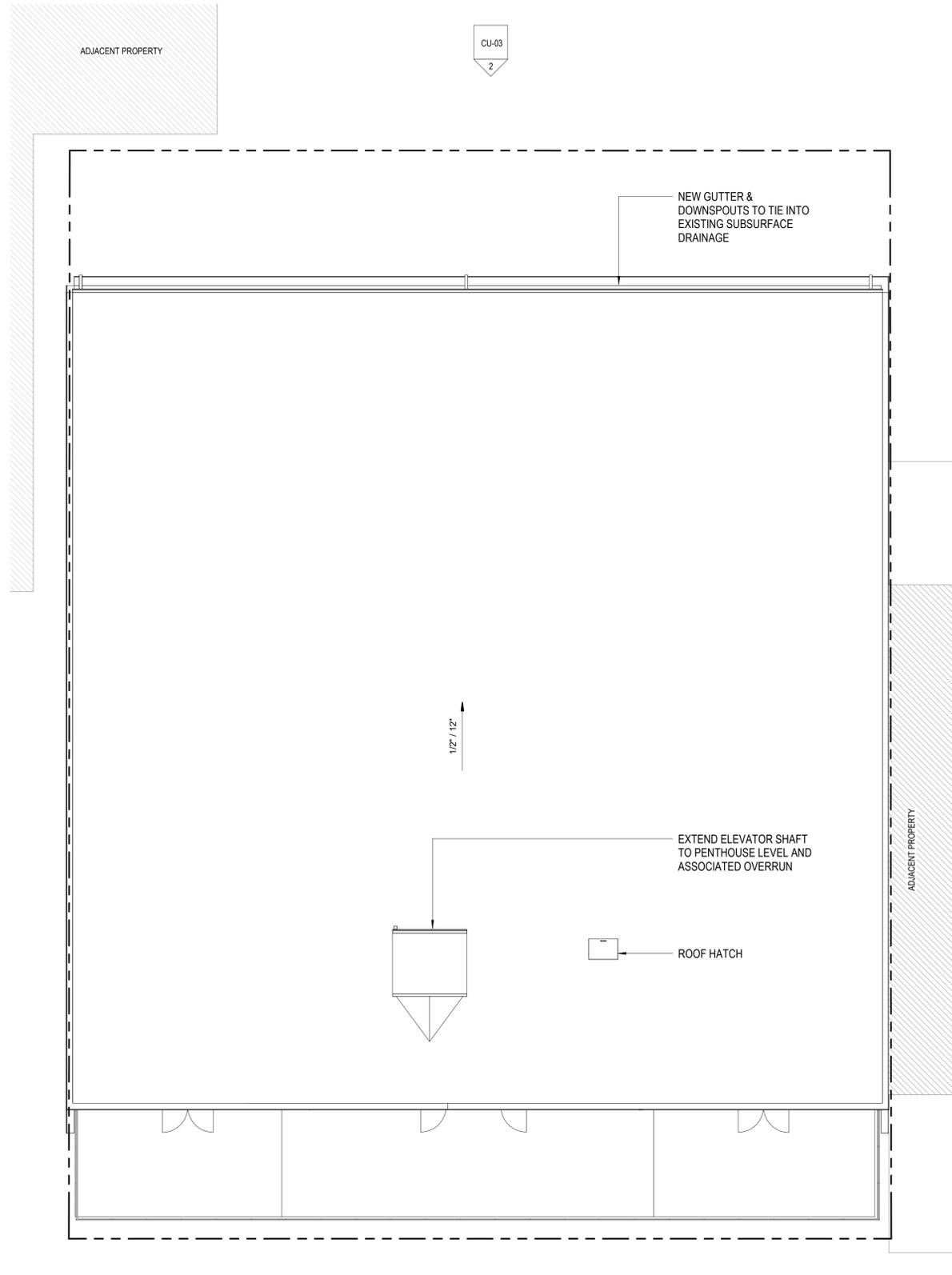
COPYRIGHT 2025 AQ STUDIOS
AQ STUDIOS PROJECT NUMBER 25329
DATE 06.09.2025
DRAWN BY Author
CHECKED BY Checker

CU-01

SCALE 1/8" = 1'-0"



1 PENTHOUSE FLOOR PLAN
1/8" = 1'-0"



2 ROOF PLAN
1/8" = 1'-0"

NO.	DESCRIPTION	DATE

615 BARONNE STREET
615 BARONNE STREET, NEW ORLEANS, LA 70113
PENTHOUSE & ROOF PLANS

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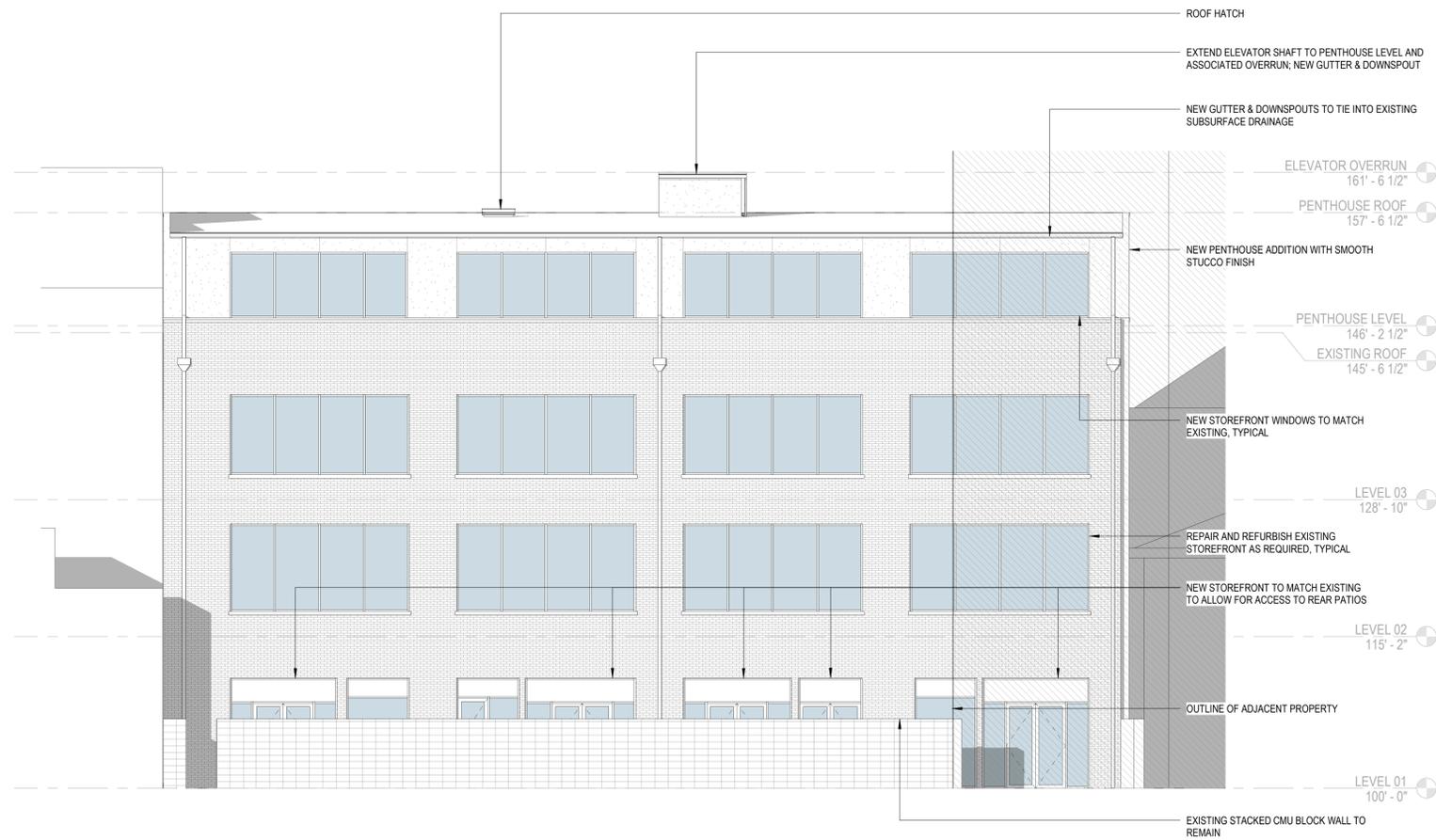
AQ STUDIOS PROJECT NUMBER 25329
DATE 06.09.2025
DRAWN BY Author
CHECKED BY Checker

CU-02

SCALE 1/8" = 1'-0"



① EXTERIOR ELEVATION - BARONNE STREET
1/8" = 1'-0"



② EXTERIOR ELEVATION - O'KEEFE AVENUE
1/8" = 1'-0"

NO.	DESCRIPTION	DATE

615 BARONNE STREET
615 BARONNE STREET, NEW ORLEANS, LA 70113
EXTERIOR ELEVATIONS

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AQ STUDIOS PROJECT NUMBER 25329
DATE 06.09.2025
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CU-03

SCALE 1/8" = 1'-0"

615

STONE CHEMICAL LABORATORIES
504-877-1050
Mon - Fri

FOR SALE

AN APPLICATION HAS BEEN FILED FOR A CHANGE AFFECTING THIS PROPERTY'S ZONING.

FOR MORE INFORMATION, CONTACT THE NEW ORLEANS CITY PLANNING COMMISSION AT 588-7033 OR VISIT www.nola.gov

DO NOT REMOVE OR REMOVE UNDER PENALTY OF LAW





CHIPPIS

CORPORATE REALTY
FOR LEASE
1581.5005
WILLIAM JACOB

STONE CLINICAL LABORATORIES

626

GMC



365 HBE

615 Baronne Street – NPP Summary Report

Date of Report: June 27, 2025

Project Name: 615 Baronne Street

Contact: Heather Cooper, AIA, NCARB, AQ Studios, 1100 Poydras Street, Suite 3550, New Orleans, LA 70163, heather@aqteam.com, 504.524.4375

Overview:

This report provides results of the implementation of the Neighborhood Participation Program for the property located at 615 Baronne Street in the middle of the lakeside block between Lafayette and Girod Streets. The applicant intends to file an application requesting a hotel be permitted in CBD-5 where it's a conditional use. This report provides a summary of contacts with neighbors who either contacted me via phone or attended our NPP meeting in person. The sign-in sheet and other materials related to our NPP are attached.

Neighborhood Meeting

Neighbors and other interested parties were invited to discuss the applicant's proposal on July 26, 2025 at 6:00 pm at the office of AQ Studios, 1100 Poydras Street, Suite 3550, New Orleans, LA 70163.

Correspondence and Telephone Calls

June 12, 2025 – Meeting notices mailed to the city-provided NPP contact list and emailed to neighborhood associations and the district councilmember

June 24, 2025 – Discussed proposal with neighbor, Linda Novak via phone.

June 26, 2025 – Discussed proposal with neighbor and Lafayette Square Neighborhood Association President, Michael Duplantier via phone.

Results

1300+ persons/addresses were invited to the NPP meeting based on the city-provided NPP contact list

None of the attendees opted to write on the provided comment cards

Concerns, issues, and problems expressed by meeting attendees and those who reached out via phone:

- Waterproofing with adjacent properties
- Vibration due to construction
- Lack of awnings at terrace doors and whether sliders would be more appropriate than paired swinging doors
- Impacts of construction on access to adjacent buildings, particularly due to the current street closure of O'Keefe Avenue between Girod and Lafayette Streets
- The unappealing aesthetics of the Brutalist-style front façade
- Project timeline, including construction start and duration
- Rear façade appears to need brick repairs and concern about the building's structural integrity
- How to deter unhoused population from congregating under the front entry
- Trash removal
- Parking
- Hotel operation vs. a short-term rental

How concerns, issues, and problems will be addressed:

AQ Studios

AQTeam.com

337.235.8016
115 East Main St
Lafayette, LA
70501

504.524.4375
1100 Poydras St
Suite 3550
New Orleans, LA
70163



- AQ Studios will provide waterproofing details to the city as part of our permit application for review by the Historic District Landmarks Commission and Safety & Permits. The new penthouse walls will be flashed appropriately so no water intrusion occurs to adjacent properties.
- There should be limited vibration during construction as no additional piles will be required for the penthouse addition. The contractor is responsible for monitoring appropriate vibration levels during construction.
- We are currently exploring the addition of awnings as this was also a comment that was made by the Architectural Review Committee. Awnings are not required at exterior doors to prevent water intrusion.
- The contractor will apply for permits that require any temporary street closures, which will be reviewed and approved by the city prior to issuance. The intent is to limit the impact of our construction on our neighbors.
- The project timeline is dependent on the various regulatory bodies that are reviewing our applications, including the City Planning Commission, Historic District Landmarks Commission, Safety and Permits, State Fire Marshal, and State Historic Preservation Office. The construction start date will depend on how long these reviews take. AQ Studios is happy to update interested parties on our permitting progress. We also noted that interested neighbors can sign up for notifications from the city through NoticeMe.
- The rear façade brick will be evaluated during construction and repaired as required to maintain its integrity. It is non-structural. The concrete structure of the building is sound.
- The building is currently only partially leased to local businesses, none of whom operate outside of standard business hours. The new hotel use will provide more foot traffic during various times of the day, which will help with deterring people from congregating at the front entry. The hotel management will also help keep the area free of unwanted visitors. Improved lighting underneath the covered entry is also something we are exploring as part of our renovation.
- There is a refuse room on each floor of the building and trash pick-up will be private. Trash will not be stored in cans on the street but rather will be wheeled out at the time of pick up and returned to its location within the building.
- There is no intent to operate this building as a commercial short-term rental. The development will meet all city requirements for a hotel.

Concerns, issues, and problems that will not be addressed and why:

- Brutalist architecture may not be every person's taste, but we are pursuing historic tax credits, which require the façade be restored.
- Parking is not required in CBD-5, so we will not be providing on-site parking. There are various parking lots and garages nearby that hotel guests can utilize, as well as public transportation and ride shares.

AQ Studios

AQTeam.com

337.235.8016
115 East Main St
Lafayette, LA
70501

504.524.4375
1100 Poydras St
Suite 3550
New Orleans, LA
70163



Contact List for NPP Invitations (all letters must be sent out at least 14 days (and no more than 30 days) prior to the NPP meeting)

Property Owners & Occupants Within 600 Feet

Delivery Method: Mail and/or hand delivery

Name	Mailing Address	City	State	Zip
1516 Dauphine LLC	3932 Jefferson Davis Pl	Monroe	LA	71201
528 Historic Development LLC	C/O Synergy Facility Group LLC 333 Girod St Ste 201	New Orleans	LA	70130
600 Baronne LLC	3330 W Esplanade Ave S Suite 205	Metairie	LA	70002
604 Baronne LLC	3330 W Esplanade Ave S Ste 205	Metairie	LA	70002
608 Baronne Partners LLC	608 Baronne St	New Orleans	LA	70113
610 Baronne St Development LLC	1067 Allen Toussaint Blvd	New Orleans	LA	70124
616 Baronne St Development LLC	1067 Allen Toussaint Blvd	New Orleans	LA	70124
628 Baronne Holdings LLC	5880 Lexington Cir	Lumberton	TX	77657
628 Baronne Street Development LLC	C/O City of New Orleans 29 Hickory Ave	Harahan	LA	70123
628 Baronne Street Development LLC	C/O Brownbrown LLC 3532 Pin Oak Ave	New Orleans	LA	70131
641 Baronne LLC	181 Chateau Latour Dr	Kenner	LA	70065
700 Baronne Street LLC	1250 Poydras St Ste 2460	New Orleans	LA	70113
703 Carondelet LLC	731 St Charles Ave Ste C2	New Orleans	LA	70130
710 Baronne Historic LLC	110 Veterans Blvd Suite 525	Metairie	LA	70005
720 Carondelet LLC	5721 Waterford Blvd	New Orleans	LA	70127
731 St Charles Ave LLC	2600 Calhoun St	New Orleans	LA	70118
731 St Charles Ave LLC	731 St Charles Ave Suite C-2	New Orleans	LA	70130
731 St Charles LLC	PO Box 321033	Flowood	MS	39232
741 Carondelet New Orleans (Usicf I) LLC	1055 Westlakes Dr Ste 300	Berwyn	PA	19312
909 Lafayette Street Unit 6 LLC	201 St Charles Ave Ste 4240	New Orleans	LA	70170
9094 LBS LLC	3801 S Hills Cir	Fort Worth	TX	76109
916 Lafayette LLC	21 Ginn Point Rd	Owls Head	ME	04854
919 Julia Street LLC	400 Poydras St Ste 2620	New Orleans	LA	70130
930 Poydras Apartments LLC	400 Poydras St Suite 2620	New Orleans	LA	70130
930 Poydras LLC	400 Poydras St Suite 2620	New Orleans	LA	70130

A & E Investments LLC	106 Fontainbleau Dr	Mandeville	LA	70471
A & Z Real Estate LLC	4 Hartford Dr Ste 3	Red Bank	NJ	07701
Aaron A Schneider	920 Poeyfarre PH 15	New Orleans	LA	70130
Adam Czaikowski	816 Lafayette St	New Orleans	LA	70130
Ahmad and Gul Hujabre Trust	17764 W Colony Way	Baton Rouge	LA	70810
Alan J Bowers	1001 Julia St Unit 14D	New Orleans	LA	70113
Allen Roy Pearce	911 W Harts Mill Ln	Baton Rouge	LA	70808
Amarender R Kasarla	108 Stone Creek CV	Lafayette	LA	70508
And Jason Sanders Revocable Trus Lindsay	2679 15th Ave	San Francisco	CA	94127
And Jason Sanders Revocable Trus T Lindsay	2679 15th Ave	San Francisco	CA	94127
Andre Delaporte	1001 Julia St Unit 14C	New Orleans	LA	70113
Andrew S Marsh	6110 St Charles Ave	New Orleans	LA	70118
Angelica P Dubinsky	909 Lafayette St #2	New Orleans	LA	70113
Apple Nine Hospitality Ownership Inc	814 E Main St	Richmond	VA	23219
Banahan Imaging LLC	701 Beach Blvd	Pascagoula	MS	39567
Bank Plus	3501 N Causeway BD Suite 300	Metairie	LA	70002
Baronne & Girod Streets LLC	909 Poydras St Ste 2400	New Orleans	LA	70112
Baronne Street Lofts LLC	8518 Oak St	New Orleans	LA	70118
Bart Park LLC	909 Poydras St Ste 2000	New Orleans	LA	70112
Bart Park LLC	601 Poydras St 24th Floor	New Orleans	LA	70130
Bart Park LLC	909 Poydras St Ste2000	New Orleans	LA	70112
Bavell Properties LLC	279 McCarty Rd	Houston	TX	77029
Beadle Thomas James Jr	114 Park Hill Dr	San Antonio	TX	78212
Beckom Charles J	12 Robson Way	Bentonville	AR	72712
Bell Thomas Devereaux III	C/O Greymorr La LLC 5002 Dodge St 203	Omaha	NE	68132
Benjamin Louis III Allen	601 Baronne St PH1	New Orleans	LA	70113
Berard Marc Jr	749 Baronne St Unit 203	New Orleans	LA	70113
Birdsall Benjamin J Jr	918 Poydras St	New Orleans	LA	70112
Bobby C II Autin	909 Lafayette St Apt 9	New Orleans	LA	70113
Boyd Richard	C/O Great River 24 LLC PO Box 532154	Atlanta	GA	30353
Brandon J Pellegrin	Etal 1001 Julia St Unit 13B	New Orleans	LA	70113

Brian C Guillot	601 Baronne St Apt 2D	New Orleans	LA	70113
Brignac Christopher	C/O Nabut Brothers LLC (Bfd) 201 Paul Maillard	Luling	LA	70070
Cajun Nana 1001 Julia # 14E LLC	1880 Century Park E 1600	Los Angeles	CA	90067
Cajun Nana 1001 Julia #14E LLC	1880 Century Park E 1600	Los Angeles	CA	90067
Cajun Nana 1001 Julia #14E LLC	1880 Century Park E #1600	Los Angeles	CA	90067
Cameron T Jordan	800 W San Marcos Dr	Chandler	AZ	85225
Carol M Mason	601 Baronne St Unit 3C	New Orleans	LA	70113
Carondelet Partners LLC	643 Magazine St Ste 400	New Orleans	LA	70130
Carondelet Partners LLC	643 Magazine St Ste 201	New Orleans	LA	70130
Castle H 636 LLC	201 N Roadway St	New Orleans	LA	70124
Catherine L Amyx	528 Baronne St Unit 204	New Orleans	LA	70113
Ccvs LLC	3267 E Lakeshore	Baton Rouge	LA	70808
Ccvs LLC	3267 E Lakeshore Dr	Baton Rouge	LA	70808
Ccvs LLC	990 Stanford Ave Unit 414	Baton Rouge	LA	70808
Central Bell South	C/O James A Jacobs Agt 226 Hurt Bldg	Atlanta	GA	0
Cesar Augusto Aguilar Lopez	1001 Julia St Unit 8F	New Orleans	LA	70113
Chapman Jason M	1001 Julia St Unit 4B	New Orleans	LA	70113
Charles Christopher J	1001 Julia St Unit 13A	New Orleans	MA	70113
Charles J Beckom	1001 Julia St Unit 2F	New Orleans	LA	70113
Charles J Beckom	1001 Julia St 2F	New Orleans	LA	70113
Charles J Brdlik	5017 Fernwood Dr	Lake Charles	LA	70605
Charlotte M Giacona	528 Baronne St Unit 504	New Orleans	LA	70130
Christian M Jensen	ET Al 1001 Julia St Unit 9B	New Orleans	LA	70113
Christopher J Murray	835 Julia St Unit 13	New Orleans	LA	70113
Christopher P Bunce Revocable Trust	7950 Persimmon Lake Dr	Seymour	IN	47274
Christopher S Zacharda	ET Al 528 Baronne St Unit 503	New Orleans	LA	70113
Christopher Steinmetz	825 Lafayette St Unit-5	New Orleans	LA	70113
Christopher T Murray	731 St Charles Ave Unit 314	New Orleans	LA	70130
City Of New Orleans	1300 Perdido St	New Orleans	LA	70112
Civic Lofts LLC	547 Baronne St Suite 100	New Orleans	LA	70113
Civic Theater LLC	547 Baronne St Suite 100	New Orleans	LA	70113
CK Nola Holdings LLC	21 S Loudoun St	Winchester	VA	22601
Clarence J III Red	502 Rookery Ct	Joliet	IL	60431
Coburn Jeremy P	700 Bell Springs Rd	Dripping Springs	TX	78620
Connolly Christopher B	3517 49th St	Metairie	LA	70001
Cowley John Casey	1001 Julia St Unit 9C	New Orleans	LA	70113
Craig McCollum	731 St Charles Ave Unit 410	New Orleans	LA	70130
Crisis Assistance Center La	C/O Herb Larson President 632 Baronne St	New Orleans	LA	70113
Crucial Leasing Inc	142 Enterprise Dr	Gretna	LA	70056

Crutcher Oil and Gas-111 Limited Partner Ship	Etal 2750 Lake Villa Dr Ste 200	Metairie	LA	70002
Current Resident	1000 Girod St	New Orleans	LA	70113
Current Resident	1000 Poydras St	New Orleans	LA	70113
Current Resident	1001 Julia St	New Orleans	LA	70113
Current Resident	1001 Julia St Fire Pump	New Orleans	LA	70113
Current Resident	1001 Julia St Pent A	New Orleans	LA	70113
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Current Resident	509 Baronne St	New Orleans	LA	70113
Current Resident	509 Baronne St Apt 101	New Orleans	LA	70113
Current Resident	509 Baronne St Apt 201	New Orleans	LA	70113
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Current Resident	509 Baronne St Apt 301	New Orleans	LA	70113
Current Resident	509 Baronne St Apt 302	New Orleans	LA	70113
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Current Resident	509 O'keefe Ave	New Orleans	LA	70113
Current Resident	514 Baronne St	New Orleans	LA	70113
Current Resident	514 S Rampart St	New Orleans	LA	70113
Current Resident	515 Baronne St	New Orleans	LA	70113
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Current Resident	518 S Rampart St	New Orleans	LA	70113
Current Resident	521 Baronne St	New Orleans	LA	70113
Current Resident	521 Baronne St Apt 201	New Orleans	LA	70113
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Current Resident	521 Baronne St Apt 203	New Orleans	LA	70113

Current Resident	525 Saint Charles Ave	New Orleans	LA	70130
Current Resident	526 S Rampart St	New Orleans	LA	70113
Current Resident	527 Baronne St	New Orleans	LA	70113
Current Resident	528 Baronne St	New Orleans	LA	70113
Current Resident	528 Baronne St Unit 201	New Orleans	LA	70113
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Current Resident	528 S Rampart St	New Orleans	LA	70113
Current Resident	529 Baronne St	New Orleans	LA	70113
Current Resident	530 O'keefe Ave	New Orleans	LA	70113
Current Resident	533 Baronne St	New Orleans	LA	70113
Current Resident	534 S Rampart St	New Orleans	LA	70113
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Current Resident	546 Carondelet St	New Orleans	LA	70130
Current Resident	546 O'keefe Ave	New Orleans	LA	70113
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Current Resident	547 Baronne St	New Orleans	LA	70113
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Current Resident	549 O'keefe Ave	New Orleans	LA	70113
Current Resident	550 Baronne St	New Orleans	LA	70113
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Current Resident	550 Baronne St HM	New Orleans	LA	70113
Current Resident	551 Carondelet St	New Orleans	LA	70113
Current Resident	600 Baronne St	New Orleans	LA	70113
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Current Resident	600 Loyola Ave	New Orleans	LA	70113
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Current Resident	601 Baronne St Pent 1	New Orleans	LA	70113
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Current Resident	601 Baronne St Unit 2D	New Orleans	LA	70113
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Current Resident	601 Baronne St Unit 3D	New Orleans	LA	70113
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Current Resident	611 Baronne St	New Orleans	LA	70113
Current Resident	611 O'keefe Ave	New Orleans	LA	70113
Current Resident	611 O'keefe Ave Ste C-1	New Orleans	LA	70113

Current Resident	611 O'keefe Ave Ste C-10	New Orleans	LA	70113
Current Resident	611 O'keefe Ave Ste C-11	New Orleans	LA	70113
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Current Resident	611 O'keefe Ave Ste C-2	New Orleans	LA	70113
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Current Resident	700 Carondelet St	New Orleans	LA	70130
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Current Resident	720 Carondelet St	New Orleans	LA	70130
Current Resident	723 Girod St	New Orleans	LA	70130
Current Resident	725 Baronne St	New Orleans	LA	70113
Current Resident	725 Girod St	New Orleans	LA	70130
Current Resident	727 Carondelet St	New Orleans	LA	70113
Current Resident	730 Carondelet St Unit 101	New Orleans	LA	70130
Current Resident	730 Girod St	New Orleans	LA	70130
Current Resident	730 S Rampart St	New Orleans	LA	70113
Current Resident	731 Girod St	New Orleans	LA	70130
Current Resident	731 Saint Charles Ave FIRE PUMP	New Orleans	LA	70130
Current Resident	731 Saint Charles Ave HM	New Orleans	LA	70130
Current Resident	731 Saint Charles Ave Unit 101	New Orleans	LA	70130

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Current Resident	742 O'keefe Ave	New Orleans	LA	70113
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Current Resident	745 Carondelet St	New Orleans	LA	70113
Current Resident	745 O'keefe Ave	New Orleans	LA	70113
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Current Resident	760 Baronne St Unit Office	New Orleans	LA	70113
Current Resident	765 O'keefe Ave	New Orleans	LA	70113
Current Resident	770 O'keefe Ave	New Orleans	LA	70113
Current Resident	770 O'keefe Ave Apt 2A	New Orleans	LA	70113

Current Resident	770 O'keefe Ave Apt 2B	New Orleans	LA	70113
Current Resident	775 O'keefe Ave	New Orleans	LA	70113
Current Resident	785 O'keefe Ave	New Orleans	LA	70113
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Current Resident	798 S Rampart St	New Orleans	LA	70113
Current Resident	800 Poydras St	New Orleans	LA	70113
Current Resident	801 Girod St	New Orleans	LA	70113
Current Resident	814 Lafayette St	New Orleans	LA	70113
Current Resident	814 Lafayette St Unit A	New Orleans	LA	70113
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Current Resident	814 Lafayette St Unit C	New Orleans	LA	70113
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Current Resident	826 Lafayette St	New Orleans	LA	70113
Current Resident	826 Poydras St	New Orleans	LA	70113
Current Resident	828 Girod St	New Orleans	LA	70113
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Current Resident	828 Girod St Apt 602	New Orleans	LA	70113
Current Resident	828 Girod St Apt 603	New Orleans	LA	70113
Current Resident	828 Girod St Apt 604	New Orleans	LA	70113
Current Resident	828 Girod St Apt 605	New Orleans	LA	70113
Current Resident	828 Girod St Apt 606	New Orleans	LA	70113
Current Resident	832 Lafayette St	New Orleans	LA	70113
Current Resident	835 Julia St	New Orleans	LA	70113
Current Resident	835 Julia St Pent 1	New Orleans	LA	70113
Current Resident	835 Julia St Pent 2	New Orleans	LA	70113
Current Resident	835 Julia St Pent 3	New Orleans	LA	70113
Current Resident	835 Julia St Pent 4	New Orleans	LA	70113
Current Resident	835 Julia St Pent 5	New Orleans	LA	70113
Current Resident	835 Julia St Unit 1	New Orleans	LA	70113
Current Resident	835 Julia St Unit 10	New Orleans	LA	70113
Current Resident	835 Julia St Unit 11	New Orleans	LA	70113
Current Resident	835 Julia St Unit 12	New Orleans	LA	70113
Current Resident	835 Julia St Unit 13	New Orleans	LA	70113
Current Resident	835 Julia St Unit 14	New Orleans	LA	70113
Current Resident	835 Julia St Unit 15	New Orleans	LA	70113
Current Resident	835 Julia St Unit 16	New Orleans	LA	70113
Current Resident	835 Julia St Unit 17	New Orleans	LA	70113
Current Resident	835 Julia St Unit 18	New Orleans	LA	70113

Current Resident	835 Julia St Unit 2	New Orleans	LA	70113
Current Resident	835 Julia St Unit 3	New Orleans	LA	70113
Current Resident	835 Julia St Unit 4	New Orleans	LA	70113
Current Resident	835 Julia St Unit 5	New Orleans	LA	70113
Current Resident	835 Julia St Unit 6	New Orleans	LA	70113
Current Resident	835 Julia St Unit 7	New Orleans	LA	70113
Current Resident	835 Julia St Unit 8	New Orleans	LA	70113
Current Resident	835 Julia St Unit 9	New Orleans	LA	70113
Current Resident	835 Julia St Unit A	New Orleans	LA	70113
Current Resident	836 Poydras St	New Orleans	LA	70113
Current Resident	840 Lafayette St	New Orleans	LA	70113
Current Resident	840 Poydras St	New Orleans	LA	70113
Current Resident	888 Girod St	New Orleans	LA	70113
Current Resident	888 Girod St Apt 201	New Orleans	LA	70113
Current Resident	888 Girod St Apt 301	New Orleans	LA	70113
Current Resident	888 Girod St Apt 401	New Orleans	LA	70113
Current Resident	888 Girod St HM	New Orleans	LA	70113
Current Resident	900 Poydras St	New Orleans	LA	70113
Current Resident	900 Poydras St HM	New Orleans	LA	70113
Current Resident	901 Julia St	New Orleans	LA	70113
Current Resident	902 Poydras St	New Orleans	LA	70113
Current Resident	904 Poydras St	New Orleans	LA	70113
Current Resident	909 Julia St	New Orleans	LA	70113
Current Resident	909 Lafayette St	New Orleans	LA	70113
Current Resident	909 Lafayette St Unit 1	New Orleans	LA	70113
Current Resident	909 Lafayette St Unit 10	New Orleans	LA	70113
Current Resident	909 Lafayette St Unit 11	New Orleans	LA	70113
Current Resident	909 Lafayette St Unit 12	New Orleans	LA	70113
Current Resident	909 Lafayette St Unit 2	New Orleans	LA	70113
Current Resident	909 Lafayette St Unit 3	New Orleans	LA	70113
Current Resident	909 Lafayette St Unit 4	New Orleans	LA	70113
Current Resident	909 Lafayette St Unit 5	New Orleans	LA	70113
Current Resident	909 Lafayette St Unit 6	New Orleans	LA	70113
Current Resident	909 Lafayette St Unit 7	New Orleans	LA	70113
Current Resident	909 Lafayette St Unit 8	New Orleans	LA	70113
Current Resident	909 Lafayette St Unit 9	New Orleans	LA	70113
Current Resident	910 Poydras St	New Orleans	LA	70113
Current Resident	916 Lafayette St	New Orleans	LA	70113
Current Resident	920 Lafayette St	New Orleans	LA	70113
Current Resident	920 Poydras St	New Orleans	LA	70113

Current Resident	921 Lafayette St	New Orleans	LA	70113
Current Resident	921 Lafayette St Unit A	New Orleans	LA	70113
Current Resident	921 Lafayette St Unit B	New Orleans	LA	70113
Current Resident	921 Lafayette St Unit C	New Orleans	LA	70113
Current Resident	921 Lafayette St Unit D	New Orleans	LA	70113
Current Resident	921 Lafayette St Unit E	New Orleans	LA	70113
Current Resident	923 Julia St	New Orleans	LA	70113
Current Resident	923 Lafayette St	New Orleans	LA	70113
Current Resident	927 Julia St	New Orleans	LA	70113
Current Resident	929 Julia St	New Orleans	LA	70113
Current Resident	930 Poydras St	New Orleans	LA	70113
Current Resident	930 Poydras St GAR	New Orleans	LA	70113
Current Resident	930 Poydras St Ste 100	New Orleans	LA	70113
Current Resident	930 Poydras St Ste 101	New Orleans	LA	70113
Current Resident	930 Poydras St Ste 102	New Orleans	LA	70113
Current Resident	930 Poydras St Ste 1820	New Orleans	LA	70113
Current Resident	930 Poydras St Unit 1303	New Orleans	LA	70113
Current Resident	930 Poydras St Unit 1317	New Orleans	LA	70113
Current Resident	930 Poydras St Unit 2108	New Orleans	LA	70113
Current Resident	930 Poydras St Unit 2117	New Orleans	LA	70113
Current Resident	931 Lafayette St	New Orleans	LA	70113
Current Resident	933 Julia St	New Orleans	LA	70113
Current Resident	935 Julia St	New Orleans	LA	70113
Current Resident	937 Julia St	New Orleans	LA	70113
Current Resident	938 Lafayette St	New Orleans	LA	70113
Current Resident	939 Girod St	New Orleans	LA	70113
Current Resident	939 Julia St	New Orleans	LA	70113
Current Resident	941 Julia St	New Orleans	LA	70113
Current Resident	943 Lafayette St	New Orleans	LA	70113
Curtis I Noel	32 Preserve Ct	Gulf Shores	AL	36542
Dagnall Nigel H	409 Pythian Rd	Santa Rosa	CA	95409
Dane Moore Wise	19 Shadow Ln	Destrehan	LA	70047
Daniel A Webb	1001 Julia St 8C	New Orleans	LA	70113
Daniel John Brown	825 Lafayette St Unit 9	New Orleans	LA	70113
Daniel P Bonnot	706 Girod St	New Orleans	LA	70130
David A Smith	1001 Julia St #4A	New Orleans	LA	70113
David Abner Smith	1001 Julia St Unit 4A	New Orleans	LA	70113
David Kalil Ieyoub	3801 Placid Ln	Lake Charles	LA	70605
David P Vicknair	1001 Julia St Unit 7D	New Orleans	LA	70113
David P Vicknair	1001 Julia St Unit 10 C	New Orleans	LA	70113

David P Vicknair	1001 Julia St Unit 10C	New Orleans	LA	70113
Davis Living Trust Dated March 14 2014	11 Saint Johns Pl	Little Rock	AR	72207
Denley Family Special Needs Trust For TH E Benefit of Brian Josep	Etals 2404 Cherryfield Dr	New Orleans	LA	70115
Donell Williams	7119 Janet St	Houston	TX	77055
Donna L Dees	731 St Charles Ave Unit 301	New Orleans	LA	70130
Drury Inns Inc	10801 Pear Tree Ln	St Louis	MO	63074
Dsw Inn LLC	101 S Farrar Dr	Cape Girardeau	MO	63701
Dsw Inns LLC	101 S Farrar Dr	Cape Girardeau	MO	63701
Duane Simmons and Scott Silzer Living TR	921 Lafayette St#D	New Orleans	LA	70113
Dupas Emmett George III	825 Lafayette St Unit 12	New Orleans	LA	70113
Dylan Kavanagh	1001 Julia St Unit 11A	New Orleans	LA	70113
E & K Reish Family LLC	5811 Bayou Robert Dr	Alexandria	LA	71301
Earle W Bagaley	ET Al 909 Lafayette St 3	New Orleans	LA	70113
Edwin B II Brooks	1001 Julia St Unit PH A	New Orleans	LA	70113
Edwin B II Brooks	1001 Julia St Unit Pha	New Orleans	LA	70113
Ehn 2 Holdings LLC	303 S Pine St	Hammond	LA	70403
Elephant Properties LLC	2501 Lubbock Ave	Fort Worth	TX	76109
Elephant Properties LLC	Etal 2501 Lubbock AV	Fort Worth	TX	76109
Ellis Henican	909 Lafayette St	New Orleans	LA	70113
Endowment For The Humanities Louisiana	938 Lafayette St Ste 300	New Orleans	LA	70113
Enterprisesinc Tuck	710 Carondelet St 1st FL	New Orleans	LA	70130
Eric HO Sheu	835 Julia St Apt#9	New Orleans	LA	70113
Eric Schwartz	3601 Conti St Apt 5310	New Orleans	LA	70119
Evan B Lindholm	835 Julia St 5	New Orleans	LA	70113
Federal National Mortgage Association	5600 Granite Pkwy Bldg Vii	Plano	TX	75024
Federal Reserve Bank of Atlanta	525 St Charles Ave	New Orleans	LA	70130
Financecorporation Luckmore	633 Baronne St	New Orleans	LA	70113
FMM Bushnell Long Lakes LLC	C/O Wanye Maiorana Jr 3501 N Causeway BD Suite 30C	Metairie	LA	70002
Fordham Stanford LP	3388 Sage Rd Unit 2700	Houston	TX	77056
Francis Lee and Judith Ann Cuglewsk John	128 St Calais Pl	Madisonville	LA	70447
Frank G De Salvo	725 Girod St	New Orleans	LA	70130
Fransen Family Living Trust	Dated December 16 2022 315 Pecan Dr	Saint Gabriel	LA	70776
Frederick Paul Kunzmann	1001 Julia St Unit 5C	New Orleans	LA	70113
Friezo Children Trust I	31 Compass Rd	FT Lauderdale	FL	33308
G & A Group LLC	124 Evangline Trce	Belle Chasse	LA	70037
Gaba Development LLC	1067 Allen Toussaint Blvd	New Orleans	LA	70124
Gary Mcquiston	2627 Ryan St	Lake Charles	LA	70601
Gem Assets LLC	7072 Highland Rd	Baton Rouge	LA	70808
George R III Seamon	703 Main St	Madisonville	LA	70447
Gibbs 900 Poydras LLC	547 Baronne St Suite 100	New Orleans	LA	70113

Glen J Ritter	411 Biltmore Way	Lafayette	LA	70508
Glen J Ritter	224 Princeton Woods Loop	Lafayette	LA	70508
Graver Family Enterprises LLC	4522 N 66th St	Scottsdale	AZ	85251
Gregory J Eckholdt	781 Beau Chene Dr	Mandeville	LA	70471
Hadrain Properties LLC	304 Eanes School Rd	Austin	TX	78746
Hadrian Properties	304 Eanes School Rd	Austin	TX	78746
Hadrian Properties LLC	304 Eanes School Rd	Austin	TX	78746
Hadrian Properties LLC	304 Eanes School Rd W	Austin	TX	78746
Hainkel and Johnson Carondelet Porteous	Street Buildings LLC 704 Carondelet St	New Orleans	LA	70130
Hammer South LLC	518 S Rampart St	New Orleans	LA	70113
Hebbler Properties LLC	Etal P O Box 8180	Metairie	LA	70011
Hildebrand Warren K	1001 Julia St Apt 8D	New Orleans	LA	70113
Hildebrand Warren K	1001 Julia St Unit 8D	New Orleans	LA	70113
Hildebrand Warren K	1001 Julia St Unit # 12E	New Orleans	LA	70113
Hossein Ghara	6355 Moss Side Ln	Baton Rouge	LA	70808
Hp-636 Carondelet LLC	C/O Castle H 731 LLC (Bfd) 201 N Roadway St	New Orleans	LA	70124
Hugh C Uhalt	Gothard J Reck 634 Carondelet St	New Orleans	LA	70130
Humble Journey LLC	1009 S Broadway St	Erath	LA	70533
Idb - South Market District A1 Commercial LLC	1340 Poydras St Ste 1106	New Orleans	LA	70112
Idb - South Market District A1 Residential LLC	1340 Poydras St Ste 1106	New Orleans	LA	70112
Industrial Development Board	1340 Poydras St Suite 1114	New Orleans	LA	70112
Industrial Development Board of The City of New Orleans Louisiana	1340 Poydras St 9th Floor Suite 1106	New Orleans	LA	70112
Irwin H Battle	11832 Cedar Gully Rd	Beach City	TX	77523
Jaa 2020 Exemot Irrevocable Trust Dated	22 Wynstone	Nashville	TN	37215
Jaj Ventures LLC	3330 N Causeway Blvd Ste 400	Metairie	LA	70002
James Blake Boudreaux	820 Bonfouca Ln	Mandeville	LA	70471
James D Mastronardi	255 Great Neck Rd #317	New York	NY	10021
James Mennino	731 St Charles Ave Unit 307	New Orleans	LA	70130
Jamie J Greenheck	601 Baronne St Unit 3D	New Orleans	LA	70113
Jamie P Krams	835 Julia St Unit 18	New Orleans	LA	70113
Jay R II Maust	311 Shell Beach Dr	Lake Charles	LA	70601
JBB SR 2025 Trust	3235 Fritchie Dr	Baton Rouge	LA	70809
Jeff and Merry Lee Motto Revocable Trust	3119 W San Carlos St	Tampa	FL	33629
Jeffrey C Boyne	312 E 15th Ave	Covington	LA	70433
Jeffrey J Benton	6835 36th Ave NW	Seattle	WA	98117
Jeffrey L Buchanan	27103 Boaters Xing	Katy	TX	77493
Joel D Mandina	835 Julia St #1	New Orleans	LA	70113
Joel T II Chaisson	160 Avenue of Oaks	Destrehan	LA	70047
John C Caputo	128 Lewiston Rd	Grosse Pointe	MI	48236
John C Cawley	1001 Julia St Unit 12B	New Orleans	LA	70113

John M Pitzer	1001 Julia St Unit 10G	New Orleans	LA	70113
John Robert Andrews	25611 Stratford Pl	Laguna Hills	CA	92653
John T III Nesser	14 River Hollow Ln	Houston	TX	77027
Johnson Eric Elliott	901 Ates Rd	Pineville	LA	71360
Johnston Jeffrey Putman	5016 Altamont Rd S	Birmingham	AL	35222
Jonathan William Riffle	731 St Charles Ave Unit 317	New Orleans	LA	70130
Jordan Family Investments LLC	2637 Frazier Ave	Fort Worth	TX	76110
Jorge Raul Caso	835 Julia Street Penthouse 1	New Orleans	LA	70113
Joseph M Zavatsky	825 Lafayette St Apt 6	New Orleans	LA	70113
Joshua B Burton	5005 Cochrane Ave	Oakland	CA	94618
JPL Enterprises LLC	602 Whispering Pines Ave	Ruston	LA	71270
Judith K Gursahaney	285 W Alexander Palm Rd	Boca Raton	FL	33432
Julia Rose LLC	227 Hwy 21	Madisonville	LA	70447
Julia Street LLC	251 Little Falls Dr	Wilmington	DE	19808
Justice Inc	C/O Adolph J Levy 518 SO Rampart Street	New Orleans	LA	70113
Karen L Adjmi	1001 Julia St Apt 6F	New Orleans	LA	70113
Kathleen C Corte	7035 Birch St	New Orleans	LA	70118
Keating Wayne M	731 St Charles Ave Unit 215	New Orleans	LA	70130
Kenneth E Gootee	1001 Julia St #7E	New Orleans	LA	70113
Kevin Jeansonne	127 Evanridge	Alexandria	LA	71302
Kim M Mehaffey	528 Baronne St Unit 404	New Orleans	LA	70113
King Michael L	528 Baronne St Unit-302	New Orleans	LA	70113
King William V Iiii	10 Torresdale St	Millville	NJ	08332
Kirzner Investments LLC	1133 Macarthur Dr Suite B	Alexandria	LA	71303
Kjell T Klasson	825 Lafayette St #10	New Orleans	LA	70113
Kurosh A Safavi	731 St Charles Ave Unit 311	New Orleans	LA	70130
Lauderdale James R	1011 W Robert St	Hammond	LA	70401
Lauren Elise Hebert	731 St Charles Ave Unit 308	New Orleans	LA	70130
Leon Young	816 Lafayette St Unit A	New Orleans	LA	70113
Liane M Abraham	825 Lafayette St Unit 8	New Orleans	LA	70113
Lindsay and Jason Sanders Revocable Trust	2679 15th Ave	San Francisco	CA	94127
Louis C Jordan	135 Pinewood Rd	Virginia Beach	VA	23451
Louisiana Endowment For The Humanities	938 Lafayette St Ste300	New Orleans	LA	70113
Lynch Royden J Jr	Kevin Lynch 826 Lafayette Street	New Orleans	LA	70113
M J Falgoust Inc	337 Carondelet St	New Orleans	LA	70130
M L G Finance LLC	640 Carondelet St	New Orleans	LA	70130
Maison Deville Properties LLC	11 Moreton Pl NE	Brookhaven	MS	39601
Majgek La I LLC	106 Matamoros Dr	Gulf Breeze	FL	32561
Marcello Realty LLC	500 W 3rd St	Thibodaux	LA	70301
Mark Boren	17507 Legend Oaks Ln	Bakersfield	CA	93314

Mark C Anderson	1001 Julia St Unit 14B	New Orleans	LA	70113
Mark E Schneider	731 St Charles Ave Unit 403	New Orleans	LA	70130
Mark Robertson II Froom	731 St Charles Ave Unit 504	New Orleans	LA	70130
Martin Jude Potier	445 E Mills Ave Ste A101	Breaux Bridge	LA	70517
Mastronardi James D	ET Al 255 Great Neck Rd #317	New York	NY	10021
Materials Management Group Inc	3520 Gen Degaulle Dr Suite 3010	New Orleans	LA	70114
Max 313Z LLC	1001 Julia St Unit 7A	New Orleans	LA	70130
Mc Neill Linda A	835 Julia St Unit 10	New Orleans	LA	70131
McRe AT Nola LLC	14 N Park Pl	Newark	OH	43055
Megan Rogers McKenzie	915 Louisiana Ave	New Orleans	LA	70115
MHB Standard LLC	425 W Airline Hwy Suite B	La Place	LA	70068
Mia M Palmisano	1001 Julia St 6E	New Orleans	LA	70113
Michael A Swick	921 Lafayette St Unit E	New Orleans	LA	70113
Michael D Cochran	2344 Mc Clendon St	Houston	TX	77030
Mitchell K Knight	Etal 218 Mack Ln	Madisonville	LA	70447
Monty Investments LLC	111 N Lemans	Lafayette	LA	70503
Moto Julia LLC	706 Broderick St	San Francisco	CA	94103
Murphy Michael Francis	1604 Masters Way	Chadds Ford	PA	19137
Myers Family Living Trust	1001 Julia St Unit 4E	New Orleans	LA	70113
Nana 1001 Julia #14E Cajun	1880 Century Park E 1600	Los Angeles	CA	90067
Neil E Savoy	1001 Julia St Unit 14A	New Orleans	LA	70113
Neil F Nazareth	601 Baronne St Unit PH3	New Orleans	LA	70113
New Orleans Baronne Street Hotel Property Owner LLC	65 Bleeker Street 6th Floor	New York	NY	10012
New Orleans Home Mortgage Authority	618 Baronne St	New Orleans	LA	70113
New Orleans I Holdings LLC	Attn: Property Manager PO Box 792685	New Orleans	LA	70179
New Orleans I Holdings LLC	Attn: Property Manger 1100 Poydras St Suite 800	New Orleans	LA	70163
Nicehome Nola LLC	868 Myrtle View Dr	Baton Rouge	LA	70810
Nicholas M Akins	9124 Rott Rd	Sunset Hills	MO	63127
Nicolas R Perkin	342 Walnut St	New Orleans	LA	70118
Of The Ho Ly Family Society	6901 Chef Menteur Hwy	New Orleans	LA	70126
Of The Holy Family Society	6901 Chef Menteur Hwy	New Orleans	LA	70126
Orleans Parish School Board	3520 General Degaulle Dr Suite 5055	New Orleans	LA	70114
Palmisano Mia Margaret	1001 Julia Street 3C	New Orleans	LA	70113
Panagiotis P Patselikos	1137 Elmer Ave	Metairie	LA	70005
Patrick R Sr Carson	143 W Creek Rd	Kerrville	TX	78028
Patrick R Waldermar	780 NE 69th St Apt 2210	Miami	FL	33138
Paulette Marise Hurdlik	835 Julia St Unit 6	New Orleans	LA	70113
Peter S Dimartino	1792 Carol Sue Ave	Gretna	LA	70056
Peter S Dimartino	1792 Carol Sue	Gretna	LA	70056
Petros Chalkitis	ET Al 126 Herbert Ave	Closter	NJ	07624

Petros Chalkitis	Etal 126 Herbert Ave	Closter	NJ	07624
Placeholders Group LLC	1075 Government St	Baton Rouge	LA	70802
Plaza Realty LLC	C/O Wayne C Ducote 208 Bienville St 1st Floor	New Orleans	LA	70130
Pofranx LLC	87 Flamingo St	New Orleans	LA	70124
Porteous Hainkel and Johnson Carondelet Street Building LLC	704 Carondelet St	New Orleans	LA	70130
Porteous Hainkel and Johnson Carondelet Street Buildings LLC	704 Carondelet St	New Orleans	LA	70130
Poy Living Trust	601 Baronne St Unit 3B	New Orleans	LA	70130
Prateek Adhikari	5462 Bellairs Dr	New Orleans	LA	70124
Razova LLC	109 Ideal St	Lafayette	LA	70507
Rebecca Fichter Hale	731 St Charles Ave Unit 207	New Orleans	LA	70130
Rebort Drew Basow	1001 Julia St Unit 6C	New Orleans	LA	70113
Red Rum VI Enterprises LLC	208 Citizen St	Bay Saint Louis	MS	39520
Richard Boyd	200 Decatur St Unit 205	New Orleans	LA	70130
Richard Earl Bobbitt	1001 Julia St Unit 12F	New Orleans	LA	70113
Richard T Cooley	202 Grand Lakes Dr	Baton Rouge	LA	70810
Robert A Eddington	1001 Julia St Unit 9F	New Orleans	LA	70113
Robert A Nelson	1001 Julia St Unit 11E	New Orleans	LA	70113
Robert Alan Eddington	1001 Julia St Unit 9F	New Orleans	LA	70113
Robert Drew Basow	1001 Julia St Unit 6C	New Orleans	LA	70113
Robert L Andring	4619 Oak Manor Ln	Fulshear	TX	77441
Robert L Fresneda	731 St Charles Ave Unit 205	New Orleans	LA	70130
Robert M Evans	3509 Mockingbird Ln	Midland	TX	79707
Romagracie LLC	3126 Oglethrope Way	Brookhaven	GA	30319
Rouhanizadeh Behzad	601 Baronne St Unit 2A	New Orleans	LA	70113
Rouse Land-Baronne LLC	1301 St Mary St	Thibodaux	LA	70301
Rouse Land-Baronne LLC Rouse's Market #46	PO Box 5358	Thibodaux	LA	70302
Sacred Hoop LLC	Attn: Vincent Keeler 9 St Clair Ave	Rutherford	NJ	07070
Saint Charles Rentals LLC	1750 St Charles Ave #444	New Orleans	LA	70130
Salvatore Fristensky	Etal 1 Northside Piers #21E	Brooklyn	NY	11248
Schaffer Philip M	730 Girod St	New Orleans	LA	70130
Scott A Hebert	731 St Charles Ave Unit 316	New Orleans	LA	70130
Scott J Crichton	430 Fannin St	Shreveport	LA	71101
Scott Jackson Crichton	430 Fannin St	Shreveport	LA	71101
Scott M Gioe	749 Baronne St Unit 301	New Orleans	LA	70113
Seh 2030 LLC	731 St Charles Ave Unit 310	New Orleans	LA	70130
Shawn W Sanders	24 Hidden Creek Crk	Ridgeland	MS	39157
Sheldon P Kottle	1001 Julia St Unit 12C	New Orleans	LA	70113
Sidney Artigues	606 Canal St	Metairie	LA	70005
Solomon Group Ventures LLC	825 Girod St	New Orleans	LA	70113
Sophie Brunner	835 Julia St #4	New Orleans	LA	70113

South Central Bell	C/O James A Jacobs Tax Dept 226 Hurt Bldg	Alanta	GA	30307
South Communications Bell	Prop Tax Dept PO Box 7207	Bedminster	NJ	07921
South Market District B2 II LLC	900 Camp St Suite 401	New Orleans	LA	70130
South Market District B2 II LLC	900 Camp St Ste 401	New Orleans	LA	70130
South Market District B2 LLC	643 Magazine St Ste 400	New Orleans	LA	70130
South Market District B2 LLC	120 Broadway Suite 1340	New York	NY	70130
South Market District B2 LLC	644 Magazine St Ste 400	New Orleans	LA	70131
South Market District B2 LLC	C/O City of New Orleans 643 Magazine St Suite 400	New Orleans	LA	70130
South Market District C LLC	11 Park Pl Suite 1705	New York	NY	10007
South Market Properties LLC	809 Royal St Unit C	New Orleans	LA	70116
Stacy M Barrios	528 Baronne St Unit 501	New Orleans	LA	70113
Standard Retail LLC	C/O The Domain Companies LLC 11 Park Place Ste 170	New York	NY	10007
Standardnola Four LLC	6509 Spanish Fort Blvd	New Orleans	LA	70124
Stanley J Miller	25 Blythewood Rd	Baltimore	MD	21210
Stay Easy Nola LLC	822 N Alexander St	New Orleans	LA	70119
Stephen D Bash	108 S Gate Pl	Charleston	WV	25314
Steven J Susaneck	2303 Gleen Lakes Ln	Missouri City	TX	77459
Steven V Slaton	20484 Lowe Davis Rd	Covington	LA	70435
Suzaan Laing	731 St Charles Ave Unit 501	New Orleans	LA	70130
Suzanne Schwing	835 Julia St Unit 12	New Orleans	LA	70113
Tejani Aman A	1001 Julia St Unit 8G	New Orleans	LA	70113
Terence R McCullagh	909 Lafayette St Unit 10	New Orleans	LA	70113
Terry E McCall	1001 Julia St Unit 3B	New Orleans	LA	70130
Terry E McCall	1001 Julia St #3B	New Orleans	LA	70113
The Anthony J Phipps Revocable Living Trust	429 Florence Ave	Saint Louis	MO	63119
The Jason Chapman and Angela Chapman Tru	1001 Julia St Unit 4B	New Orleans	LA	70113
The Jay Saephan 2022 Revocable Trust	3053 Freeport Blvd Mailbox #84	Sacramento	CA	95818
The Kevin G and Claudia K Fitzgerald	Trust P O Box 2526	Hot Springs Natic	AR	71914
The Patin Family Trust	601 Baronne St Unit C1	New Orleans	LA	70113
The Patsy Schneider Wilson and James	Wilson Living Trust 921 Lafayette St Unit C	New Orleans	LA	70113
The Richard Weston and Mary Jane Wolf RE Vocable Trust	3412 W 15th St	Panama City	FL	32401
The Sanford R Cardin and Melody A McCoy	Revocable Trust P O Box 401	Queenstown	MD	21658
Theodore J Longo	799 Ewa St	Diamondhead	MS	39525
Thomas J II Bookhardt	39702 Bedico Trace Blvd	Ponchatoula	LA	70454
Tiffany C Chang	Etal 1001 Julia St Unit 11G	New Orleans	LA	70113
Timothy J Breaux	111 Oak Ter	Lafayette	LA	70508
Todd Alan McPherson	915 Louisiana Ave	New Orleans	LA	70115
Townsend Huey Love Jr	409 Lee Ave	Belzoni	MS	39038
Travis L Briggs	21 Hummingbird Rd	Covington	LA	70433
Travis L Briggs	21 Humingbird Rd	Covington	LA	70433

Turtle Bay Apartments LLC	C/O Seiden & Schein P C 570 Lexington AV 14th Floor	New York	NY	10022
Una Mae Enterprises LLC	1545 Philip St	New Orleans	LA	70130
Van Vrancken Valerie	1001 Julia St Unit 3F	New Orleans	LA	70113
Victoria S Adjmi	1001 Julia St Unit 2B	New Orleans	LA	70113
Vrancken Valerie Van	1001 Julia St 3G	New Orleans	LA	70113
Walmsley Hughes P Jr	729 Girod St	New Orleans	LA	70130
Walter W II Eckert	Etals 941 Lafayette St	New Orleans	LA	70112
Warner 528 Baronne Unit 402 LLC	1329 Bentley Dr	Carrollton	TX	75006
Warren K II Hildebrand	1001 Julia St Unit 8D	New Orleans	LA	70113
Wells Herbert Jr	6360 Massey Manor CV	Memphis	TN	38120
Wiliam Kyle Morris	2017 Ferndale Ave	Baton Rouge	LA	70808
William E Tinsley	5900 Hawthorne Rd	Little Rock	AR	72207
William M Kenny	Etals 169 English Turn Dr	New Orleans	LA	70131
William P Trist	691 Kiskatom Ln	Mandeville	LA	70471
William Paul Barras	731 St Charles Ave Unit 415	New Orleans	LA	70130
Wolf David M	1001 Julia St Unit 13E	New Orleans	LA	70113
Worth Gary Wayne	731 St Charles Ave Unit 417	New Orleans	LA	70130
Wwyd LLC	P O Box 1695	Saint Francisville	LA	70775
Wwyd LLC	PO Box 1695	St Francisville	LA	70775
Xavier A III Hartmann	731 St Charles Ave Unit 212	New Orleans	LA	70130
Xiaoming Yin	1001 Julia St Unit 12A	New Orleans	LA	70113

City Planning Commission

Delivery Method: Email or mail (email preferred)

City Planning Commission
1300 Perdido Street
7th Floor
New Orleans, LA 70112
cpcinfo@nola.gov

Neighborhood Associations

Delivery Method: Email AND Mail

Organization Name	Downtown Development District
Point of Contact	David Barbour
Phone Number	(504) 561-8927

Email ddd@downtownnola.com
Street Address 201 Saint Charles Ave, Ste 3912
City
Zip 70130

Organization Name Lafayette Square Association
Point of Contact Michael Duplantier
Phone Number 504-524-1071
Email duplantier@bellsouth.net
Street Address 818 Baronne Street
City
Zip 70130

City Councilmember

Delivery Method: Email

Council District B, Lesli Harris
City Hall, Room 2W10
1300 Perdido Street
New Orleans, LA 70112
Phone: (504) 658-1020
Email: Leslie.Harris@nola.gov

Buffer Radius Map

June 9, 2025

Dear Neighbor,

AQ Studios is representing 641 Baronne LLC regarding the proposed development at 615 Baronne Street. We invite you to join us for a Neighborhood Participation Program (NPP) meeting.

Date: June 26, 2025

Time: 6:00 pm

Location: AQ Studios, 1100 Poydras Street, Suite 3550, New Orleans, LA 70163

641 Baronne LLC is interested in renovating and adding a penthouse addition to the existing three-story building to include two white box ground floor commercial spaces and a 33-room hotel. Per Article 17, Section 3.A, Table 17-1 of the Comprehensive Zoning Ordinance (CZO), hotels are a conditional use in zoning district CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District where the property is located. The existing building is approximately 29,000 SF and the penthouse addition would add another approximately 9,100 SF. This request must be heard by the City Planning Commission (CPC) and City Council at public meetings. Beyond our Conditional Use application, this development is also under review by the Historic District Landmarks Commission (HDLC) and is pursuing historic tax credits.

As a neighbor or otherwise interested party in the neighborhood, you are invited to attend an NPP meeting where you can learn more about the proposed development, ask questions, and provide feedback.

This letter is being delivered through U.S. Mail. I've enclosed floor plans and elevations to show the proposed development. At the meeting, there will be a sign-in sheet to obtain email addresses so you can remain updated if there is a change in plans.

If you are unable to attend and would like to receive information from the meeting, or have any additional questions or comments, please feel free to contact me.

Sincerely,

Heather Cooper, AIA, NCARB
Architect | Firm Associate | Studio Lead

AQ Studios

AQTeam.com

337.235.8016
115 East Main St
Lafayette, LA
70501

504.524.4375
1100 Poydras St
Suite 3550
New Orleans, LA
70163



Heather Cooper

From: Heather Cooper
Sent: Thursday, June 12, 2025 12:42 PM
To: Lesli.Harris@nola.gov
Subject: 615 Baronne Street - Conditional Use Neighborhood Participation Program
Attachments: 615 Baronne - NPP Drawings and Letters - 2025.06.09.pdf

Good Afternoon,

The attached letter and plans were mailed to neighbors in the vicinity of 615 Baronne Street regarding our conditional use application. If you have any questions or concerns, please don't hesitate to reach out.

Thank you,



Heather Cooper

AIA, NCARB

Architect | Firm Associate | Historic Renovation Studio Lead | Multi-Family Studio Lead

o 504.524.4375 c 802.355.0867

Heather Cooper

From: Heather Cooper
Sent: Thursday, June 12, 2025 12:37 PM
To: CPCINFO
Subject: 615 Baronne Street - Conditional Use Neighborhood Participation Program
Attachments: 615 Baronne - NPP Drawings and Letters - 2025.06.09.pdf

Good Afternoon,

The attached letter and plans were mailed to neighbors in the vicinity of 615 Baronne Street regarding our conditional use application. If you have any questions or concerns, please don't hesitate to reach out.

Thank you,



Heather Cooper

AIA, NCARB

Architect | Firm Associate | Historic Renovation Studio Lead | Multi-Family Studio Lead

o 504.524.4375 c 802.355.0867

Heather Cooper

From: Heather Cooper
Sent: Thursday, June 12, 2025 12:36 PM
To: duplantier@bellsouth.net
Subject: 615 Baronne Street - Conditional use Neighborhood Participation Program
Attachments: 615 Baronne - NPP Drawings and Letters - 2025.06.09.pdf

Good Afternoon,

The attached letter and plans were mailed to neighbors in the vicinity of 615 Baronne Street regarding our conditional use application. If you have any questions or concerns, please don't hesitate to reach out.

Thank you,



Heather Cooper

AIA, NCARB

Architect | Firm Associate | Historic Renovation Studio Lead | Multi-Family Studio Lead

o 504.524.4375 c 802.355.0867

Heather Cooper

From: Heather Cooper
Sent: Thursday, June 12, 2025 12:36 PM
To: ddd@downtownnola.com
Subject: 615 Baronne - Conditional Use Neighborhood Participation Program
Attachments: 615 Baronne - NPP Drawings and Letters - 2025.06.09.pdf

Good Afternoon,

The attached letter and plans were mailed to neighbors in the vicinity of 615 Baronne Street regarding our conditional use application. If you have any questions or concerns, please don't hesitate to reach out.

Thank you,



Heather Cooper

AIA, NCARB

Architect | Firm Associate | Historic Renovation Studio Lead | Multi-Family Studio Lead

o 504.524.4375 c 802.355.0867



Received by _____
Sign Provided <input type="radio"/> Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

LAND-USE PROCESS

APPLICANT RESPONSIBILITIES	CITY ACTIONS	NOTES
Schedule a pre-application conference with the CPC staff.		The applicant or agent must meet with CPC staff to review the application.
Perform NPP Outreach		Staff will explain requirements including Neighborhood Participation Program outreach in pre-app meeting: https://www.nola.gov/city-planning/neighborhood-participation-program/
Submit Application to CPC Staff.	Review application/Return if incomplete and provide applicant with sign	All applications must be completed before being assigned a zoning docket number.
	Initiate legally required advertising of request.	Request is advertised 3 times in the newspaper and signs are posted in the vicinity of the request site.
Review staff's report prior to the public hearing.	CPC staff prepares a report of your request and forwards it to the Commission and petitioner.	Staff report on your request is forwarded to the Commission and to you prior to the Public Hearing.
Attend CPC Public Hearing.	Public Hearing is held approximately 6 weeks after a complete, correct application is received.	Proponents and opponents are allowed to address concerns and issues at the public hearing.
	CPC recommendation is forwarded to the City Council with a suggested hearing date.	The staff report (inc. CPC recommendation) is sent to the City Council. The Council schedules a hearing date.
	Petitioner and those who spoke at the CPC Hearing are notified by the Clerk of Council of hearing	Clerk of Council notifies proponents and opponents of the scheduled hearing date, - 10 days prior to hearing.
Attend City Council Public Hearing (City Hall-City Council Chambers).	City Council takes action	If Council votes for denial, the process ends here. If Council votes for approval, the Council will instruct the City Attorney's Office to prepare an ordinance. Once introduced, the ordinance must lay over for 21 days before it can be adopted. After adoption, the Mayor signs the ordinance.

If no site plan or title restriction is required, submit your application for permitting.

If title restrictions are required, submit recorded title restrictions per ordinance to the CPC (and Safety & Permits when applying for permits.)

If site plans are required, revised final plans must be submitted to CPC staff within 1 year final ordinance date.	CPC staff verifies compliance, and will approve the drawings.	The final site plans must contain all required information, including all Waivers & Provisos from the Final Ordinance must be listed on the title page.
Take 5 copies of the Final CPC Staff-approved plans for recordation Office of Conveyances.	CPC staff will give the applicant one copy of the approved drawings and the transmittal letter authorizing the recordation to the applicant.	CPC staff will notify the applicant when the final plans have been signed.
After recordation, the applicant must resubmit 1 recorded copy to CPC & Safety & Permits.	CPC staff will collect one (1) copy of the recorded plans.	Once plans have been recorded, the CPC staff is legally authorized to change the Zoning Map.

LAND-USE FEE SCHEDULE

Zoning Change:

- Lots 0-4,999 sq ft \$1,000
- Lots 5,000-24,999 sq ft \$2,000
- Lots 25,000-74,999 sq ft \$3,000
- Lots 75,000 sq ft or more \$4,000

Conditional Use/Planned Development:

- Structures between 0-4,999 sq ft \$1,160
- Structures between 5,000-24,999 sq ft \$2,320
- Structures between 25,000-74,999 sq ft \$3,480
- Structures of 75,000 sq ft or more \$4,640

Conditional Use Established Two-Family, Multi-Family, and Townhouse Dwellings:

- No increase in floor area \$500
- Increase in floor area \$700
- Text Amendment: \$1,500



Received by _____
Sign Provided <input type="radio"/> Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

ATTACHMENTS	TEXT AMENDMENT	ZONING CHANGE	CONDITIONAL USE/PLANNED DEVELOPMENT
<input type="radio"/> Completed application with all required information & signed by owner or authorized agent.	Required	Required	Required
<input type="radio"/> Authorization from Property Owner. If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.		Required	Required
<input type="radio"/> Accurate survey or legal description showing or describing the legal boundaries of the site.		Required	Required
<input type="radio"/> Photographs of the subject site(s) and building(s).		Required	Required
<input type="radio"/> Neighborhood Participation Program Documents including NPP summary report, contact list, NPP meeting invitation, NPP comment cards, neighborhood email notices, and meeting sign-in sheet. Refer to the Neighborhood Participation Guide for more information.	Required	Required	Required
<input type="radio"/> Site Plan of the entire lot(s) showing property lines and all buildings or structures, with distance from property line indicated. All off-street parking areas, driveways, interior streets, paving, mechanical equipment, or other surfaces should be shown and dimensioned on the plans.			Required
<input type="radio"/> Landscape Plans including the location, quantity, size, name, and condition of all existing and proposed plant materials and trees. All landscaped areas should be shown and dimensioned on the plans. A description of all tree preservation measures on-site and in the public right-of-way should be included.			Required
<input type="radio"/> Architectural Elevations of each side of the proposed structure(s) indicating height, architectural elements such as windows, doors, materials, textures, and other information.			Required
<input type="radio"/> Floor Plan(s) of the entire structure(s) showing room use, dimensions, walls, doors, windows, major appliances, plumbing fixtures, stairs, or other egress.			Required
<input type="radio"/> Recommendations or approvals from HDLC, or VCC, or City Council (regarding demolition), where applicable.			May Be Required
<input type="radio"/> Design Advisory Committee (DAC) Recommendation , when required by Article 4, Section 4.5.B of the Comprehensive Zoning Ordinance.			May Be Required



Received by _____
Sign Provided <input type="radio"/> Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

Type of application: Text Amendment Zoning Change Conditional Use/Planned Development

Address of Property for which this application is being filed. 615 Baronne Street

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name Heather Cooper

Applicant Address 1100 Poydras Street, Suite 3550

City New Orleans State LA Zip 70163

Applicant Contact Number 504.524.4375 Email heather@aqteam.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name 641 Baronne LLC

Property Owner Address 181 Chateau Latour Drive

City Kenner State LA Zip 70065

Property Owner Contact Number _____ Email _____

SPECIFIC ZONING REQUEST

Conditional use - hotel in CBD-5

PROPERTY LOCATION

Square Number(s) 258 Lot Number(s) Undesignated

Bounding Streets Baronne, Girod, Lafayette, and O'Keefe

Zoning CBD-5 Municipal District B

Tax Bill Number 103105008 Planning District 1A

DESCRIPTION OF PROJECT (Attachments are acceptable)

This development proposes renovating the existing three-story commercial building and adding a penthouse addition into a hotel. Hotels are a conditional use in CBD-5.



Received by _____
Sign Provided <input type="radio"/> Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature *Aytekin Beyaz* - AYTEKIN BEYAZ Date 07/02/2025

Agent Signature _____ Date _____

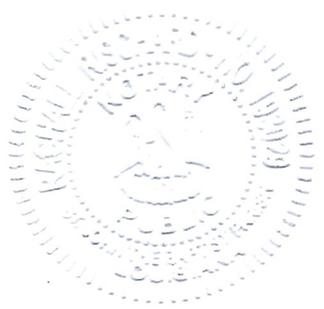
If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resoluition authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this 2nd day of July 2025

My Commission expires upon death



**SALE OF PROPERTY
BY**

615 BARONNE ST., LLC

TO

641 BARONNE LLC

BE IT KNOWN, that on the dates hereinafter indicated but effective as of the 19th day of December, 2024 (the "Effective Date")

BEFORE the undersigned Notaries Public, each duly commissioned and qualified in and for the Parishes/Counties of the States hereinafter indicated, and in the presence of the hereinafter identified undersigned witnesses,

PERSONALLY CAME AND APPEARED THE PARTIES HEREINAFTER DESCRIBED, WHO DECLARED AS FOLLOWS:

615 BARONNE ST., LLC, a Louisiana limited liability company, which is represented by MCC Legacy Management, LLC, a Louisiana limited liability company, its Manager, in turn represented by D. Randolph Waesche, its Manager, who is duly authorized hereunto by Consent Authorization and Resolution, an original or certified copy of which is annexed hereto and made a part hereof:

Mailing Address: 3300 N. Causeway Blvd., Suite 400
Metairie, Louisiana 70002
Attention: D. Randolph Waesche

Tax Identification Number: XX-XXX 7825

(hereinafter referred to as "Seller"), who declared that Seller does by these presents grant, bargain, sell, convey, transfer, assign, set over, abandon and deliver without any warranties whatsoever, not even for the return of the purchase price or any portion thereof, except for warranties with respect to Seller's own acts or omissions, but with full substitution and subrogation in and to all the rights and actions of warranty which Seller has or may have against all preceding owners and vendors, unto:

Nancy Landry
SECRETARY OF STATE

State of Louisiana
Secretary of State



COMMERCIAL DIVISION
225.925.4704

10/07/2024

Administrative Services
225.932.5317 Fax
Corporations
225.932.5314 Fax
Uniform Commercial Code
225.932.5318 Fax

ONLINE FILING
AMINAWAD16@GMAIL.COM

641 BARONNE LLC

It has been a pleasure to approve and place on file your articles of organization. The appropriate evidence is attached for your files.

Payment of the filing fee is acknowledged by this letter.

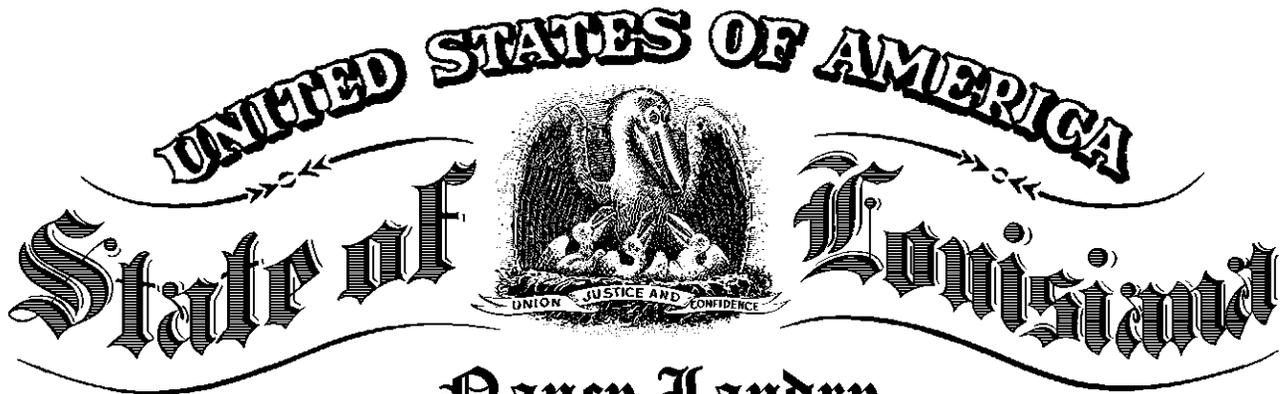
In addition to email and text notifications, business owners now have the option to enroll in our secured business filings (SBF) service. This service is available online, at no charge, by filing a notarized affidavit. Upon enrollment, an amendment cannot be made to your entity without approval using your personal identification number. This is another way to protect your business from fraud and identity theft.

Please note that as of January 1, 2018, business owners in the following parishes will be required to file all available business documents online through **geauxBIZ**: Ascension, Bossier, Caddo, Calcasieu, East Baton Rouge, Jefferson, Lafayette, Livingston, Orleans, Ouachita, Rapides, St. Tammany, Tangipahoa and Terrebonne.

Online filing options are available if changes are necessary to your registration or if you need to file an annual report. Please visit our website at **GeauxBiz.com** for your future business needs.

Sincerely,

The Commercial Division
WEB



Nancy Landry
SECRETARY OF STATE

As Secretary of State of the State of Louisiana, I do hereby Certify that

a copy of the Articles of Organization and Initial Report of

641 BARONNE LLC

Domiciled at NEW ORLEANS, LOUISIANA,

Was filed and recorded in this Office on October 07, 2024,

And all fees having been paid as required by law, the limited liability company is authorized to transact business in this State, subject to the restrictions imposed by law, including the provisions of R.S. Title 12, Chapter 22.

In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

October 7, 2024

Nancy Landry

Secretary of State

WEB 46147856K

ZD043-25



Certificate ID: 11942662#PKH62

To validate this certificate, visit the following web site, go to **Business Services, Search for Louisiana Business Filings, Validate a Certificate**, then follow the instructions displayed.
www.sos.la.gov

Nancy Landry
SECRETARY OF STATE

State of Louisiana
Secretary of State

COMMERCIAL DIVISION
225.925.4704



October 7, 2024

Administrative Services
225.932.5317 Fax
Corporations
225.932.5314 Fax
Uniform Commercial Code
225.932.5318 Fax

The attached document of 641 BARONNE LLC was received and filed on October 07, 2024.

WEB 46147856K

STATE OF LOUISIANA
ARTICLES OF ORGANIZATION

(R.S. 12:1301)

1. The name of this limited liability company is:

641 BARONNE LLC

2. This company is formed for the purpose of:

ENGAGING IN ANY LAWFUL ACTIVITY FOR WHICH LIMITED LIABILITY COMPANIES
MAY BE FORMED

3. The duration of this limited liability company is: (may be perpetual):

4. The company is:

MEMBER-MANAGED

Other provisions:

The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.

BY TYPING MY NAME BELOW, I HEREBY CERTIFY THAT I AM THE ORGANIZER.

ELECTRONIC SIGNATURE: EIAD ALMALKAWI (10/7/2024)

TITLE: MEMBER

LIMITED LIABILITY COMPANY INITIAL REPORT

(R.S. 12:1305 (E))

The name of this limited liability company is:

641 BARONNE LLC

The location and municipal address (not a P.O. Box only) of this limited liability company's registered office:

615 BARONNE ST
NEW ORLEANS, LA, 70113

Mailing Address:

181 CHATEAU LATOUR DR
KENNER, LA, 70065

The full name and municipal address (not a P.O. Box only) of each of this limited liability company's registered agent(s) is/are:

AYTEKIN BEYAZ
181 CHATEAU LATOUR DR
KENNER, LA, 70065

The name and municipal address (not a P.O. Box only) of the managers or members:

AYTEKIN BEYAZ (MANAGER, MEMBER)
181 CHATEAU LATOUR DR
KENNER, LA, 70065

EIAD ALMALKAWI (MANAGER, MEMBER)

1740 BARONNE ST APT 237

NEW ORLEANS, LA, 70130

The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.

BY TYPING MY NAME BELOW, I HEREBY CERTIFY THAT I AM THE ORGANIZER.

ELECTRONIC SIGNATURE: ELAD ALMALKAWI (10/7/2024)

TITLE: MEMBER



Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 46147856K

Charter Name: 641 BARONNE LLC

The agent / agents listed below accept the appointment of registered agent for and on behalf of the Charter Name above.

Date Responded	Agent(s)	Agent(s) Electronic Signature
10/07/2024	AYTEKIN BEYAZ	AYTEKIN BEYAZ

OPERATING AGREEMENT
OF 641 BARONNE LLC

The undersigned constitute the sole members of 641 Baronne LLC (“Company”), and in such capacity they do hereby adopt this Operating Agreement of Company.

1. The members of Company, and their respective ownership interests, are as follows:

Aytekin Beyaz – One-Third (1/3)
Eiad Almalkawi – Two-Thirds (2/3).
2. Except for Major Decisions (as defined herein), either member, acting alone, shall have the right to take any action in the name of and on behalf of the Company.
3. Major Decisions (as defined herein) shall require the unanimous affirmative vote of the holders of one hundred percent (100%) of the outstanding ownership interests in the Company. Such vote may be expressed by unanimous written consent in lieu of a meeting. Major Decisions shall consist of the following:
 - (a) incurring any indebtedness of the Company;
 - (b) amendment of the Articles of Organization of Company;
 - (c) amendment of the Operating Agreement of Company;
 - (d) causing the dissolution of the Company;
 - (e) causing the merger or consolidation of the Company with or into any other entity;
 - (f) issuing any additional ownership interest in the Company to any person, whether an existing member or not;
 - (g) mortgaging, pledging, hypothecating or encumbering any property or assets of Company; or
 - (h) selling, exchanging, alienating, conveying or otherwise disposing of all or substantially all of the property and assets of Company.
4. Meetings of the members of Company may be called by any member upon the giving of at least fourteen (14) days’ prior written notice to all other members, such notice to be considered given when delivered or one (1) business day after dispatch by commercial overnight courier service for delivery on the next business day. The current addresses of the members for purposes of notice are as follows:

Aytekın Beyaz
181 Chateau Latour Drive
Kenner, LA 70065

Eiad Almalkawi
1740 Baronne Street
Apartment 237
New Orleans, LA 70130.

5. Meetings of the members may take place by video or audio conference in lieu of an in-person meeting, as long as all members present are able to communicate with one another.
6. In all respects not specifically set forth in this Operating Agreement, Company shall be governed by the applicable provisions of Louisiana law.

Dated this 5th day of December, 2024.



Aytekın Beyaz



Eiad Almalkawi

**SALE OF PROPERTY
BY**

615 BARONNE ST., LLC

TO

641 BARONNE LLC

BE IT KNOWN, that on the dates hereinafter indicated but effective as of the 19th day of December, 2024 (the "Effective Date")

BEFORE the undersigned Notaries Public, each duly commissioned and qualified in and for the Parishes/Counties of the States hereinafter indicated, and in the presence of the hereinafter identified undersigned witnesses,

PERSONALLY CAME AND APPEARED THE PARTIES HEREINAFTER DESCRIBED, WHO DECLARED AS FOLLOWS:

615 BARONNE ST., LLC, a Louisiana limited liability company, which is represented by MCC Legacy Management, LLC, a Louisiana limited liability company, its Manager, in turn represented by D. Randolph Waesche, its Manager, who is duly authorized hereunto by Consent Authorization and Resolution, an original or certified copy of which is annexed hereto and made a part hereof:

Mailing Address: 3300 N. Causeway Blvd., Suite 400
Metairie, Louisiana 70002
Attention: D. Randolph Waesche

Tax Identification Number: XX-XXX 7825

(hereinafter referred to as "Seller"), who declared that Seller does by these presents grant, bargain, sell, convey, transfer, assign, set over, abandon and deliver without any warranties whatsoever, not even for the return of the purchase price or any portion thereof, except for warranties with respect to Seller's own acts or omissions, but with full substitution and subrogation in and to all the rights and actions of warranty which Seller has or may have against all preceding owners and vendors, unto:

641 BARONNE LLC., a Louisiana limited liability company, which is represented by Aytekin Beyaz, a Member, who is duly authorized hereunto by an LLC Certificate, an original or certified copy of which is annexed hereto and made a part hereof:

Mailing Address: 181 Chateau Latour Drive
Kenner, Louisiana 70065
Attention: Aytekin Beyaz

Tax Identification Number: XX-XXX4661

(hereinafter referred to as "Purchaser"), accepting and purchasing for itself, its successors and assigns, acknowledging due delivery and possession thereof, all and singular, that certain immovable property situated in THE CITY OF NEW ORLEANS, PARISH OF ORLEANS, STATE OF LOUISIANA, more particularly described on EXHIBIT A attached hereto and made a part hereof (the "Property").

The improvements thereon bear Municipal Nos. 613, 615, 617, 619, 635, and 641 Baronne Street, New Orleans, Louisiana.

TOGETHER WITH all buildings and improvements thereon, component parts, other constructions thereon or thereunder, attachments, and all rights, ways, privileges, servitudes, and rights of way benefiting or appurtenant thereto, and advantages and appurtenances, batture and batture rights thereunto belonging or in anywise appertaining, attached or belonging to, affecting, forming part of, or used in connection with the Property, including any right, title and interest of Seller in and to adjacent streets, alleys or rights-of-way adjoining the Property.

This sale is made and accepted subject to those matters set forth on EXHIBIT B attached hereto and made a part hereof, without the benefit of re-imposing same and without the intention to interrupt or revive prescription thereon or to recognize the validity thereof.

TO HAVE AND TO HOLD the Property and the appurtenances appertaining thereto, unto the Purchaser, Purchaser's successors and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of **TWO MILLION FOUR HUNDRED THOUSAND AND NO/100 DOLLARS (\$2,400,000.00)**, all cash, which Purchaser has well and truly paid in ready and current money, to Seller, who hereby acknowledges the receipt thereof and grants full acquittance and discharge therefor.

All Parish, State and City *ad valorem* taxes bearing against the Property have been paid, up to and including those due for the year 2024 as per research of the tax rolls. Purchaser shall be responsible for all *ad valorem* taxes bearing against the Property after and including those for the year 2025.

Purchaser declared that all future notices of *ad valorem* taxes and special assessments for the Property are to be sent to:

641 Baronne LLC
181 Chateau Latour Drive
Kenner, Louisiana 70065
Attention: Aytekin Beyaz

The parties hereto waive production of mortgage, conveyance and tax research certificates and further acknowledge that no title examination or survey of the Property has been performed in connection with this sale. Purchaser hereby relieves and releases the undersigned Notaries from any responsibility and liability in connection therewith.

AS-IS/WAIVER OF WARRANTIES: EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THE REAL ESTATE PURCHASE AGREEMENT BETWEEN SELLER AND PURCHASER (THE "AGREEMENT"), SELLER MAKES NO WARRANTY, EXPRESSED OR IMPLIED, WITH RESPECT TO ANY OF THE PROPERTY, ALL OF WHICH IS TO BE SOLD ON A "WHERE IS, AS IS" BASIS, WITHOUT ANY WARRANTIES, COVENANTS, OR REPRESENTATIONS, EXPRESSED OR IMPLIED, ORAL OR WRITTEN, OF ANY KIND OR

NATURE WHATSOEVER, AND SELLER HEREBY EXPRESSLY DISCLAIMS AND NEGATES ALL WARRANTIES EXPRESS OR IMPLIED INCLUDING ANY EXPRESSED OR IMPLIED WARRANTIES OR COVENANTS (A) OF TITLE, (B) OF MERCHANTABILITY, (C) OF FITNESS FOR A PARTICULAR PURPOSE, (D) AS TO THE CURRENT OR FUTURE VALUE, OPERABILITY, PROSPECTS, OPPORTUNITIES, BUSINESS OPERATION, OR CONDITION (FINANCIAL, PHYSICAL, OR OTHERWISE) OF THE PROPERTY, (E) RESPECTING SELLER'S COMPLIANCE WITH, AND ABSENCE OF VIOLATIONS OR BREACHES WITH RESPECT TO, APPLICABLE LAWS (INCLUDING ANY ENVIRONMENTAL LAWS) AND AGREEMENTS, (F) THE AMOUNT OF ANY TAXES (REGARDLESS OF KIND OR NATURE) DUE OR THAT MAY BECOME DUE, AND (G) OF THE ZONING, SOIL CONDITION, OR ENVIRONMENTAL CONDITION OF ANY OF THE PROPERTY. EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THE AGREEMENT AND IN THIS SUBSECTION BELOW, THE PROPERTY IS IN "AS IS", "WHERE IS" CONDITION, WITH ALL VICES, FAULTS, LIABILITIES, DEBTS, VICES, AND DEFECTS, WHETHER OBVIOUS, LATENT, OR OTHERWISE.

EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THE AGREEMENT, PURCHASER HEREBY FULLY RELEASES SELLER, ITS EMPLOYEES, OFFICERS, DIRECTORS, PARTNERS, REPRESENTATIVES AND AGENTS FROM ANY AND ALL CLAIMS THAT IT MAY NOW HAVE OR HEREAFTER ACQUIRE AGAINST SELLER ITS EMPLOYEES, OFFICERS, DIRECTORS, PARTNERS, REPRESENTATIVES AND AGENTS FOR ANY COST, LOSS, LIABILITY, DAMAGE, EXPENSE, DEMAND, ACTION OR CAUSE OF ACTION ARISING FROM OR RELATED TO ANY CONSTRUCTION DEFECTS, ERRORS, OMISSIONS, OR OTHER CONDITIONS AFFECTING THE PROPERTY. PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT THIS RELEASE SHALL BE GIVEN FULL FORCE AND EFFECT, ACCORDING TO EACH OF ITS EXPRESSED TERMS AND PROVISIONS, INCLUDING, BUT NOT LIMITED TO, THOSE RELATING TO UNKNOWN AND UNSUSPECTED CLAIMS, DAMAGES AND CAUSES OF ACTION. PURCHASER EXPRESSLY WAIVES ANY WARRANTY OF FITNESS AND WARRANTY AGAINST

DEFECTS OF ANY KIND IMPOSED BY ANY APPLICABLE STATE OR FEDERAL LAW. PURCHASER FURTHER WAIVES ANY RIGHTS IT MAY HAVE TO A REDUCTION OR RESTITUTION OF PURCHASE PRICE AND REVENUES AND/OR COSTS.

PURCHASER'S INITIALS AB

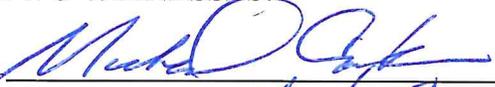
Further, and for the same consideration hereinabove recited, Seller does hereby quitclaim all of the right, title and interest which Seller may have in and to the property forming the alley along the rear of Lots A, B, and C of the Property, having a width of 3 feet, 10 inches, and 6 lines between equal and parallel lines.

This document may be executed in multiple counterparts which, taken together, shall have the full force and effect of an original.

(SIGNATURE PAGES FOLLOW)

THUS DONE AND SIGNED by Purchaser on the 19th day of December, 2024, in the Parish of Orleans, State of Louisiana, before the undersigned Notary Public, duly commissioned and qualified in and for said Parish and State, and in the presence of the undersigned competent witnesses, who have signed with **Purchaser** after a due reading of the whole.

TWO WITNESSES:



Print Name: Michael Carter



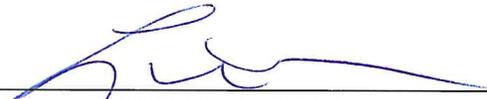
Print Name: Carly Plotkin

PURCHASER:

641 BARONNE, a Louisiana liability company

By: 

Aytekin Beyaz, Manager



NOTARY PUBLIC

Name of Notary: _____
State of Louisiana, Parish of _____
LA Bar Roll/Notary Number: _____
My Commission Is Issued _____

LILLIAN E. EYRICH
Attorney/Notary Public
Orleans Parish, Louisiana
My Commission Is issued for Life
La Bar Roll No. 16905

Caution! The Notary may not act as a witness
Caution! The names of the witnesses and Notary must be printed or typed under their respective

THUS DONE AND SIGNED by Seller on the 17th day of December, 2024, in the County of Volusia, State of Florida, before the undersigned Notary Public, duly commissioned and qualified in and for said Parish and State, and in the presence of the undersigned competent witnesses, who have signed with Seller after a due reading of the whole.

TWO WITNESSES:

Patti Spears
Print Name: PATTI SPEARS
Jose Perez
Print Name: JOSE PEREZ

SELLER:

615 BARONNE St., LLC

BY: MCC Legacy Management, LLC, a Louisiana limited liability company, its Manager

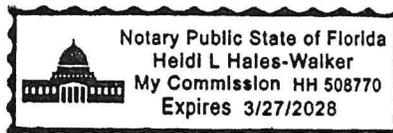
[Signature]
By: D. Randolph Waesche, Manager

Heidi L Hales-Walker

NOTARY PUBLIC

Name of Notary: HEIDI L. HALES-WALKER
State of FLORIDA, County of VOLUSIA
Notary License or Commission Number: HH508770
My Commission Expires On: 3-27-2028

AFFIX NOTARIAL SEAL OR STAMP



Caution! The Notary may not act as a witness
Caution! The names of the witnesses and Notary must be printed or typed under their respective

EXHIBIT A

I.

THAT PORTION OF GROUND, situated in the First Municipal District of the City of New Orleans, Parish of Orleans, State of Louisiana, in SQUARE 258, bounded by Baronne, Lafayette, Dryades and Girod Streets, commencing at a distance of 96 feet, 1 inch, 1 line from the corner of Lafayette and Baronne Streets and measuring 48 feet, 11 inches, 8 lines front on Baronne Street, by a depth of 127 feet, 10 inches, 5 lines, on either side line, and a width in the rear of 48 feet, 10 inches, 7 lines. Said portion of ground is composed of all of Lot 1 and of an adjoining portion of Lot 2 on a survey by Frank H. Waddill, C.E., dated August 30, 1926, a print of which is annexed to an act passed before Bernard Titche, Jr., N.P., on April 12, 1945, and said portion of ground, together with the portion of ground acquired by Mrs. Martha J. Gasquet Westfeldt by dation en paiement from Dr. Charles A. Bahn, passed before Bernard Titche, Jr., N.P., on July 17, 1935, registered in C.O.B. 483, folio 164, constitutes the whole of Lots 1, 2 and 3 on said survey.

The improvements on said property bear the Municipal Nos. 613-615 Baronne Street, New Orleans, Louisiana.

THAT PORTION OF GROUND, situated the First District of the City of New Orleans, Parish of Orleans, State of Louisiana, in SQUARE 258 bounded by Baronne, Lafayette, Dryades and Gerard Streets, set forth on a sketch of survey made by Gilbert & Kelly, Surveyors, dated August 26, 1927, a copy of which is annexed to an act passed before Bernard Titche, Jr. N. P., dated on January 3, 1928, and according to said survey, said portion of ground begins at a distance of 128 feet, 1 inch, 5 lines from the corner of Baronne and Girod Streets, and measures 48 feet, 1 inch front on Baronne Street by a depth on either sideline of 127 feet 10 inches five lines, and a width in the rear of 47 feet, 0 inches, 3 lines.

The improvements said property bear the municipal numbers 619–621 Baronne Street, New Orleans, Louisiana.

Said two pieces or portions of ground are together designated as a Lot "A" on a plan of survey by Guy J. Seghers, C. E., Dated August 25, 1960, recertified July 1, 1963, annexed to an act passed before S. D. Marks, Jr., N. P., dated August 15, 1963, and according to survey measures as follows:

Commencing at a distance of 96 feet, 1 inch, 1 line from the intersection of Lafayette and Baronne Streets, and measuring 97 feet, 0 inches, 7 lines front on Baronne Street, 127 feet 10 inches 5 lines in depth on the side and parallel to Lafayette Street, 127 feet, 10 inches 6 lines along a diagonal line on the side of Girod Street and with the rear of 95 feet 11 inches.

And further in accordance with the survey of R.L. Schumann, Land Surveyor, dated July 23, 1979, said portion of ground is designated as Lot "A", Square 258 in the First District of the City of New Orleans, and commences at a distance of 96 feet, 1 inch, 1 line actual (95 feet, 11 inches, 0 lines title) from the corner of Baronne and Lafayette Streets and measures thence 97 feet, 0 inches, 7 lines actual (95 feet, 11 inches, 0 lines title) by a width in the rear of 95 feet, 11 inches, 0 lines, title

and actual, by depth on the side line nearest Lafayette Street of 127 feet, 10 inches, 5 lines, by a depth on the side line nearest Girod Street of 127 feet, 10 inches, 5 lines. Improvements bear municipal number 615 Baronne Street.

II.

TWO CERTAIN LOTS OF GROUND, situated in the First District of the City of New Orleans, Parish of Orleans, State of Louisiana, in Square No. 258, bounded by Baronne, Girod, Lafayette and Dryades Streets, on a plan of survey by J. D. D'Hemecourt, D. C. S., dated December 15, 1866, which plan of survey is annexed to and made part of an act passed before C. V. Foulon, Notary Public, dated December 22, 1866, a copy of which is annexed to and made part of an act passed before Fred Deibel, late notary Public, dated August 11, 1892, and according to which survey said lots of which ground are designated by the letters "A" and "B" and measures as follows, to wit:

Lot "A" forms the corner of Baronne and Girod Streets and measures 21 feet 0 inches 4 lines front on Baronne Street and 63 feet 11 inches 3 lines in depth and front on Girod Street, which depth includes therein the width of a common alley at the rear of said lot, which alley fronting on Girod Street measures 3 feet 10 inches in width by 127 feet 10 inches 6 lines in depth. Said lot is part of Lot 1 and 2 on a plan made by J. L. Pilie, D. C. S., dated December 8, 1858.

Lot "B" measures 21 feet 2 inches 5 lines front on Baronne Street, same in width in the rear, by a depth on each side between parallel lines of 60 feet 1 inch, and Lot "B" is part of two lots adjoining each other, situated at the corner of Baronne and Girod Streets, designated by the Nos. 1 and 2 on a plan made by J. L. Pilie, D. C. S., dated December 8, 1858.

For greater certainty reference is made to sketch of survey by Gilbert and Kelly, Surveyors, dated November 8, 1924, found as shown on June 25, 1964, copy of which is annexed to an act of Herve Racivitch, Notary Public, dated August 1, 1964.

A CERTAIN PIECE OR PORTION OF GROUND, situated in the First District of the City of New Orleans, Parish of Orleans, State of Louisiana, in Square No. 258, bounded by Baronne, Girod, Dryades and Lafayette Streets, and designated as **Lot "C"** on a plan of survey by J. J. Krebs and Sons, Inc., C. E. & S., redated October 30, 1964, and according to which the said lot commences at a distance of 43 feet, 0 inches and 1 line from the corner of Baronne and Girod Streets, and measures 21 feet 2 inches 5 lines front on Baronne Street, same width in the rear, by a depth of 60 feet, 1 inch and 0 lines between equal and parallel lines;

And which Lots A, B and C, of Square 258 of the First District of the City of New Orleans, are more particularly described as follows:

THREE CERTAIN LOTS OF GROUND, situated in the City of New Orleans, Parish of Orleans, State of Louisiana, in the First District thereof, Square No. 258, which square is bounded by Baronne Street, Girod Street, O'Keefe Avenue (late Dryades Street) and Lafayette Street, designated as Lots A, B and C on a survey of Gilbert, Kelly, & Couturie, Inc., Surveying and Engineering, dated August 1, 1979, and according to which, said Lots A, B and C adjoin each other and measure as follows, to wit:

LOT A forms the corner of Baronne Street and Girod Street and measures 21 feet 9 inches 4 lines on Baronne Street, same width in the rear, by a depth and front on Girod Street between equal and parallel lines of 60 feet 1 inch 0 lines.

LOT B adjoins Lot A and Lot C adjoins Lot B and they measure each 21 feet 2 inches 5 lines front on Baronne Street, same width in the rear, by a depth of 60 feet 1 inch 0 lines between equal and parallel lines.

Improvements thereon bear municipal addresses 635 Baronne Street and 641 Baronne Street, New Orleans, Louisiana.

TOGETHER WITH the use of an alley along the rear of Lots A, B, and C, having a width of 3 feet, 10 inches, and 6 lines between equal and parallel lines.

All as more fully shown on the survey by Dading, Marques, & Associates, LLC, Job No. 64130, dated November 6, 2024, a copy of which is hereto annexed.

Being the same property acquired by 615 Baronne St., LLC, a Louisiana limited liability company, by purchase from New Orleans-Baronne, LLC, a Louisiana limited liability Company, by Act of Cash Sale recorded on October 9, 2015, in CIN 586844, Instrument No. 2015-43350, records of Orleans Parish, Louisiana.

EXHIBIT B

1. General and special taxes or assessments for 2025 and subsequent years, not yet due and payable.
2. The following matters disclosed on the survey by Dading, Marques, & Associates, LLC, Job No. 64130, dated November 6, 2024:
 - a. Encroachment upon the Property by the building situated on property adjoining the Property on the northern side of Lot C of the Property.
 - b. Encroachment upon the Property by the satellite dish equipment hanging from the building situated on property adjoining the Property on the northern side of Lot C of the Property.
 - c. Encroachment upon property adjoining Lots A, B, and C of the Property on the western side by the asphalt and parking lot bumper curbs appurtenant to the Property.
 - d. Encroachment upon property adjoining Parcel A of the Property on the southern side by the building situated on Parcel A of the Property.
 - e. Encroachment upon property adjoining Parcel A of the Property on the northern side by the walls adjacent to Parcel A of the Property.
 - f. Encroachment upon property adjoining Parcel A of the Property on the western and southern sides by the building situated on Parcel A of the Property.
 - g. Encroachment upon Parcel A of the Property by the building situated on property adjoining Parcel A of the Property on the northern side
 - h. Encroachment upon the Baronne Street right-of-way by the building, building overhangs, brick walkways, and planters appurtenant to the building situated on Parcel A of the Property.
 - i. Absence of surveyor's set corners by reason of the surveyor's inability to set corners because of the locations of buildings on the Property and on property adjoining the Property.

CONSENT, AUTHORIZATION AND RESOLUTION
OF THE SOLE MEMBER OF
615 BARONNE ST., LLC

The undersigned, being the manager of Generation Holdings, LLC, a Louisiana limited liability company, the sole member of 615 Baronne St., LLC (the "Company"), does hereby certify that the following consents, resolutions and authorizations were adopted by the Company at a meeting duly convened and held effective as of the 17 day of December, 2024;

WHEREAS, the sole member of the Company is Generation Holdings, LLC;

WHEREAS, the manager of Generation Holdings, LLC is MCC Legacy Management, LLC;

WHEREAS, the manager of MCC Legacy Management, LLC is D. Randolph Waesche;

WHEREAS, the Company owns certain immovable property located in New Orleans, Louisiana, more particularly described on Exhibit "A", which is attached hereto and made a part hereof (the "Property") and;

WHEREAS, the Company is authorized to convey and sell the Property on such terms and conditions as the Manager of its sole member Generation Holdings, LLC, through its Manager, MCC Legacy Management, LLC, through its Manager, D. Randolph Waesche, deems appropriate in his sole and absolute discretion.

NOW, THEREFORE, Generation Holdings, LLC, in its capacity as the sole member of the Company, is hereby authorized to sell the Property, and in furtherance thereof, authorizes MCC Legacy Management, LLC, through its Manager, (hereinafter the "Authorized Individual"), on behalf of both the Company and Generation Holdings, LLC to do the following:

(a) to enter into, execute and deliver any and all manner of deliverables and agreements in connection with the sale of the Property by the Company, including but not limited to a purchase agreement, Act of Sale, Owner's Affidavit, Bill of Sale, and Settlement Statement, all upon such terms and conditions as the Authorized Individual may in his sole discretion consider appropriate; and

(b) generally to do and perform any and all acts and sign any and all agreements, obligations, instruments, and other writings of any kind whatsoever in connection with the authorizations granted herein.

Generation Holdings, LLC and the Company agree that the Authorized Individual is hereby authorized, empowered and directed to execute and deliver all instruments, documents, agreements and other writings authorized herein, upon such terms and conditions and in such form as the Authorized Individual in his sole and absolute discretion deems necessary, advisable, or proper. Generation Holdings, LLC and the Company shall be bound by all instruments, documents, agreements and other writings executed by the Authorized Individual.

Any person, to whom any representative of Generation Holdings, LLC and the Company gives an original of this Consent is hereby authorized and entitled to rely on the authorizations granted herein unless and until written instructions to the contrary, signed by the Members of Generation Holdings, LLC, the sole member of the Company, are delivered to that person.

[Signatures on following page]

615 BARONNE ST., LLC

By: Generation Holdings, LLC
Its: Sole Member

By: MCC Legacy Management, LLC
Its: Manager

By: 
D. Randolph Waesche
Its: Manager

EXHIBIT "A"

Property Description

THAT PORTION OF GROUND, situated in the First Municipal District of the City of New Orleans, Parish of Orleans, State of Louisiana, in SQUARE 258, bounded by Baronne, Lafayette, Dryades and Girod Streets, commencing at a distance of 96 feet, 1 inch, 1 line from the corner of Lafayette and Baronne Streets and measuring 48 feet, 11 inches, 8 lines front on Baronne Street, by a depth of 127 feet, 10 inches, 5 lines, on either side line, and a width in the rear of 48 feet, 10 inches, 7 lines. Said portion of ground is composed of all of Lot 1 and of an adjoining portion of Lot 2 on a survey by Frank H. Waddill, C.E., dated August 30, 1926, a print of which is annexed to an act passed before Bernard Titche, Jr., N.P., on April 12, 1945, and said portion of ground, together with the portion of ground acquired by Mrs. Martha J. Gasquet Westfeldt by dation en paiement from Dr. Charles A. Bahn, passed before Bernard Titche, Jr., N.P., on July 17, 1935, registered in C.O.B. 483, folio 164, constitutes the whole of Lots 1, 2 and 3 on said survey.

The improvements on said property bear the Municipal Nos. 613-615 Baronne Street, New Orleans, Louisiana.

THAT PORTION OF GROUND, situated the First District of the City of New Orleans, Parish of Orleans, State of Louisiana, in SQUARE 258 bounded by Baronne, Lafayette, Dryades and Gerard Streets, set forth on a sketch of survey made by Gilbert & Kelly, Surveyors, dated August 26, 1927, a copy of which is annexed to an act passed before Bernard Titche, Jr. N. P., dated on January 3, 1928, and according to said survey, said portion of ground begins at a distance of 128 feet, 1 inch, 5 lines from the corner of Baronne and Girod Streets, and measures 48 feet, 1 inch front on Baronne Street by a depth on either sideline of 127 feet 10 inches five lines, and a width in the rear of 47 feet, 0 inches, 3 lines.

The improvements said property bear the municipal numbers 619-621 Baronne Street, New Orleans, Louisiana.

Said two pieces or portions of ground are together designated as a Lot "A" on a plan of survey by Guy J. Seghers, C. E., Dated August 25, 1960, recertified July 1, 1963, annexed to an act passed before S. D. Marks, Jr., N. P., dated August 15, 1963, and according to survey measures as follows:

Commencing at a distance of 96 feet, 1 inch, 1 line from the intersection of Lafayette and Baronne Streets, and measuring 97 feet, 0 inches, 7 lines front on Baronne Street, 127 feet 10 inches 5 lines in depth on the side and parallel to Lafayette Street, 127 feet, 10 inches 6 lines along a diagonal line on the side of Girod Street and with the rear of 95 feet 11 inches.

And further in accordance with the survey of R.L. Schumann, Land Surveyor, dated July 23, 1979, said portion of ground is designated as Lot "A", Square 258 in the First District of the City of New Orleans, and commences at a distance of 96 feet, 1 inch, 1 line actual (95 feet, 11 inches, 0 lines title) from the corner of Baronne and Lafayette Streets and measures thence 97 feet, 0 inches, 7 lines actual (95 feet, 11 inches, 0 lines title) by a width in the rear of 95 feet, 11 inches, 0 lines, title and actual, by depth on the side line nearest Lafayette Street of 127 feet, 10 inches, 5 lines, by a depth on the side line nearest Girod Street of 127 feet, 10 inches, 5 lines. Improvements bear municipal number 615 Baronne Street.

II.

TWO CERTAIN LOTS OF GROUND, situated in the First District of the City of New Orleans, Parish of Orleans, State of Louisiana, in Square No. 258, bounded by Baronne, Girod, Lafayette and Dryades Streets, on a plan of survey by J. D. D'Hemecourt, D. C. S., dated December 15, 1866, which plan of survey is annexed to and made part of an act passed before C. V. Foulon, Notary Public, dated December 22, 1866, a copy of which is annexed to and made part of an act passed before Fred Deibel, late notary Public, dated August 11, 1892, and according to which survey said lots of which ground are designated by the letters "A" and "B" and measures as follows, to wit:

Lot "A" forms the corner of Baronne and Girod Streets and measures 21 feet 0 inches 4 lines front on Baronne Street and 63 feet 11 inches 3 lines in depth and front on Girod Street, which depth includes therein the width of a common alley at the rear of said lot, which alley fronting on Girod Street measures 3 feet 10 inches in width by 127 feet 10 inches 6 lines

in depth. Said lot is part of Lot 1 and 2 on a plan made by J. L. Pilie, D. C. S., dated December 8, 1858.

Lot "B" measures 21 feet 2 inches 5 lines front on Baronne Street, same in width in the rear, by a depth on each side between parallel lines of 60 feet 1 inch, and Lot "B" is part of two lots adjoining each other, situated at the corner of Baronne and Girod Streets, designated by the Nos. 1 and 2 on a plan made by J. L. Pilie, D. C. S., dated December 8, 1858.

For greater certainty reference is made to sketch of survey by Gilbert and Kelly, Surveyors, dated November 8, 1924, found as shown on June 25, 1964, copy of which is annexed to an act of Herve Racivitch, Notary Public, dated August 1, 1964.

A CERTAIN PIECE OR PORTION OF GROUND, situated in the First District of the City of New Orleans, Parish of Orleans, State of Louisiana, in Square No. 258, bounded by Baronne, Girod, Dryades and Lafayette Streets, and designated as Lot "C" on a plan of survey by J. J. Krebs and Sons, Inc., C. E. & S., redated October 30, 1964, and according to which the said lot commences at a distance of 43 feet, 0 inches and 1 line from the corner of Baronne and Girod Streets, and measures 21 feet 2 inches 5 lines front on Baronne Street, same width in the rear, by a depth of 60 feet, 1 inch and 0 lines between equal and parallel lines;

And which Lots A, B and C, of Square 258 of the First District of the City of New Orleans, are more particularly described as follows:

THREE CERTAIN LOTS OF GROUND, situated in the City of New Orleans, Parish of Orleans, State of Louisiana, in the First District thereof, Square No. 258, which square is bounded by Baronne Street, Girod Street, O'Keefe Avenue (late Dryades Street) and Lafayette Street, designated as Lots A, B and C on a survey of Gilbert, Kelly, & Couturie, Inc., Surveying and Engineering, dated August 1, 1979, and according to which, said Lots A, B and C adjoin each other and measure as follows, to wit:

LOT A forms the corner of Baronne Street and Girod Street and measures 21 feet 9 inches 4 lines on Baronne Street, same width in the rear, by a depth and front on Girod Street between equal and parallel lines of 60 feet 1 inch 0 lines.

LOT B adjoins Lot A and Lot C adjoins Lot B and they measure each 21 feet 2 inches 5 lines front on Baronne Street, same width in the rear, by a depth of 60 feet 1 inch 0 lines between equal and parallel lines.

Improvements thereon bear municipal addresses 635 Baronne Street and 641 Baronne Street, New Orleans, Louisiana.

TOGETHER WITH the use of an alley along the rear of Lots A, B, and C, having a width of 3 feet, 10 inches, and 6 lines between equal and parallel lines.

Being the same property acquired by 615 Baronne St., LLC, a Louisiana limited liability company, by purchase from New Orleans-Baronne, LLC, a Louisiana limited liability Company, by Act of Cash Sale recorded on October 9, 2015, in CIN 586844, Instrument No. 2015-43350, records of Orleans Parish, Louisiana.

**CERTIFICATE OF AUTHORITY
OF 641 BARONNE LLC**

The undersigned are all of the members of 641 Baronne LLC, a Louisiana limited liability company (the "**Company**"). In such capacity, the undersigned are authorized to and do hereby certify to the following matters pertaining to the Company:

1. The Company was created by and is operating under (i) Articles of Organization dated effective October 7, 2024, and filed with the Secretary of State of Louisiana on October 7, 2024, and (ii) an Operating Agreement dated December 5, 2024. The Articles of Organization and the Operating Agreement have not been amended.

2. Either Member of the Company, Aytekin Beyaz and Eiad Almalkawi (each, a "**Member**"), either acting alone, is authorized to take action on behalf of the Company causing and achieving the Company to take any or all of the following actions:

- (a) to purchase property bearing municipal addresses 613, 615, 617, 619, 635, and 641 Baronne Street, New Orleans, Louisiana, whether by sale, conveyance, exchange, transfer, lease, or any other manner, all for the sum of Two Million Four Hundred Thousand and 00/100 Dollars (\$2,400,000.00);
- (b) to execute such documents and instruments as Member may in his sole discretion consider appropriate in order to effectuate any of the matters described herein, any or all of which may contain such terms and provisions as the said Member may in his sole discretion consider appropriate, and which documents and instruments may include but are not limited to one or more acknowledgments, ratifications, agreements for sale, acts of sale, bills of sale, settlement statements or closing disclosures, other instruments of conveyance, leases, partnership documents, corporate documents, limited liability company documents, assignments, assignments of leases, receipts, or affidavits;
- (c) to borrow any monies or to incur any indebtedness or other obligations, covenants, or agreements in favor of Gulf Coast Bank & Trust Company, by and through its branch office at 1825 Veterans Memorial Boulevard, Metairie, Louisiana 70005 ("**Lender**"), and/or to confirm, extend, ratify, renew or modify any such indebtedness or other obligations, covenants, or agreements in favor of Lender, all in such amounts and on upon such terms and conditions as the Member may in his sole discretion consider appropriate (the "**Loan**"); to grant collateral for all or any part of the Loan and otherwise to enter into any agreements, covenants or obligations regarding any or all of the Loan, all upon such terms and conditions as the Member may in his sole discretion consider appropriate; and in connection with the granting of any such collateral, to encumber, mortgage, pledge or grant a security interest on or in any property,

rights or interests whatsoever, whether movable or immovable, whether corporeal or incorporeal, including but not limited to all or any items of equipment, inventory and accounts receivable, all upon such terms and conditions as the said Member may in his sole discretion consider appropriate;

- (d) to grant a promissory note in the amount of \$1,680,000.00, payable to Lender, and a Multiple Indebtedness Mortgage in the form of a Louisiana authentic act executed by 641 Baronne LLC in favor of Lender, securing its loan in the principal amount of \$1,680,000.00, with the maximum amount of indebtedness limited to \$50,000,000.00;
- (e) to grant collateral security for all or any part of any indebtedness or other obligations, covenants, or agreements ("Indebtedness") of the Company, in favor of Lender, and
- (f) otherwise to enter into any agreements, covenants or obligations regarding any or all of the Indebtedness and/or the collateral security therefor, all upon such terms and conditions as the Member may in his sole discretion consider appropriate; and in connection with the granting of any such collateral, to encumber, mortgage, pledge or grant a security interest on or in any property, rights or interests whatsoever of the Company, whether movable or immovable, whether corporeal or incorporeal, including but not limited to all or any items of equipment, inventory and accounts receivable, all upon such terms and conditions as the said Member may in his sole discretion consider appropriate.

3. In connection therewith, Member is further authorized and empowered:

- (a) to execute such documents and instruments as Member may in his sole discretion consider appropriate in order to effectuate any of the matters described herein, any or all of which may contain such terms and provisions as Member may in his sole discretion consider appropriate, including but not limited to a pact de non alienando, a due on sale clause, a confession of judgment, and other customary Louisiana acquisition, disposition, or security clauses, and which documents and instruments may include but are not limited to one or more promissory notes, loan agreements, security agreements, pledges, financing statements, settlement statements, cross-collateralization agreements, cross-default agreements, mortgages, conditional or collateral assignments, guaranties, agreements of subordination, acknowledgments, ratifications, guarantees, agreements for sale, acts of sale, bills of sale, other instruments of conveyance or disposition, leases, partnership documents, corporate documents, limited liability company documents, assignments, receipts, or affidavits; and
- (b) generally to do any and all other acts that the said Member may in his sole discretion consider appropriate in order to effectuate any of the matters

described herein, all upon such terms and conditions as the said Member may in his sole discretion consider appropriate, and all pursuant to such documents and instruments, containing such clauses and provisions, as the said Member may in his sole discretion consider appropriate.

4. The power and authority of Member as provided above has not been limited, restricted or abrogated in any way by any action of the Company.

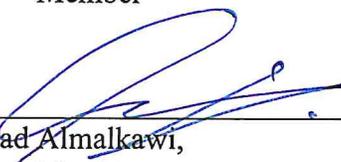
5. The undersigned warrant the correctness of the above information to, and agree that this Certificate may be relied upon by, Gulf Coast Bank & Trust Company, Orleans Title Insurance Agency, L.L.C., and Westcor Land Title Insurance Company.

[Signature Page Follows]

Dated effective this 19th day of December, 2024.

641 Baronne LLC, a Louisiana limited liability company

By: 
Aytekin Beyaz,
Member

By: 
Eiad Almalkawi,
Member

#4

City Planning Commission Speaker Card

Date: 08-26-25

I would like to speak regarding CPC Docket: 043/25

IN SUPPORT

Name: Heather Cooper, ADP Studios

Address: 1100 Poydras

- I am the applicant for this docket
- I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Heather Cooper