

CITY PLANNING COMMISSION
CITY OF NEW ORLEANS

HELENA MORENO
MAYOR

ROBERT D. RIVERS
EXECUTIVE DIRECTOR

LARRY W. MASSEY, JR.
DEPUTY DIRECTOR

**City Planning Commission
Staff Report
Tuesday, May 26, 2026**

Zoning Docket 057-26

Prepared by: Cameron Boissiere

Date: May 27, 2026

Deadline for CPC action: 07/25/2026

CC Deadline: 60 Days from Receipt

City Council District: C - King

Applicant: MMJSS Holdings, LLC

Request: Amendment to the text of **Article 24, Section 24.13.G.3.d Retail Facilities** in the VCS and VCS-1 Districts to alter the signage regulations for retail centers owned or controlled by a single entity, not anchored by a major department store, unified by a specific architectural theme and consisting of a major public or private space, with more than 55,000 square feet of enclosed gross leasable area devoted primarily to diverse retail, food, and entertainment facilities.

Property Description: All retail facilities within the VCS Vieux Carré Service District and VCS-1 Vieux Carré Service District.

Description

Zoning Docket 057/26 is a text amendment to **Article 24, Section 24.13.G.3.d Retail Facilities** of the Comprehensive Zoning Ordinance (CZO) to consider altering the signage regulations for retail centers owned or controlled by a single entity, not anchored by a major department store, unified by a specific architectural theme and consisting of a major public or private space, with more than 55,000 square feet of enclosed gross leasable area devoted primarily to diverse retail, food, and entertainment facilities. The purpose of the text amendment is to allow for adequate signage for multi-tenant buildings within two specific zoning districts found within the Vieux Carré, but the applicant is particularly concerned with the Jax Brewery Millhouse, located at 600 Decatur Street, which is zoned VCS Vieux Carré Service District.

Reason for Commission Review

The City Planning Commission is required to make a recommendation on all amendments to the text of the Comprehensive Zoning Ordinance prior to City Council action, in accordance with **Article 4, Section 4.2.D.3, Action by City Planning Commission** of the Comprehensive Zoning Ordinance.

Analysis

Reason for text amendment

The proposed amendment is intended to clarify and enhance existing signage regulations as they apply to large, multi-tenant retail developments that are owned or controlled by a single entity, are not anchored by a major department store, are unified by a specific architectural theme, and include a significant public or private space, with more than 55,000 square feet of enclosed gross leasable area devoted primarily to a mix of retail, food, and entertainment uses. The applicant proposes to amend the Comprehensive Zoning Ordinance (CZO) to update signage regulations for retail centers located within the VCS Vieux Carré Service District and VCS-1 Vieux Carré Service District. According to the applicant, their client owns the property at Jax Brewery Millhouse (600 Decatur Street) and has made substantial investments in the building, including the introduction of new tenants within the historic Vieux Carré riverfront area.

As outlined in the Neighborhood Participation Program (NPP) materials, the applicant asserts that the existing signage regulations are in need of improvement and clarity, particularly as they relate to adequately identifying tenants within a large, multi-level building. The proposed amendment is intended to address these limitations by allowing more effective tenant visibility and wayfinding within the building. The applicant also notes that, due to the narrowly tailored applicability criteria of the existing section, the practical effect of the amendment would be limited primarily to the Millhouse property at 600 Decatur Street.

Staff reviewed prior cases involving variances and appeals of the Department of Safety and Permits before the Board of Zoning Adjustments (BZA) and identified one (1) request specific to the section of the CZO proposed for amendment. Case BZA036-25 involved a request for an eighteen (18) square foot projecting (blade) sign that did not comply with **Article 24, Section 24.13.G.3.d.ii** of the CZO, which limits tenant signage to a maximum of eight (8) square feet. Despite a staff recommendation of denial, the BZA approved the request. This approval suggests that the existing regulations may not adequately accommodate the signage needs of large, multi-tenant buildings. When considering that variance request, one of the board's members, Jason Richards, suggested that the property owner pursue an update to the signage regulations affecting Jax Brewery Millhouse. He noted that the signage regulations are decades old and that the facility's programming and operational needs have changed in that time, so the regulations may be due for an update to meet the facility's current needs.

Area affected

The amendment would primarily affect properties within the French Quarter along the riverfront. Within the VCS District, the impacted area is generally bounded by Barracks Street, Decatur Street, Ursulines Avenue, and North Peters Street, as well as the area bounded by Saint Peter Street, Decatur Street, North Peters Street, Conti Street, and Woldenberg Park. Within the VCS-1 District, the affected area is generally bounded by Conti Street, North Peters Street, Iberville Street, and Woldenberg Park.



Existing Regulations and Changes Proposed by Applicant

Existing regulations

The existing language of **Article 24, Section 24.13.G.3.d** establishes relatively limited signage allowances for qualifying retail centers in the VCS and VCS-1 Districts, permitting one primary building identification sign up to 150 square feet and tenant signage calculated at one (1) square foot per linear foot of frontage, with signage largely restricted to ground floor tenants and small canopy (blade) signs for interior or upper-floor tenants. Final placement of all signage is subject to review by the Vieux Carré Commission.

The existing language within the CZO is as follows:

ARTICLE 24 SIGNS

24.13 PERMANENT SIGNS - HISTORIC CORE NEIGHBORHOOD

24.13.G WALL SIGN, WINDOW SIGN, AND PROJECTING SIGN

ZD 057/26

24.13.G.3 SIGN AREA, NUMBER AND LOCATION REGULATIONS

24.13.G.3.d Retail Facilities in the VCS and VCS-1 Districts

The following regulations apply to signs in the VCS and VCS-1 Districts but only for a retail center owned or controlled by a single entity, not anchored by a major department store, unified by specific architectural theme and consisting of a major public or private space, with more than 55,000 square feet of enclosed gross leasable area devoted primarily to diverse retail, food and entertainment facilities:

- i. Main building: One (1) sign identifying building's name not to exceed 150 square feet.
- ii. Tenants: One (1) square foot of signage per lineal foot of building with or tenant space width along the wall which faces the street on which the business has its main address. The signage is limited to those uses on the ground floor. In addition, tenants on interior and upper floor may utilize canopy hanging (blade) signs. These signs may not exceed (8) square feet.
- iii. Final locations on signs shall be determined by the Vieux Carre Commission.

Regulations proposed by the applicant

The applicant's proposed amendment significantly expands and restructures these provisions by introducing a more complex and permissive framework for multi-tenant buildings. Proposed deletions are shown below in strikethrough text while proposed insertions are shown below with new language shown in **bold underlined** text.

ARTICLE 24 SIGNS

24.13 PERMANENT SIGNS - HISTORIC CORE NEIGHBORHOOD

24.13.G WALL SIGN, WINDOW SIGN, AND PROJECTING SIGN

24.13.G.3 SIGN AREA, NUMBER AND LOCATION REGULATIONS

24.13.G.3.D RETAIL FACILITIES IN THE VCS AND VCS-1 DISTRICTS

The following regulations apply to signs in the VCS and VCS-1 Districts but only for a retail center owned or controlled by a single entity, not anchored by a major department store, unified by specific architectural theme and consisting of a major public or private space, with more than 55,000 square feet of enclosed gross leasable area and over three (3) stories in height, devoted primarily to diverse retail, food and entertainment facilities:

i. ~~Main building: One (1) sign identifying building's name not to exceed 150 square feet. A multi-tenant structure in these Districts shall be allowed one (1) Identification Sign per side of the building, in the form of a Projecting Sign or a Wall sign. Signs for this purpose shall be limited to eighteen (18) square feet if a wall sign or eighteen (18) square feet per sign face if a projecting sign.~~

ii. ~~Tenants: One (1) square foot of signage per lineal foot of building with or tenant space width along the wall which faces the street on which the business has its main address. The signage is limited to those uses on the ground floor. In addition, tenants on interior and upper floor may utilize canopy hanging (blade) signs. These signs may not exceed (8) square feet. Identification Signs may be located on non-building locations, such as on a pedestrian walkway or architectural archway. These signs on architectural elements shall be considered the Identification Sign of subsection i., limited to one per side of the building, counted as the side of the building to which they are adjacent. The location and size of these signs shall be approved by the Vieux Carre Commission.~~

iii. ~~Final locations on signs shall be determined by the Vieux Carre Commission. In addition, a multi-tenant structure in these Districts shall be allowed Identification Signs in the form of Canopy Signs, which shall be limited to no more than twelve (12) inches in height and a maximum amount of printed area of eight (8) square feet.~~

iv. In a multi-tenant structure, each tenant with a leased space over 1,200 square feet shall be permitted one (1) Wall Sign.

- a. For ground floor tenants, the maximum size of a Wall Sign for each tenant is nine (9) square feet, with said signs being mounted at the ground floor level on the building.
- b. For tenants above the ground floor, the maximum size of a Wall Sign for each tenant is fourteen (14) square feet, with said signs being mounted above the ground floor level on the building.
- c. These wall signs shall be permitted, regardless of the location of the tenant within the building, with or without street frontage.
- d. In no case may the total amount of wall signs on the structure exceed the multiplier times the linear foot of total business frontage.
- e. In no case may a single building have more than twelve (12) total wall signs.

v. In a multi-tenant structure, each tenant with leased space over 1,200 square feet shall be permitted one (1) projecting sign, the maximum size of which shall be eighteen (18) square feet per sign face. There shall be no more than seven (7) projecting signs on any given side of a building.

vi. In a multi-tenant structure, a tenant space that is over 6,000 square feet shall be permitted a second projecting sign, the maximum size of which shall be eighteen (18) square feet per sign face.

vii. Printing on an awning or canopy is limited to thirty percent (30%) of the surface of any side of the canopy.

viii. Final locations on signs shall be determined by the Vieux Carre Commission.

Staff Analysis

Differences

The proposal text replaces the single large building sign with multiple smaller “Identification Signs”¹ per building side, allows signage to be placed on non-building elements such as archways, and introduces additional categories of signage, including canopy signs, wall signs, and projecting signs, with varying size limits and allowances tied to tenant size (e.g., thresholds at 1,200 and 6,000 square feet).

The amendment also removes the frontage-based calculation for tenant signage and instead permits signage for tenants regardless of street frontage, including upper-floor tenants, while imposing new caps on the total number of signs per building and per façade. Additionally, the proposed language introduces a new eligibility criterion to include buildings that exceed three (3) stories in height². These changes represent a substantial shift from a relatively simple, frontage-based system to a more flexible but significantly more complex regulatory structure.

The proposed regulations include several rules that overlap with each other, including rules for the building’s signs, tenant level signs, and additional allowances based on tenant size. While these frameworks may be intended to function in combination, the regulations do not clearly establish their hierarchy or method of reconciliation, which creates potential ambiguity in administration and enforcement.

Analysis

Section 24.13.G.3.D.v. provides that each qualifying tenant is permitted one (1) projecting sign, subject to a maximum of seven (7) projecting signs per building side. **Section 24.13.G.3.D.vi.** further provides that tenants exceeding 6,000 square feet are eligible for a second projecting sign, but the text does not clearly specify whether this additional allowance is included within or applied in addition to the limits of the maximum of projecting signs established in **Section 24.13.G.3.D.v.** This lack of clarity may result in inconsistent interpretation of the maximum number of projecting signs permitted on a given building façade.

In addition, the language proposed in **Section 24.13.G.3.D.iv.d** and **24.13.G.3.D.iv.e** does not clarify the hierarchy of the wall sign rules for multi-tenant buildings. The section mixes a numeric cap (12 signs) and a proportional cap (multiplier per frontage³), without clarifying which regulation supersedes the others. This makes it difficult to calculate the maximum allowed wall signs in a consistent way. Staff recommends

1 **Sign, Identification.** A sign containing only the name and address of the structure or development, CZO.

2 This inclusion would exempt the French Market from these regulations, unless any future redevelopment includes additional stories.

3 The other reference of a multiplier within the CZO is found within **Article 24, Section 24.11.F.4.c. Wall Sign** is not applicable to this text amendment, as it only applies to all districts, except for the Historic Core Districts.

removal of proposed **Section 24.13.G.3.D.iv.d.** entirely, in favor of a clear regulation for the total number of wall signs permitted.

Clarification of the relationship between tenant level entitlements, façade level caps, and conditional size-based allowances, as well as explicit definition of all calculation factors, would improve internal consistency and support more consistent administration of the sign regulations. Staff recommends updating the proposed text amendment to include the language “There shall be no more than seven (7) projecting signs for tenants on any given side of a building,” to both **Section 24.13.G.3.D.v.** and **Section 24.13.G.3.D.vi.** to clarify the total amount of projecting signs allowed for tenants.

Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on any zoning text amendment are matters of legislative discretion. In making their recommendation and decision, the City Planning Commission and the City Council are required to consider the standards in **Table 4-1: Standards for Zoning Amendments** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

The proposed amendment is compatible with the Master Plan and Future Land Use Map.

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 Master Plan if it furthers, or at least does not interfere with, the goals, policies, and guidelines in the Chapter 13: Land Use Plan of the Master Plan and is compatible with the uses, densities, and intensities of the designation of its site on the future land use map. “Chapter 13: Land Use Plan” of the Master Plan designates on the Future Land Use Map (FLUM) of the petitioned site as “Mixed Use Historic Core”. The goal, range of uses, and development character for the designation is copied below:

MIXED-USE HISTORIC CORE

Goal: Increase convenience and walkability for neighborhood residents and visitors within and along edges of historic core neighborhoods.

Range of Uses: A mixture of residential, neighborhood business, and visitor-oriented businesses. Uses may be combined horizontally or vertically, and some structures may require ground floor retail with residences or offices on upper floors. In some areas where current or former industrial use is verified, existing buildings may be appropriate for craft and value added industry. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: The density, height, and mass of new development will be consistent with the character and tout ensemble of the surrounding historic neighborhood. Appropriate transitions will be provided to surrounding residential areas. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

The future land use map (FLUM) classifications are at the core of staff's analysis. Any zoning ordinance that affects the proposed area, be it a base zoning district or overlay district, must be consistent with the FLUM classification. To be consistent, it must further or not interfere with the classification's development goals.

The FLUM classification does not contemplate signage but the proposed amendment would not interfere with the goals expressed in the FLUM classification.

The proposed amendment is compatible with the place designations of this Ordinance.

This standard is met. The text amendment would not alter the place designation of the zoning district.

The proposed amendment promotes the public health, safety and welfare of the City.

This standard is met. The proposed text amendment modernizes and clarifies signage regulations for large, multi-tenant retail developments within the VCS and VCS-1 Districts. The existing regulations provide limited flexibility for tenant identification, particularly for upper-floor and interior tenants, which can create wayfinding challenges and reduce visibility for businesses within complex, multi-level structures. By establishing a more comprehensive framework for identification, wall, projecting, and canopy signage, the amendment improves legibility and navigation for pedestrians, thereby enhancing overall safety and accessibility within these high-traffic areas.

The proposed amendment is compatible with the intent and general regulations of this Ordinance.

This standard is met. The proposed text amendment is generally compatible with the intent and general regulations of the Comprehensive Zoning Ordinance, particularly as it relates to supporting viable commercial activity while maintaining appropriate controls on signage. The amendment retains the core applicability criteria for large, unified retail centers within the VCS and VCS-1 Districts and continues to require review and approval by the Vieux Carré Commission, thereby reinforcing the Ordinance's emphasis on contextual design and historic preservation.

The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

This standard is met. The amendment seeks to clarify the existing requirements to allow for greater flexibility for a specific type of development within the Vieux Carré.

The proposed amendment benefits the citizens of the City as a whole.

This standard is met. While the proposed amendment applies to a narrowly defined set of large, multi-tenant retail structures within the VCS and VCS-1 Districts, it provides broader public benefits through improved functionality and user experience within a highly visited area of the City. Enhanced and more flexible signage regulations can improve wayfinding, visibility, and accessibility for residents, employees, and visitors navigating complex, multi-level retail environments, particularly within the heavily trafficked riverfront area of the Vieux Carré.

The proposed amendment provides a more workable way to achieve the intent and purposes of this

Ordinance and the Master Plan.

This standard is met. The proposed text amendment provides a more workable approach to achieving the intent and purposes of the Comprehensive Zoning Ordinance and the Master Plan by updating signage regulations to better reflect the operational needs of large, multi-tenant retail environments within the Vieux Carré.

The proposed amendment does not create a significant number of nonconformities.

The standard is met. This text amendment would not create non-conformities as it would primarily impact a singular development.

Staff Recommendation

Staff recommend **MODIFIED APPROVAL** of Zoning Docket 057/26 with the following zoning text changes. Proposed deletions are shown below in strikethrough text while proposed insertions are shown below with new language shown in **bold underlined** text.

ARTICLE 24 SIGNS

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- i. ~~Main building: One (1) sign identifying building's name not to exceed 150 square feet.~~
A multi-tenant structure in these Districts shall be allowed one (1) Identification

Sign per side of the building, in the form of a Projecting Sign or a Wall sign. Signs for this purpose shall be limited to eighteen (18) square feet if a wall sign or eighteen (18) square feet per sign face if a projecting sign.

ii. Tenants: One (1) square foot of signage per lineal foot of building with or tenant space width along the wall which faces the street on which the business has its main address. The signage is limited to those uses on the ground floor. In addition, tenants on interior and upper floor may utilize canopy hanging (blade) signs. These signs may not exceed (8) square feet. Identification Signs may be located on non-building locations, such as on a pedestrian walkway or architectural archway. These signs on architectural elements shall be considered the Identification Sign of subsection i., limited to one per side of the building, counted as the side of the building to which they are adjacent. The location and size of these signs shall be approved by the Vieux Carre Commission.

iii. Final locations on signs shall be determined by the Vieux Carre Commission. In addition, a multi-tenant structure in these Districts shall be allowed Identification Signs in the form of Canopy Signs, which shall be limited to no more than twelve (12) inches in height and a maximum amount of printed area of eight (8) square feet.

iv. In a multi-tenant structure, each tenant with a leased space over 1,200 square feet shall be permitted one (1) Wall Sign.

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vii. Printing on an awning or canopy is limited to thirty percent (30%) of the surface of any side of the canopy.

viii. Final locations on signs shall be determined by the Vieux Carre Commission.

City Planning Commission Meeting (May 26, 2026)

The staff summarized the application and presented its recommendation of modified approval. The Commission received public comment from the applicant's architect, speaking in support of the request. There were no comments from the public, nor general discussion among the Commission. Commissioner Steeg made a motion to approve the application as recommended by the staff. Commissioner Hebert seconded the motion, which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 057/26 IS HEREBY RECOMMENDED FOR MODIFIED APPROVAL. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

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viii. Final locations on signs shall be determined by the Vieux Carre Commission.

YEAS: Heber, Jackson, Jordan, Poché, Steeg, Witry

NAYS: None

ABSENT: Flick, Kepper, Joshi-Gupta





JAX MILLHOUSE EXTERIOR SIGNAGE

S.OLSON.ARCHITECT,LLC

T
600 DECATUR
JAX MILLHOUSE



DECATUR ELEVATION

S.OLSON.ARCHITECT,LLC

1
600 DECATUR
JAX MILLHOUSE

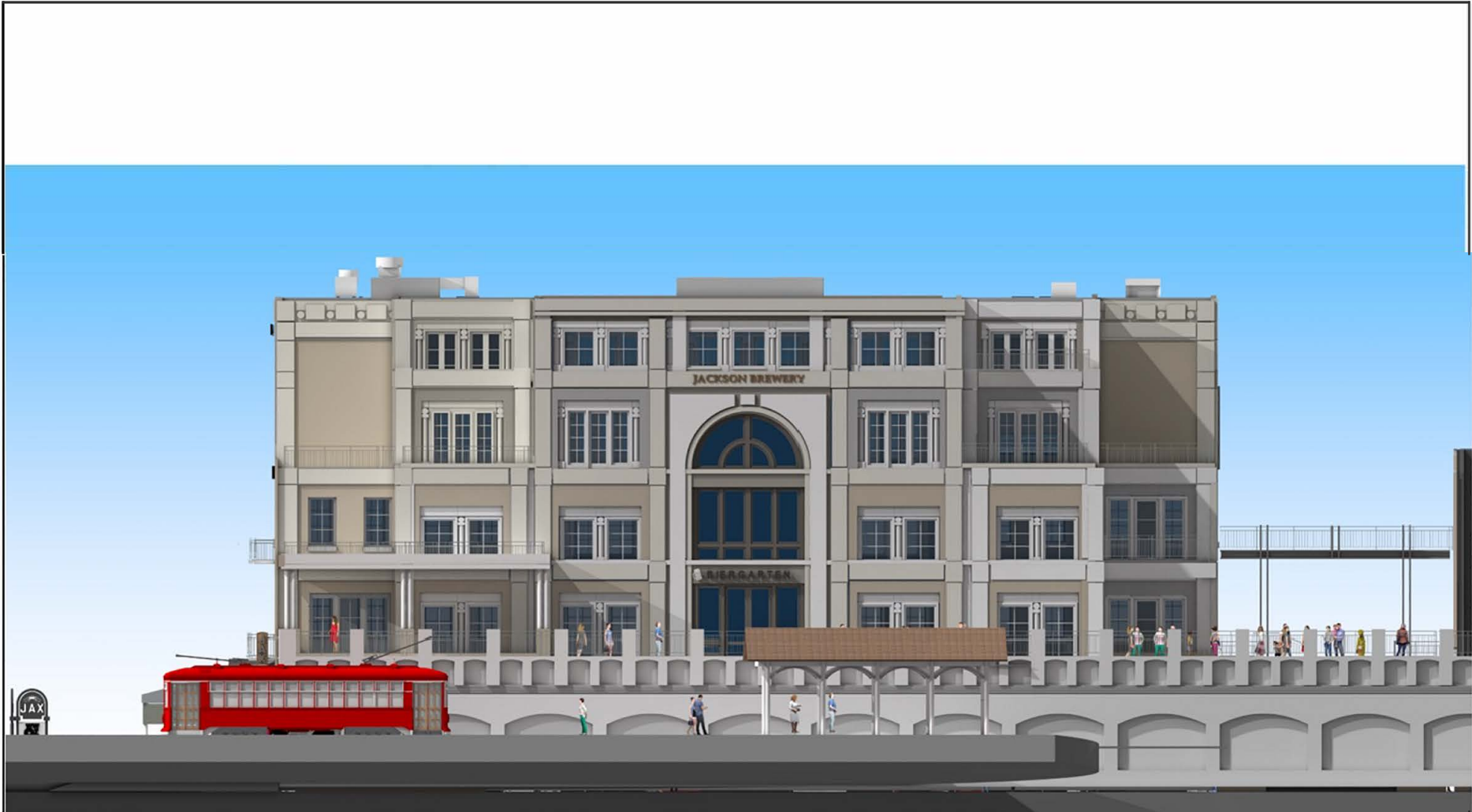


TOULOUSE ELEVATION

2

600 DECATUR
JAX MILLHOUSE

S. OLSON, ARCHITECT, LLC



RIVER ELEVATION

3

600 DECATUR

JAX MILLHOUSE

S. OLSON, ARCHITECT, LLC



WILKINSON ELEVATION

S. OLSON, ARCHITECT, LLC

4
600 DECATUR
JAX MILLHOUSE



TOULOUSE VIEW

5

600 DECATUR

JAX MILLHOUSE

S. OLSON, ARCHITECT, LLC



DECATUR / TOULOUSE VIEW

6

600 DECATUR

JAX MILLHOUSE

S. OLSON, ARCHITECT, LLC



S. OLSON, ARCHITECT, LLC

DECATUR VIEW

7

600 DECATUR
JAX MILLHOUSE



S. OLSON, ARCHITECT, LLC

RIVER VIEW

8

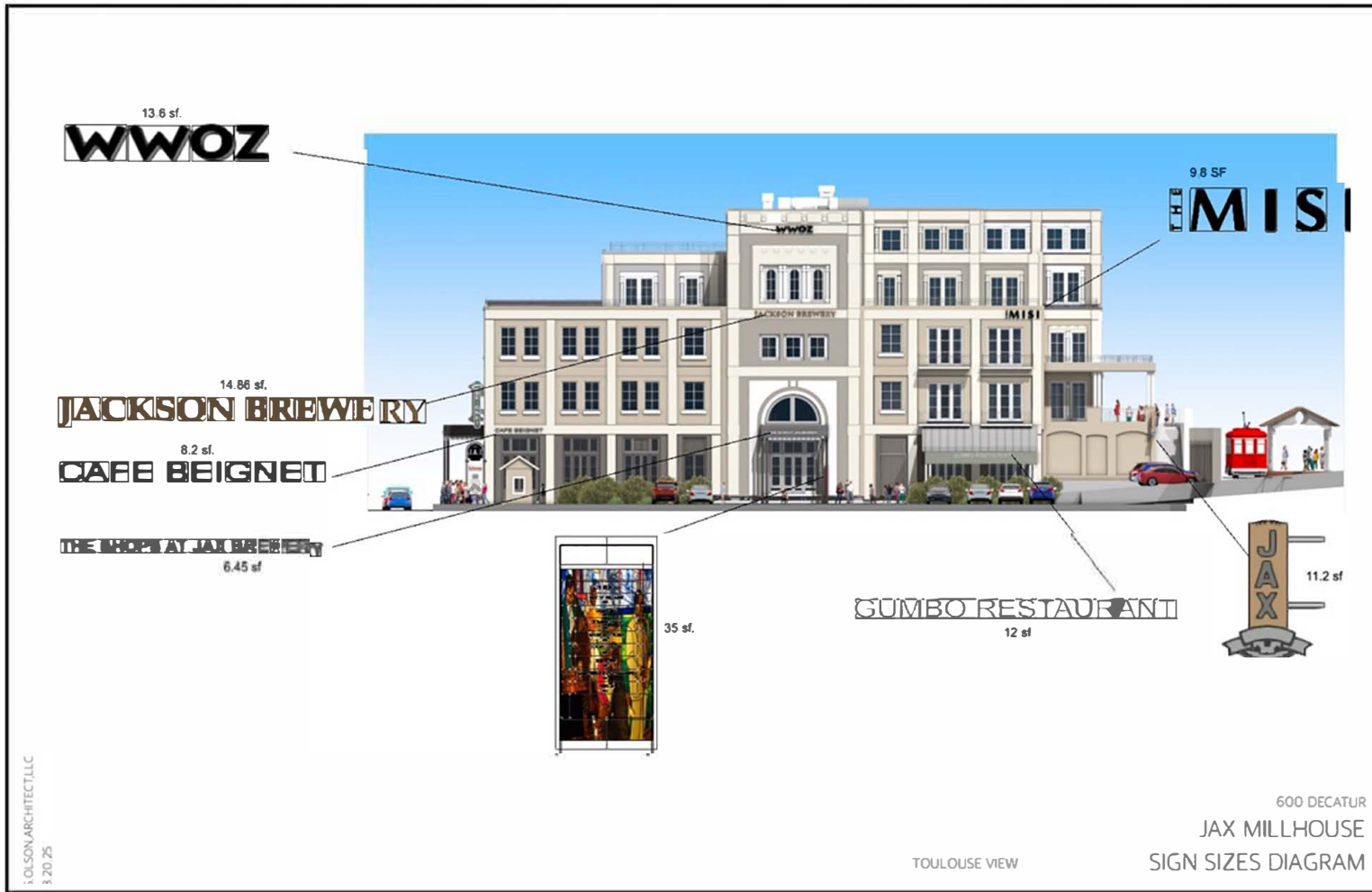
600 DECATUR
JAX MILLHOUSE





OLSON ARCHITECT, LLC 8.22.25

600 DECATUR
JAX MILLHOUSE
Sign Kiosk - Images



BIRDS EYE VIEW

14.86 sf.
JACKSON BREWERY

10.5 sf.
BIERGARTEN



S. OLSON ARCHITECT, LLC
8.20.25

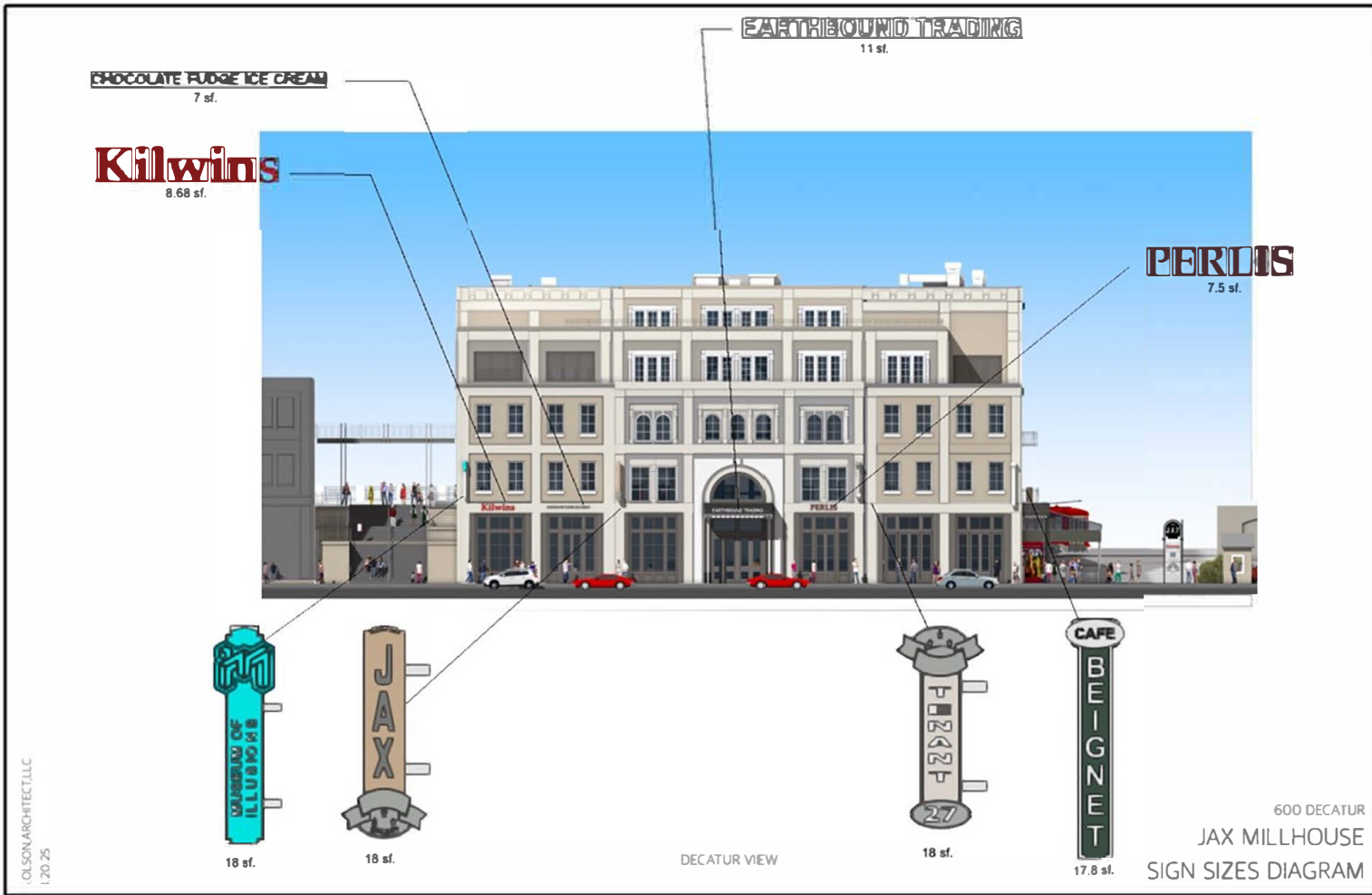
RIVER SIDE VIEW

600 DECATUR
JAX MILLHOUSE
SIGN SIZES DIAGRAM

S.OLSON.ARCHITECT,LLC

12

600 DECATUR
JAX MILLHOUSE





S.OLSON.ARCHITECT,LLC

14

600 DECATUR
JAX MILLHOUSE



S. OLSON, ARCHITECT, LLC

15

600 DECATUR
JAX MILLHOUSE



S.OLSON.ARCHITECT,LLC

16
600 DECATUR
JAX MILLHOUSE

City Planning Commission Speaker Card

8

Date: 5/24/20

I would like to speak regarding CPC Docket: 57/24

IN SUPPORT

Name: Rebecca Greger

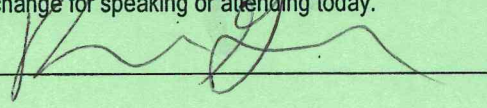
Address: 800 Baronne St

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: 

March 5, 2026

Neighborhood Participation Program
In Person Meeting at 600 Decatur St, Suite 110
March 3, 2026 5:30pm

Project Name: Signage Text Amendment

This report summarizes the neighborhood engagement process, as of the date of this report, for a zoning text amendment to the signage article of the CZO, related to the property at 600 Decatur St. The building at 600 Decatur Street is zoned “VCS, Vieux Carre Service District”. This request is to allow adequate signage for the multi-tenant building and is a proposed amendment to Section 24.13.G.3.d.

Contacts: Sherman Strategies, LLC
800 Baronne Street
New Orleans, LA 70113
Avery Foret, 504 799 9335
avery@shermanstrategiesllc.com

Neighborhood Engagement

For the NPP meeting, all citizens within a 600-foot radius received a letter with information on the proposed project, explanation of the NPP guidelines, and contact information. The two (2) registered neighborhood associations, French Quarter Citizens, Inc and Vieux Carre Property Owners, Residents & Associates, Inc, also received the notice for the meeting.

The NPP meeting was hosted in the former Gumbo Ya-Ya space at 600 Decatur. Becca Gieger and Avery Foret from Sherman Strategies were there to present on the zoning request.

One (1) neighbor attended the meeting and no comment cards were filled out. We provided the neighbor with CZO attachments – the Use Table from Article 10 and the current signage Section 24.13.G.3.d. We also provided the language being proposed and a package of schematic visuals that shows what this new language would allow on the building. The neighbor asked a few follow up questions, confirmed that the change would only impact the building at 600 Decatur Street, and reviewed the design package. While she stated that generally, she wouldn’t be in favor of excess signage, she was not offended by what is being proposed.

Attachments

- Copy of NPP Letter
- NPP Contact List
- Email to Councilmember
- Email to CPC
- Email to French Quarter Citizens Inc
- Email to VCPORA
- Sign in Sheet (1)
- Comment Cards (NONE)

Dear Neighbors,

February 11, 2026

We represent The Berger Company which originally developed the Jax Brewery Millhouse at 600 Decatur Street in 1986 and continues to proudly own the building to this day. Over the last few years, they have invested heavily into the building, bringing new and exciting local partners into the historic Vieux Carré Riverfront. During this process, it has been brought to our attention that the Zoning Section related to signage, which regulates this building, is in need of improvement and clarity. Therefore, we are proposing a **zoning text amendment** that would accomplish this. The building is zoned VCS Vieux Carre Service District, but the subject section is in Article 24 Signs. Notably, the Section that we are proposing to change would not impact any other buildings in the Vieux Carre, as it is narrowly written. Below, we include the existing Comprehensive Zoning Ordinance (“CZO”) language and what we are proposing the new language to be.

NPP Meeting Date:
Tuesday, March 3rd
5:30pm
600 Decatur Street, Suite 110 (former
Gumbo YaYa space)
Contact Information:
Avery Foret
504-799-9335
avery@shermanstrategiesllc.com

We are writing to invite you to a neighborhood meeting to discuss what we are proposing. More about the signage article of the CZO can be found here: <http://czo.nola.gov/Article-24>

Technically, this is a request to change the text of the CZO. However, from a practical perspective, the way in which the CZO signage code was drafted, the new rules we are proposing would only apply to the Millhouse building at 600 Decatur Street.

ZONING REQUEST: A Text Amendment to Section 24.13.G.3.d of the Comprehensive Zoning Ordinance (language below).

The text amendment process involves many steps including neighborhood notice through this letter, a neighborhood meeting with details referenced in this letter, a study by the City Planning Commission staff, a hearing by the City Planning Commission, and finally, a hearing by the New Orleans City Council during which a final ordinance for approval is required.

This letter is being delivered through the U.S. Mail. At the meeting, we will provide a sign-in sheet to obtain email addresses so that we can keep you updated as the project moves forward. There is no construction planned as a part of this request. We hope to see you at the meeting. If you are unable to attend, please feel free to reach us by phone or email at any time.

EXISTING LANGUAGE OF CZO, SECTION 24.13.G.3.d

24.13.G.3.d RETAIL FACILITIES IN THE VCS AND VCS-1 DISTRICTS

The following regulations apply to signs in the VCS and VCS-1 Districts but only for a retail center owned or controlled by a single entity, not anchored by a major department store, unified by specific architectural theme and consisting of a major public or private space, with more than 55,000 square feet of enclosed gross leasable area devoted primarily to diverse retail, food and entertainment facilities:

- i. Main building: One (1) sign identifying building’s name not to exceed 150 square feet.

- ii. Tenants: One (1) square foot of signage per lineal foot of building with or tenant space width along the wall which faces the street on which the business has its main address. The signage is limited to those uses on the ground floor. In addition, tenants on interior and upper floor may utilize canopy hanging (blade) signs. These signs may not exceed (8) square feet.
- iii. Final locations on signs shall be determined by the Vieux Carre Commission.

PROPOSED NEW LANGUAGE OF CZO, SECTION 24.13.G.3.d

24.13.G.3.d RETAIL FACILITIES IN THE VCS AND VCS-1 DISTRICTS

The following regulations apply to signs in the VCS and VCS-1 Districts but only for a retail center owned or controlled by a single entity, not anchored by a major department store, unified by specific architectural theme and consisting of a major public or private space, with more than 55,000 square feet of enclosed gross leasable area and over three (3) stories in height, devoted primarily to diverse retail, food and entertainment facilities:

- i. A multi-tenant structure in these Districts shall be allowed One (1) Identification Sign per side of the building, in the form of a Projecting Sign or a Wall Sign. Signs for this purpose shall be limited to eighteen (18) square feet if a wall sign or eighteen (18) square feet per sign face if a projecting sign.
- ii. Identification Signs may be located on non-building locations, such as on a pedestrian walkway or architectural archway. These signs on architectural elements shall be considered the Identification Sign of subsection i., limited to one per side of the building, counted as the side of the building to which they are adjacent. The location and size of these signs shall be approved by the Vieux Carre Commission.
- iii. In addition, a multi-tenant structure in these Districts shall be allowed Identification Signs in the form of Canopy Signs, which shall be limited to no more than twelve (12) inches in height and a maximum amount of printed area of eight (8) square feet.
- iv. In a multi-tenant structure, each tenant with a leased space over 1,200 square feet shall be permitted one Wall Sign.
 - a. For ground floor tenants, the maximum size of a Wall Sign for each tenant is nine (9) square feet, with said signs being mounted at the ground floor level on the building.
 - b. For tenants above the ground floor, the maximum size of a Wall Sign for each tenant is fourteen (14) square feet, with said signs being mounted above the ground floor level on the building.
 - c. These wall signs shall be permitted, regardless of the location of the tenant within the building, with or without street frontage.
 - d. In no case, may the total amount of wall signs on the structure exceed the multiplier times the linear foot of total business frontage.
 - e. In no case may a single building have more than twelve (12) total wall signs.
- v. In a multi-tenant structure, each tenant with a leased space over 1,200 square feet shall be permitted one (1) projecting sign, the maximum size of which shall be eighteen (18) square feet per sign face. There shall be no more than seven (7) projecting signs on any given side of a building.
- vi. In a multi-tenant structure, a tenant space that is over 6,000 square feet shall be permitted a second projecting sign, the maximum size of which shall be eighteen (18) square feet per sign face.
- vii. Printing on an awning or canopy is limited to thirty percent (30%) of the surface of any side of the canopy.
- viii. Final locations on signs shall be determined by the Vieux Carre Commission.

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
441 Decatur Trust	365 Canal St Suite 2800	New Orleans	LA	70130
501 Rue Decatur LLC Michael C Valent	101 Burgundy St	New Orleans	LA	70112
501 Rue Decaturs LLC William T Finn E	1100 Poydras St Ste 3100	New Orleans	LA	70163
508 Chartres Street LLC	104 Metairie Heights Ave	Metairie	LA	70001
508 Toulouse Development LLC	516 Bienville St Apt 520	New Orleans	LA	70130
510 Wilkinson Loft LLC	211 W 106th St Apt 7A	New York	NY	10025
512 Wilkinson Row LLC	333 W North Ave Suite 406	Chicago	IL	60610
515 Toulouse LLC	620 Decatur St Suite E	New Orleans	LA	70130
533 Toulouse LLC	4100 W Esplanade Ave	Metairie	LA	70002
534 St Louis Partners	104 Metairie HTS	Metairie	LA	70001
537 Toulouse Street LLC	4100 W Esplanade Ave	Metairie	LA	70002
539-A Toulouse LLC	PO Box 57269	New Orleans	LA	70157
539-C Toulouse LLC	2201 Ridgelake Dr	Metairie	LA	70001
539-F Toulouse LLC	2201 Ridgelake Dr	Metairie	LA	70001
609 Chartres St LLC	609 Chartres St	New Orleans	LA	70130
609 Decatur LLC Tina Salles	6238 Canal Blvd	New Orleans	LA	70124
610-618 Chartres LLC	1118 4th St	New Orleans	LA	70130
613 Decatur LLC	422 Canal St Suite 206	New Orleans	LA	70130
615 Toulouse Owner LLC	2105 Dauphine St	New Orleans	LA	70116
616 St Peter St LLC	605 Canal St	New Orleans	LA	70130
625 Chartres LLC	1639 Robert St	New Orleans	LA	70115
Abbas Syed N Abbas Farhat F	117 Chateau Latour Dr	Kenner	LA	70065
Ackermann Investments LLC	210 W Butcher Switch Rd	Lafayette	LA	70507
Adams Gerald Ray	209 Captain H M Shreve Blvd	Shreveport	LA	71115
Alexander A Burgers	Box 693031 McAlister Dr	New Orleans	LA	70118
HNOC Attn Michael Cohn	533 Royal St	New Orleans	LA	70130
Apasra Properties LLC	442 Canal St Ste 206	New Orleans	LA	70130
Arlene Brauns Hargroder	7513 E Sand Pit Rd	Abbeville	LA	70510
Armando I Margan	633 Bluebonnet Dr	Belle Chasse	LA	70037
Baggett Heritage Management	885 Shell Beach Dr	Lake Charles	LA	70601
Bastille Holdings LLC	1420 Veterans Memorial Blvd	Metairie	LA	70005
Bayou Yankee Properties LLC	524 St Louis St	New Orleans	LA	70130
Bill W Wendel	434 Chartres St	New Orleans	LA	70130
Bisjo LLC	PO Box 4570	Monroe	LA	71211
Bosco Enterprises LLC	4782 Highland Rd	Baton Rouge	LA	70808
Bruno Properties LLC Joseph Bruno S	855 Baronne St	New Orleans	LA	70113
C 4 Holding LLC	1000 Bourbon St #313	New Orleans	LA	70116
C E R Realty	422 Chartres St #1	New Orleans	LA	70130
Ccrc 600 Chartres Street LLC	2201 Ridgelake Dr	Metairie	LA	70001
Charles P Martin	121 Colina Crk	Panama City	FL	32413
Charles Steinmuller	2315 Cottonwood Ave	Baton Rouge	LA	70808
Chartres Group LLC	1639 Robert St	New Orleans	LA	70115
CHM Decatur Legacy LLC	449 Jewel St	New Orleans	LA	70124
Clibe LLC	293 Audubon Blvd	New Orleans	LA	70125
Current Resident	100 Toulouse St	New Orleans	LA	70130

Current Resident	211 Conti St	New Orleans	LA	70130
Current Resident	400 N Peters St	New Orleans	LA	70130
Current Resident	400 N Peters St Unit 203	New Orleans	LA	70130
Current Resident	400 N Peters St Unit 209	New Orleans	LA	70130
Current Resident	400 N Peters St Unit 210	New Orleans	LA	70130
Current Resident	400 N Peters St Unit 212	New Orleans	LA	70130
Current Resident	400 Royal St	New Orleans	LA	70130
Current Resident	408 N Peters St	New Orleans	LA	70130
Current Resident	408 Toulouse St	New Orleans	LA	70130
Current Resident	410 Toulouse St	New Orleans	LA	70130
Current Resident	411 Decatur St	New Orleans	LA	70130
Current Resident	413 Decatur St	New Orleans	LA	70130
Current Resident	414 N Peters St	New Orleans	LA	70130
Current Resident	415 Decatur St	New Orleans	LA	70130
Current Resident	416 Chartres St	New Orleans	LA	70130
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Current Resident	418 N Peters St	New Orleans	LA	70130
Current Resident	419 Decatur St	New Orleans	LA	70130
Current Resident	422 Chartres St Unit 101	New Orleans	LA	70130
Current Resident	422 Chartres St Unit 201	New Orleans	LA	70130
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Current Resident	423 Decatur St	New Orleans	LA	70130
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Current Resident	500 Saint Peter St Ste 101	New Orleans	LA	70116
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Current Resident	502 Chartres St	New Orleans	LA	70130
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Current Resident	502 Saint Peter St Apt 301	New Orleans	LA	70116
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Current Resident	504 Chartres St	New Orleans	LA	70130
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Current Resident	506 Chartres St	New Orleans	LA	70130

Current Resident	506 Saint Peter St	New Orleans	LA	70116
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Current Resident	506 Saint Peter St Apt 301	New Orleans	LA	70116
Current Resident	506 Saint Peter St Apt 401	New Orleans	LA	70116
Current Resident	507 Decatur St	New Orleans	LA	70130
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Current Resident	508 Saint Peter St Apt 301	New Orleans	LA	70116
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Current Resident	508 Toulouse St Apt 203	New Orleans	LA	70130
Current Resident	508 Toulouse St Apt 204	New Orleans	LA	70130
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Current Resident	510 Saint Peter St	New Orleans	LA	70116
Current Resident	510 Toulouse St	New Orleans	LA	70130
Current Resident	510 Wilkinson St	New Orleans	LA	70130
Current Resident	510 Wilkinson St Unit 1	New Orleans	LA	70130
Current Resident	510 Wilkinson St Unit 2	New Orleans	LA	70130
Current Resident	510 Wilkinson St Unit 3	New Orleans	LA	70130
Current Resident	510 Wilkinson St Unit 4	New Orleans	LA	70130
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Current Resident	520 Chartres St Apt 2A	New Orleans	LA	70130
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Current Resident	532 Chartres St Unit 4	New Orleans	LA	70130
Current Resident	533 Saint Louis St	New Orleans	LA	70130
Current Resident	533 Toulouse St	New Orleans	LA	70130
Current Resident	534 Chartres St	New Orleans	LA	70130
Current Resident	534 Chartres St Unit 3	New Orleans	LA	70130
Current Resident	534 Chartres St Unit 4	New Orleans	LA	70130
Current Resident	534 Chartres St Unit 5	New Orleans	LA	70130
Current Resident	534 Chartres St Unit 6	New Orleans	LA	70130
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Current Resident	534 Saint Peter St	New Orleans	LA	70116
Current Resident	534 Saint Peter St Apt 201	New Orleans	LA	70116
Current Resident	534 Saint Peter St Apt 301	New Orleans	LA	70116
Current Resident	534 Saint Peter St Apt 401	New Orleans	LA	70130
Current Resident	535 Chartres St	New Orleans	LA	70130
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Current Resident	535 Saint Louis St	New Orleans	LA	70130
Current Resident	536 Chartres St	New Orleans	LA	70130
Current Resident	536 Saint Peter St	New Orleans	LA	70116

Current Resident	536 Toulouse St	New Orleans	LA	70130
Current Resident	537 Chartres St	New Orleans	LA	70130
Current Resident	537 Decatur St Apt 2A	New Orleans	LA	70130
Current Resident	537 Decatur St Apt 3A	New Orleans	LA	70130
Current Resident	537 Decatur St	New Orleans	LA	70130
Current Resident	537 Saint Louis St	New Orleans	LA	70130
Current Resident	537 Toulouse St	New Orleans	LA	70130
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Current Resident	539 Chartres St	New Orleans	LA	70130
Current Resident	539 Decatur St	New Orleans	LA	70130
Current Resident	539 Toulouse St	New Orleans	LA	70130
Current Resident	539 Toulouse St Unit A	New Orleans	LA	70130
Current Resident	539 Toulouse St Unit B	New Orleans	LA	70130
Current Resident	539 Toulouse St Unit C	New Orleans	LA	70130
Current Resident	539 Toulouse St Unit D	New Orleans	LA	70130
Current Resident	539 Toulouse St Unit E	New Orleans	LA	70130
Current Resident	539 Toulouse St Unit F	New Orleans	LA	70130
Current Resident	540 Chartres St	New Orleans	LA	70130
Current Resident	540 Chartres St Ste 201	New Orleans	LA	70130
Current Resident	540 Chartres St Ste 202	New Orleans	LA	70130
Current Resident	540 Chartres St Ste 301	New Orleans	LA	70130
Current Resident	540 Saint Louis St	New Orleans	LA	70130
Current Resident	540 Saint Peter St	New Orleans	LA	70116
Current Resident	540 Saint Peter St Apt 201	New Orleans	LA	70116
Current Resident	540 Saint Peter St Apt 301	New Orleans	LA	70130
Current Resident	540 Saint Peter St Apt 401	New Orleans	LA	70130
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Current Resident	541 Chartres St	New Orleans	LA	70130
Current Resident	541 Decatur St	New Orleans	LA	70130
Current Resident	544 Saint Peter St	New Orleans	LA	70116
Current Resident	544 Saint Peter St Apt 201	New Orleans	LA	70116
Current Resident	544 Saint Peter St Apt 301	New Orleans	LA	70116
Current Resident	544 Saint Peter St Apt 401	New Orleans	LA	70116
Current Resident	546 Saint Peter St	New Orleans	LA	70116
Current Resident	549 Toulouse St	New Orleans	LA	70130
Current Resident	570 Decatur St	New Orleans	LA	70130
Current Resident	600 Chartres St	New Orleans	LA	70130
Current Resident	600 Decatur St	New Orleans	LA	70130
Current Resident	600 Decatur St Ste 101	New Orleans	LA	70130
Current Resident	600 Decatur St Ste 102	New Orleans	LA	70130
Current Resident	600 Decatur St Ste 104	New Orleans	LA	70130
Current Resident	600 Decatur St Ste 106	New Orleans	LA	70130
Current Resident	600 Decatur St Ste 107	New Orleans	LA	70130
Current Resident	600 Decatur St Ste 108	New Orleans	LA	70130

Current Resident	600 Decatur St Ste 110	New Orleans	LA	70130
Current Resident	600 Decatur St Ste 111	New Orleans	LA	70130
Current Resident	600 Decatur St Ste 201	New Orleans	LA	70130
Current Resident	600 Decatur St Ste 206A	New Orleans	LA	70130
Current Resident	600 Decatur St Ste 206B	New Orleans	LA	70130
Current Resident	600 Decatur St Ste 206C	New Orleans	LA	70130
Current Resident	600 Decatur St Ste 206D	New Orleans	LA	70130
Current Resident	600 Decatur St Ste 211C	New Orleans	LA	70130
Current Resident	600 Decatur St Ste 211D	New Orleans	LA	70130
Current Resident	600 Decatur St Ste 214	New Orleans	LA	70130
Current Resident	600 Decatur St Ste 300	New Orleans	LA	70130
Current Resident	600 Decatur St Ste 308	New Orleans	LA	70130
Current Resident	600 Decatur St Ste 350	New Orleans	LA	70130
Current Resident	600 Decatur St Ste 400	New Orleans	LA	70130
Current Resident	600 Decatur St Ste 401	New Orleans	LA	70130
Current Resident	600 Decatur St Ste 500	New Orleans	LA	70130
Current Resident	601 Chartres St	New Orleans	LA	70130
Current Resident	601 Decatur St	New Orleans	LA	70130
Current Resident	602 Chartres St	New Orleans	LA	70130
Current Resident	602 Toulouse St	New Orleans	LA	70130
Current Resident	603 Chartres St	New Orleans	LA	70130
Current Resident	603 Decatur St	New Orleans	LA	70130
Current Resident	604 Chartres St	New Orleans	LA	70130
Current Resident	605 Chartres St	New Orleans	LA	70130
Current Resident	605 Toulouse St	New Orleans	LA	70130
Current Resident	606 Chartres St	New Orleans	LA	70130
Current Resident	606 Toulouse St	New Orleans	LA	70130
Current Resident	607 Chartres St	New Orleans	LA	70130
Current Resident	607 Decatur St	New Orleans	LA	70130
Current Resident	607 Toulouse St	New Orleans	LA	70130
Current Resident	608 Chartres St	New Orleans	LA	70130
Current Resident	609 Decatur St	New Orleans	LA	70130
Current Resident	610 Chartres St	New Orleans	LA	70130
Current Resident	610 Toulouse St	New Orleans	LA	70130
Current Resident	610 Toulouse St Apt 301	New Orleans	LA	70130
Current Resident	611 Chartres St	New Orleans	LA	70130
Current Resident	611 Decatur St	New Orleans	LA	70130
Current Resident	612 Chartres St	New Orleans	LA	70130
Current Resident	613 Decatur St	New Orleans	LA	70130
Current Resident	614 Chartres St	New Orleans	LA	70130
Current Resident	614 Chartres St Apt 1A	New Orleans	LA	70130
Current Resident	614 Chartres St Apt 1B	New Orleans	LA	70130
Current Resident	614 Chartres St Apt 2A	New Orleans	LA	70130
Current Resident	614 Chartres St Apt 2B	New Orleans	LA	70130
Current Resident	614 Chartres St Apt 2C	New Orleans	LA	70130
Current Resident	614 Chartres St Apt 2D	New Orleans	LA	70130
Current Resident	614 Chartres St Apt 2E	New Orleans	LA	70130

Current Resident	614 Toulouse St	New Orleans	LA	70130
Current Resident	615 Chartres St	New Orleans	LA	70130
Current Resident	615 Decatur St	New Orleans	LA	70130
Current Resident	615 Saint Peter St	New Orleans	LA	70116
Current Resident	615 Toulouse St	New Orleans	LA	70130
Current Resident	616 Chartres St	New Orleans	LA	70130
Current Resident	616 Saint Peter St	New Orleans	LA	70130
Current Resident	616 Toulouse St	New Orleans	LA	70130
Current Resident	617 Chartres St	New Orleans	LA	70130
Current Resident	617 Chartres St Apt 2A	New Orleans	LA	70130
Current Resident	617 Chartres St Apt 2B	New Orleans	LA	70130
Current Resident	617 Chartres St Apt 2C	New Orleans	LA	70130
Current Resident	617 Chartres St Apt 2D	New Orleans	LA	70130
Current Resident	617 Decatur St	New Orleans	LA	70130
Current Resident	618 Chartres St	New Orleans	LA	70130
Current Resident	619 Chartres St	New Orleans	LA	70130
Current Resident	619 Chartres St Apt 101	New Orleans	LA	70130
Current Resident	619 Chartres St Apt 102	New Orleans	LA	70130
Current Resident	619 Chartres St Apt 103	New Orleans	LA	70130
Current Resident	619 Chartres St Apt 201	New Orleans	LA	70130
Current Resident	619 Chartres St Apt 202	New Orleans	LA	70130
Current Resident	619 Chartres St Apt 203	New Orleans	LA	70130
Current Resident	619 Decatur St	New Orleans	LA	70130
Current Resident	619 Toulouse St	New Orleans	LA	70130
Current Resident	619 Toulouse St Apt 1A	New Orleans	LA	70130
Current Resident	619 Toulouse St Apt 1B	New Orleans	LA	70130
Current Resident	619 Toulouse St Apt 1C	New Orleans	LA	70130
Current Resident	619 Toulouse St Apt 2A	New Orleans	LA	70130
Current Resident	619 Toulouse St Apt 2B	New Orleans	LA	70130
Current Resident	619 Toulouse St Apt 2C	New Orleans	LA	70130
Current Resident	620 Chartres St	New Orleans	LA	70130
Current Resident	620 Decatur St	New Orleans	LA	70130
Current Resident	620 Decatur St Unit 1A	New Orleans	LA	70130
Current Resident	620 Decatur St Unit 1B	New Orleans	LA	70130
Current Resident	620 Decatur St Unit 1C	New Orleans	LA	70130
Current Resident	620 Decatur St Unit 2A	New Orleans	LA	70130
Current Resident	620 Decatur St Unit 2B	New Orleans	LA	70130
Current Resident	620 Decatur St Unit A	New Orleans	LA	70130
Current Resident	620 Decatur St Unit B	New Orleans	LA	70130
Current Resident	620 Decatur St Unit C	New Orleans	LA	70130
Current Resident	620 Decatur St Unit D	New Orleans	LA	70130
Current Resident	620 Decatur St Unit E	New Orleans	LA	70130
Current Resident	620 Decatur St Unit F	New Orleans	LA	70130
Current Resident	620 Decatur St Unit G	New Orleans	LA	70130
Current Resident	620 Decatur St Unit H	New Orleans	LA	70130
Current Resident	620 Decatur St Unit I	New Orleans	LA	70130
Current Resident	620 Decatur St Unit J	New Orleans	LA	70130

Current Resident	620 Decatur St Unit K	New Orleans	LA	70130
Current Resident	620 Decatur St Unit L	New Orleans	LA	70130
Current Resident	620 Decatur St Unit M	New Orleans	LA	70130
Current Resident	620 Decatur St Unit N	New Orleans	LA	70130
Current Resident	620 Decatur St Unit O	New Orleans	LA	70130
Current Resident	620 Decatur St Unit O1	New Orleans	LA	70130
Current Resident	620 Decatur St Unit O2	New Orleans	LA	70130
Current Resident	620 Decatur St Unit O3	New Orleans	LA	70130
Current Resident	620 Decatur St Unit O4	New Orleans	LA	70130
Current Resident	620 Decatur St Unit O5	New Orleans	LA	70130
Current Resident	620 Decatur St Unit O6	New Orleans	LA	70130
Current Resident	620 Decatur St Unit O7	New Orleans	LA	70130
Current Resident	620 Decatur St Unit P	New Orleans	LA	70130
Current Resident	620 Decatur St Unit Q	New Orleans	LA	70130
Current Resident	620 Decatur St Unit R	New Orleans	LA	70130
Current Resident	620 Decatur St Unit S	New Orleans	LA	70130
Current Resident	620 Decatur St Unit T	New Orleans	LA	70130
Current Resident	620 Decatur St Unit U	New Orleans	LA	70130
Current Resident	620 Decatur St Unit V	New Orleans	LA	70130
Current Resident	620 Decatur St Unit W	New Orleans	LA	70130
Current Resident	620 Decatur St Unit X	New Orleans	LA	70130
Current Resident	620 Decatur St Unit Y	New Orleans	LA	70130
Current Resident	620 Toulouse St	New Orleans	LA	70130
Current Resident	621 Chartres St	New Orleans	LA	70130
Current Resident	621 Saint Louis St	New Orleans	LA	70130
Current Resident	621 Toulouse St	New Orleans	LA	70130
Current Resident	621 Toulouse St Apt 201	New Orleans	LA	70130
Current Resident	621 Toulouse St Apt 202	New Orleans	LA	70130
Current Resident	621 Toulouse St Apt 203	New Orleans	LA	70130
Current Resident	624 Chartres St	New Orleans	LA	70130
Current Resident	625 Chartres St	New Orleans	LA	70130
Current Resident	625 Pirate's Aly	New Orleans	LA	70116
Current Resident	627 Chartres St	New Orleans	LA	70130
Current Resident	627 Decatur St	New Orleans	LA	70130
Current Resident	627 Decatur St Apt 201	New Orleans	LA	70130
Current Resident	627 Decatur St Apt 301	New Orleans	LA	70130
Current Resident	627 Decatur St Apt 401	New Orleans	LA	70130
Current Resident	628 Chartres St	New Orleans	LA	70130
Current Resident	628 Chartres St Apt 201	New Orleans	LA	70130
Current Resident	628 Chartres St Apt 301	New Orleans	LA	70130
Current Resident	628 Chartres St Apt 401	New Orleans	LA	70130
Current Resident	629 Chartres St	New Orleans	LA	70130
Current Resident	629 Chartres St Apt 2A	New Orleans	LA	70130
Current Resident	630 Chartres St	New Orleans	LA	70130
Current Resident	630 Saint Louis St	New Orleans	LA	70130
Current Resident	631 Chartres St	New Orleans	LA	70130
Current Resident	631 Chartres St Apt 1A	New Orleans	LA	70130

Current Resident	631 Chartres St Apt 2A	New Orleans	LA	70130
Current Resident	631 Decatur St	New Orleans	LA	70130
Current Resident	632 Chartres St	New Orleans	LA	70130
Current Resident	632 Chartres St Apt 201	New Orleans	LA	70130
Current Resident	632 Chartres St Apt 301	New Orleans	LA	70130
Current Resident	632 Chartres St Apt 401	New Orleans	LA	70130
Current Resident	632 Chartres St HM	New Orleans	LA	70130
Current Resident	633 Decatur St	New Orleans	LA	70130
Current Resident	633 Decatur St Apt 201	New Orleans	LA	70130
Current Resident	633 Decatur St Apt 301	New Orleans	LA	70130
Current Resident	633 Decatur St Apt 401	New Orleans	LA	70130
Current Resident	635 Decatur St	New Orleans	LA	70116
Current Resident	700 Chartres St	New Orleans	LA	70116
Current Resident	701 Chartres St	New Orleans	LA	70116
Current Resident	715 Chartres St	New Orleans	LA	70116
Current Resident	720 Chartres St	New Orleans	LA	70116
Current Resident	721 Chartres St	New Orleans	LA	70116
Current Resident	731 Decatur St	New Orleans	LA	70116
Current Resident	766 Chartres St	New Orleans	LA	70116
Current Resident	768 Chartres St	New Orleans	LA	70116
Current Resident	770 Chartres St	New Orleans	LA	70116
Current Resident	772 Chartres St	New Orleans	LA	70116
D'ette Frances K Greer	6265 Indian Springs Rd	Loomis	CA	95650
Decatur Acquisition LLC	Pobox 57269	New Orleans	LA	70157
Decatur Realty Corp	PO Box 57269	New Orleans	LA	70157
Denise B Merlone (Trustee)	425 California St 11Th FL	San Francisco	CA	94104
Edmund G Lacour	406 Riveredge Pkwy	Dothan	AL	36303
Friday Properties New Orleans LLC	1209 Cardinal Dr Apt 108	Thibodaux	LA	70301
George L Jones Trustee	4318 Forman Ave	North Hollywood	CA	91602
Gloria L Amedee	532 Chartres St Unit 1	New Orleans	LA	70130
Griffee James F	1232 Bluff Dr	Slidell	LA	70461
Grusha Josephine C De	1128 Sena Dr	Metairie	LA	70005
Harold A McLeod	4915 Rio Vista Dr	Granbury	TX	76049
Holland Amy Jo	207 N Wenona St	Bay City	MI	48706
Jackson Brewery Millhouse LLC	100 Conti St	New Orleans	LA	70130
Jackson Square Investment II LLC	100 Conti St	New Orleans	LA	70130
Jackson Square Investments IV LLC	201 St Charles Ave 46 Floor	New Orleans	LA	70170
Jacqueline C Tuthill	75 Egret St	New Orleans	LA	70124
James A Murphy	1323 Rue Beauvais	Mandeville	LA	70471
Jaxson Group Nola LLC	1115 Main St	La Place	LA	70068
JC and JM Holdings LLC	615 Claymore Dr	Lafayette	LA	70503
JCJ Properties LLC	110 Veterans Blvd Suite 525	Metairie	LA	70005
Jill Marie Savard	1018 Donnell Rd	Broussard	LA	70518
Jmr River Vieux 526 LLC	2 Flowing Wells Ln	Savannah	GA	31411
Johnathan W Stephens	515 St Louis St Unit 8	New Orleans	LA	70130
Joseph Kidwell	2650 Lakeforest Ct	Dallas	TX	75214
Jph-One LLC	620 Decatur St Unit A	New Orleans	LA	70130

K & L Investmentsl L C	534 St Louis St	New Orleans	LA	70130
K-Paul's La Enterprises Inc	P O Box 23342	Harahan	LA	70183
Kemper & Leila Williams Foundation dt	533 Royal St	New Orleans	LA	70130
Kenneth A Bowers	P O Box 8965	Mandeville	LA	70470
Kurt E Schon	510 St Louis St	New Orleans	LA	70130
Kurt M Carleton	106 Vista Dr	Lafayette	LA	70503
Lata's Family Investments LLC	127 Royal St	New Orleans	LA	70130
Linda Stone Revocable Living Trust	2124 Hyde Unit 2	San Francisco	CA	94109
Louis R Altazan	539 Toulouse St	New Orleans	LA	70130
Louisiana CVS Pharmacy LLC Attn: Adm	One CVS Dr	Woonsocket	RI	02895
Mary R Beamer	528 St Louis St Apt 301	New Orleans	LA	70130
Mattie F Ogden Revocable Trust	312 Murray Rd	West Palm Beach	FL	33405
McGriff Timothy M Jr	6930 Oak Point Ln	Fairhope	AL	36532
Michael D Krochak	456 W 167th St Apt 7C	New York	NY	10032
Michael W Long	7760 Sagebrush Dr	Sandy Springs	GA	30350
Micheal D Krochak	456 W 167 TH St Apt 7C	New York	NY	10032
Ms Jane Ann's Quarter Quarters LLC	620 Decatur St Apt 5F	New Orleans	LA	70130
New Orleans Steamboat Co	600 Decatur St Suite 308	New Orleans	LA	70130
Nicholas G Mosca	1549 Verna Ct	New Orleans	LA	70119
Nola Jax LLC	706 Ross St	Oak Grove	LA	71263
Nolapy LLC	620 Decatur St Unit 1	New Orleans	LA	70130
Pamela Sunseri Ward	620 Decatur St Unit O	New Orleans	LA	70130
Pawlowych Arkadius R	528 St Louis St Apt 201	New Orleans	LA	70130
Pete G Konos	911 Eagle Dr	Houma	LA	70364
Peter S Escamilla	9307 Big Geronimo	San Antonio	TX	78254
Petit Theatre Du Vieux Carre Le	616 St Peter St	New Orleans	LA	70116
Petrilli Anthony G SR	6255 Scherff Rd	Orchard Park	NY	14127
Project Lazarus Homes	7887 Walmsley Ave	New Orleans	LA	70125
Rachael C Kinberger	620 Decatur St Unit P	New Orleans	LA	70130
Rahul Properties LLC	129 Royal St	New Orleans	LA	70130
Rania MK LLC	104 Metairie HTS	Metairie	LA	70001
Richmond Place Realty LLC	12 Richmond Pl	New Orleans	LA	70115
Rizzuto 617 Decatur LLC	200 Bourbon St	New Orleans	LA	70130
Roy G Bruno	515 St Louis St Unit 6	New Orleans	LA	70130
Roy Investment Properties LLC	P O Box 363	Marksville	LA	71351
Omni Hotels Corp C/O TRT Holdings Ir	4001 Maple Ave Suite 600	Dallas	TX	75219
Rutland Street Partners LLC	80306 Quail Holw	Bush	LA	70431
Sandbridge LLC	6901 Mountain Trl	Austin	TX	78732
Scott C Hahl	10853 Cedar Rd	Chesterland	OH	44026
Scott C Suzuki Trust and Jenny U Suzu	632 Kumukahi Pl	Honolulu	HI	96825
Sgh-Decatur Property LLC	527 Decatur St	New Orleans	LA	70130
Sidney Mayer Bach Trust C/O Lucky La	425 Kimberly Ave	Asheville	NC	28804
Sonya Lacombe	534 Chartres Unit 3	New Orleans	LA	70130
Square Jackson	701 Decatur St	New Orleans	LA	70116
St Louis St Properties LLC	104 Metairie Heights Ave	Metairie	LA	70001
St Louis Stllc 520	440 Chartres St	New Orleans	LA	70130
State Of Louisiana-Dotd	1201 Capitol Access Rd	Baton Rouge	LA	70802

Supreme Court Parking LLC C/O Edmo	P O Box 5249	Abita Springs	LA	70420
Syed N Assas Farhat F Abbas	117 Chateau Latour Dr	Kenner	LA	70065
The City Of New Orleans	1300 Perdido St Room 5W17	New Orleans	LA	70112
The French Eighth (Walgreens)	P O Box 1159	Deerfield	IL	60015
The Joel and Ilima Harris Family Trust	950 Douglas Ct	Clayton	CA	94517
The Langston-Casteel Family Trust	283 Lake Cir	Madison	MS	39110
The Napoleon Corporation DBA The Na	500 Chartres St	New Orleans	LA	70130
The Spruce Pine Trust	2970 Peachtree Rd NW Suite 265	Atlanta	GA	30305
Ty Daniel Abrahams	515 St Louis St Unit 3	New Orleans	LA	70130
Big Thicket Land Office	P O Box 7408	Beaumont	TX	77706
Vtm Properties LLC	201 Carroll St	Mandeville	LA	70448
Walker S Kimball	200 Mending Walls Rd	Manchester Center	VT	05255
Walter Dickinson Liebkemann	8 Flagship Cir	Greensboro	NC	27455
Vee Services Inc	11700 Preston Rd #660-193	Dallas	TX	75230
Wilkinson Group LLC	13 Rosedown Ct	New Orleans	LA	70131
William Arthur Jones	3106 Devine St	Columbia	SC	29205
William M Grace	P O Box 1549	Cave Creek	AZ	85327
William S Everitt	5106 Kelsey	Dallas	TX	75229
Wise Buying One LLC	532 Chartres St Unit 1	New Orleans	LA	70130
Wwtj LLC	P O Box 1370	Gretna	LA	70054

NPP Letter - 600 Decatur Street

2 messages

Avery Foret <avery@shermanstrategiesllc.com>

Tue, Feb 10, 2026 at 2:03 PM

To: Freddie King <Freddie.King@nola.gov>, Winston C Fiore <Winston.Fiore@nola.gov>

Hello Councilmember King and Mr. Fiore,

I am attaching an NPP letter related to a signage text amendment for 600 Decatur Street. Notably, this amendment would only impact the 600 Decatur building - as you will see it is narrowly written.

Of course, reach out to our office any time and have a happy and safe Mardi Gras.

-Avery

--

Avery Foret, Esq.

Direct 504.301.5228

avery@shermanstrategiesllc.com**Sherman Strategies**

800 Baronne St.

New Orleans, LA 70113

www.shermanstrategiesllc.com

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 **NPP letter final 2-10-26.pdf**
167K**Freddie King** <Freddie.King@nola.gov>

Tue, Feb 10, 2026 at 3:24 PM

To: Avery Cootes <avery@shermanstrategiesllc.com>, Winston C Fiore <Winston.Fiore@nola.gov>

Good afternoon Ms. Foret,

Your email has been received and read.

Thank you,

Freddie King III

Councilmember District C

[City of New Orleans](http://www.cityofneworleans.gov)

1300 Perdido Street | 2W70 | New Orleans, LA 70112

Office: 504.658.1030 Cell: 504.975.2869

Freddie.King@nola.gov

From: Avery Foret <avery@shermanstrategiesllc.com>

Sent: Tuesday, February 10, 2026 2:03 PM

To: Freddie King <Freddie.King@nola.gov>; Winston C Fiore <Winston.Fiore@nola.gov>

Subject: NPP Letter - 600 Decatur Street

[Quoted text hidden]

 **NPP letter final 2-10-26.pdf**
167K



Avery Foret <avery@shermanstrategiesllc.com>

NPP list request

Avery Foret <avery@shermanstrategiesllc.com>

Thu, Feb 5, 2026 at 1:24 PM

To: Cameron Boissiere <Cameron.Boissiere@nola.gov>

Cc: Stephen Kroll <skroll@nola.gov>, Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>, Sheila Tahvildari <sheila@shermanstrategiesllc.com>

I am also attaching our draft NPP letter for review and approval.

Thanks,

[Quoted text hidden]

 **NPP letter draft 2-5-26.docx**
3350K



Avery Foret <avery@shermanstrategiesllc.com>

600 Decatur Signage zoning request

Avery Foret <avery@shermanstrategiesllc.com>

Tue, Feb 10, 2026 at 1:51 PM

To: "erinholmes@vcpora.org" <erinholmes@vcpora.org>

Cc: Vieux Carre <info@vcpora.org>, Sheila Tahvildari <sheila@shermanstrategiesllc.com>

Hi Erin,

I hope you are well! I am sending an NPP letter re: a proposed text amendment to a signage section, specifically for the Millhouse building at 600 Decatur Street. The meeting isn't for several weeks, but we are getting notice out early given Mardi Gras.

I'd also love to meet to discuss if you have time during the week of the 23rd. Just let me know and have a Happy Mardi Gras!

--

Avery Foret, Esq.

Direct 504.301.5228

avery@shermanstrategiesllc.com

Sherman Strategies

800 Baronne St.

New Orleans, LA 70113

www.shermanstrategiesllc.com

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 **NPP letter final 2-10-26.pdf**

167K



Avery Foret <avery@shermanstrategiesllc.com>

NPP Letter - 600 Decatur Street Signage

1 message

Avery Foret <avery@shermanstrategiesllc.com>
To: info@frenchquartercitizens.org

Tue, Feb 10, 2026 at 2:01 PM

Hello Mr. Bilby,

I am one of the land use attorneys at Sherman Strategies. We work with the Berger Company and are assisting them in requesting a zoning text amendment for a section in the signage code. To that end, I am attaching an NPP letter for a meeting a few weeks from now. Please let us know if we can answer any questions ahead of the meeting and we are always happy to meet with you at any time in addition to the NPP.

Have a lovely Mardi Gras,

--

Avery Foret, Esq.
Direct 504.301.5228
avery@shermanstrategiesllc.com

Sherman Strategies
800 Baronne St.
New Orleans, LA 70113
www.shermanstrategiesllc.com

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 **NPP letter final 2-10-26.pdf**
167K



Building/Construction
Related Permit



Received by _____
Sign Provided _____ Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

Covid-19 Submittal Protocol: Please submit complete applications via email to CPCinfo@nola.gov. Applicants without the ability to submit via email should contact (504) 658-7100 to make alternative arrangements. 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. _____

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name _____

Applicant Address _____

City _____ State _____ Zip _____

Applicant Contact Number _____ Email _____

PROPERTY OWNER INFORMATION SAME AS ABOVE

Property Owner Name _____

Property Owner Address _____

City _____ State _____ Zip _____

Property Owner Contact Number _____ Email _____

SPECIFIC ZONING REQUEST

PROPERTY LOCATION

Square Number(s) _____ Lot Number(s) _____

Bounding Streets _____

Zoning _____ Municipal District _____

Tax Bill Number _____ Planning District _____

DESCRIPTION OF PROJECT (Attachments are acceptable)



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 _____ Date _____

Agent Signature *[Signature]* *Avery Foret* Date *3-5-26*

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.


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 *5TH* day of *MARCH*

My Commission expires *@ DEATH*

[Signature]

 Miles L. Granderson
 Orleans Parish, Louisiana
 Notary Public
 Commission No. 148722
 My Commission Expires at death

EXISTING LANGUAGE OF CZO, SECTION 24.13.G.3.d

24.13.G.3.d RETAIL FACILITIES IN THE VCS AND VCS-1 DISTRICTS

The following regulations apply to signs in the VCS and VCS-1 Districts but only for a retail center owned or controlled by a single entity, not anchored by a major department store, unified by specific architectural theme and consisting of a major public or private space, with more than 55,000 square feet of enclosed gross leasable area devoted primarily to diverse retail, food and entertainment facilities:

- i. Main building: One (1) sign identifying building's name not to exceed 150 square feet.
- ii. Tenants: One (1) square foot of signage per lineal foot of building with or tenant space width along the wall which faces the street on which the business has its main address. The signage is limited to those uses on the ground floor. In addition, tenants on interior and upper floor may utilize canopy hanging (blade) signs. These signs may not exceed (8) square feet.
- iii. Final locations on signs shall be determined by the Vieux Carre Commission.

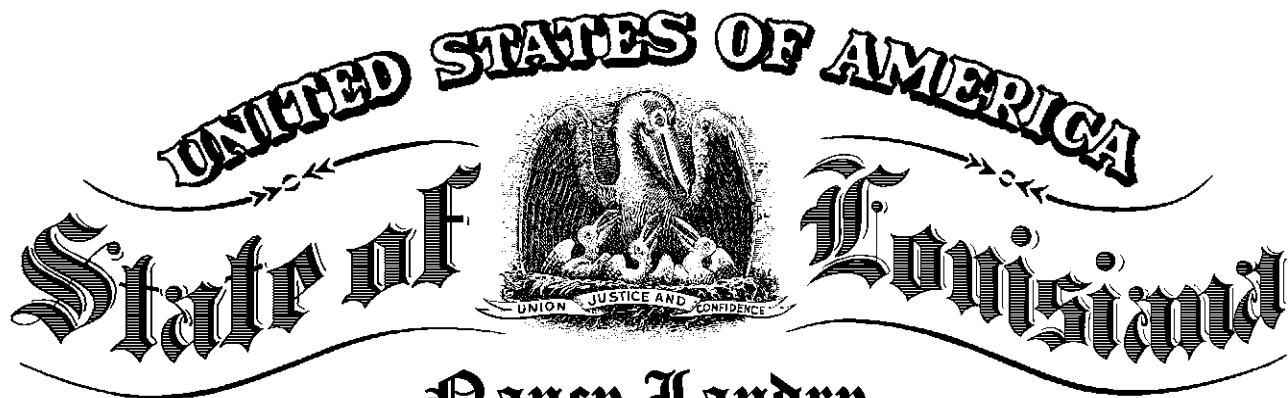
PROPOSED NEW LANGUAGE OF CZO, SECTION 24.13.G.3.d

24.13.G.3.d RETAIL FACILITIES IN THE VCS AND VCS-1 DISTRICTS

The following regulations apply to signs in the VCS and VCS-1 Districts but only for a retail center owned or controlled by a single entity, not anchored by a major department store, unified by specific architectural theme and consisting of a major public or private space, with more than 55,000 square feet of enclosed gross leasable area and over three (3) stories in height, devoted primarily to diverse retail, food and entertainment facilities:

- i. A multi-tenant structure in these Districts shall be allowed One (1) Identification Sign per side of the building, in the form of a Projecting Sign or a Wall Sign. Signs for this purpose shall be limited to eighteen (18) square feet if a wall sign or eighteen (18) square feet per sign face if a projecting sign.
- ii. Identification Signs may be located on non-building locations, such as on a pedestrian walkway or architectural archway. These signs on architectural elements shall be considered the Identification Sign of subsection i., limited to one per side of the building, counted as the side of the building to which they are adjacent. The location and size of these signs shall be approved by the Vieux Carre Commission.

- iii. In addition, a multi-tenant structure in these Districts shall be allowed Identification Signs in the form of Canopy Signs, which shall be limited to no more than twelve (12) inches in height and a maximum amount of printed area of eight (8) square feet.
- iv. In a multi-tenant structure, each tenant with a leased space over 1,200 square feet shall be permitted one Wall Sign.
 - a. For ground floor tenants, the maximum size of a Wall Sign for each tenant is nine (9) square feet, with said signs being mounted at the ground floor level on the building.
 - b. For tenants above the ground floor, the maximum size of a Wall Sign for each tenant is fourteen (14) square feet, with said signs being mounted above the ground floor level on the building.
 - c. These wall signs shall be permitted, regardless of the location of the tenant within the building, with or without street frontage.
 - d. In no case, may the total amount of wall signs on the structure exceed the multiplier times the linear foot of total business frontage.
 - e. In no case may a single building have more than twelve (12) total wall signs.
- v. In a multi-tenant structure, each tenant with a leased space over 1,200 square feet shall be permitted one (1) projecting sign, the maximum size of which shall be eighteen (18) square feet per sign face. There shall be no more than seven (7) projecting signs on any given side of a building.
- vi. In a multi-tenant structure, a tenant space that is over 6,000 square feet shall be permitted a second projecting sign, the maximum size of which shall be eighteen (18) square feet per sign face.
- vii. Printing on an awning or canopy is limited to thirty percent (30%) of the surface of any side of the canopy.
- viii. Final locations on signs shall be determined by the Vieux Carre Commission.



Nancy Landry
SECRETARY OF STATE

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

the attached document(s) of

MMJSS HOLDINGS, L.L.C.

are true and correct and are filed in the Louisiana Secretary of State's Office.

46261732K	ORIGF	12/26/2024	3 page(s)
46777618	25 AR	12/9/2025	1 page(s)

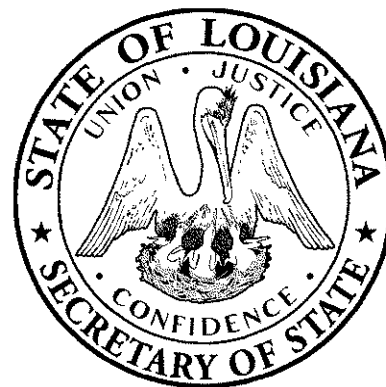
In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

March 3, 2026

Nancy Landry

Secretary of State

WEB 46261732K



Certificate ID: 12159971#RWM73

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

STATE OF LOUISIANA
ARTICLES OF ORGANIZATION

(R.S. 12:1301)

1. The name of this limited liability company is:

MMJSS HOLDINGS, L.L.C.

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):

PERPETUAL

4. The company is:

MANAGER-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: MARY PAT BAROUSSE (12/26/2024)

TITLE: ORGANIZER

LIMITED LIABILITY COMPANY INITIAL REPORT

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

The name of this limited liability company is:

MMJSS HOLDINGS, L.L.C.

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

100 CONTI STREET
NEW ORLEANS, LA, 70130

Mailing Address:

100 CONTI STREET
NEW ORLEANS, LA, 70130

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:

MICHAEL SCHNEIDER
909 POYDRAS STREET STE 3150
NEW ORLEANS, LA, 70112

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

BERGER MANAGEMENT, L.L.C. (MANAGER)
100 CONTI STREET
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: MARY PAT BAROUSSE (12/26/2024)

TITLE: ORGANIZER






Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 46261732K

Charter Name: MMJSS HOLDINGS, L.L.C.

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
12/26/2024	MICHAEL SCHNEIDER	MICHAEL SCHNEIDER

<p>Nancy Landry Secretary of State</p> 	<p>LIMITED LIABILITY COMPANY ANNUAL REPORT For Period Ending 12/26/2025</p>	 46261732K  2025		
<p>Mailing Address Only (INDICATE CHANGES TO THIS ADDRESS IN THIS BOX)</p> <p>46261732 K MMJSS HOLDINGS, L.L.C.</p> <p>100 CONTI STREET NEW ORLEANS, LA 70130</p>	<p>1</p>	<p>(INDICATE CHANGES TO THIS ADDRESS IN THIS BOX)</p> <p>Registered Office Address in Louisiana (Do not use P. O. Box)</p> <p>100 CONTI STREET NEW ORLEANS, LA 70130</p>		
		<p>Federal Tax ID Number</p>		
<p>Our records indicate the following registered agents for the company. Indicate any changes or deletions below. All agents must have a Louisiana address. Do not use a P. O. Box. A</p> <p>NEW REGISTERED AGENT REQUIRES A NOTARIZED SIGNATURE</p> <p>MICHAEL SCHNEIDER 909 POYDRAS STREET STE 3150 NEW ORLEANS, LA 70112</p>				
<p>I hereby accept the appointment of registered agent(s).</p>	<p>Sworn to and subscribed before me on NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #</p>			
<p>New Registered Agent Signature</p>	<p>Notary Signature</p>	<p>Date</p>		
<p>This report reflects a maximum of three members/managers for the company. Indicate any changes or deletions below. Include a listing of all names and addresses. Do not use a P. O. Box. If additional space is needed attach an addendum. <i>Officer titles, such as president or secretary are not acceptable.</i></p>				
<p>BERGER MANAGEMENT, L.L.C. 100 CONTI STREET NEW ORLEANS, LA 70130</p>	<p>Manager</p>			
<p>The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to the fine or imprisonment or both under R.S. 14:133.</p>				
<p>SIGN →</p>	<p>To be signed by a manager, member, or agent</p> <p>Martha F. Heausler (SIGNED ELECTRONICALLY)</p>	<p>Title</p> <p>Secretary/Treasurer of Manager</p>	<p>Phone</p>	<p>Date</p> <p>12/09/2025</p>
	<p>Signee's address</p>	<p>Email Address</p> <p>ON FILE</p>		<p>(For Office Use Only)</p>
<p>Enclose filing fee of \$30.00</p> <p>Make remittance payable to Secretary of State Do Not Send Cash Do Not Staple</p> <p>web site: www.sos.louisiana.gov</p>		<p>Return by: 12/26/2025</p> <p>To: Commercial Division P. O. Box 94125 Baton Rouge, LA 70804-9125 Phone (225) 925-4704</p>		<p>DO NOT STAPLE</p>
				<p>1</p>

UNSIGNED REPORTS WILL BE RETURNED

WRITTEN CONSENT

OF

BERGER MANAGEMENT, L.L.C.

Berger Management, L.L.C., a Louisiana limited liability company (the "Company"), acting through the unanimous written consent of the Company's undersigned Managers, constituting its Board of Managers (the "Board"), does hereby adopt the following resolutions on behalf of the Company.

WHEREAS, the Company is the manager of several affiliated entities (the "Affiliated Entities");

WHEREAS, in order to assist the Company in carrying out its role as the manager of the Affiliated Entities, the Board desires to provide standing authority to certain of its representatives to carry out the Board's decisions, including executing documents and taking other actions for and on behalf of the Company, in its own capacity and in its capacity as the manager of the Affiliated Entities.

NOW THEREFORE, BE IT:

RESOLVED, that one or more of Darryl Berger, Ryan Berger, Ben Tiller or Martha Heausler (each an "Authorized Representative"), each acting alone, hereby is authorized, empowered and directed, on behalf of the Company, acting on its own behalf and/or in its capacity as the manager of an Affiliated Entity, to (a) do all such acts, deeds and things as the Authorized Representative may in his or her sole discretion, deem necessary or advisable on behalf of the Company, in its capacity as the manager of an Affiliated Entity, to carry out the Board's decisions with respect to the Affiliated Entities, and (b) execute and deliver any and all documents, instruments and agreements, as the Authorized Representative may in his or her sole discretion deem necessary or advisable on behalf of the Company, in its capacity as the manager of an Affiliated Entity, to carry out any decision or transaction approved by the Board.

RESOLVED FURTHER, that each Authorized Representative, acting alone, is authorized and directed to execute and deliver such other documents and to take or cause to be taken all such further actions, and to incur all such fees and expenses, as in his or her judgment shall be necessary or advisable in order to carry out fully the intent and purposes of the foregoing resolutions and that the performance of such acts by any one of the Authorized Representatives shall be conclusive evidence of the approval thereof and the authority therefor by and for the Company for itself and/or on behalf of an Affiliated Entity.

RESOLVED FURTHER, that nothing herein is intended to detract from the authority of the Board but is instead authorization for any one of the Authorized Representatives to carry out a decision of the Board.

IN WITNESS WHEREOF, each of the undersigned Managers of the Company has executed this Written Consent on the date stated beneath his/her respective signature line, effective as of November 30, 2020.



Darryl D. Berger, Manager

Date of Signature: _____



Louellen A. Berger, Manager

Date of Signature: _____



Allison B. Tiller, Manager

Date of Signature: _____

Darryl D. Berger, Jr., Manager

Date of Signature: _____

Brandon B. Berger, Manager

Date of Signature: _____



Ryan R. Berger, Manager

Date of Signature: 11/24/2020

The undersigned Manager of Berger Management, L.L.C. hereby certifies that (a) the subscribers to the forgoing Written Consent of Berger Management, L.L.C. constitute all of the members of the Board of Managers of Berger Management, L.L.C., (b) the above and foregoing resolutions were duly adopted by the Board of Managers of Berger Management, L.L.C, have not been rescinded or modified and are in full force and effect on the date hereof, and (c) I am a duly qualified Manager of Berger Management, L.L.C.



Print Name: Darryl D. Berger

Date: November 30, 2020

IN WITNESS WHEREOF, each of the undersigned Managers of the Company has executed this Written Consent on the date stated beneath his/her respective signature line, effective as of November ____, 2020.

Darryl D. Berger, Manager
Date of Signature: _____

Louellen A. Berger, Manager
Date of Signature: _____

Allison B. Tiller, Manager
Date of Signature: _____

Darryl D. Berger, Jr., Manager
Date of Signature: _____

Darryl Berger
11/25/20

Brandon B. Berger, Manager
Date of Signature: _____

Ryan R. Berger, Manager
Date of Signature: _____

The undersigned Manager of Berger Management, L.L.C. hereby certifies that (a) the subscribers to the forgoing Written Consent of Berger Management, L.L.C. constitute all of the members of the Board of Managers of Berger Management, L.L.C., (b) the above and foregoing resolutions were duly adopted by the Board of Managers of Berger Management, L.L.C, have not been rescinded or modified and are in full force and effect on the date hereof, and (c) I am a duly qualified Manager of Berger Management, L.L.C.

Print Name: _____

Date: _____

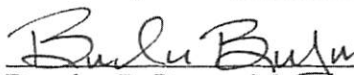
IN WITNESS WHEREOF, each of the undersigned Managers of the Company has executed this Written Consent on the date stated beneath his/her respective signature line, effective as of November ____, 2020.

Darryl D. Berger, Manager
Date of Signature: _____

Louellen A. Berger, Manager
Date of Signature: _____

Allison B. Tiller, Manager
Date of Signature: _____

Darryl D. Berger, Jr., Manager
Date of Signature: _____



Brandon B. Berger, Manager
Date of Signature: 11-24-20

Ryan R. Berger, Manager
Date of Signature: _____

The undersigned Manager of Berger Management, L.L.C. hereby certifies that (a) the subscribers to the forgoing Written Consent of Berger Management, L.L.C. constitute all of the members of the Board of Managers of Berger Management, L.L.C., (b) the above and foregoing resolutions were duly adopted by the Board of Managers of Berger Management, L.L.C, have not been rescinded or modified and are in full force and effect on the date hereof, and (c) I am a duly qualified Manager of Berger Management, L.L.C.

Print Name: _____
Date: _____