

**City Planning Commission
Staff Report
Tuesday, August 26, 2025**

Zoning Docket 044-25

Prepared by: Valerie McMillan

Date: 8/27/2025

Deadline for CPC action: 10/25/2025

CC Deadline: 60 days from receipt

City Council District: E - Thomas

Applicant: Chef Menteur Mall LLC

Request: Conditional use to permit a bar in a C-1 General Commercial District and District and the ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District.

Property Description: Square 2200, Lot F, in the Third Municipal District, bounded by Grant Street, Hickerson Drive, Citrus Drive and Chef Menteur Highway

Address: 9511 Chef Menteur Hwy

Description

The petitioned site is located along Chef Menteur Hwy in New Orleans. East. The applicant proposes to convert the former bakery to a bar. The petitioned lot has an area of 139,908 square feet. The site is in a single-story commercial strip mall building with a total area of 48,467 square feet. The proposed bar will occupy 2,200 square feet.

Figure 1: Zoning Map

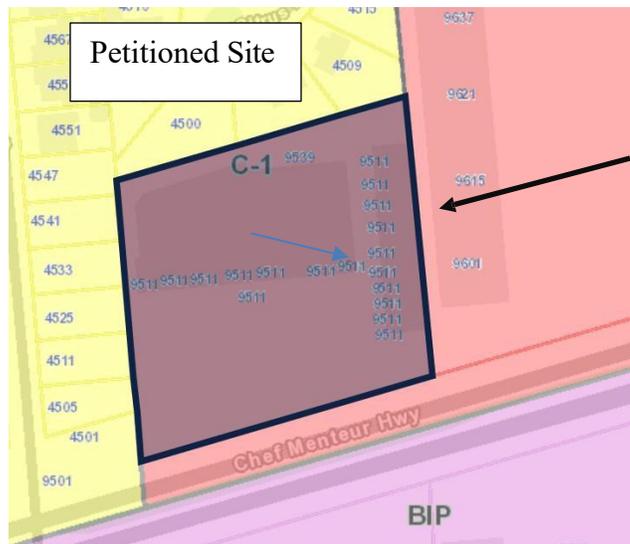
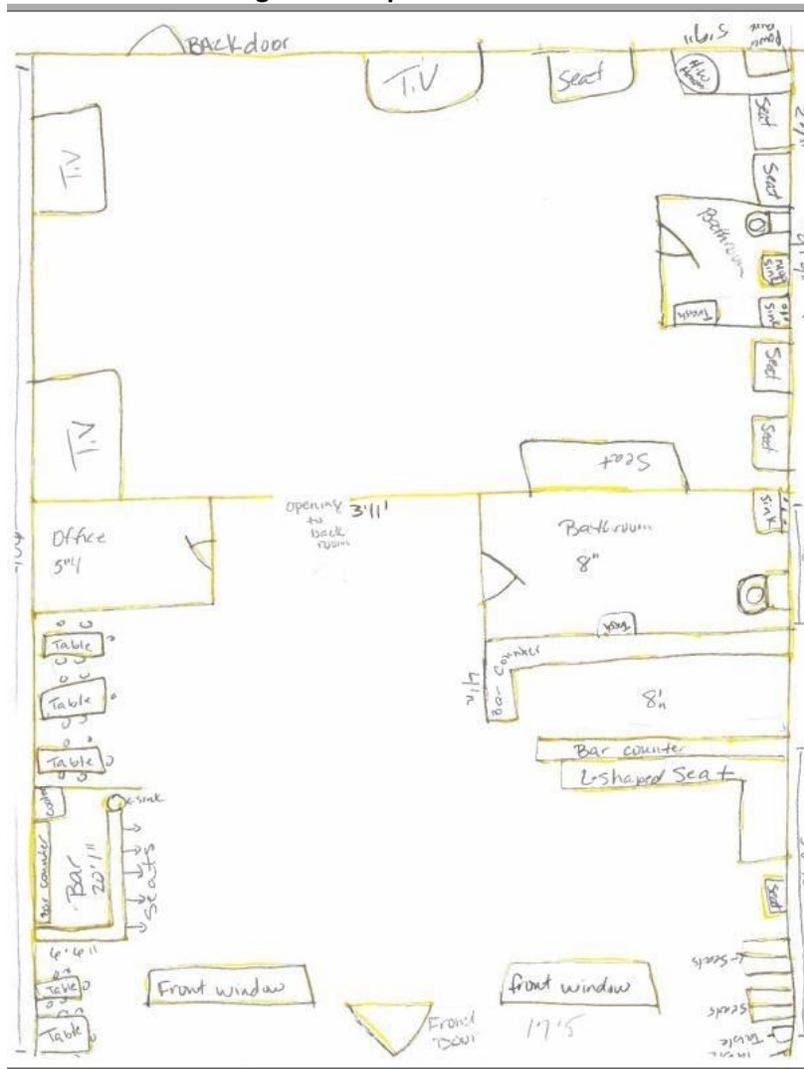


Figure 2: Proposed Floor Plan



Reason for Commission Review

Per **Article 15, Section 15.2.A**, and **Article 18, Section 18.4.A**, bars are a conditional use in in the C-1 General Commercial zoning district and the ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay 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

Use Standards

Bars are subject to the use standards in **Article 20, Section 20.3.G** of the Comprehensive Zoning Ordinance. Staff recommends the following proviso, which reiterates those standards:

- In Accordance with **Article 20, Section 20.3.G** of the Comprehensive Zoning Ordinance, the applicant shall meet the following standards:

1. A bar shall submit a security and operation plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies, with the following:
 - a. For bars with an outdoor component, the plan shall include provisions regarding how the facility will control the sales of alcoholic beverages to ensure consumption on-premises.
 - b. The bar shall provide exterior security cameras, the location of which shall be indicated in the plan.
2. A bar shall submit a noise abatement plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies.
3. On-site winery, micro-brewing and micro-distillery facilities are allowed in bars. If a bar contains a winery, brewery or distilling facility on-site, a floor plan indicating the area reserved for wine-making, brewing or distilling shall be submitted along with a description of the facility and capacity.
4. Bars shall submit a summary of the number and location of places of worship, educational facilities, and parks and playgrounds within three-hundred (300) feet of the proposed location.
5. Unless otherwise permitted by law, retail sales of packaged alcoholic beverages for consumption off the premises is prohibited.
6. Bars with live entertainment are also subject to the standards of this Article. Live entertainment is a separate principal use and subject to separate approval.
7. If the bar plans an increase in intensity, such as an expansion of floor area or increase in permitted occupancy, the security and operation plan shall be updated and resubmitted for approval. The revised security and operation plan shall be approved prior to the issuance of any permits.
8. Security and operation plans may be revised by the property owner or licensed operator. New plans shall be resubmitted for approval.

Development Standards

The petitioned site is located within a C-1 General Commercial District and is subject to the requirements of **Article 15, Section 15.3** of the Comprehensive Zoning Ordinance. Since the site is already developed and no new construction is proposed, any deficiencies of these requirements are non-conforming conditions which may be retained.

Parking Requirements

Per **Article 22, Section 22.4.AC (Table 22-2)** states that bars must provide one off-street parking space per 500 square feet of floor area, which is the same requirement for the previous bakery. With a floor area of 2,200 square feet, the site is required to provide five off-street parking spaces. The site currently provides more than five parking spaces in a shared parking lot. Per **Article 22, Section 22.4.A (Table 22-1)**, sites in Commercial Districts are allowed to count on-street parking spaces towards their parking requirement. Thus, no additional parking spaces are required.

Anticipated impact on surrounding land uses

The proposed bar component is compatible with the mixed-use commercial character of the surrounding area. The main impacts from a bar are demand for parking, noise, and generalized activity, such as movement of people into and out of the facility. A bar's land use impacts are generally appropriate in

commercial contexts, as commercial districts are intended for restaurants, bars, reception facilities, and similar businesses, and there's an expectation of parking demand, noise, and commercial activity. The site is located on Chef Menteur Hwy., which is a major two-way thoroughfare. There are two lanes of traffic in each direction, separated by a median, with on-street parking located on each side of the street and could easily handle any influx in traffic or parking caused by the proposed use.

The site is directly adjacent to residences, so if activity and noise spill out of the building, it will affect those residents. However, with proper management and the enforcement of use standards for bars, any potential negative impacts can be mitigated.

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 "Neighborhood Commercial." The goal, range of uses, and development character for that designation are copied below.

NEIGHBORHOOD COMMERCIAL

Goal: Provide areas for small-scale, neighborhood-oriented commercial development that enhances the pedestrian character and convenience of neighborhoods by allowing commercial establishments in select locations within walking distance to surrounding residential areas.

Range of Uses: Retail and professional service establishments serving local neighborhood area residents. Single and two-family dwellings are allowed. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Common uses include small groceries, restaurants, barber shops/salons, clothing boutiques, banks, pharmacies, and small health professional offices. Conversion to multifamily, commercial, or mixed use may be allowed for certain existing historical institutional or other non-residential buildings.

Development Character: Buildings are oriented to the sidewalk (parking in rear where possible) with maximum heights related to the character of the street. Landscaping is required for parking lots facing the street. Incorporate risk reduction and adaptation strategies in the built environment.

The proposed conditional use is **consistent with** the goal and range of uses of the **Neighborhood Commercial** future land use category which allows neighborhood serving commercial establishments, such as neighborhood bars.

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 C-1 General Commercial District. The purpose of the C-1 District is intended to provide for a variety of commercial uses to serve neighboring residential uses. The proposal to operate a bar at the site would be consistent with the surrounding area and would achieve the goals of the current zoning district.

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.

This standard is met.

The proposal meets associated use standards and will meet all environmental performance standards listed in **Article 21, Section 21.3.**

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 is to occupy an existing commercial structure and abuts other commercial and residential uses. The use standards imposed on bars, will ensure that it does not negatively affect surrounding development.

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

Variances are not required for this request.

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.

Potential adverse impacts such as loitering, litter, or obnoxious behavior that may be associated with bars, can be mitigated with proper management and the enforcement of required use standards for bars.

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 044-25 subject to two (2) provisos:

Provisos

1. In Accordance with **Article 20, Section 20.3.G** of the Comprehensive Zoning Ordinance, the applicant shall meet the following standards:
 1. A bar shall submit a security and operation plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies, with the following:
 - a. For bars with an outdoor component, the plan shall include provisions regarding how the facility will control the sales of alcoholic beverages to ensure consumption on-premises.
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permitted occupancy, the security and operation plan shall be updated and resubmitted for approval. The revised security and operation plan shall be approved prior to the issuance of any permits.

8. Security and operation plans may be revised by the property owner or licensed operator. New plans shall be resubmitted for approval.

2. 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 of approval. The applicant spoke in support of the request. There was public comment in support of the request. There was discussion as to why the applicant's name on the report differed from the name that was presented at the hearing. Staff confirmed this was a typo and has updated the report to reflect the applicant's appropriate name.

Commissioner Joshi-Gupta made a motion for approval, which was seconded by Commissioner Flick and unanimously adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 044/25 IS HEREBY RECOMMENDED FOR APPROVAL. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

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YEAS: Brown, Flick, Joshi-Gupta, Steeg, Stewart, Witry

NAYS:

ABSENT: Jordan, Lunn



City of New Orleans Property Viewer
9511 CHEF MENTEUR HWY, LA, 70127



PROPERTY INFORMATION

Building Number

Unit Number

Site Address
 9511 Chef Menteur Hwy, LA, 70127

First Owner Name
 CHEF MENTEUR MALL LLC

Second Owner Name

Mailing Address
 4044 OLD GENTILLY RD

Mailing City
 NEW ORLEANS

Mailing State
 LA

Mailing Zip 5
 70126

Mailing Zip +4
 0000

Use Code

Property Description
 GENTILLY RD L S LOT F PTS 69 & 71 CHEF MENTEUR HWY. 393' X 356'; STRIP SHOPPING CENTER (2 BLDGS). 12 BUSINESSES SEE E REC 9511-45 CHEF MENTEUR HWY

GeoPIN
 41099358

Tax Bill ID
 39W920525

Lot
 F

Square

BLOCK
 0

PARID
 9511-CHEFMENTEURHW

Parcel Area (sq.ft.)
 139908

Parcel Dimensions (ft.)
 1X1

Assessor Records and Sales/Transfer Information (<https://beacon.schneidercorp.com/Application.aspx?AppID=979&LayerID=19792&PageTypeID=4&PageID=8663&Q=1886938444&KeyValue=9511-CHEFMENTEURHW>)

ZONING

Zoning District
 C-1

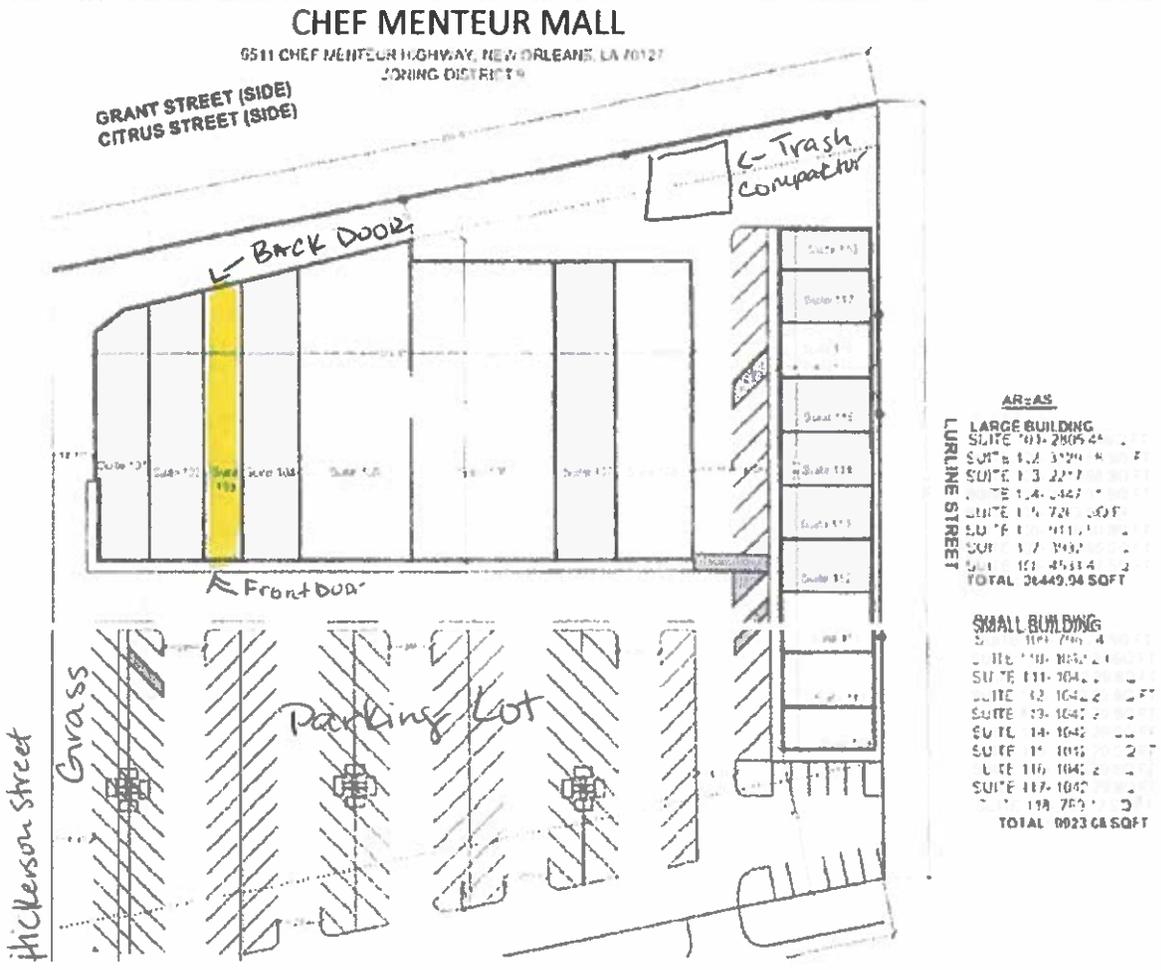
Zoning Description
 General Commercial District (<http://czo.nola.gov/article-15/>)

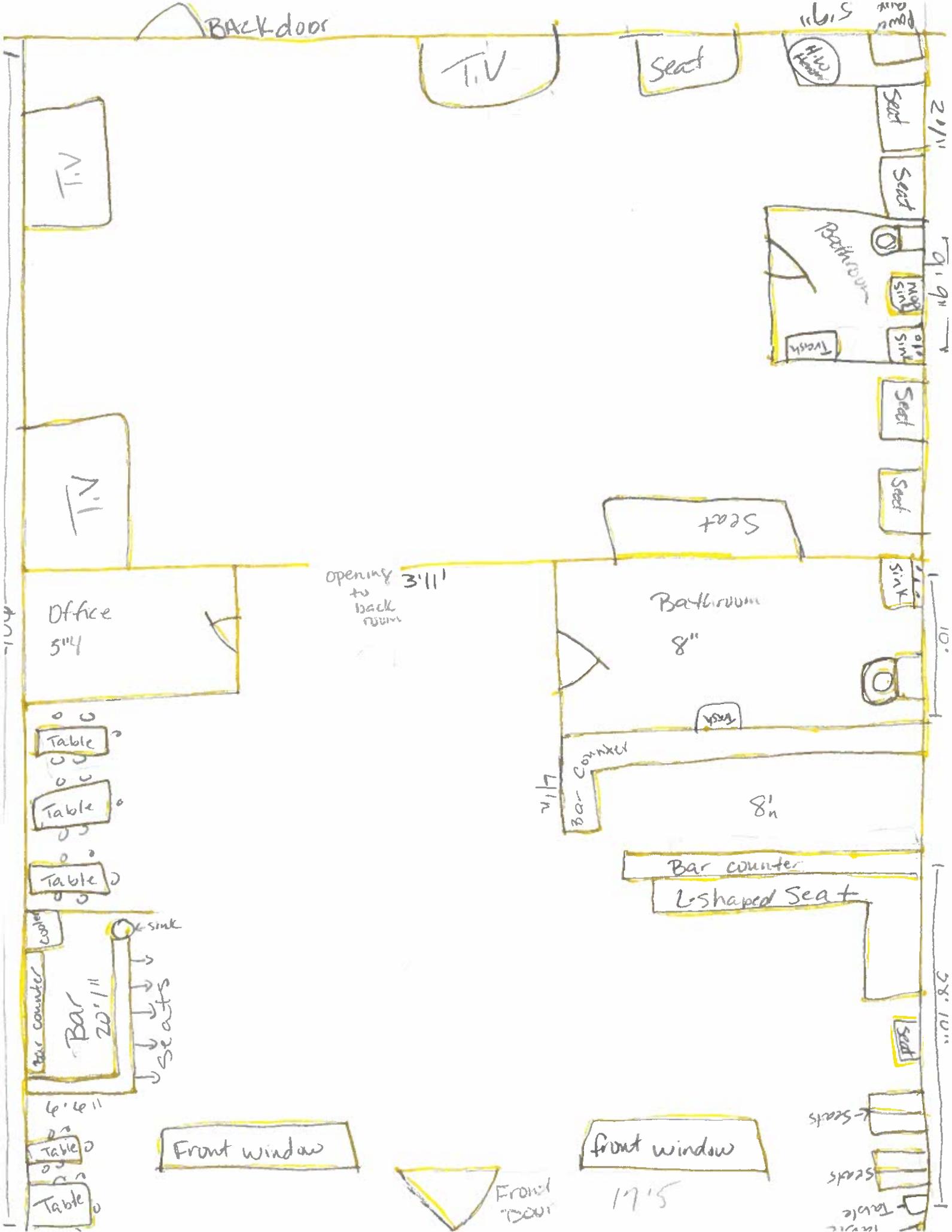
FUTURE LAND USE

Future Land Use
 NC

Future Land Use Description
 Neighborhood Commercial (<https://masterplan.nola.gov/volume-2/13/#2-13-c>)

EXHIBIT "A"
LEASED PREMISES







NPP Meeting for Show Island Bar

From showislandbng@gmail.com <showislandbng@gmail.com>

Date Wed 4/9/2025 9:14 PM

To Oliver M Thomas <Oliver.Thomas@nola.gov>; Robin C. Jones <rcjones@nola.gov>; CPCINFO <CPCINFO@nola.gov>; Ava Monnet <Ava.Monnet@nola.gov>; enolacivi@gmail.com <enolacivi@gmail.com>; wmbick@yahoo.com <wmbick@yahoo.com>; secretary@enonac.org <secretary@enonac.org>; sncopelin@aol.com <sncopelin@aol.com>; andre@asanifhf.org <andre@asanifhf.org>

 1 attachment (2 MB)

scan_1.pdf;

Good evening,

Sorry for any inconvenience and or confusion, I Mr. Patterson adhered to comply with all instructions. On April 11, 2025 at 12pm, 5641 Read Blvd, New Orleans, La the meeting will plan to be held as scheduled, thus this attachment is to comply with a 14 day window. If there's any questions please fill free to contact me at 504-553-7159. Thank You In Advance

Notice for" Conditional Use"

Derek Patterson- Owner

**Show Island Bar & Grill
9511 Chef Menteur Hwy
Ste.103
New Orleans, La. 70127**

March 25, 2025

Dear Neighbor,

Please join Show Island Bar Co., for a Neighborhood Participation Program (NPP) meeting regarding the property at 9511 Chef Menteur Highway Ste. 103, New Orleans, La 70127

Date: April 11, 2025

Time: 12pm to 1pm

Location New Orleans East Library (5641 Read Blvd)

Show Island Bar Co. would like to open a Hookah Lounge & request Conditional Use to serve alcohol along with the hookahs. The all-new bar is restricted to adults 30 years & older, hours of operation would be Monday through Saturday 8pm to 2am, Sundays from 12pm to 6pm, with Happy Hours on Fridays starting at 6pm for workers with an ambience to relax with co-workers and/or friends before heading home. Parking is available in the lot which is located by the entrance door and there is no off-street parking.

Show Island Bar Co. would occupy approximately half of the parking lot, with the front pedestrian entrance on the street side along with the parking lot entrance from Chef Menteur Highway. The current location is a one-story strip with my space being 2200 square feet, of the site which was formally a dine in Bakery & Café.

The business address at 9511 Chef Menteur Highway Ste. 103 is in Eastern New Orleans Renaissance Corridor Use Restriction Overlay District, where serving alcohol is Conditional Use according to Article 12, Section 12.2 A (Table 12-1) of

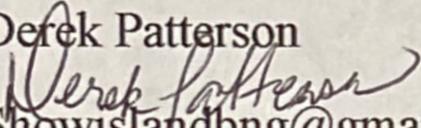
the Comprehensive Zoning Ordinance. Which means I'm required to apply for approval to put in place to serve alcohol. The business (Show Island Bar) application must be heard by the City Planning Commission and the City Council, And I'm required to complete the NPP meeting before submitting the application to the City Planning Commission for review to get approval. If approved, I plan to open within two to three weeks of approval.

Therefore, if you are near by neighbors or otherwise interested in the neighborhood, I am inviting you to an NPP meeting where you can learn more about what I'm proposing, and present questions or concerns. This letter is being delivered through U.S. Mail and emailed. I've enclosed the site plans to give you a better idea of what I'm proposing. At the meeting, will be sign in sheets to obtain emails to keep you all updated if there's any changes.

If you are unable to make the meeting and would like to receive information from the meeting, or additional questions or comments, please don't hesitate to contact me. I hope to see you at the meeting to hear my business proposal.

Sincerely,

Derek Patterson


Showislandbng@gmail.com



NPP Meeting for Show Island Bar

From showislandbng@gmail.com <showislandbng@gmail.com>

Date Wed 4/9/2025 9:14 PM

To Oliver M Thomas <Oliver.Thomas@nola.gov>; Robin C. Jones <rcjones@nola.gov>; CPCINFO <CPCINFO@nola.gov>; Ava Monnet <Ava.Monnet@nola.gov>; enolacivi@gmail.com <enolacivi@gmail.com>; wmbick@yahoo.com <wmbick@yahoo.com>; secretary@enonac.org <secretary@enonac.org>; sncopelin@aol.com <sncopelin@aol.com>; andre@asanifhf.org <andre@asanifhf.org>

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Good evening,

Sorry for any inconvenience and or confusion, I Mr. Patterson adhered to comply with all instructions. On April 11, 2025 at 12pm, 5641 Read Blvd, New Orleans, La the meeting will plan to be held as scheduled, thus this attachment is to comply with a 14 day window. If there's any questions please fill free to contact me at 504-553-7159. Thank You In Advance



Re: NPP notification of meeting

From Lynica Porter <lynicap@ymail.com>

Date Wed 7/16/2025 7:20 PM

To Eastern New Orleans Civic Association <enolacivic@gmail.com>; Ava Monnet <Ava.Monnet@nola.gov>

Cc showisIndbng@gmail.com <showisIndbng@gmail.com>

[Sent from Yahoo Mail for iPhone](#)

On Wednesday, July 16, 2025, 4:23 PM, Eastern New Orleans Civic Association <enolacivic@gmail.com> wrote:

No attachment.

----- Original message -----

From: Lynica Porter <lynicap@ymail.com>

Date: 7/16/25 3:10 PM (GMT-06:00)

To: enolacivic@gmail.com, ava.monnet@nola.gov

Cc: showisIndbng@gmail.com

Subject: NPP notification of meeting

Good Afternoon,

On April 11,2025 at 12pm-1pm we had a NPP meeting in regards to the issue in the letter attached. The email address included for your was incorrect and your invitation bounced back. Please, reach out to us if you have any questions, comments or concerns regarding this application.

Derek Patterson D/B/A Show Island Bar & Grill

[Sent from Yahoo Mail for iPhone](#)

Date of Report: April 11, 2025

Project Name: Show Island Bar & Grill Co.

Contact: Derek Patterson, showislandbng@gmail.com, 504-490-9933, 9511 Chef Menteur Hwy, Ste.103 New Orleans, La. 70127

Overview:

This report provides results of the implantation of the Neighborhood Participation Program for the property located at 9511 Chef Menteur Hwy, Ste. 103 on the corner of Hickerson St and a block from Read Blvd. I'm intending to file an application to rezone the property at the reference address to permit the zone to serve alcohol at the establishment. This report provides a summary of contacts with citizens, neighbors, and public agencies. Opportunities have been provided to learn about and present any comments on the proposed plans and actions. Comments, sign-in lists, letters and propositions from the head of the association of the neighborhood and other materials attached.

Neighborhood Meetings:

The following dates and locations of all meetings where citizens were invited to discuss my proposal (comments and sign in lists are attached).

- April 11, 2025- New Orleans East Library, 5641 Read Blvd New Orleans, La. 70127
12pm-1pm 10 people in attendance
- April 29, 2025 New Orleans East Library, 5641 Read Blvd New Orleans, La. 70127
11am-12pm 0 people in attendance, whereas all notified me via telephone & asked about the meeting that we spoke from previous meeting.

Correspondence and Telephones Calls:

- March 15, 2025- meeting notices mailed out to NPP contact list neighborhood associations.
- March 24, 2025- meeting noticed via emailed out to the district council member, board of CPC, and a few members of the associations.
- April 11, 2025- discussed proposal with Mrs. Janice Volz the neighborhood rep via in person & by phone.

Results:

89 persons/addresses were invited to the NPP meeting & majority of the addressed letters were returned.

Concerns, issues, and problems expressed by attendees:

- *The noise control & guest parking in the grass or behind the building
- *No loitering outside the business unless going to smoke
- * Security & parking lot with lights low glare away from properties

How concerns, issues, and problems be addressed:

*The noise is limited to inside only with a small speaker that plays the music

*The traffic will only use the front parking space which is enough space for no one to be parked in the grass or behind the building.

*All guest will be subject to a pat down & purse search, No one will be allowed to hang outside the building unless to smoke and also cameras will be available

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

*The nearby school Schaumburg did not get notified and will not have any impact due to hours of operation.

Name
Hung Pham
Canopy Partners LLC
New Orleans Redevelopment Authority
Mullet Investments LLC
Moving Forward Home Enterprise LLC
Akrl Properties LLC
Paul T Tran
Enca Gaux LLC
Jenice Joseph
Thai Nguyen
Arj Enterprises LLC
Chef Menteur Mall LLC
Current Resident
Current Resident
Current Resident
Valinda L Smith
Current Resident
Miriam V Strickland
Current Resident
Current Resident
Alonza B Moore
Current Resident
Current Resident
Tuyet N Tran
Germaine M Everidge
Leroy James
Current Resident
Current Resident
Arthur L Thomas
Current Resident
Blair Joann L
Current Resident
Current Resident
Current Resident
Current Resident
Michelle M Hubbard
Barbara T Cook
Volz Louis J Jr Volz Janice
Rose M Johnson

Simmons Charles I Jr Etal

Richard H Stevens

Kerry Washington/Rosalind G Washington

Eastern New Orleans Civic Association/Calvin Lopes

Donna Villa/William Bickham

East New Orleans Neighborhood Advisory Commission (ENONAC)/Dawn Herbert

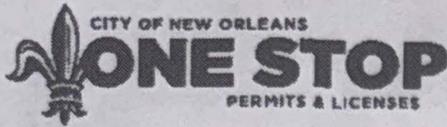
New Orleans East Business Association/Sherman Copelin

A'sani Heartbeat Foundation/Andre Apparicio

Mailing Address	Mailing City	Mailing St	Mailing Zip
1043 Lakeshore Blvd	Slidell	LA	70461
1055 St Charles Ave Suite 701	New Orleans	LA	70130
1409 Oretha Castle Haley Blvd	New Orleans	LA	70113
1417 Clipper Island Rd	Slidell	LA	70458
1525 Aviation Blvd #504	Redondo Beach	CA	90278
1543 Saint Denis St	New Orleans	LA	70122
2421 Regency Pl	Gretna	LA	70056
2990 Gause Blvd E Ste A	Slidell	LA	70461
30 Lake Powell Ct	Harvey	LA	70058
3628 N Labarre Rd	Metairie	LA	70002
4044 Old Gentilly Rd	New Orleans	LA	70126
4044 Old Gentilly Rd	New Orleans	LA	70126
4500 Citrus Dr	New Orleans	LA	70127
4500 Hickerson Dr	New Orleans	LA	70127
4501 Citrus Dr	New Orleans	LA	70127
4501 Marque Dr	New Orleans	LA	70127
4505 Hickerson Dr	New Orleans	LA	70127
4506 Citrus Dr	New Orleans	LA	70127
4509 Citrus Dr	New Orleans	LA	70127
4510 Citrus Dr	New Orleans	LA	70127
4510 Hickerson Dr	New Orleans	LA	70127
4511 Hickerson Dr	New Orleans	LA	70127
4515 Citrus Dr	New Orleans	LA	70127
4515 Marque Dr	New Orleans	LA	70127
4516 Citrus Dr	New Orleans	LA	70127
4518 Hickerson Dr	New Orleans	LA	70127
4521 Citrus Dr	New Orleans	LA	70127
4522 Citrus Dr	New Orleans	LA	70127
4523 Marque Dr	New Orleans	LA	70127
4525 Hickerson Dr	New Orleans	LA	70127
4526 Hickerson Dr	New Orleans	LA	70127
4529 Citrus Dr	New Orleans	LA	70127
4531 Marque Dr	New Orleans	LA	70127
4532 Citrus Dr	New Orleans	LA	70127
4533 Hickerson Dr	New Orleans	LA	70127
4534 Hickerson Dr	New Orleans	LA	70127
4539 Marque Dr	New Orleans	LA	70127
4540 Hickerson Dr	New Orleans	LA	70127
4541 Hickerson Dr	New Orleans	LA	70127
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4583 Hickerson Dr	New Orleans	LA	70127
5712 E Louis Prima	New Orleans	LA	70128
5910 Wright Rd	New Orleans	LA	70128
7091 Blue Sky Dr	Locust Grove	GA	30248
733 N Salcedo St	New Orleans	LA	70119
9380 Chef Menteur Hwy	New Orleans	LA	70127
9382 Chef Menteur Hwy	New Orleans	LA	70127
9500 Chef Menteur Hwy	New Orleans	LA	70127
9511 Chef Menteur Hwy	New Orleans	LA	70127
9511 Chef Menteur Hwy Ste 101	New Orleans	LA	70127
9511 Chef Menteur Hwy Ste 102	New Orleans	LA	70127
9511 Chef Menteur Hwy Ste 103	New Orleans	LA	70127
9511 Chef Menteur Hwy Ste 104	New Orleans	LA	70127
9511 Chef Menteur Hwy Ste 105	New Orleans	LA	70127
9511 Chef Menteur Hwy Ste 106	New Orleans	LA	70127
9511 Chef Menteur Hwy Ste 107	New Orleans	LA	70127
9511 Chef Menteur Hwy Ste 108	New Orleans	LA	70127
9511 Chef Menteur Hwy Ste 109	New Orleans	LA	70127
9511 Chef Menteur Hwy Ste 110	New Orleans	LA	70127
9511 Chef Menteur Hwy Ste 111	New Orleans	LA	70127
9511 Chef Menteur Hwy Ste 112	New Orleans	LA	70127
9511 Chef Menteur Hwy Ste 113	New Orleans	LA	70127
9511 Chef Menteur Hwy Ste 114	New Orleans	LA	70127
9511 Chef Menteur Hwy Ste 115	New Orleans	LA	70127
9511 Chef Menteur Hwy Ste 116	New Orleans	LA	70127
9511 Chef Menteur Hwy Ste 117	New Orleans	LA	70127
9511 Chef Menteur Hwy Ste 118	New Orleans	LA	70127
9600 Chef Menteur Hwy	New Orleans	LA	70127
9601 Chef Menteur Hwy	New Orleans	LA	70127
9615 Chef Menteur Hwy	New Orleans	LA	70127
9621 Chef Menteur Hwy	New Orleans	LA	70127
9637 Chef Menteur Hwy	New Orleans	LA	70127
9661 Chef Menteur Hwy	New Orleans	LA	70127
9671 Chef Menteur Hwy	New Orleans	LA	70127
9673 Chef Menteur Hwy	New Orleans	LA	70127
9677 Chef Menteur Hwy	New Orleans	LA	70127
9700 Chef Menteur Hwy	New Orleans	LA	7012
343 Bramlett Way	Powder Springs	GA	30127
4559 Hickerson Street	New Orleans	LA	70127
4500 Hickerson Drive	New Orleans	LA	70127

4546 Hickerson Drive	New Orleans	LA	70127
P O Box 2372	Slidell	LA	70459
4566 Hickerson Dr	New Orleans	LA	70127
PO Box 872051	New Orleans	LA	70187
4842 Eunice Drive	New Orleans	LA	70127
7100 Read Road, Suite 201	New Orleans	LA	70127
7303 Downman Road	New Orleans	LA	70126
9926 Grant St	New Orleans	LA	70127



Building/Construction
Related Permit



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. 9511 Chef Menteur Hwy Ste. 103 N. O, La. 70127

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name Derek Patterson

Applicant Address 9511 Chef Menteur Hwy Ste. 103

City New Orleans State Louisiana Zip 70127

Applicant Contact Number (504) 553-7159 Email showislandbng@gmail.com

PROPERTY OWNER INFORMATION SAME AS ABOVE

Property Owner Name Carter Jacquet (ARC Investments, LLC)

Property Owner Address 4044 Old Gentilly Road

City New Orleans State Louisiana Zip 70126

Property Owner Contact Number (504) 945-9994 Email _____

SPECIFIC ZONING REQUEST

Conditional use to serve & sell alcohol at the bar along with hookahs

PROPERTY LOCATION

Square Number(s) 2200 Lot Number(s) F

Bounding Streets Grant Hickerson Drive Citrus

Zoning C-1 General Commercial District Municipal District 3

Tax Bill Number 39P 206931 P Planning District 9

DESCRIPTION OF PROJECT (Attachments are acceptable)



**LOUISIANA
DEPARTMENT
of REVENUE**

Post Office Box 1469
Baton Rouge, LA 70821-0201

SHOW ISLAND BAR & GRILL
9511 CHEF MENTEUR HWY STE 103
NEW ORLEANS LA 70127-4268

000100



Date of Notice: May 05, 2025
Letter ID: L2033907280
Account ID: 2768813-001-400
Tax Type: Sales

RE: Louisiana Department of Revenue Account Number

Dear Louisiana Taxpayer:

Welcome and thank you for applying for a/an Sales account number. Your account number is 2768813-001 and is set up for Monthly filing frequency. You should include it on all tax returns and correspondence submitted to the department.

The Louisiana Department of Revenue (LDR) offers a free online business tax account management application called Louisiana Taxpayer Access Point (LaTAP). With LaTAP, you can file most returns, make payments, reprint letters, request a payment plan, and review historical account information. To sign up for this free service, visit www.revenue.louisiana.gov/latap and click on the *Register for a LaTAP Account* link.

Another valuable resource is LDR's website at www.revenue.louisiana.gov. You will find resources that include tutorials, important announcements, news releases, and downloadable forms.

Businesses registering for Corporation Income & Franchise taxes should be aware that every new corporation or entity taxed as a corporation for federal income tax purposes is subject to franchise tax and must file the initial franchise tax return (Form R-6906A). This return can be found on our website at www.revenue.louisiana.gov/forms and is due on or before the fifteenth day of the third month following the month in which the tax accrues. Additional information can be found in the instructions for this return.

Feel free to contact LDR at 855-307-3893 with any questions.

Respectfully,
Louisiana Department of Revenue

Post Office Box 1469
Baton Rouge, LA 70821-0201
(855) 307-3893 • (225) 219-2210 Fax
www.revenue.louisiana.gov



Nancy Landry
SECRETARY OF STATE

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

In response to your request we are pleased to provide the information on the subject Business Corporation which filed articles of incorporation in this office on January 30, 2024.

Name: SHOW ISLAND BAR & GRILL CO

Type: Business Corporation

City: NEW ORLEANS

Status: ACTIVE

Business: SHOW ISLAND BAR & GRILL CO

Charter Number: 45786784D

Registration Date: 1/30/2024

Domicile Address

9511 CHEF MENTEUR HWY
STE 103
NEW ORLEANS, LA 70127

Mailing Address

9511 CHEF MENTEUR HWY
NEW ORLEANS, LA 70127

Principal Business Office

9511 CHEF MENTEUR HWY
STE 103
NEW ORLEANS, LA 70127

Status: ACTIVE

Annual Report Status: In Good Standing

Last Report Filed: 1/28/2025

Type: Business Corporation

Registered Agent(s)

Agent: DEREK PATTERSON
Address: 9511 CHEF MENTEUR
City, State, Zip: NEW ORLEANS, LA 70127
Appointment Date: 1/28/2025

Officer(s)

Additional Officers: No

Officer: DEREK PATTETSON
Title: Director
Address: 9511 CHEF MENTEUR HWY
City, State, Zip: NEW ORLEANS, LA 70127

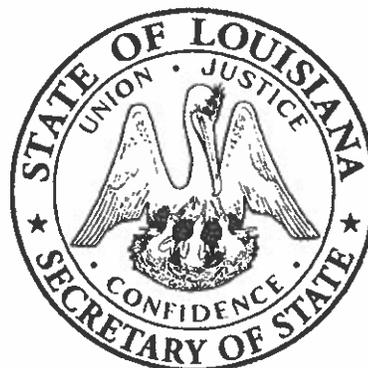
In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

May 15, 2025

Nancy Landry

Secretary of State

Web 45786784D



Certificate ID: 12036257#YNJ62

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

LEASE AGREEMENT BETWEEN

ARC INVESTMENTS, LLC
AS LESSOR

AND

Derek Patterson
d/b/a Show Island Bar & Grill
9511 Chef Menteur Blvd., suite 103 New
Orleans, LA 70127
7840 Beach Drive
New Orleans, LA, 70126-0000
Email: showislandbng@gmail.com
Home No.: (504)553-7159
Cell (504) 553-7159
AS TENANT

Chef Menteur Mall
Requested Suite No.: 103
9511 Chef Menteur Highway
New Orleans, LA 70127

Contact Phone No.:

Lynica Williams - (504)239-2330 (Friend)
Byron Williams- (504)518-3257 (Friend)

Sewerage & Water Board Service Address:

9511 Chef Menteur Hwy.
—New Orleans, LA 70127

LEASE AGREEMENT

This lease agreement (hereinafter referred to as "Lease") made and entered into this 1st day of February 2025, by and between ARC INVESTMENTS, LLC (hereinafter referred to as "Lessor"), having its usual place of business at Chef Menteur Mall, and Derek Patterson. (hereinafter referred to as "Tenant"). In consideration of the terms and conditions herein contained, both parties agree to the following:

USE OF TERMS

"Building" refers to the structure or portions of a structure constructed or to be constructed by Lessor.

"Premises" will mean a portion of Lessor's Building leased to Tenant.

SECTION ONE DESCRIPTION OF PREMISES

Lessor leases to Tenant and Tenant leases from Lessor the Premises located at 9511 Chef Menteur Boulevard Suite No. 103 which contains approximately 2240 square feet. The square footage of the Premises is based upon the measurement from the face of the exterior walls and the centerline of the interior walls, without deductions for structural or non-structural components. In the event that the actual square footage of the Premises is larger or smaller than specified herein, the terms and conditions shall remain the same.

The Premises shall be constructed in accordance with Exhibit "A" which is attached hereto and incorporated herein by reference.

SECTION TWO LEASE TERM

The base term of this Lease is for five years.

The parties herein agree that, at the execution of this Lease, Tenant shall be entitled to the use and possession of the Premises for the purposes of renovation and remodeling. Tenant further agrees to a deposit payment of \$4,000 at Lease execution and 1st month's rental payment of \$2400 to be made on or before February 01, 2025.

5 Year Lease Period 07-01-2030 /month.

SECTION THREE QUIET ENJOYMENT

Lessor covenants, warrants and represents that upon commencement of the Lease term Lessor shall have full right and power to execute and perform this Lease.

Upon payment of the rent herein reserved for full performance of the covenants and agreements hereof, Tenant shall peaceably and quietly have, hold, and enjoy the Premises. Tenant will have all rights, easements, covenants, and privileges belonging or in any way appertaining thereto the leased Premises, during the term of this Lease.

No changes or additions by the Lessor will inhibit access to or visibility of the Premises or decrease parking ratio.

SECTION FOUR

RENT

Unit No. 103 with total square footage of approximately 2240 square feet, equal to the monthly rental payments. The Rent for the leased Premises shall be \$2400 per month during the lease term. The monthly rent is due on the first (1st) day of each month throughout the term of this Lease.

Lease Commencement Date: February 1st, 2025.

Rent Commencement Date: February 1st, 2025.

Premises Condition: Tenant shall accept the Premises in an "as-is" condition.

Landlord Repairs and Maintenance: Landlord shall maintain and keep the exterior supporting walls, foundations, roof, gutters and downspouts of the Premises in good repair. Landlord shall maintain and keep in good repair the Common Areas including, but not limited to, the parking areas.

Tenant's Maintenance: Tenant shall be responsible for the interior non-structural maintenance of the Premises, including changing filters on the HVAC system. Tenants are also responsible for maintenance of doors and locks to their suite and plumbing. In addition, Tenants are responsible for keeping their windows and entrance door areas clean and free of debris.

Utilities: Tenant shall be responsible for his/her own utilities which are separately metered.

Signage: Tenant may install a sign on the building facade, as well as on the shopping center pylon, in accordance with the Landlord's sign criteria and all city and parish signage regulations. Landlord shall have final approval of Tenant's signage.

This Lease and all its corresponding rights and obligations, other than the payment of Rent, shall commence when all of the following requirements have been met:

- 1) Execution of Lease and payment of deposit,
- 2) Interior configuration of leased Premises by Tenant to fit business needs,
- 3) Receipt by Tenant from governing authority of all necessary approvals and permits needed to conduct business,
- 4) Acceptance and deliverance to Lessor of all necessary approvals and permits Tenant will need to conduct business,

The first rental payment shall commence on February 1st 2025. Subsequent rental payments will be due on the first (1st) day of the month.

SECTION FIVE

USE OF PREMISES

Tenant use of the leased Premises is described as: Hoohak Bar with an approved lawful purpose as the basis. Lessor acknowledges that Tenant's use of the leased Premises exists primarily for the above stated purpose. The tenant's hours of operation can be up to 7 days per week.

SECTION SIX UTILITIES

Tenant shall pay for all utilities furnished to the Premises during the term of this Lease, including water, electricity, gas, sewer and telephone service. Lessor shall be responsible for all fees associated with the external connection of utilities to the leased Premises. The water is associated with the monthly rent.

Sewerage & Water Board service address: 9511 Chef Menteur Hwy, NOLA 70127

Entergy service address: 9511 Chef Menteur Hwy, Suite 103, NOLA 70127

SECTION SEVEN REPAIRS AND MAINTENANCE

Lessor shall maintain the exterior of the building, including the roof, walls, foundations, walks, driveways, parking areas, and the structural portion of the Premises in good condition and repair, except when damaged by Tenant. In addition, Lessor warrants that the Premises, including the heating and air conditioning systems, plumbing, hot water heater, and electrical systems will be in compliance with all building codes, in good working order, and that the roof will be free of leaks for the term of this Lease. The tenant shall, at his/her expense, maintain in good condition, the doors and interior of the Premises, including electrical wiring and fixtures, plumbing, changing filters on HVAC system, including heating, and air conditioning equipment presently in place.

Further, Lessor represents and warrants to Tenant that the Premises and the Building are in compliance with all applicable federal, state, and municipal building codes, laws and regulations including the Americans with Disabilities Act of 1990.

SECTION EIGHT HAZARDOUS SUBSTANCES

Lessor warrants and represents that, to the best of his/her knowledge, any use, storage, treatment or transportation of Hazardous Substances which has occurred in/on/or under the Premises and the Building prior to the date of execution of this Lease has been in compliance with all applicable environmental laws. "Hazardous Substances" shall mean pollutants, contaminants, toxic or hazardous waste, or any other substances, the use and/or the removal of which is required or the use of which is restricted, prohibited or penalized by any environmental law. "Environmental Law" shall mean any applicable present and future federal, state or local law, ordinance or other statute of a governmental or quasi-governmental authority relating to pollution or protection of the environment, and any regulation or policy promulgated or issued thereunder. Lessor additionally

warrants and represents that, to the best of his/her knowledge, no release, leak, discharge, spill, disposal or emission of Hazardous Substances has occurred in/on/or under the Premises of the Building, and that the Premises and the Building are free of Hazardous Substances, as of the date of the execution of this Lease. An exception would be for Hazardous Substances contained in products used by Lessor or Tenants in de minimis quantities for ordinary cleaning and office purposes properly stored in a manner and location meeting all Environmental Laws.

Lessor hereby agrees, represents and warrants that:

- (i) no activity will be conducted in the Building by Lessor and/or its agents, employees or contractors that will produce any Hazardous Substance, except for such activities that are a part of the ordinary course of Lessor's business activities (the "Permitted Activities") provided said Permitted Activities are conducted in accordance with all Environmental Laws; Lessor shall be responsible for obtaining any required permits and paying any fees and providing any testing required by any governmental agency;
- (ii) the Building will not be used by Lessor and/or its agents, employees or contractors in any manner for the storage of Hazardous Substances except for the temporary storage of such materials that are used in the ordinary course of Lessor's business (the "Permitted Materials") provided such Permitted Materials are properly stored in a manner and location meeting all Environmental Laws; Lessor shall be responsible for obtaining any required permits, paying fees and providing any testing required by any governmental agency;
- (iii) no portion of the Building will be used as a landfill or a dump.
- (iv) Lessor will not install any underground tanks of any type under the Building.
- (v) Lessor will not allow any surface or subsurface conditions in or around the Building to exist or come into existence that constitute, or with the passage of time may constitute a public or private nuisance.
- (vi) Lessor will not knowingly permit any Hazardous Substances to be brought onto the Premises or the Building, except for the Permitted Materials described above, and if brought or found located thereon, the same shall be immediately removed, with proper disposal, and all required cleanup procedures shall be diligently undertaken pursuant to all Environmental Laws; and
- (vii) to the best of Lessor's knowledge and belief: (a) Lessor and the Building have duly complied with and are presently in compliance with all Environmental Laws, and; (b) Lessor has received no notice respecting, nor does he otherwise know of, nor suspect, any fact which might constitute a violation of any Environmental Law.

Lessor agrees to indemnify, defend and hold Tenant harmless from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including any and all sums paid for settlement of claims, attorneys' fees, consultants' and experts' fees) arising during or after the term of this Lease from or in connection with the breach of the foregoing representations and warranties by Lessor or the presence or suspected presence in the past, during or after the term of this Lease, of Hazardous Substances in/on/or under the Premises and the Building unless the Hazardous

Substances are present solely as a result of negligence, willful misconduct or other acts of Tenant, Tenant's agents, employees or contractors.

Without limitation of the foregoing, this indemnification includes all costs incurred due to any investigation of the site or any cleanup, removal or restoration mandated by a federal, state or local agency or political subdivision, unless the Hazardous Substances are present solely as a result of negligence, willful misconduct or other acts of Tenant, Tenant's agents, employees, contractors. This indemnification specifically includes all costs due to Hazardous Substances which flow, diffuse, migrate or percolate into/onto or under the Premises or the Building.

Tenant will not cause or permit any Hazardous Substance to be used, stored, generated or disposed of on/or in the Premises by Tenant, Tenant's agents, employees, contractors or invitees, without obtaining Lessor's prior written consent except for Hazardous Substances contained in products used by Tenant or such other persons in de minimis quantities for ordinary cleaning and office purposes provided such materials are properly stored in a manner and location meeting all Environmental Laws.

If Tenant breaches the foregoing representation and warranty, or if Hazardous Substances are used, stored, generated or disposed of on/or in the Premises or the Building by such persons, or if the Premises or the Building become contaminated in any manner for which the Tenant is legally liable, Tenant agrees to indemnify, defend and hold harmless Lessor from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including a decrease in value of the Premises, damages due to loss or restriction of rentable or usable space, or any damages due to an adverse impact on marketing of the space, and any and all sums paid for settlement of claims, attorneys' fees, consultants' and experts' fees) arising during or after the term of this Lease and arising as a result of such contamination by Tenant or such other persons.

Without limitation of the foregoing, this indemnification includes all costs incurred due to any investigation of the site or any cleanup, removal or restoration mandated by a federal, state or local agency or political subdivision.

If Tenant causes or permits the presence of any Hazardous Substance in the Premises or the Building and such Hazardous Substances alone result in contamination, Tenant will promptly, at its sole expense, take all necessary actions to return the Premises or the Building to the condition existing prior to the contamination caused by the presence of any such Hazardous Substance on the Premises. Tenants must first obtain Lessor's approval and the approval of any necessary federal, state or local agencies for any such remedial action.

The foregoing indemnification and responsibilities of Lessor and Tenant, respectively, shall survive the termination or expiration of this Lease.

SECTION NINE GLASS

Tenant covenants and agrees to replace plate glass broken on the Tenant's Premises by its agents, associates or any vandalism and/or breakage, during the term of this Lease. Failure by Tenant to honor this responsibility will result in an additional interest penalty of 25% of the total invoice, due and payable immediately by Tenant. The exception to the interest penalty would be placement/fulfillment of an order for the replacement glass by Tenant. Any interior repairs are the

responsibility of the Tenant. It is required that the Tenant get additional coverage for glass breakage on his/her suite since Tenant is responsible for replacing glass broken in and outside his/her suite.

SECTION TEN SURRENDER OF PREMISES

Upon termination of this Lease, the Tenant must remove any additions or improvements made by Tenant, employees of Tenant, or such persons hired by Tenant to initiate changes. Provisions by Tenant are inclusive of repair for damages to the Premises caused by such removal or pay for any damage or damages caused by such removal. Any such addition or improvement not removed within ten (10) days shall be deemed abandoned with removal cost deducted by Lessor from deposit previously paid by Tenant.

Tenant's trade fixtures and all of Tenant's equipment shall not be considered fixtures of the Leased Premises and shall remain the property of Tenant. As such, they may be removed by Tenant at any time, subject to the foregoing paragraph.

On/or before the expiration or earlier termination of this Lease, Tenant shall surrender to Lessor the Leased Premises with all of Tenant's alterations completed and fixtures removed. This surrender of the Leased Premises will be initiated by the Tenant in good order and condition, excepting reasonable wear and tear, and broom cleaned.

SECTION ELEVEN NON-LIABILITY OF LESSOR FOR DAMAGES

Lessor shall not be responsible for liability or damage claims for injury to persons or property for claims of any type that may be incurred in connection with the operation of Tenant's business unless caused by the negligence of Lessor or its agents, servants, or employees. Except when caused by the negligence of the Lessor, his agents, servants, or employees, Tenant shall indemnify Lessor from all liability, loss or other damage claims for obligations resulting from any injuries or losses of this nature, including reasonable attorneys' fees and court costs incurred by Lessor in defending any such claims.

SECTION TWELVE FIRE INSURANCE

The tenant is responsible for his/her own insurance to cover contents located in the leased Premises and all the personal property and equipment included in the Premises. Lessor shall not be liable for any damage to the property or person of any of the Tenant's officers, employees, agents, invitees or guests from perils customarily covered by fire and extended insurance coverage, liability insurance or acts of God.

The insurer must have an 'Excellent' financial rating as determined by Moody's or an A.M. Best rating of A-/IX. In addition, such insurance company must be authorized to do extended coverage insurance in the state of Louisiana where the Building is located. Tenant shall maintain fire insurance and extended coverage on the interior of the Premises in an amount which is adequate to cover the cost of equipment and trade fixtures, including damage or destruction to interior of unit.

SECTION THIRTEEN
LIABILITY INSURANCE

Tenant shall procure and maintain in full force, at his/her expense, during the term of this Lease, and any extension thereof, public liability insurance which shall be adequate to protect against liability for damage claims through public use of or arising out of any accident occurring in/or around the Premises, in a minimum amount of five hundred thousand dollars (\$500,000.00) and one million dollars (\$1 000,000.00) aggregate. Lessor shall be named as an additional named insured in such policy; Lessor shall procure from Tenant a Certificate of Insurance with this reference:

Chef Menteur Mall, LLC and ARC Investments, LLC shall be listed as Additional Insured.

SECTION FOURTEEN
ASSIGNMENT SUBLEASE OR LICENSE

Tenant shall not assign this Lease or sublet the Premises, or any right or privilege connected therewith, or allow any other person, except agents, employees, and customers of the Tenant, to occupy the Premises or any part thereof, without first obtaining the written consent of Lessor. Consent by Lessor shall not be a consent for a subsequent assignment, sublease or occupation by other persons. An unauthorized assignment, sublease, or license to occupy by Tenant, shall be void and this Lease shall terminate at the option of the Lessor. The interest of Tenant in this Lease is not assignable by operation of law, without the written consent of Lessor.

SECTION FIFTEEN
IMPROVEMENTS OR ADDITIONS BY TENANT

During the term of this Lease, Tenant shall have the right and privilege of remodeling or altering the interior of the Premises, with the prior consent of Lessor, in accordance with installation of business-related needs, complying with all codes, ordinances, and laws in effect at the time of remodeling. Permits must be obtained before alterations are begun. No alterations or improvements affecting the structural portion of the Premises shall be made by Tenant without the written consent of Lessor.

SECTION SIXTEEN
RESTRICTIONS AGAINST MECHANIC'S LIENS

Tenant shall pay and settle all expenses and liabilities arising out of or in any way connected with any and all construction, repairs, alterations, or maintenance of the Premises, all liens of mechanic's and materialmen, all liens of a similar character, arising out of or growing out of the construction, repair, alteration, or maintenance of the Premises, provided said work was performed by Tenant and/or any person hired by Tenant.

SECTION SEVENTEEN
SIGNS

Tenant agrees that any signage installed by Tenant shall conform to local codes in addition to Parish ordinances which must be approved by Lessor prior to installation. Tenant must submit sign artwork/paperwork to Lessor for approval. Tenants shall be allowed to display standard store front signs and advertising packages.

SECTION EIGHTEEN PARKING

Lessor represents and warrants there is adequate non-exclusive parking in the parking area for Tenant's employees and customers. Furthermore, Lessor will ensure the parking areas are free of potholes, adequately striped and in good condition. Lighting will be provided for the parking areas by Lessor.

SECTION NINETEEN CONDEMNATION

If the whole or any part of the Premises shall be taken by any lawful authority under the power of eminent domain, then this Lease and the term demised shall thereupon terminate and Tenant shall be liable for rent only up to the date of such termination.

SECTION TWENTY HOLDING OVER

The failure of Tenant to surrender the Premises upon the termination of the original lease term or extension, and subsequent holding over by Tenant, without consent of the Lessor shall result in the creation of a tenancy for month-to-month at a monthly rental of one hundred twenty-five percent (125%) of the base rent, payable on the first day of each month during the month-to-month tenancy. This provision does not give Tenant any right to hold over. All other terms and conditions of this Lease shall remain in full force during any month-to-month tenancy here under.

SECTION TWENTY-ONE NOTICES & LATE PAYMENTS

Lessor and Tenant acknowledge that it is extremely important that rent be paid in a timely manner as required by this Lease. Rent is due and payable on the first day of each month. After the fifth (5th) day of the month, beginning on day six (6), a daily late fee of twenty dollars (\$20.00) per day will be charged in addition to the scheduled monthly payment, for a maximum fee of \$100. Should full rental payment plus late fees not be received by the 10th day of the month, base rents for the remainder of the lease term will become immediately due and Tenant will be evicted. Since the parties recognize that time is of the essence in this matter, Lessor agrees to give written notice to Tenant within five (5) days of any failure to perform any of the terms or conditions of this Lease by Tenant. Any notice which is to be given to Tenant shall be deemed sufficiently given when sent by Certified Mail or Hand Delivery, postage prepaid, addressed as follows:

delinquent and become charged against the Premises therein. Leases are triple net, and Tenants are to pay their share of CAM's.

SECTION TWENTY-
FOUR
LESSOR TO HAVE ACCESS

Lessor hereby expressly reserves the right to enter the Premises and/or any part thereof, at any time, in the event of emergency. Furthermore, Lessor may enter the Premises to make inspections and repairs, to exhibit the Premises to purchasers, or prospective tenants (starting thirty (30) days before the expiration of the current term or extension period) and to perform any acts related to safety, protection, preservation, or improvement of the Premises.

Tenants shall have the right to peacefully hold and enjoy the Premises without unreasonable hindrance or interruption by Lessor or any representatives of Lessor, during the Lease term or any extension of renewal thereof.

SECTION TWENTY-
FIVE
ENTIRE AGREEMENT

Lessor represents that there are no oral agreements affecting this Lease, exhibits and riders, if any, attached hereto and forming a part hereof, supersede and cancel any and all previous negotiations, arrangements, letters of intent, executed lease(s), lease proposals, brochures, agreements, representations, promises, warranties and understandings between the parties as stated by, including but not limited to, Tenant's or any authorized agents of Tenant. No alteration, amendment, change or addition to this Lease shall be binding upon either party unless reduced to writing and signed by each party.

SECTION TWENTY-
SIX WAIVERS

No waiver by either of the parties hereto of any provision or breach thereof shall be deemed a waiver of any other provision or of any subsequent breach by Tenant or Lessor of the same or any other provisions. Lessor or Tenant's consent to or approval of any act shall not be deemed to render unnecessary the obtaining of Lessor's or Tenant's consent to or approval of any subsequent act.

If at any time under the provisions of this Lease the consent of Lessor is required, it shall not be unreasonably withheld.

WAIVER OF NOTICE

Upon termination of the right of occupancy for any reason, Lessee hereby expressly waives notice to vacate the premises prior to institution of eviction proceedings in accordance with La. CCP Article 4701 et/seq and following La. CC Article 2713.

SECTION TWENTY-
SEVEN LAW

This Lease and the performance hereunder shall be governed by the laws of the state of Louisiana where the Premises are located.

SECTION TWENTY-EIGHT
HEADINGS

The paragraph headings are for quick reference and convenience only and do not alter, amend, or otherwise affect the terms, conditions, and agreements set out herein.

SECTION TWENTY-NINE
LITIGATION

In the event of litigation between Lessor and Tenant relative to rights, obligations and duties of either party under this Lease, attorneys' fees and costs are to be paid by the wronged party. Further, Lessor will not waive any claim(s) against Tenant or any related parties for consequential, exemplary, and/or punitive damages. In addition, both parties can exercise the option to a trial by jury.

SECTION THIRTY
SEVERABILITY

Should any provision of this Lease be or become invalid, void, illegal or not enforceable, it shall be considered separate and severable from this Lease and the remaining provisions shall remain in force and be binding upon the parties hereto as though such a provision had not been included.

SECTION THIRTY-ONE
LEASE EXECUTION

In the event Lessor does not execute this Lease within thirty (30) days, the Tenant may declare this Lease null and void. Within three (3) business days, Lessor shall return all monies paid and all counterparts of this Lease executed by Tenant.

SECTION THIRTY-TWO
LEASE CONSTRUCTION

Should any provision of this Lease require judicial interpretation, the parties hereto agree that the court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party by reason of the rule of construction that a document

is to be more strictly construed against the party who itself or through its agents prepared the same, it being agreed that Lessor, Tenant and their respective agents have participated in the preparation hereof.

SECTION THIRTY- THREE ATTORNMEN

In the event Lessor sells, conveys or otherwise transfers his/her interest in the Building or any portion thereof containing the Premises, whether said transfer is voluntary or otherwise, or through bankruptcy or foreclosure, this Lease shall remain in full force and effect. Tenant hereby attorns to, covenants and agrees, within fifteen (15) days of Tenant's receipt of a written request, to execute an instrument in writing reasonably satisfactory to the new owner whereby Tenant attorns to such successor, in interest, and recognizes such successor as the Lessor under this Lease. The new owner agrees, within fifteen (15), to confirm in writing the continued validity of this Lease.

SECTION THIRTY- FOUR ESTOPPEL CERTIFICATES

Lessor, within fifteen (15) days of Tenant's request, shall deliver to Tenant an executed, written, Estoppel Certificate (attached) identifying Tenant and this Lease, certifying, and confirming, in addition to any information or confirmation Tenant may reasonably require, the following:

- a. That this Lease is either unmodified since its execution and in full force and effect or modified since its execution but still in full force and effect as modified.
- b. That Tenant is not in default of any of his/her obligations under this Lease.
- c. The Lease Term, Rent Commencement Date, Expiration Date, Current Rent, and Renewal Periods remaining as to the Leased Premises for which the Estoppel Certificate applies.

In the event Lessor fails to return such statement within fifteen (15) days of Tenant's request, Tenant shall presume that there are no defaults, monetary or non-monetary, under the Lease and Lessor shall be stopped from rebutting such presumption. Tenant may rely on such Certificate as true and correct. The information contained within the Estoppel Certificate shall be binding upon the Lessor, its assignees and successors in interest.

SECTION THIRTY-FIVE WHEN LEASE BECOMES BINDING

The submission of this document for examination and negotiation does not constitute an offer to lease, or a reservation of, or option for the premises, and this document shall become effective and binding only upon the execution and delivery hereof by both Lessor and Tenant.

SECTION THIRTY-SIX
TIMELINESS OF CHARGES

Lessor agrees to notify Tenant in writing, in accordance with this lease, of any back charges due under this agreement or of any changes in the base rent, percentage rent or additional rent as and when they become due. All parties agree and acknowledge that time is of the essence with respect to these matters.

In the event that Lessor does not appropriately notify Tenant within ninety (90) days of the date upon which said charges had become due, Lessor agrees that he has waived his rights to said back charges and further, that Tenant shall not be obligated to pay, nor shall he/she have any liability for these back charges. It is agreed that it is the intent of the parties that all charges be assessed in a timely manner as they accrue and in no event shall they be assessed to Tenant after this ninety (90) day period.

EXHIBIT C
ESTOPPEL CERTIFICATE

The undersigned represents that he/she is the Lessor of the premises located at Chef Menteur Mall - 9511 Chef Menteur Highway Suite No.: 103 New Orleans LA 70127.

The undersigned further represents that the following is a true and accurate statement of rent due, related charges, security deposit and first month's rent held by the Lessor for the abovementioned Premises.

The fixed monthly rental presently payable under the terms of the Lease is \$2,400 per month for the Lease period February 1st, 2025 to January 31st, 2030 with \$200 increments every two years for the five-year period.

All rent, escalation rent, charges for taxes, maintenance and common areas, cost of living increases payable under the terms of the Lease has been paid through February 1st, 2025, and the Lessee is not presently in default of any of the terms or conditions of the Lease.

As of this date, February 1st, 2025. Lease arrears are as follows:

<u>Type</u>	<u>Amount Due</u>
Monthly Rent February 1 st , 2025 to July 28 th , 2030	\$2,400

The amount of the security deposit paid to secure the Lease is a deposit of \$4,000 to be paid upon Lease execution, as well as 1st month's rent at Lease execution.

Other than as stated above, there are no monies owed under the Lease for the Premises until Tenant pays deposit upon Lease execution nor are there any defaults of the Lease by the Tenant as of such date.

The expiration date of the term of said Lease is February 1st, 2030. There are no provisions for renewal of terms.

The undersigned Lessor/Representative of the Lessor hereby acknowledges that the Master Lease and any Amendments to it remain unchanged in full force and effect. The Lessor understands that pursuant to terms of the Master Lease, all changes must be agreed to by the parties to the document in writing. (Master Lease signed/dated: February 1st, 2025)

LESSOR: ARC INVESTMENTS LLC

ADDRESS: 4044 Old Gentilly Road PHONE: (504) 945-9994

CITY:

Derek Patterson

Signature

DEREK PATTERSON

print

Title

02/01/2025

Date

TENANT'S
ACKNOWLEDGMENT

STATE OF: LOUISIANA

PARISH OF: ORLEANS

On this 1st day February of 2025, before me, a Notary Public, in and for the jurisdiction aforesaid, personally appeared Derek Patterson , to me personally know, who by me duly sworn did say that he is the Owner of Show Island Bar & Grill and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and that he acknowledged execution of said instrument to be a voluntary act and deed of said corporation.

Notary Public

My Commission Expires: _____

LESSORS New Orleans, LA STATE: Louisiana ZIP: 70126-4813 SIGNATURE: [Signature]
DATE: _____ 02/01/2025

EXHIBIT B
MEMORANDUM OF LEASE

This is a Memorandum of Lease for the Lease executed on February 1st 2025 between Derek Patterson, hereinafter called "Tenant" and ARC Investments LLC, a Limited Liability Company, organized under the laws of the State of Louisiana, having its principal office at: 4044 Old Gentilly Road, New Orleans, LA 70126, hereinafter called "Lessor".

For the purpose of this document and/or the Lease, as well as the exhibits/schedules executed by the Lessor and Tenant, the terms "Lessor" and "Lessor" as used shall be deemed synonymous and the terms "Tenant" and "Lessee" as used shall be deemed synonymous.

The Lessor leases to the Tenant the premises as described in the Lease:

1. Premises:
Unit Number: 103 Approximately: 2240 Square Feet.

Located at: Chef Menteur Mall - 9511 Chef Menteur Blvd.
City of: New Orleans State of Louisiana Zip Code: 70127

2. Term:
The Lease is for a term of: 5 Years(s) to commence on the 1st day of February 1, 2025, and terminate on the 1st day of February 1, 2030.

3. Renewal (Option) Periods: Available upon request to Lessor.
Within ten (10) days of the expiration or memorandum of Termination of Lease.

Lessor has hereunto executed this memorandum of Lease this 1st day of February 2025.

[Signature]
Signature
Carter Jacquet
Print

Owner
Lessor:
Title
02/01/25

Tenant has hereunto executed this Memorandum of Lease this 01 day Feb of 2025.

Tenant:

EXHIBIT D
LETTER OF POSSESSION

Re: Delivery of Possession of Unit No. 103 located at Chef Menteur Mall, 9511 Chef Menteur Mall, 9511 Chef Menteur Blvd., New Orleans, LA 70127.

Dear Tenant:

In accordance with the Lease Agreement between the parties dated February 1st, Lessor warrants by signature below that all of the construction obligations under the Lease are complete and the premises is hereby delivered to Tenant on Execution of this Letter of

_____ Possession by Tenant shall signify the delivery of possession and acceptance of same by Tenant and satisfy the obligations of Section 4 of the Lease Agreement.

Sincerely,

GAIA
Lessor

02/01/25
Date

I, the undersigned, hereby accept the delivery of the Premises from Lessor to Tenant,

Derek Patterson
Tenant

02/01/2025
Date

Tenant

Date

**State of
Louisiana
Secretary of
State**



COMMERCIAL DIVISION
225.925.4704

Fax Numbers
225.932.5317 (Admin. Services)
225.932.5314 (Corporations)
225.932.5318 (UCC)

Name	Type	City	Status
ARC INVESTMENTS, L.L.C.	Limited Liability Company	NEW ORLEANS	Active

Previous Names

Business: ARC INVESTMENTS, L.L.C.
Charter Number: 36167095K
Registration Date: 4/20/2006

Domicile Address

4044 OLD GENTILLY RD.
NEW ORLEANS, LA 70126

Mailing Address

C/O CARTER JACQUET
4044 OLD GENTILLY RD.
NEW ORLEANS, LA 70126

Status

Status: **Active**
Annual Report Status: **In Good Standing**
File Date: 4/20/2006
Last Report Filed: 3/24/2025
Type: Limited Liability Company

Registered Agent(s)

Agent:	CARTER JACQUET
Address 1:	4044 OLD GENTILLY RD.
City, State, Zip:	NEW ORLEANS, LA 70126
Appointment Date:	1/30/2018

Officer(s)

Additional Officers: No

Officer:	CARTER JACQUET
Title:	Member, Manager
Address 1:	4044 OLD GENTILLY RD.
City, State, Zip:	NEW ORLEANS, LA 70126

Amendments on File (2)

Description	Date
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Domestic LLC Agent/Domicile Change	1/20/2010
Domestic LLC Agent/Domicile Change	1/30/2018

Print

**State of
Louisiana
Secretary of
State**



COMMERCIAL DIVISION
225.925.4704

Fax Numbers
225.932.5317 (Admin. Services)
225.932.5314 (Corporations)
225.932.5318 (UCC)

Name	Type	City	Status
CHEF MENTEUR MALL, L.L.C.	Limited Liability Company	NEW ORLEANS	Active

Previous Names

Business: CHEF MENTEUR MALL, L.L.C.
Charter Number: 40034834K
Registration Date: 10/22/2009

Domicile Address

4044 OLD GENTILLY RD
NEW ORLEANS, LA 70126

Mailing Address

4044 OLD GENTILLY RD
NEW ORLEANS, LA 70126

Status

Status: **Active**
Annual Report Status: **In Good Standing**
File Date: 10/22/2009
Last Report Filed: 9/24/2024
Type: Limited Liability Company

Registered Agent(s)

Agent:	CARTER JACQUET
Address 1:	4044 OLD GENTILLY ROAD
City, State, Zip:	NEW ORLEANS, LA 70126-4813
Appointment Date:	7/16/2012

Officer(s)

Additional Officers: No

Officer:	ARC INVESTMENTS, LLC
Title:	Manager, Member
Address 1:	4044 OLD GENTILLY ROAD
City, State, Zip:	NEW ORLEANS, LA 70126-4813

Amendments on File

No Amendments on file

Print

City Planning Commission Speaker Card #5

Date: 8/24/25

I would like to speak regarding CPC Docket: 004/25

IN SUPPORT

Name: Derek Patterson

Address: 9500 Chest Highway Ste 103

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: Derek Patterson