

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

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**Zoning Docket:** 054-26

**Prepared by:** Sarah King

**Date:** May 27, 2026

**Deadline for CPC action:** July 25, 2026

**CC Deadline:** 60 days from transmittal

**City Council District:** A - McCarron

**Applicant:** WDG, LLC

**Request:** Conditional use permit a social club in CBD-6 Urban Core Neighborhood Intensity Mixed-Use District

**Property description:** Square 22, Lots 11 through 13, Homedale Park Annex, in the Second Municipal District, bounded by Canal Street, Greenwood Street, Vicksburg Street, and Weiblen Street

**Municipal address(es):** 5325 Canal Boulevard

Description
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The subject property, located at 5325 Canal Boulevard, is in the S-LB2 Suburban Lake Area Neighborhood Business District. Originally constructed as a laundry cleaning service in 1940, the structure is no longer operating. The applicant plans to renovate and reuse the site as an office space keeping the façade of the building intact and is proposing no structural changes or changes to the footprint of the building. The renovation will update the interior space to utilize the 452 square foot garage as a conference room, increasing the floor plan to 5,434 square feet which requires a conditional use.

**Figure 1: Subject Site formerly De Luxe Laundry at 5325 Canal Boulevard**



*(Source: Google 2022)*

**Figure 2: Subject Site known as De Luxe Laundry Opened in 1940 Along Canal Boulevard**



*(Source: Google)*

Figure 3: De Luxe Laundry Established, 1940



(Source:Google)

#### Reason for Commission Review

Per **Article 14, Section 14.2.B.4 (14.2.B Use Restrictions)**, commercial uses are permitted uses up to five thousand (5,000) square feet of total floor area, unless conditional use approval is required per Table 14-1. 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

There are no Use Standards for Commercial Office uses in the CZO. Department Safety and Permits has confirmed a non-structural renovation (25-33308-RNVN) with under 50% of the appraised property value.

*Proviso:*

- 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.

Parking Requirements				
	Requirement	Exceptions	Total Required	Provided
Vehicle Parking	N/A			
Bicycle Parking	N/A			
Loading	N/A			

Pursuant to **Article 22, Section 22.4.A.** of the Comprehensive Zoning Ordinance, the subject site is exempt from the vehicle parking requirements of Table 22-1 (Table-22-1: Off-Street Vehicle and Bicycle Requirements).

### Anticipated impact on surrounding land uses

The proposed use associated with an office are essentially similar to the previous use, which is compatible with the mixed-use medium density of the immediate surrounding neighborhood. The subject site is in the SLB-2 District which allows for a range of medium-density single-family, multi-family, and commercial uses that support public recreational and community facilities. As a former laundry cleaning service, the site was developed on a scale similar to uses typical for the area.

Given that there are no proposed changes to the structure or design of the site, and that the proposed uses would essentially remain the same as they currently are, the anticipated impact would be minimal to none. The office operations must adhere to all requirements for noise level, building code and safety, and hours of operation set forth by the Department of Safety and Permits.

### 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 21<sup>st</sup> Century, commonly known as the Master Plan, if it furthers, or at least does not interfere with, the goals, policies, and is compatible with the proposed future uses, densities, and intensities designated in the Land Use Element of the Plan. “Chapter 13: Land Use Plan” of the Master Plan designates on the Future Land Use Map (FLUM) of the petitioned site as “Mixed Use Medium Density” The goal, range of uses, and development character for that designation are copied below.

**Goal:** Create medium-density neighborhood centers to enhance walkability and serve as focal points within neighborhoods. Proximity to transit encouraged.

**Range of Uses:** Medium-density single-family, two-family and multifamily residential and commercial uses. Limited light industrial uses (small food manufacturers, craft and value-added industry and passive warehousing and storage) may be allowed in some areas. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

**Development Character:** Height, mass and density of new development varied to ensure proper transitions to surrounding lower density residential neighborhoods. Many structures will feature ground floor retail with residences on upper floors. 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 proposal would preserve the existing structure and provide a commercial use that falls within the allowance for businesses, including reuse of an existing structure that is identified as appropriate by the FLUM.

***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 SLB-2 Suburban Lake Area Neighborhood Business District. The purpose of the SLB-2 District is to encourage single-family development and encourage commercial areas within the Suburban Neighborhoods that are generally located along arterial streets. The subject site situated along Canal Boulevard is in the Navarre neighborhood known for mixed medium density uses such as restaurants, bars, and retail shopping in the neighborhood. Therefore, the proposal to include an adaptive reuse of a historically established building 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 will not have any bearing on the existing condition of the site and will maintain compliance with all environmental performance standards of **Article 21, Section 21.3** of the Comprehensive Zoning Ordinance, subject to the provisos suggested by the staff.

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

This standard is met. The site is presently not in use. The applicant proposes an adaptive reuse of the once commercial laundry service business into a office space. The proposed office would allow

the existing building to continue to function as a commercial use without any changes to the structure or footprint of the building. The original site's construction dates to 1940 and sets precedence for how the SLB-2 site continues to maintain relevance as characteristic of the neighborhood associated with the Suburban Lake Area Neighborhood Business District.

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

This is not applicable. Currently, the applicants have not stated an intent to request any variances.

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

This standard is met. The proposal would permit the applicant to reuse a commercial space by converting the former site to an office space continuing to maintain the existing structure. Since the office use is a low intensity there would be no changes in impact on the surrounding area. The staff recommended provisos relating to the operations of the site.

**Staff Recommendation**

The staff recommends **APPROVAL** of Zoning Docket 054/26 subject to one (1) proviso:

*Provisos*

1. 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 (May 26, 2026)**

The staff summarized the application and presented its recommendation of approval. The Commission received public comment from the applicant speaking in support of the request. There was no further discussion.

Commissioner Jackson made a motion to approve the application as recommended by the staff. Commission Hebert seconded the motion, which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 054/26 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO ONE (1) PROVISO. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

*Provisos*

1. 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.

YEAS: Hebert, Jackson, Jordan, Poche', Steeg, Witry

NAYS: None

ABSENT: Flick, Joshi-Gupta, Kepper





*De Luxe  
Laundry*

CLEANERS & STORAGE











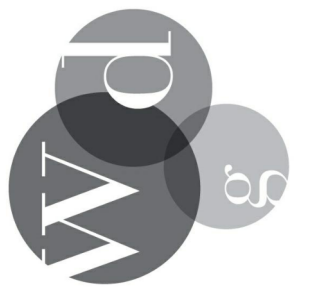
**GENERAL NOTES - PLAN**

- A. REFERENCE G000 FOR ABBREVIATIONS AND SYMBOLS.
- B. REFERENCE G103 DRAWING FOR CODE SUMMARY.

**KEYNOTES - FLOOR PLAN**

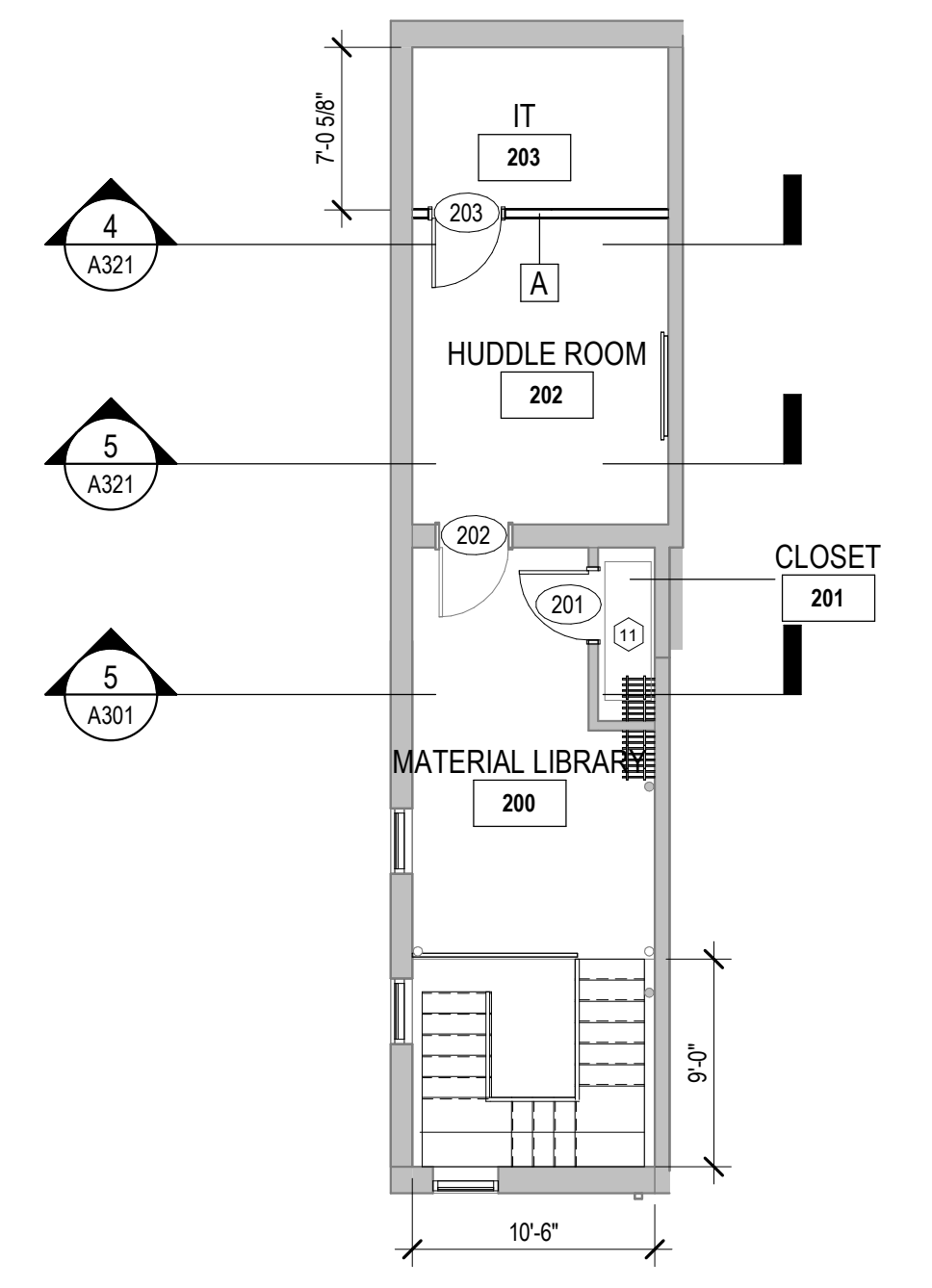
- 1 WORKSTATION PARTITION, OFOI. SEE ELECTRICAL DRAWINGS FOR ROUGH-IN REQUIREMENTS
- 2 NEW DOOR AND FRAME WITH NEW FULL LITE GLASS PANEL
- 3 NEW DOOR AND SIDE LITE. INFILL THE REST OF THE OPENING TO MATCH EXISTING
- 4 NEW STOREFRONT WINDOW
- 5 INFILL OPENING TO MATCH EXISTING
- 6 NEW CONCRETE PAD
- 7 PREP DOOR FOR ACCESS CONTROL
- 8 NEW SLIDING DOOR AND FRAME WITH NEW FULL LITE GLASS PANEL
- 9 EXISTING SLIDING DOOR TO REMAIN, ADD SOUND GASKETING TO CREATE SEAL AROUND DOOR FOR SOUNDPROOFING
- 10 CONTRACTOR TO PREP WALL AND COORDINATE SOLUTION WITH OWNER FOR WALL SEPARATION - METAL ANGLE OR BACKER ROD AND SEALANT
- 11 EXISTING HVAC UNIT TO REMAIN
- 12 RECESSED FIRE EXTINGUISHER CABINET
- 13 NEW PIPE COLUMN AND BASE PLATE, SEE STRUCTURAL DRAWINGS
- 14 6x6 WOOD COLUMNS

WDG | ARCHITECTS ENGINEERS  
 821 BARONNE ST.  
 NEW ORLEANS, LA 70113  
 PHONE (504) 754-5280  
 FAX (504) 754-5275

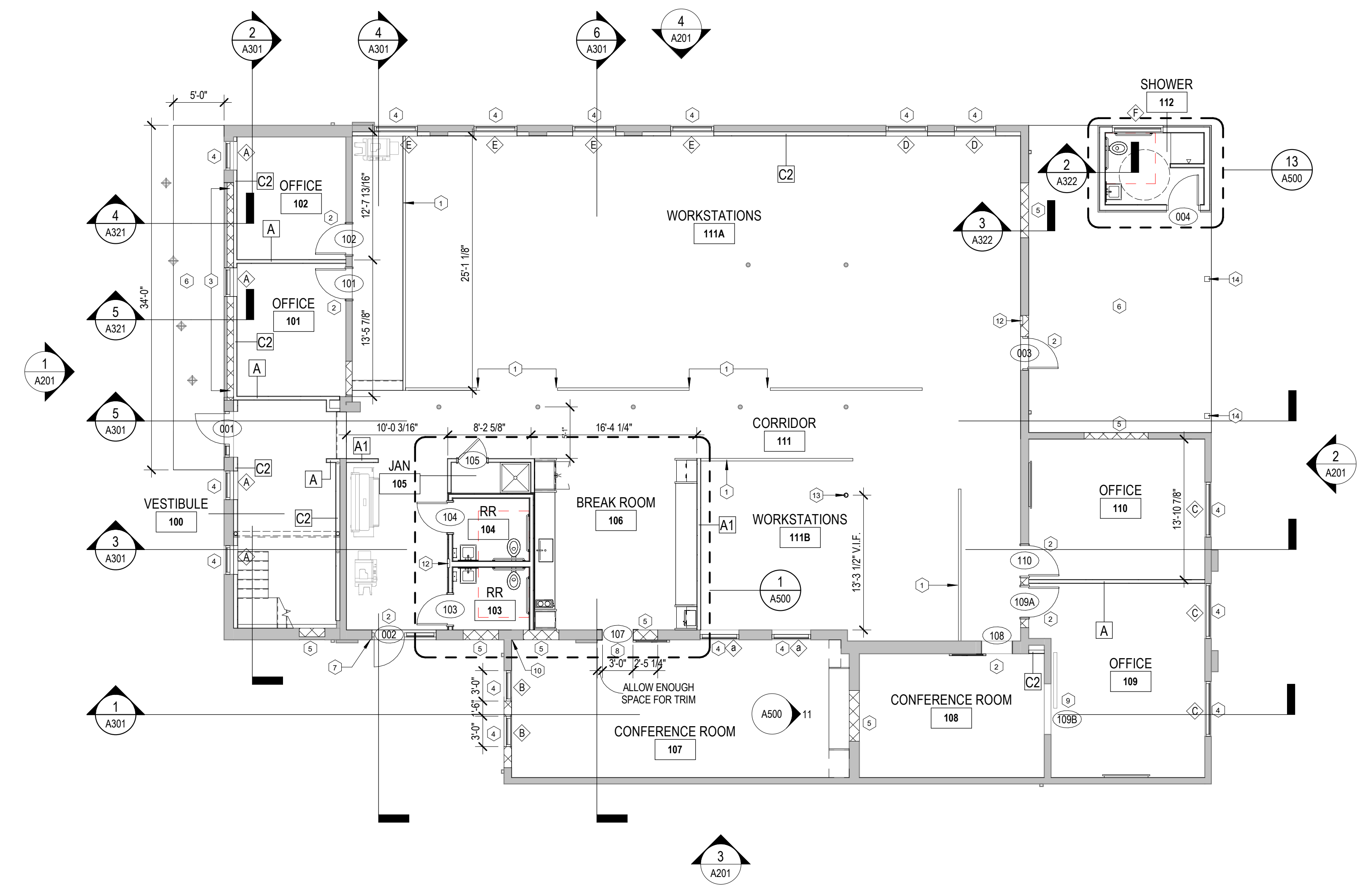


**WDG, LLC**  
**OFFICE RENOVATION**  
 5325 CANAL BLVD,  
 NEW ORLEANS, LA 70124

THE DESIGN CONCEPTS REPRESENTED IN THIS DOCUMENT ARE SPECIFICALLY FOR THIS PROJECT. INFORMATION CONTAINED HEREIN IS THE SOLE PROPERTY OF WDG ARCHITECTS ENGINEERS AND SHALL NOT BE TRANSFERRED TO ANY OTHER DOCUMENTS, USED FOR ANY OTHER PURPOSE OR BE CONVEYED TO THIRD PARTIES IN ANY FORM WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF WDG ARCHITECTS ENGINEERS.



2 FLOOR PLAN - LEVEL 2  
 A101 1/8" = 1'-0"



1 FLOOR PLAN - LEVEL 1  
 A101 1/8" = 1'-0"

MARK	DATE	DESCRIPTION
SHEET ISSUED: 01/22/26		
WDG PROJECT NO.: 25-199		
© 2025 BY: WDG ARCHITECTS ENGINEERS		
SHEET TITLE: FLOOR PLANS		
SHEET NUMBER:		

**A101**



**SQUARE 22, HOMEDALE PARK ANNEX  
 SQUARE A, WEIBLEN PLACE SUBDIVISION  
 SECOND DISTRICT  
 CITY OF NEW ORLEANS  
 ORLEANS PARISH, LA**

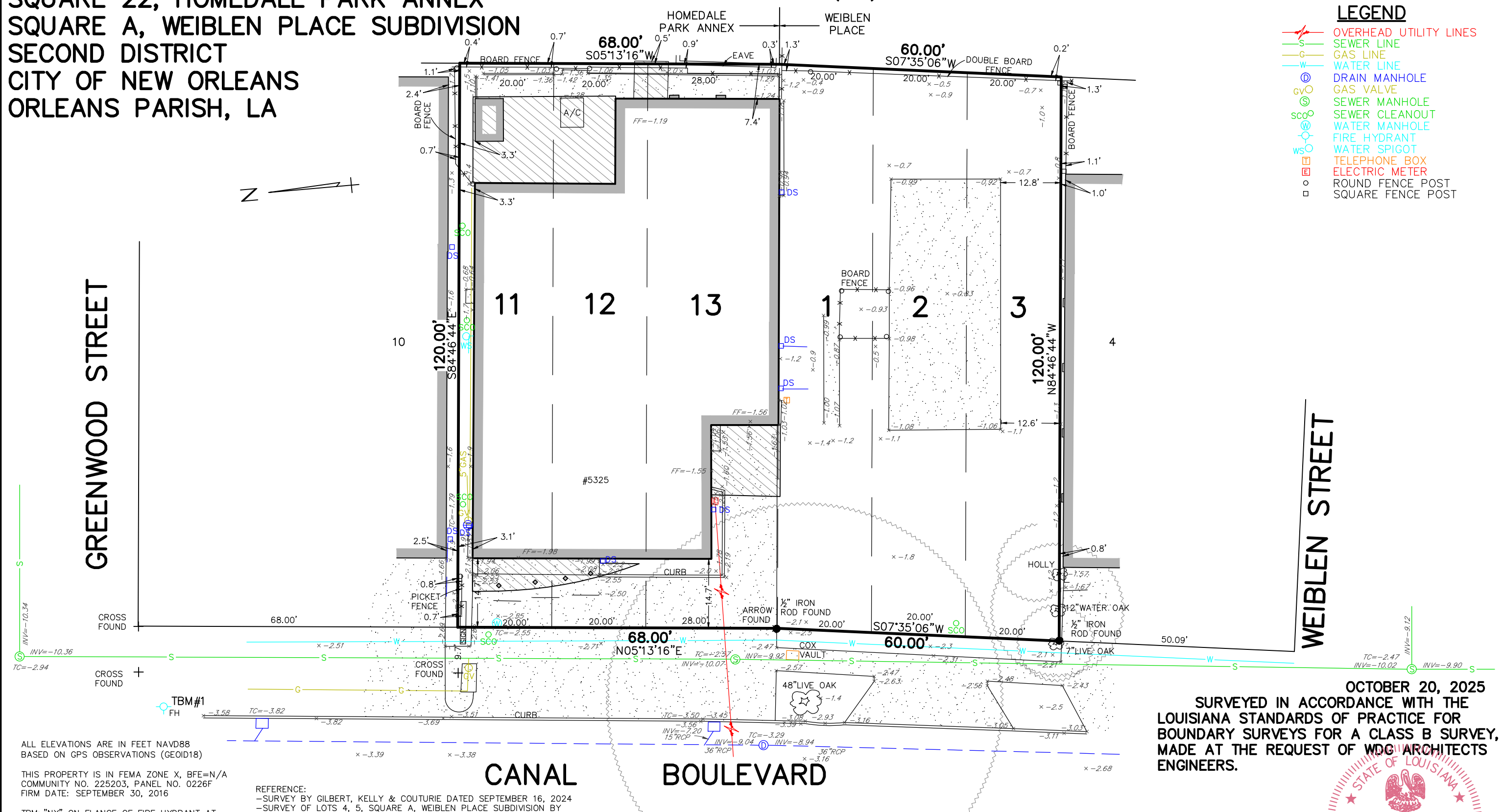
**VICKSBURG STREET (SIDE)**

**LEGEND**

- OVERHEAD UTILITY LINES
- SEWER LINE
- GAS LINE
- WATER LINE
- DRAIN MANHOLE
- GAS VALVE
- SEWER MANHOLE
- SEWER CLEANOUT
- WATER MANHOLE
- FIRE HYDRANT
- WATER SPIGOT
- TELEPHONE BOX
- ELECTRIC METER
- ROUND FENCE POST
- SQUARE FENCE POST

**GREENWOOD STREET**

**WEIBLEN STREET**



ALL ELEVATIONS ARE IN FEET NAVD88  
 BASED ON GPS OBSERVATIONS (GEOID18)

THIS PROPERTY IS IN FEMA ZONE X, BFE=N/A  
 COMMUNITY NO. 225203, PANEL NO. 0226F  
 FIRM DATE: SEPTEMBER 30, 2016

TBM: "NY" ON FLANGE OF FIRE HYDRANT AT  
 CORNER OF CANAL BLVD AND GREENWOOD ST.  
 ELEV.: -0.64' NAVD

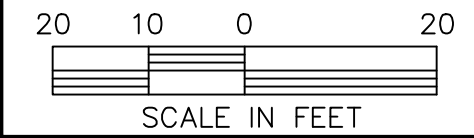
REFERENCE:  
 -SURVEY BY GILBERT, KELLY & COUTURIE DATED SEPTEMBER 16, 2024  
 -SURVEY OF LOTS 4, 5, SQUARE A, WEIBLEN PLACE SUBDIVISION BY  
 MANDLE SURVEYING, INC DATED JUNE 8, 1995

The locations of underground and other nonvisible utilities shown hereon have been determined from data either furnished by the agencies controlling such data and/or extracted from records made available to us by the agencies controlling such records. Where found, the surface features of locations are shown. The actual nonvisible locations may vary from those shown hereon. Each agency should be contacted relative to the precise location of its underground installation prior to any reliance upon the accuracy of such locations shown hereon, including prior to excavation and digging.

ANGLES ARE BASED ON RECORD ANGLES

THE SERVIDUES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO US, AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVIDUES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

**OCTOBER 20, 2025**  
 SURVEYED IN ACCORDANCE WITH THE  
 LOUISIANA STANDARDS OF PRACTICE FOR  
 BOUNDARY SURVEYS FOR A CLASS B SURVEY,  
 MADE AT THE REQUEST OF WDC ARCHITECTS  
 ENGINEERS.



**DUFRENE SURVEYING  
 & ENGINEERING INC.**  
 1624 MANHATTAN BOULEVARD, HARVEY, LA 70058  
 504-368-6390 PH.  
 504-368-6394 FAX  
 dufrene@dufrenesurveying.com

STATE OF LOUISIANA  
 JONATHAN P. DUFRENE  
 License No. 5158  
 PROFESSIONAL  
 SURVEYOR

**Date of Report: March 27, 2026**  
**Project Name: 5325 Canal Blvd. - WDG Office Renovation**  
**Contact: Kevin Moran**  
[kfmoran@wdgnola.com](mailto:kfmoran@wdgnola.com)  
**504.754.5280**  
**821 Baronne Street, New Orleans, LA 70113**

**Overview:**

This report provides results of the implementation of the Neighborhood Participation Program for the property located at 5325 Canal Boulevard. The existing building is 5,434 SF which exceeds the maximum allowable area for this zoning district. 5325 Canal Blvd is located in an S-LB2 zoning district. Based on Article 14, Section 14.2.B.4 of the Comprehensive Zoning Ordinance, the maximum allowable square footage for a commercial use is 5,000 SF. The applicant intends to file an application for a conditional use to incorporate the existing 452 square foot garage into the current 4,982 square foot renovation project. This report provides a summary of contacts with citizens, neighbors, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. Comments, sign-in lists, and email correspondence are attached.



**Neighborhood Meeting:**

- March 26, 2026 – Café Du Monde, 56 Dreyfous Drive, 6:30pm-7:30pm, 2 people in attendance. WDG, LLC had 4 representatives in attendance.

**Correspondence:**

- March 12, 2026 – Meeting notices mailed to NPP contact list and emailed to neighborhood associations and the district councilmember.
- March 15, 2026 – discussed proposal with neighbor Dan Duplass via email.
- March 24, 2026 – discussed proposal with neighbor Ross Adolph via phone.

**Results:**

- 106 people/addresses were invited to the NPP meeting.
- 2 people attended the meeting with zero concerns expressed. Attendees expressed excitement that the property was being revitalized.
- 1 person expressed approval through a phone conversation.

If there are any future comments or concerns anyone can reach out to WDG, LLC. Kevin Moran's email and phone number was included in the meeting notice.

**MAIL: PROPERTY OWNERS AND OCCUPANTS WITHIN 300 FEET**

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
733-Owner 1	ET Als 6449 Vicksburg St	New Orleans	LA	70124
Aaron J III Harrison	2105 3rd St 1/2	New Orleans	LA	70113
Adolph J Ross	717 Greenwood St	New Orleans	LA	70124
Ammar Mekari	727 Weiblen Pl	New Orleans	LA	70124
Bagert Hayden	Etal 1345 Focis Street	Metairie	LA	70005
Canal Boulevard Baptist Deaf Church	5320 Canal Blvd	New Orleans	LA	70124
Canal Greenwood LLC	3636 N Causeway Blvd Ste 200	Metairie	LA	70002
Canal-Weiblen LLC	145 Allen Toussaint Blvd	New Orleans	LA	70124
Chris II Christensen	5306 Vicksburg St	New Orleans	LA	70124
Colin M Sternhell	731 Weiblen Pl	New Orleans	LA	70124
Current Resident	5190 Canal Blvd	New Orleans	LA	70124
Current Resident	5190 Canal Blvd Ste 201	New Orleans	LA	70124
Current Resident	5190 Canal Blvd Ste A	New Orleans	LA	70124
Current Resident	5190 Canal Blvd Ste B	New Orleans	LA	70124
Current Resident	5190 Canal Blvd Ste C	New Orleans	LA	70124
Current Resident	5190 Canal Blvd Ste D	New Orleans	LA	70124
Current Resident	5200 Canal Blvd	New Orleans	LA	70124
Current Resident	5220 Canal Blvd	New Orleans	LA	70124
Current Resident	5270 Canal Blvd	New Orleans	LA	70124
Current Resident	5300 Canal Blvd	New Orleans	LA	70124
Current Resident	5301 Canal Blvd	New Orleans	LA	70124
Current Resident	5302 Canal Blvd	New Orleans	LA	70124
Current Resident	5303 Canal Blvd	New Orleans	LA	70124
Current Resident	5306 Canal Blvd	New Orleans	LA	70124
Current Resident	5310 Canal Blvd	New Orleans	LA	70124
Current Resident	5311 Canal Blvd	New Orleans	LA	70124
Current Resident	5312 Canal Blvd	New Orleans	LA	70124
Current Resident	5324 Canal Blvd	New Orleans	LA	70124
Current Resident	5325 Canal Blvd	New Orleans	LA	70124
Current Resident	5328 Canal Blvd	New Orleans	LA	70124
Current Resident	5329 Canal Blvd	New Orleans	LA	70124
Current Resident	5331 Canal Blvd	New Orleans	LA	70124

Current Resident	5337 Canal Blvd	New Orleans	LA	70124
Current Resident	5341 Canal Blvd	New Orleans	LA	70124
Current Resident	5353 Canal Blvd	New Orleans	LA	70124
Current Resident	5357 Canal Blvd	New Orleans	LA	70124
Current Resident	5416 Vicksburg St	New Orleans	LA	70124
Current Resident	5418 Vicksburg St	New Orleans	LA	70124
Current Resident	711 Greenwood St	New Orleans	LA	70124
Current Resident	713 Greenwood St	New Orleans	LA	70124
Current Resident	716 Greenwood St	New Orleans	LA	70124
Current Resident	716 Weiblen Pl	New Orleans	LA	70124
Current Resident	718 Greenwood St	New Orleans	LA	70124
Current Resident	719 Greenwood St	New Orleans	LA	70124
Current Resident	720 Greenwood St	New Orleans	LA	70124
Current Resident	720 Weiblen Pl	New Orleans	LA	70124
Current Resident	721 Greenwood St	New Orleans	LA	70124
Current Resident	722 Greenwood St	New Orleans	LA	70124
Current Resident	722 Weiblen Pl	New Orleans	LA	70124
Current Resident	724 Greenwood St	New Orleans	LA	70124
Current Resident	725 Greenwood St	New Orleans	LA	70124
Current Resident	726 Greenwood St	New Orleans	LA	70124
Current Resident	727 Greenwood St	New Orleans	LA	70124
Current Resident	729 Greenwood St	New Orleans	LA	70124
Current Resident	731 Greenwood St	New Orleans	LA	70124
Current Resident	733 Greenwood St	New Orleans	LA	70124
Current Resident	733 Weiblen Pl	New Orleans	LA	70124
Current Resident	735 Greenwood St	New Orleans	LA	70124
Current Resident	737 Greenwood St	New Orleans	LA	70124
Current Resident	739 Weiblen Pl	New Orleans	LA	70124
Current Resident	741 Weiblen Pl	New Orleans	LA	70124
Current Resident	743 Weiblen Pl	New Orleans	LA	70124
Current Resident	745 Weiblen Pl	New Orleans	LA	70124
Current Resident	747 Weiblen Pl	New Orleans	LA	70124
Current Resident	749 Weiblen Pl	New Orleans	LA	70124
Current Resident	800 Weiblen Pl	New Orleans	LA	70124

Current Resident	802 Greenwood St	New Orleans	LA	70124
Current Resident	802 Weiblen Pl	New Orleans	LA	70124
Current Resident	804 Greenwood St	New Orleans	LA	70124
Current Resident	806 Greenwood St	New Orleans	LA	70124
Current Resident	816 Weiblen Pl	New Orleans	LA	70124
Dahlia Properties LLC	743 Weiblen Pl Unit A	New Orleans	LA	70124
Dan J Duplass	320 Garden Rd	River Ridge	LA	70123
Deluxe Storage LLC	320 Garden Rd	River Ridge	LA	70123
Douglas Bickel	808 Weiblen Pl	New Orleans	LA	70124
Enterprise Corp II LLC	2420 Mathis St	Mandeville	LA	70448
Firemens Charitable & Benevolent Assoc	5190 Canal Blvd Suite 200	New Orleans	LA	70124
First Baptist Church Of New Orleans Foundation	5290 Canal Blvd	New Orleans	LA	70124
Fouquier Aimee	718 Weiblen Pl	New Orleans	LA	70124
Gail E McWilliams	5335 Canal Blvd	New Orleans	LA	70124
Jeffrey M Plaier	ET Al 802 Weiblen Pl	New Orleans	LA	70124
John L Gaille	944 Phosphor Ave	Metairie	LA	70005
John L Gaille	724 Greenwood Dr	New Orleans	LA	70124
Kr Inc	5405 Janice Ave	Kenner	LA	70065
Lawrence Lewis R Jr	ET Als 256 Delta Dr	Mandeville	LA	70448
Lois P Brown	5359 Canal Blvd	New Orleans	LA	70124
Mark Bode	737 Weiblen Pl	New Orleans	LA	70130
McGowin Travis Warrington	713 Greenwood Dr	New Orleans	LA	70124
Michael A Paternostro	800 Greenwood St	New Orleans	LA	70124
Michael P Sullivan	Etal 745 Weiblen Pl	New Orleans	LA	70124
Raspanti Properties LLC	3900 N Causeway Blvd #1470	Metairie	LA	70002
Richard G III Verlander	712 Weiblen Pl	New Orleans	LA	70124
Riehlmann Richard E	725 Greenwood Dr	New Orleans	LA	70124
Roberta G Corcoran	735 Weiblen Pl	New Orleans	LA	70124
Ruby C Lama	ET Al 7434 Gen Haig St	New Orleans	LA	70124
Sidney J Bourgeois	841 Weiblen Pl	New Orleans	LA	70124
Soft Touch Carwash & Lube LLC	5270 Canal Blvd	New Orleans	LA	70124
Spick and Span LLC	25 Walnut St	New Orleans	LA	70118
Triplets LLC	804 Greenwood Dr	New Orleans	LA	70124
Turnage Janet Carol Perkins	728 Greenwood St	New Orleans	LA	70124

Vance Michael James	751 Weiblen Pl	New Orleans	LA	70124
William J Breithoff	9116 Bocage Pl	River Ridge	LA	70123

**EMAIL: COUNCIL MEMBER, CPC, REGISTERED NEIGHBORHOOD ORGS**

Name	Contact Name	Email Address
City Planning Commission		<a href="mailto:cpcinfo@nola.gov">cpcinfo@nola.gov</a>
Council District A	Aimee McCarron	<a href="mailto:aimee.mccarron@nola.gov">aimee.mccarron@nola.gov</a>
Lakeview Civic Improvement Association	Val Cupit	<a href="mailto:safety@lakeviewcivic.org">safety@lakeviewcivic.org</a>
Friends of Lafitte Greenway	Sophie Vorhoff	<a href="mailto:info@lafittегreenway.org">info@lafittегreenway.org</a>



March 12, 2026

Dear Neighbor:

Please join WDG Architects Engineers for a Neighborhood Participation Program (NPP) meeting regarding the property at 5325 Canal Boulevard.

**Date: Thursday, March 26, 2026**

**Time: 6:30 PM**

**Location: Café Du Monde, 56 Dreyfous Drive**

WDG, LLC has purchased the old DeLuxe Laundry building at 5325 Canal Blvd and we have begun renovations to make the building the new home for WDG Architects and Engineers.

The current project includes renovating the existing 4,982 SF commercial space to become new offices and meeting spaces. The attached existing garage space is excluded from this renovation but was previously used for interior office and overflow space. The total building square footage will remain the same. The existing building is 5,434 SF which exceeds the maximum allowable area for this zoning district. 5325 Canal Blvd is located in an S-LB2 zoning district. Based on Article 14, Section 14.2.B.4 of the Comprehensive Zoning Ordinance, the maximum allowable square footage for a commercial use is 5,000 SF. This means we are required to apply for approval to incorporate the existing square footage of the garage into the current scope. Our application must be heard by the City Planning Commission and the City Council for review. With approval of the conditional use, the existing garage would be included in the scope of work for use as a conference room with upgraded finishes to match the rest of the renovation.



I am reaching out to fellow neighbors to invite them to an NPP meeting where you can learn more about this project and present any questions or concerns. This letter is being delivered through U.S. mail and/or email. I've included a floor plan and images to give you a better idea of our proposal. At the meeting, I'll provide a sign-in sheet to obtain email addresses so I can keep you informed of any changes.

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

Sincerely,

A handwritten signature in black ink that reads "K.F. Moran".

Kevin F. Moran, AIA  
Chief Executive Officer / Principal  
WDG | Architects Engineers  
[kfmoran@wdgnola.com](mailto:kfmoran@wdgnola.com) | 504.754.5280

**From:** Eugenie Borchardt  
**Sent:** Thursday, March 12, 2026 3:39 PM  
**To:** CPCINFO  
**Subject:** NPP Meeting for 5325 Canal Blvd  
**Attachments:** 5325 Canal Blvd\_NPP Meeting Notice.pdf

City Planning Commission,

WDG, LLC is hosting a Neighborhood Planning Program meeting Thursday March 26, 2026, as part of the conditional use application for the property located at 5325 Canal Blvd. Please see attached notice for those who would like to attend.

Thanks,  
**Eugenie Borchardt**  
*Job Captain*

WDG | Architects Engineers  
821 Baronne Street  
New Orleans, Louisiana 70113  
Phone (504) 754-5260  
[ecborchardt@wdgnola.com](mailto:ecborchardt@wdgnola.com)  
[www.wdgnola.com](http://www.wdgnola.com)

**From:** Eugenie Borchardt  
**Sent:** Thursday, March 12, 2026 3:36 PM  
**To:** aimee.mccarron@nola.gov  
**Subject:** NPP Meeting for 5325 Canal Blvd  
**Attachments:** 5325 Canal Blvd\_NPP Meeting Notice.pdf

Aimee McCarron,

WDG, LLC is hosting a Neighborhood Planning Program meeting Thursday March 26, 2026, as part of the conditional use application for the property located at 5325 Canal Blvd. Please see attached notice for those who would like to attend.

Thanks,  
**Eugenie Borchardt**  
*Job Captain*

WDG | Architects Engineers  
821 Baronne Street  
New Orleans, Louisiana 70113  
Phone (504) 754-5260  
[ecborchardt@wdgnola.com](mailto:ecborchardt@wdgnola.com)  
[www.wdgnola.com](http://www.wdgnola.com)

**From:** Eugenie Borchardt  
**Sent:** Thursday, March 12, 2026 3:40 PM  
**To:** 'safety@lakeviewcivic.org'  
**Subject:** NPP Meeting for 5325 Canal Blvd  
**Attachments:** 5325 Canal Blvd\_NPP Meeting Notice.pdf

Val Cupit,

WDG, LLC is hosting a Neighborhood Planning Program meeting Thursday March 26, 2026, as part of the conditional use application for the property located at 5325 Canal Blvd. Please see attached notice for those who would like to attend.

Thanks,  
**Eugenie Borchardt**  
*Job Captain*

WDG | Architects Engineers  
821 Baronne Street  
New Orleans, Louisiana 70113  
Phone (504) 754-5260  
[ecborchardt@wdgnola.com](mailto:ecborchardt@wdgnola.com)  
[www.wdgnola.com](http://www.wdgnola.com)

**From:** Eugenie Borchardt  
**Sent:** Thursday, March 12, 2026 3:37 PM  
**To:** info@lafittgreenway.org  
**Subject:** NPP Meeting for 5325 Canal Blvd  
**Attachments:** 5325 Canal Blvd\_NPP Meeting Notice.pdf

Sophie Vorhoff,

WDG, LLC is hosting a Neighborhood Planning Program meeting Thursday March 26, 2026, as part of the conditional use application for the property located at 5325 Canal Blvd. Please see attached notice for those who would like to attend.

Thanks,  
**Eugenie Borchardt**  
*Job Captain*

WDG | Architects Engineers  
821 Baronne Street  
New Orleans, Louisiana 70113  
Phone (504) 754-5260  
[ecborchartd@wdgnola.com](mailto:ecborchartd@wdgnola.com)  
[www.wdgnola.com](http://www.wdgnola.com)

## NPP MEETING COMMENT CARD

DATE: 3-26-26

NAME/ADDRESS OF PROJECT: 5325 Canal Blvd

COMMENT/QUESTION: I'm so excited for  
architects to redesign this building and  
keep its beauty 😊

CONTACT (OPTIONAL)

NAME: Stella Duplass

EMAIL: stelladuplass@gmail.com

ADDRESS: 5343 canal blvd

NPP MEETING COMMENT CARD

DATE:

3-25-2026

NAME/ADDRESS OF PROJECT:

5325 CANAL BLVD

COMMENT/QUESTION:

I APPROVE THE PLANS

CONTACT (OPTIONAL)

NAME: DAN DUPLASS

EMAIL:

ADDRESS: 5341 CANAL BLVD



**From:** Dan Duplass <danduplass@cox.net>  
**Sent:** Sunday, March 15, 2026 8:35 AM  
**To:** Kevin Moran <kfmoran@wdgnola.com>  
**Subject:** 5325 Canal Boulevard

Kevin Moran,  
Congratulations on your purchase.  
Concerning approval of the conditional use: I give my full approval.  
I own the properties at 716/18 Greenwood Drive (directly behind the 5325 Canal Building) and 5341/43 Canal Boulevard. I am also the past owner of 5325 Canal Blvd. property and the business DeLuxe Cleaners.  
I will attend the meeting.

Sincerely,  
Dan Duplass



**Nancy Landry**  
SECRETARY OF STATE

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

the attached document(s) of

**WDG, LLC**

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

37047021K	ORIGF	5/15/2009	2 page (s)
40127900	CHOFF	2/19/2010	1 page (s)
42720701	CHOFF	7/5/2017	2 page (s)
46510924	25 AR	6/5/2025	1 page (s)

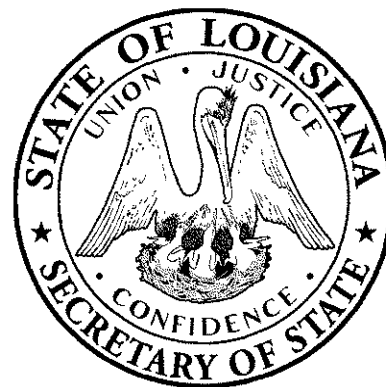
In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

January 21, 2026

*Nancy Landry*

*Secretary of State*

WEB 37047021K



Certificate ID: 12140856#MVM73

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](http://www.sos.la.gov)

Jay Dardenne  
Secretary of State



# ARTICLES OF ORGANIZATION

(R.S. 12:1301)

Domestic Limited Liability Company  
Enclose \$75.00 filing fee  
Make remittance payable to  
Secretary of State  
*Do not send cash*

Return to: Commercial Division  
P. O. Box 94125  
Baton Rouge, LA 70804-9125  
Phone (225) 925-4704  
Web Site: [www.sos.louisiana.gov](http://www.sos.louisiana.gov)

STATE OF Louisiana

PARISH/COUNTY OF Orleans

1. The name of this limited liability company is: WDG, LLC

2. This company is formed for the purpose of: (check one)

Engaging in any lawful activity for which limited liability companies may be formed.

\_\_\_\_\_  
(use for limiting activity)

3. The duration of this limited liability company is: (may be perpetual) 75 years

4. Other provisions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signatures: Ronnie P. Babin  
\_\_\_\_\_  
\_\_\_\_\_

On this 14<sup>th</sup> day of May, 2009, before me, personally appeared  
Ronnie P. Babin, to me known to be the person described in and who

executed the foregoing instrument, and acknowledged that he/she executed it as his/her free act and deed.

NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #

[Signature]  
Notary Signature

Matthew B. Marchand, Notary Public  
La. Bar #24567  
Attorney-at-Law  
My commission is for life.

Jay Dardenne  
Secretary of State



**LIMITED LIABILITY COMPANY INITIAL REPORT**  
(R.S. 12:1305 (E))

1. The name of this limited liability company is: WDG, LLC
2. The location and municipal address, not a post office box only, of this limited liability company's registered office:  
1100 Poydras Street, Suite 1360, NOLA 70163
3. The full name and municipal address, not a post office box only, of each of this limited liability company's registered agent(s) is/are:  
Ronnie P. Babin, 1100 Poydras Street, Suite 1360, NOLA 70163
4. The names and municipal addresses, not a post office box only, of the first managers, or the members:  
Ronnie P. Babin, 1100 Poydras Street, Suite 1360, NOLA 70163

To be signed by each person who signed the articles of organization:

Ronnie P. Babin

**AGENT'S AFFIDAVIT AND ACKNOWLEDGEMENT OF ACCEPTANCE**

I hereby acknowledge and accept the appointment of registered agent for and on behalf of the above named limited liability company.

Registered agent(s) signature(s):

Ronnie P. Babin

Sworn to and subscribed before me, the undersigned Notary Public, on this date: 5/14/09

NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #

Matthew B. Moreland

Notary Signature

Matthew B. Moreland, Notary Public  
La. Bar #24567  
Attorney-at-Law

My commission is for life.

(see instructions on back)

Jay Dardenne  
Secretary of State



**NOTICE OF CHANGE OF MEMBER(S) AND/OR MANAGER(S)**

Enclose \$26 Filing Fee  
Domestic Limited Liability Company  
Make remittance payable to  
Secretary of State  
Do Not Send Cash

Return to: Commercial Division  
P. O. Box 84125  
Baton Rouge, LA 70804-9125  
Phone (225) 925-4704  
Web Site: [www.sos.louisiana.gov](http://www.sos.louisiana.gov)

Limited Liability Company Name:

WOG, LLC

**REMOVAL OF MEMBERS AND/OR MANAGERS**

Notice is hereby given that the above named limited liability company has authorized the removal of the following Members and Managers.

\_\_\_\_\_  
Name and Title

\_\_\_\_\_  
Name and Title

\_\_\_\_\_  
Name and Title

\_\_\_\_\_  
Name and Title

\_\_\_\_\_  
Name and Title

\_\_\_\_\_  
Name and Title

\_\_\_\_\_  
To be signed by a member or manager

\_\_\_\_\_  
Date

**ADDITION OF MEMBERS AND/OR MANAGERS**

Notice is hereby given that the above named limited liability company has authorized the addition of the following Members and Managers

PETER J. JOLET, CHIEF OPERATING OFFICER,

1100 Poydras St  
Suite 1360  
NEW ORLEANS,  
LA 70113

\_\_\_\_\_  
Name and Title

\_\_\_\_\_  
Municipal Address

\_\_\_\_\_  
Name and Title

\_\_\_\_\_  
Municipal Address

\_\_\_\_\_  
Name and Title

\_\_\_\_\_  
Municipal Address

\_\_\_\_\_  
Name and Title

\_\_\_\_\_  
Municipal Address

*[Signature]* 1-1-10  
To be signed by a manager or member Date

## NOTICE OF CHANGE

**Charter Number:** 37047021K

**Name:** WDG, LLC

### **ADDRESSES:**

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

821 BARONNE STREET  
NEW ORLEANS, LA, 70113

### **Mailing Address:**

C/O PETER JOLET 821 BARONNE STREET  
NEW ORLEANS, LA, 70113

### **AGENTS:**

#### **Agent Name:**

RONNIE P. BABIN  
821 BARONNE STREET  
NEW ORLEANS, LA, 70113

PETER JOLET  
821 BARONNE STREET  
NEW ORLEANS, LA, 70113

### **MEMBERS/MANAGERS:**

#### **Member/Manager Name:**

RONNIE P. BABIN (MEMBER)  
821 BARONNE STREET  
NEW ORLEANS, LA, 70113

PETER J. JOLET (MANAGER)  
821 BARONNE STREET  
NEW ORLEANS, LA, 70113

KEVIN MORAN (MEMBER)  
821 BARONNE ST.  
NEW ORLEANS, LA, 70113

SHANNON FRENCH (MEMBER)  
821 BARONNE ST.  
NEW ORLEANS, LA, 70113

KENT POYSER (MEMBER)  
821 BARONNE ST  
NEW ORLEANS, LA, 70113




**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.**

TO BE ELECTRONICALLY SIGNED BY MEMBER OR MANAGER.

**ELECTRONIC SIGNATURE:** PETER JOLET (7/5/2017)

**TITLE:** MANAGER

<p><b>Nancy Landry</b> Secretary of State</p> 	<p><b>LIMITED LIABILITY COMPANY</b></p> <p><b>ANNUAL REPORT</b></p> <p>For Period Ending 5/15/2025</p>	 37047021K  2025											
<p><b>Mailing Address Only</b> (INDICATE CHANGES TO THIS ADDRESS IN THIS BOX)</p> <p>37047021 K WDG, LLC</p> <p>821 BARONNE STREET NEW ORLEANS, LA 70113</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>821 BARONNE STREET NEW ORLEANS, LA 70113</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. <b>A</b></p> <p><b>NEW REGISTERED AGENT REQUIRES A NOTARIZED SIGNATURE</b></p> <p>KEVIN MORAN 821 BARONNE STREET NEW ORLEANS, LA 70113</p> <p>KENT POYSER 821 BARONNE STREET NEW ORLEANS, LA 70113</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><b>New Registered Agent Signature</b></p>	<p><b>Notary Signature</b></p>	<p><b>Date</b></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>KEVIN MORAN 821 BARONNE STREET NEW ORLEANS, LA 70113</p> <p>KENT POYSER 821 BARONNE STREET NEW ORLEANS, LA 70113</p>	<p>Manager</p> <p>Member</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><b>SIGN →</b></p>	<p>To be signed by a manager, member, or agent</p> <p>Kevin Moran (SIGNED ELECTRONICALLY)</p> <p>Signee's address</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%;">Title</td> <td style="width:33%;">Phone</td> <td style="width:34%;">Date</td> </tr> <tr> <td>CEO</td> <td></td> <td>06/05/2025</td> </tr> <tr> <td colspan="2">Email Address</td> <td rowspan="2" style="text-align: center; vertical-align: middle;">(For Office Use Only)</td> </tr> <tr> <td colspan="2">ON FILE</td> </tr> </table>	Title	Phone	Date	CEO		06/05/2025	Email Address		(For Office Use Only)	ON FILE	
Title	Phone	Date											
CEO		06/05/2025											
Email Address		(For Office Use Only)											
ON FILE													
<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: <a href="http://www.sos.louisiana.gov">www.sos.louisiana.gov</a></p>		<p>Return by: 5/15/2025</p> <p>To: <b>Commercial Division</b> <b>P. O. Box 94125</b> <b>Baton Rouge, LA 70804-9125</b> <b>Phone (225) 925-4704</b></p>											
<p><b>DO NOT STAPLE</b></p>		<p>2</p>											

UNSIGNED REPORTS WILL BE RETURNED

Crescent Title, LLC  
7835 Maple Street  
New Orleans, LA 70118  
File No.: 254520

**CASH SALE**  
**Sale of Property**  
**by:**  
**Spick and Span LLC**  
**to:**  
**WDG, LLC**

***United States of America***  
***State of Louisiana***  
***Parish of Orleans***

**BE IT KNOWN** that on the dates so indicated below and before the undersigned Notaries Public, duly commissioned and qualified in and for the states and parishes/counties so stated, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared:

**Spick and Span LLC** (Tax ID# XX-XXX8732), a limited liability company organized and existing under the laws of the State of Louisiana, pursuant to Articles of Organization registered with the Secretary of State, represented herein by Benjamin D. Jacobson, Manager and Certifying Official, pursuant to a certificate of authority annexed hereto and made a part hereof. Mailing Address: 25 Walnut Street, New Orleans, LA 70118

Whether one or more, hereinafter the "Seller," who declares that it does by these presents, grant, bargain, sell, convey, transfer, assign, setover, abandon and deliver, with all legal warranties as to title only, and with full substitution and subrogation in and to all the rights and actions of warranty which it has or may have against all preceding owners and vendors, unto:

**WDG, LLC** (Tax ID# XX-XXX4556), a limited liability company organized and existing under the laws of the State of Louisiana, pursuant to Articles of Organization registered with the Secretary of State, represented herein by Kevin Francis Moran, Manager and Member, pursuant to a certificate of authority annexed hereto and made a part hereof. Mailing Address: 821 Baronne Street, New Orleans, LA 70118

Whether one or more, hereinafter the "Purchaser," here present, accepting and purchasing for itself, its successors, heirs, and assigns, and acknowledging due delivery and possession thereof, all and singular the following described property:

*"Description of Property"*

**Parcel 1: 5311 Canal Boulevard**

THAT PORTION OF GROUND, together with all of the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in **Square A, Second District**, of the City of New Orleans, bounded by Canal Boulevard, Weiblen Place, Greenwood and Vicksburg Streets, designated as **Lots 1, 2, and 3** on plan of Adloe Orr, C.E., dated August 20, 1941, annexed to an act passed before rank S. Normann, N.P., dated August 30, 1941. Said lots adjoin and measure each 20 feet front on Canal Boulevard, same width in the rear, by a depth between equal and parallel lines of 120 feet, Lot 3 lies nearer to and begins at a distance of 50 feet, 1 inch 1 line from Canal Boulevard and Weiblen Place.

As further shown and in accordance with a survey dated September 16, 2024, by Clint M. Simoneaux, Gilbert, Kelly & Couturie', Inc., Professional Land Surveying.

Chelsey Richard Napoleon  
CLERK OF CIVIL DISTRICT COURT  
INST #: 2026-03224  
TYPE: S  
01/29/2026 04:26:48 PM  
12 PG(S)  
CIN: 765039  
ELECTRONICALLY RECORDED

**Parcel 2: 5325 Canal Boulevard**

THREE CERTAIN LOTS OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, advantages, and appurtenances thereunto belonging or in anywise appertaining, situated in the **SECOND DISTRICT** of the CITY OF NEW ORLEANS in **SQUARE 22** of **HOMEDALE PARK ANNEX**, which square is bounded by CANAL BOULEVARD, GREENWOOD, and VICKSBURG STREETS, and designated as **Lots 11, 12, and 13**, as shown on map of Homedale Park Annex, made by John F. Coleman Engineer, dated June, 1916, a blue print of which is attached to an act before Walter G. Weidig, Notary Public, dated June 17, 1923. As shown on a survey by S. A. Calongne's Sons, dated July 21, 1920, a copy of which is annexed to an act passed before John Wagner, Notary Public, dated January 5, 1927, Lots 11, 12, and 13, of Square 22, Homedale subdivision are situated in Square 22 which square is bounded by Canal Boulevard, Greenwood, and Vicksburg Streets, and Fireman's Association Property, said lots measure a total of 68 feet front on Canal Boulevard, by a depth of 120 feet each between equal and parallel lines. According to a survey by Gilbert & Kelly Surveyors dated November 14, 1931, Lots 11, 12, and 13 of Square 22 Homedale Annex, which square is bounded by Canal Boulevard, Greenwood, and Vicksburg Streets and Weiblen Place, Lot 11 commences at a distance of 68 feet from the corner of Canal Boulevard and Greenwood Street and measures thence 20 feet front on Canal Boulevard, Lot 12 adjoins Lot 11 and measures 20 feet front on Canal Boulevard, and Lot 13 adjoins Lot 12, and measures 28 feet front on Canal Boulevard and commences at a distance of 110.1.1 feet from the corner of Canal Boulevard and Weiblen Place, each lot measuring 120 feet in depth between equal and parallel lines, annexed to an act before Frank J. Stich, Notary Public, dated December 5, 1931, which act describes Lot 13 as commencing at a distance of 110 feet 11 inches from the corner of Canal Boulevard and Weiblen Place. In accordance with a survey by Gilbert & Kelly Surveyors, dated May 23, 1944, said Lots 11, 12, and 13 in Homedale Annex are bounded by Canal Boulevard, Greenwood Street, Vicksburg Street, and Weiblen Place, Lot 11 commences at a distance of 68 feet from the corner of Canal Boulevard and Greenwood Street and measures 20 feet front on Canal Boulevard, Lot 12 adjoins Lot 11, and measures 20 feet front on Canal Boulevard, Lot 13 adjoins Lot 12, and measures 28 feet front on Canal Boulevard, each lot measuring 120 feet in depth between equal and parallel lines, annexed to an act before Clarence de Lucas, Notary Public, dated June 13, 1944, which act describes Lot 13 as commencing at a distance of 110 feet 11 inches from the corner of Canal Boulevard and Weiblen Place. And in accordance with a survey by Gilbert, Kelly & Couturie, Inc., surveyors, dated February 2, 1990, a copy of which is annexed hereto and made a part hereof, Lots 11, 12, and 13 of Square 22, Homedale Park Annex, which square is bounded by Canal Boulevard, Greenwood Street, Vicksburg Street, and Weiblen Place, measure as follows: Lot 11 commences at a distance of 68 feet from the corner of Greenwood Street and Canal Boulevard and measures 20 feet front on Canal Boulevard, Lot 12 adjoins Lot 11 and measures 20 feet front on Canal Boulevard, and Lot 13 adjoins Lot 12 and measures 28 feet front on Canal Boulevard and commences at a distance of 110.1.1 feet actual, 110 feet 11 inches title, from the corner of Canal Boulevard and Weiblen Place, and each lot measures 120 feet in depth between equal and parallel lines.

As further shown and in accordance with a survey dated September 16, 2024, by Clint M. Simoneaux, Gilbert, Kelly & Couturie', Inc., Professional Land Surveying.

Being the same property acquired by Spick and Span LLC by act dated January 3, 2025, recorded at Inst. 2025-00124, CIN 749963.

The following is not insured and is offered for informational purposes only:

- Improvements on Lots 1, 2, and 3 bear the municipal address **5311 Canal Boulevard**, New Orleans, Louisiana, 70124.
- Improvements on Lots 11, 12, and 13 bear the municipal address **5325 Canal Boulevard**, New Orleans, Louisiana, 70124.

PURCHASER herein declared that all future notices of ad valorem tax bills and special assessments for the above-described property presently for the tax year of 2026 bearing **Tax Assessment No. 206314201 and 206306106** are to be forwarded to:

WDG, LLC  
821 Baronne Street, New Orleans, LA 70118

THIS ACT IS MADE, EXECUTED AND ACCEPTED SUBJECT TO THE FOLLOWING:

1. Any and all restrictions, overlaps, overhangs, servitudes and/or easements, rights of ways and outstanding rights of record which might be shown on a current survey of the property.
2. Restriction by Katz & Besthoff, Limited in act dated November 19, 1945, recorded at COB 539 page 325.

THE PARTIES HERETO TAKE COGNIZANCE THAT NO SURVEY ON THE HEREIN DESCRIBED PROPERTY IN CONNECTION WITH THE ACT OF SALE HAS BEEN MADE NOR HAS ONE BEEN PRODUCED OR ATTACHED AND THE PARTIES DO HEREBY RELIEVE AND RELEASE ME, NOTARY, FROM ANY AND ALL LIABILITY, RESPONSIBILITY OR DAMAGE INCLUDING COURT COSTS AND ATTORNEYS FEES IN CONNECTION THEREWITH.

*See WAIVER OF WARRANTY and REDHIBITION RIGHTS ADDENDUM attached hereto and made a part hereof.*

To have and to hold the above-described property unto the said Purchaser, its successors, heirs, and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of One Hundred And No/100 (\$100.00) Dollars and Other Valuable Consideration which the Purchaser has well and truly paid, in ready and current money to the said Seller who hereby acknowledges the receipt and sufficiency thereof, and grants full acquittance and discharge therefore.

All State and City taxes up to and including the taxes due and eligible for the current tax year are paid as per a research of the tax rolls for the year 2025. The 2026 taxes have been prorated to the date of this act of sale. Payment for all future taxes is assumed by Purchaser.

By reference to the certificates of the Conveyance and Mortgage records in and for the Parish of the subject property, it does not appear that said property has been heretofore alienated by the Seller nor that it is subject to any unpaid encumbrances.

The parties to this act are aware of the fact that the mortgage, and conveyance certificates herein referred to are open, being not yet dated or signed, and relieve and release me, Notary, from all responsibility and liability in connection therewith. Seller is bound and obligated to immediately cancel and erase any inscriptions that may appear on the open certificates that would adversely affect the title to the herein described property.

*{Signature Pages Follow}*

Purchase Agreement  
5325 and 5311 Canal Street  
Seller: Spick and Span LLC  
Buyer: WDG, LLC

**EXHIBIT B**

*Form of As-Is, Where Is and Waiver of Warranty of Redhibition*

Buyer acknowledges and agrees that the Property is sold by Seller and purchased by Buyer "AS IS, WHERE IS," with all faults and without any warranty or representations whatsoever either expressed or implied, except that Seller does warrant title as to Seller's own acts and no further, and subject to the Permitted Exceptions.


Buyer hereby acknowledges that it is relying on its inspection and evaluation of the Property and further acknowledges that Seller makes no warranties, covenants, guarantees or representations whatsoever, express or implied, as to the condition of the Property. Buyer expressly waives the warranty of fitness and the warranty against redhibitory vices and defects, whether apparent or latent, imposed by Louisiana Civil Code Articles 2520 through 2548. Buyer further declares and acknowledges that Buyer does hereby waive the warranty of fitness for intended purposes or guarantee against hidden or latent redhibitory vices under Louisiana law, and that warranty imposed by Louisiana Civil Code Articles 2475 and 2520, and any applicable state or federal law and the jurisprudence there-under. As a material and integral consideration for the execution of this act of sale by Seller, Buyer waives and releases Seller from any and all claims and or causes of action which Buyer may have or hereafter may be otherwise entitled to, based on vices or defects in the property herein sold, including all improvements located thereon, whether in the nature of redhibition, reduction of the Purchase Price, concealment, and/or any other theory of law, including but not limited to any rights under Louisiana Civil Code Articles 2520 through 2548. Buyer acknowledges that Seller was not the manufacturer nor builder of any of the buildings, improvements, other constructions or components parts of the property and Buyer further assumes the risk as to all vices and defects in the property, including all buildings, improvements, other constructions or component parts of the property located thereon and all movable property, equipment, fixtures, appliances or other goods located on the property, whether those vices or defects are latent and/or not discoverable upon simple inspection, and including those vices or defects, knowledge of which would deter Buyer from making this purchase. Buyer further acknowledges that the property is fit for the Buyer's intended use and particular purpose and that the zoning of the property is suitable for Buyer's use and purpose.

Buyer further acknowledges that Buyer (a) had ample opportunity to fully inspect the property, (b) has inspected the property to the extent Buyer desired, (c) desires to purchase the property in its present condition, and (d) agrees to purchase the property subject to any physical encroachments on the property or any physical encroachments by improvements located on the property onto adjacent property.

Without limiting the generality of the foregoing and as further consideration for this sale, Buyer, its assigns and transferees hereby accepts the Property as is, where is, in its existing environmental condition and waives, discharges, releases Seller, its affiliates,

Purchase Agreement  
5325 and 5311 Canal Street  
Seller: Spick and Span LLC  
Buyer: WDG, LLC

predecessors, successors, assigns, agents, partners, officers, employees, directors and insurers form any and all claims and/or causes of action which Buyer or its assigns or transferees may have or hereafter be otherwise entitled to, whether affecting person and/or property, for (i) any environmental liabilities arising from the Property, including any claims, demands, causes of action (both public and private), judgments, attorneys' fees, costs, expenses, penalties and fines, imposed or assessed under any federal, state or local environmental law, rule, regulation, or ordinance involving the environment including, but without limitation Article 2315.3 of the Louisiana Civil Code, Statewide Order 29B by Office of Conservations, Department of Natural Resources, State of Louisiana, the Louisiana Abandoned Oilfield Waste State Law (La. R.S. 30:71, et seq.), as amended, the Louisiana Environmental Quality Act (La. R.S. 30:2001, et seq.) as amended, the Comprehensive Environmental Response, Compensation and Liability Act, (42 U.S.C. '9601, et seq.), the Superfund Amendments and Reauthorization Act of 1986, and the Toxic Substance Control Act (15 U.S.C. '2601, et seq.), as amended and or/(ii) the existence of any Hazardous Materials in, on, under or from the Property. "Hazardous Materials" means mold, mildew, and other fungi (including but not limited to aspergillus/penicillium, bipolaris/derschlera, and stachybotrys), lead paint, asbestos, petroleum products and/or any materials defined as "hazardous pollutants", "toxic pollutants", "pollutants", "hazardous substances", "hazardous waste", "Hazardous constituents" or "solid waste" or language of similar import in (a) the Comprehensive Environmental Response, Compensation and Liability Act of 1990, 42 U.S.C. '9601 et seq., (b) the Resource Conservation and Recovery Act, U. S. C. '6901 et seq., (c) the Clean Air Act, 42 U.S.C. '7401 et seq., (d) the Clean Water Act, 33 U.S.C. '1251 et seq., and /or (e) any other federal, state or local environmental statute or ordinance and any regulations promulgated under any of the foregoing, all as amended from time to time, and any regulation, as well as any other substance or substances the presence of which requires investigation or remediation under any federal, state or local statute, regulation, ordinance, order, action, policy or law, or which is or becomes defined as or has the characteristics of a conventional, non-conventional, hazardous, toxic or solid waste, material, substance, pollutant or contaminant under any federal, state or local statute, regulation, rule or ordinance pertaining to human health and for the environment as amended.

  
KEVIN F. MORAN

**MANAGER CONSENT and CERTIFICATE OF AUTHORITY  
OF  
SPICK AND SPAN LLC**

The undersigned, being the only Manager of Spick and Span LLC, a Louisiana limited liability company (the "Company"), and as such, having full power and authority to act in the name, and on behalf, of the Company does hereby vote for, consent to, authorize and adopt the following actions:

WHEREAS, the Company does not have an operating agreement;

WHEREAS, the Company desires to authorize the sale of the property described as follows (the "Property"):

**Parcel 1: 5311 Canal Boulevard**

THAT PORTION OF GROUND, together with all of the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in Square A, Second District, of the City of New Orleans, bounded by Canal Boulevard, Weiblen Place, Greenwood and Vicksburg Streets, designated as Lots 1, 2, and 3 on plan of Adloe Orr, C.E., dated August 20, 1941, annexed to an act passed before rank S. Normann, N.P., dated August 30, 1941. Said lots adjoin and measure each 20 feet front on Canal Boulevard, same width in the rear, by a depth between equal and parallel lines of 120 feet, Lot 3 lies nearer to and begins at a distance of 50 feet, 1 inch 1 line from Canal Boulevard and Weiblen Place.

As further shown and in accordance with a survey dated September 16, 2024, by Clint M. Simoneaux, Gilbert, Kelly & Couturie', Inc., Professional Land Surveying.

**Parcel 2: 5325 Canal Boulevard**

THREE CERTAIN LOTS OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, advantages, end appurtenances thereunto belonging or in anywise appertaining, situated in the SECOND DISTRICT of the CITY OF NEW ORLEANS in SQUARE 22 of HOMEDALE PARK ANNEX, which square is bounded by CANAL BOULEVARD, GREENWOOD, and VICKSBURG STREETS, and designated as Lots 11, 12, and 13, as shown on map of Homedale Park Annex, made by John F. Coleman Engineer, dated June, 1916, a blue print of which is attached to an act before Walter G. Weidig, Notary Public, dated June 17, 1923. As shown on a survey by S. A. Calongne's Sons, dated July 21, 1920, a copy of which is annexed to an act passed before John Wagner, Notary Public, dated January 5, 1927, Lots 11, 12, and 13, of Square 22, Homedale subdivision are situated in Square 22 which square is bounded by Canal Boulevard, Greenwood, and Vicksburg Streets, and Fireman's Association Property, said lots measure a total of 68 feet front on Canal Boulevard, by a depth of 120 feet each between equal and parallel lines. According to a survey by Gilbert & Kelly Surveyors dated November 14, 1931, Lots 11, 12, and 13 of Square 22 Homedale Annex, which square is bounded by Canal Boulevard, Greenwood, and Vicksburg Streets and Weiblen Place, Lot 11 commences at a distance of 68 feet from the corner of Canal Boulevard and Greenwood Street and measures thence 20 feet front on Canal Boulevard, Lot 12 adjoins Lot 11 and measures 20 feet front on Canal Boulevard, and Lot 13 adjoins Lot 12, and measures 28 feet front on Canal Boulevard and commences at a distance of 110.1.1 feet from the corner of Canal Boulevard and Weiblen Place, each lot measuring 120 feet in depth between equal and parallel lines, annexed to an act before Frank J. Stich, Notary Public, dated December 5, 1931, which act describes Lot 13 as commencing at a distance of 110 feet 11 inches from the corner of Canal Boulevard and Weiblen Place. In accordance with a survey by Gilbert & Kelly Surveyors, dated May 23, 1944, said Lots 11, 12, and 13 in Homedale Annex are bounded by Canal Boulevard, Greenwood Street, Vicksburg Street, and Weiblen Place, Lot 11 commences at a distance of 68 feet from the corner of Canal Boulevard and Greenwood Street and measures 20 feet front on Canal Boulevard, Lot 12 adjoins Lot 11, and measures 20 feet front on Canal Boulevard, Lot 13 adjoins Lot 12, and measures 28 feet front on Canal Boulevard, each lot measuring 120 feet in depth between equal and parallel lines, annexed to an act before Clarence de Lucas, Notary Public, dated June 13, 1944, which act describes Lot 13 as commencing at a distance of 110 feet 11 inches from the corner of Canal Boulevard and Weiblen Place. And in accordance with a survey by Gilbert, Kelly & Couturie', Inc., surveyors, dated February 2, 1990, a copy of which is annexed hereto and made a part hereof, Lots 11, 12, and 13 of Square 22, Homedale Park Annex, which square is bounded by Canal Boulevard, Greenwood Street, Vicksburg Street, and Weiblen Place, measure as follows: Lot 11 commences at a distance of 68 feet from the corner of Greenwood Street and Canal Boulevard and measures 20 feet front on Canal Boulevard, Lot 12 adjoins Lot 11 and measures 20 feet front on Canal Boulevard, and Lot 13 adjoins Lot 12 and measures 28 feet front on Canal Boulevard and commences at a distance of 110.1.1 feet actual, 110 feet 11 inches title, from the corner of Canal Boulevard and Weiblen Place, and each lot measures 120 feet in depth between equal and parallel lines.

As further shown and in accordance with a survey dated September 16, 2024, by Clint M. Simoneaux, Gilbert, Kelly & Couturie', Inc., Professional Land Surveying.

Being the same property acquired by Spick and Span LLC by act dated January 3, 2025, recorded at Inst. 2025-00124, CIN 749963.

Improvements on Lots 1, 2, and 3 bear the municipal address **5311 Canal Boulevard**, New Orleans, Louisiana, 70124. Improvements on Lots 11, 12, and 13 bear the municipal address **5325 Canal Boulevard**, New Orleans, Louisiana, 70124.

WHEREAS, the Company desires to authorize Benjamin D. Jacobson to execute all documents in connection therewith on behalf of the Company; and

NOW THEREFORE, BE IT RESOLVED, AGREED AND CONSENTED THAT:

**Section 1. Authorization for Sale**

The sale of the Property is hereby authorized and approved.

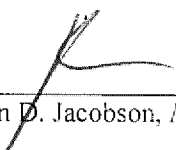
**Section 2. Authorized Agent**

Benjamin D. Jacobson, (the "Agent") is hereby independently authorized to transact all business on behalf of the Company with respect to the above described transaction, and to execute any and all documents in connection therewith, having such terms and conditions as Agent deems appropriate in its sole discretion.

**Section 3. Certification**

The undersigned warrant the accuracy of the above information, and that the authority of the parties as provided herein has not been restricted in any way by any action of the Company. The undersigned further warrant that this Authorization, signed in either original or electronic form, may be relied upon by third parties, including, Crescent Title, LLC, its title insurance underwriters, and the law firm of Bergeron, Douglass, Frosch & Mack, LLC.

Thus done and signed on the dates so indicated below.

  
\_\_\_\_\_  
Benjamin D. Jacobson, *Manager and Certifying Official*

Date: 1/29/26

**UNANIMOUS WRITTEN CONSENT and CERTIFICATE OF AUTHORITY OF  
WDG, LLC**

The undersigned, being the only Members and Managers of WDG, LLC, a Louisiana limited liability company (the "Company"), and as such, having full power and authority to act in the name, and on behalf, of the Company does hereby vote for, consent to, authorize and adopt the following actions:

WHEREAS, the Company desires to authorize the purchase and mortgage of the property described as follows (the "Property"):

**Parcel 1: 5311 Canal Boulevard**

THAT PORTION OF GROUND, together with all of the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in Square A, Second District, of the City of New Orleans, bounded by Canal Boulevard, Weiblen Place, Greenwood and Vicksburg Streets, designated as Lots 1, 2, and 3 on plan of Adloe Orr, C.E., dated August 20, 1941, annexed to an act passed before rank S. Normann, N.P., dated August 30, 1941. Said lots adjoin and measure each 20 feet front on Canal Boulevard, same width in the rear, by a depth between equal and parallel lines of 120 feet, Lot 3 lies nearer to and begins at a distance of 50 feet, 1 inch 1 line from Canal Boulevard and Weiblen Place.

As further shown and in accordance with a survey dated September 16, 2024, by Clint M. Simoneaux, Gilbert, Kelly & Couturie', Inc., Professional Land Surveying.

**Parcel 2: 5325 Canal Boulevard**

THREE CERTAIN LOTS OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, advantages, end appurtenances thereunto belonging or in anywise appertaining, situated in the SECOND DISTRICT of the CITY OF NEW ORLEANS in SQUARE 22 of HOMEDALE PARK ANNEX, which square is bounded by CANAL BOULEVARD, GREENWOOD, and VICKSBURG STREETS, and designated as Lots 11, 12, and 13, as shown on map of Homedale Park Annex, made by John F. Coleman Engineer, dated June, 1916, a blue print of which is attached to an act before Walter G. Weidig, Notary Public, dated June 17, 1923. As shown on a survey by S. A. Calongne's Sons, dated July 21, 1920, a copy of which is annexed to an act passed before John Wagner, Notary Public, dated January 5, 1927, Lots 11, 12, and 13, of Square 22, Homedale subdivision are situated in Square 22 which square is bounded by Canal Boulevard, Greenwood, and Vicksburg Streets, and Fireman's Association Property, said lots measure a total of 68 feet front on Canal Boulevard, by a depth of 120 feet each between equal and parallel lines. According to a survey by Gilbert & Kelly Surveyors dated November 14, 1931, Lots 11, 12, and 13 of Square 22 Homedale Annex, which square is bounded by Canal Boulevard, Greenwood, and Vicksburg Streets and Weiblen Place, Lot 11 commences at a distance of 68 feet from the corner of Canal Boulevard and Greenwood Street and measures thence 20 feet front on Canal Boulevard, Lot 12 adjoins Lot 11 and measures 20 feet front on Canal Boulevard, and Lot 13 adjoins Lot 12, and measures 28 feet front on Canal Boulevard and commences at a distance of 110.1.1 feet from the corner of Canal Boulevard and Weiblen Place, each lot measuring 120 feet in depth between equal and parallel lines, annexed to an act before Frank J. Stich, Notary Public, dated December 5, 1931, which act describes Lot 13 as commencing at a distance of 110 feet 11 inches from the corner of Canal Boulevard and Weiblen Place. In accordance with a survey by Gilbert & Kelly Surveyors, dated May 23, 1944, said Lots 11, 12, and 13 in Homedale Annex are bounded by Canal Boulevard, Greenwood Street, Vicksburg Street, and Weiblen Place, Lot 11 commences at a distance of 68 feet from the corner of Canal Boulevard and Greenwood Street and measures 20 feet front on Canal Boulevard, Lot 12 adjoins Lot 11, and measures 20 feet front on Canal Boulevard, Lot 13 adjoins Lot 12, and measures 28 feet front on Canal Boulevard, each lot measuring 120 feet in depth between equal and parallel lines, annexed to an act before Clarence de Lucas, Notary Public, dated June 13, 1944, which act describes Lot 13 as commencing at a distance of 110 feet 11 inches from the corner of Canal Boulevard and Weiblen Place. And in accordance with a survey by Gilbert, Kelly & Couturie', Inc., surveyors, dated February 2, 1990, a copy of which is annexed hereto and made a part hereof, Lots 11, 12, and 13 of Square 22, Homedale Park Annex, which square is bounded by Canal Boulevard, Greenwood Street, Vicksburg Street, and Weiblen Place, measure as follows: Lot 11 commences at a distance of 68 feet from the corner of Greenwood Street and Canal Boulevard and measures 20 feet front on Canal Boulevard, Lot 12 adjoins Lot 11 and measures 20 feet front on Canal Boulevard, and Lot 13 adjoins Lot 12 and measures 28 feet front on Canal Boulevard and commences at a distance of 110.1.1 feet actual, 110 feet 11 inches title, from the corner of Canal Boulevard and Weiblen Place, and each lot measures 120 feet in depth between equal and parallel lines.

As further shown and in accordance with a survey dated September 16, 2024, by Clint M. Simoneaux, Gilbert, Kelly & Couturie', Inc., Professional Land Surveying.

Being the same property acquired by Spick and Span LLC by act dated January 3, 2025, recorded at Inst. 2025-00124, CIN 749963.

Improvements on Lots 1, 2, and 3 bear the municipal address 5311 Canal Boulevard, New Orleans, Louisiana, 70124. Improvements on Lots 11, 12, and 13 bear the municipal address 5325 Canal Boulevard, New Orleans, Louisiana, 70124.

WHEREAS, the Company desires to authorize Kevin Francis Moran to execute all documents in connection therewith on behalf of the Company; and

NOW THEREFORE, BE IT RESOLVED, AGREED AND CONSENTED THAT:

**Section 1. Authorization for Purchase and Mortgage**

The purchase and mortgage of the Property is hereby authorized and approved.


**Section 2. Authorized Agent**

Kevin Francis Moran (the "Agent") is hereby independently authorized to act on behalf of the Company with respect to the above described transaction, and to execute all documents in connection therewith, having such terms and conditions as Agent deems appropriate in its sole discretion.


**Section 3. Certification**

The undersigned warrant the accuracy of the above information, and that the authority of the parties as provided herein has not been restricted in any way by any action of the Company. The undersigned further warrant that this Authorization, signed in either original or electronic form, may be relied upon by third parties, including, Crescent Title, LLC, its title insurance underwriters, and the law firm of Bergeron, Douglass, Frosch & Mack, LLC.

Thus done and signed on the dates so indicated below.

  
\_\_\_\_\_  
Kent Allen Poyser, *Member and Manager*

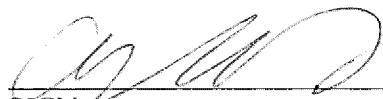
Date: 1/29/26

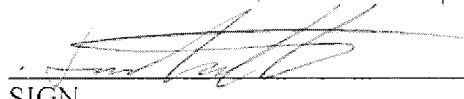
  
\_\_\_\_\_  
Kevin Francis Moran, *Member and Manager*

Date: 1-29-26

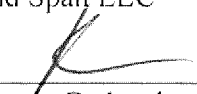
Thus Done and Passed, in my office in New Orleans, Louisiana, on the 29<sup>th</sup> day of January 2026, in the presence of the competent witnesses, who hereunto sign their names with the Appearer, and me, Notary, after reading the whole.

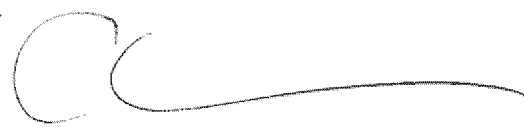
WITNESSES:

  
SIGN \_\_\_\_\_  
PRINT: ANTHONY WATLEY

  
SIGN \_\_\_\_\_  
PRINT: AARON KAZALOFF

SELLER:  
Spick and Span LLC

BY:   
\_\_\_\_\_ Benjamin D. Jacobson  
Manager

  
\_\_\_\_\_  
Notary Public

CHARLES A. MARTS  
Attorney at Law, Bar #34586  
Notary Public #133605  
Parish of Orleans, State of Louisiana  
My Commission is for Life

Thus Done and Passed, in my office in New Orleans, Louisiana, on the 29<sup>th</sup> day of June 2026, in the presence of the competent witnesses, who hereunto sign their names with the Appearer, and me, Notary, after reading the whole.

WITNESSES:

PURCHASER:

WDG, LLC

SIGN

PRINT: ANTHONY WATLEY

BY: K.F.M.

Kevin Francis Moran  
Manager and Member

SIGN

PRINT: AARON KAZANOFF

Notary Public

**CHARLES A. MARTS**  
Attorney at Law, Bar #34666  
Notary Public #136805  
Parish of Orleans, State of Louisiana  
My Commission is for Life

Title Ins. Prod.: Crescent Title, LLC  
Address: 7835 Maple Street, New Orleans, LA 70118  
Prod. Lic.: 300974  
Title Ins. Underwriter: Fidelity National Title Insurance Company  
Title Opinion by: Tina Skold Clark  
La Bar: 4154

1340 Poydras Street, 4th Floor  
New Orleans, Louisiana 70112



Land Records Division  
Telephone (504) 407-0005

**Chelsey Richard Napoleon**  
**Clerk of Court and Ex-Officio Recorder**  
Parish of Orleans

**DOCUMENT RECORDATION INFORMATION**

Instrument Number: 2026-03224

Recording Date: 1/29/2026 04:26:49 PM

Document Type: SALE

Addl Titles Doc Types:

Conveyance Instrument Number: 765039

Filed by: SIMPLIFILE / CRESCENT TITLE, LLC  
1748 N CAUSEWAY BLVD  
MANDEVILLE LA 70471--3110

This document was electronically recorded.

**THIS PAGE IS RECORDED AS PART OF YOUR DOCUMENT AND  
SHOULD BE RETAINED WITH ANY COPIES.**



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## LAND-USE REQUEST APPLICATION

LAND-USE PROCESS		
APPLICANT RESPONSIBILITIES	CITY ACTIONS	NOTES
Schedule a pre-application conference with the CPC staff.		The applicant or agent must meet with CPC staff to review the application.
Perform NPP Outreach		Staff will explain requirements including Neighborhood Participation Program outreach in pre-app meeting: <a href="https://www.nola.gov/city-planning/neighborhood-participation-program/">https://www.nola.gov/city-planning/neighborhood-participation-program/</a>
Submit Application to CPC Staff.	Review application/Return if incomplete and provide applicant with sign	All applications must be completed before being assigned a zoning docket number.
	Initiate legally required advertising of request.	Request is advertised 3 times in the newspaper and signs are posted in the vicinity of the request site.
Review staff's report prior to the public hearing.	CPC staff prepares a report of your request and forwards it to the Commission and petitioner.	Staff report on your request is forwarded to the Commission and to you prior to the Public Hearing.
Attend CPC Public Hearing.	Public Hearing is held approximately 6 weeks after a complete, correct application is received.	Proponents and opponents are allowed to address concerns and issues at the public hearing.
	CPC recommendation is forwarded to the City Council with a suggested hearing date.	The staff report (inc. CPC recommendation) is sent to the City Council. The Council schedules a hearing date.
	Petitioner and those who spoke at the CPC Hearing are notified by the Clerk of Council of hearing	Clerk of Council notifies proponents and opponents of the scheduled hearing date, - 10 days prior to hearing.
Attend City Council Public Hearing (City Hall-City Council Chambers).	City Council takes action	If Council votes for denial, the process ends here. If Council votes for approval, the Council will instruct the City Attorney's Office to prepare an ordinance. Once introduced, the ordinance must lay over for 21 days before it can be adopted. After adoption, the Mayor signs the ordinance.
<i>If no site plan or title restriction is required, submit your application for permitting. If title restrictions are required, submit recorded title restrictions per ordinance to the CPC (and Safety &amp; Permits when applying for permits.)</i>		
<b>If site plans are required,</b> revised final plans must be submitted to CPC staff within 1 year final ordinance date.	CPC staff verifies compliance, and will approve the drawings.	The final site plans must contain all required information, including all Waivers & Provisos from the Final Ordinance must be listed on the title page.
Take 5 copies of the Final CPC Staff-approved plans for recordation Office of Conveyances.	CPC staff will give the applicant one copy of the approved drawings and the transmittal letter authorizing the recordation to the applicant.	CPC staff will notify the applicant when the final plans have been signed.
After recordation, the applicant must resubmit 1 recorded copy to CPC & Safety & Permits.	CPC staff will collect one (1) copy of the recorded plans.	Once plans have been recorded, the CPC staff is legally authorized to change the Zoning Map.

## LAND-USE FEE SCHEDULE

- Zoning Change:
  - Lots 0-4,999 sq ft \$1,000
  - Lots 5,000-24,999 sq ft \$2,000
  - Lots 25,000-74,999 sq ft \$3,000
  - Lots 75,000 sq ft or more \$4,000
- Conditional Use/Planned Development:
  - Structures between 0-4,999 sq ft \$1,160
  - Structures between 5,000-24,999 sq ft \$2,320
  - Structures between 25,000-74,999 sq ft \$3,480
  - Structures of 75,000 sq ft or more \$4,640
- Conditional Use Established Two-Family, Multi-Family, and Townhouse Dwellings:
  - No increase in floor area \$500
  - Increase in floor area \$700
  - Text Amendment: \$1,500



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## LAND-USE REQUEST APPLICATION

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

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



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](mailto: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.    5325 Canal Blvd, New Orleans, LA 70124

### APPLICANT INFORMATION

Applicant Identity:     Property Owner     Agent

Applicant Name    Kevin Moran / WDG,LLC

Applicant Address    821 Baronne Street

City    New Orleans    State    Louisiana    Zip    70113

Applicant Contact Number    504-754-5265    Email    kfmoran@wdgnola.com

### PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name    Kevin Moran / WDG,LLC

Property Owner Address    821 Baronne Street

City    New Orleans    State    Louisiana    Zip    70113

Property Owner Contact Number    504-754-5265    Email    kfmoran@wdgnola.com

### SPECIFIC ZONING REQUEST

Application is for a Conditional Use for an existing building located at 5325 Canal Blvd. that exceeds the maximum allowable square footage as indicated in Table 14.1 for S-LB2 zoning district with a maximum allowable of 5,000 SF. The existing building square footage is 5,434 SF and will not be changed.

### PROPERTY LOCATION

Square Number(s) \_\_\_\_\_ Lot Number(s)    11

Bounding Streets    Greenwood Street    Weiblen Place

Zoning \_\_\_\_\_ Municipal District    2

Tax Bill Number    206306106    Planning District \_\_\_\_\_

### DESCRIPTION OF PROJECT (Attachments are acceptable)

The current project at 5325 Canal Blvd (Permit 25-33308-RNVN) is a non-structural renovation of an existing commercial space. The renovation includes new offices, open offices and misc. support spaces. The existing garage space is excluded from this renovation, but was previously used for interior office and overflow space with an inoperable garage door. With approval of the conditional use, the existing garage would be added to the scope of work for use as a conference room with upgraded finishes to match the rest of the renovation



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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 K.F.M. Date 3.26.2026

Agent Signature K.F.M. Date 3.26.2026

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 27<sup>th</sup> day of March 2026

My Commission expires At Death

**DAVID C. LABORDE**  
Notary Public  
Bar No. 38807 | ID No. 162737  
State of Louisiana  
My Commission is for Life.



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

## LAND-USE REQUEST APPLICATION

LAND-USE PROCESS		
APPLICANT RESPONSIBILITIES	CITY ACTIONS	NOTES
Schedule a pre-application conference with the CPC staff.		The applicant or agent must meet with CPC staff to review the application.
Perform NPP Outreach		Staff will explain requirements including Neighborhood Participation Program outreach in pre-app meeting: <a href="https://www.nola.gov/city-planning/neighborhood-participation-program/">https://www.nola.gov/city-planning/neighborhood-participation-program/</a>
Submit Application to CPC Staff.	Review application/Return if incomplete and provide applicant with sign	All applications must be completed before being assigned a zoning docket number.
	Initiate legally required advertising of request.	Request is advertised 3 times in the newspaper and signs are posted in the vicinity of the request site.
Review staff's report prior to the public hearing.	CPC staff prepares a report of your request and forwards it to the Commission and petitioner.	Staff report on your request is forwarded to the Commission and to you prior to the Public Hearing.
Attend CPC Public Hearing.	Public Hearing is held approximately 6 weeks after a complete, correct application is received.	Proponents and opponents are allowed to address concerns and issues at the public hearing.
	CPC recommendation is forwarded to the City Council with a suggested hearing date.	The staff report (inc. CPC recommendation) is sent to the City Council. The Council schedules a hearing date.
	Petitioner and those who spoke at the CPC Hearing are notified by the Clerk of Council of hearing	Clerk of Council notifies proponents and opponents of the scheduled hearing date, - 10 days prior to hearing.
Attend City Council Public Hearing (City Hall-City Council Chambers).	City Council takes action	If Council votes for denial, the process ends here. If Council votes for approval, the Council will instruct the City Attorney's Office to prepare an ordinance. Once introduced, the ordinance must lay over for 21 days before it can be adopted. After adoption, the Mayor signs the ordinance.
<i>If no site plan or title restriction is required, submit your application for permitting. If title restrictions are required, submit recorded title restrictions per ordinance to the CPC (and Safety &amp; Permits when applying for permits.)</i>		
<b>If site plans are required,</b> revised final plans must be submitted to CPC staff within 1 year final ordinance date.	CPC staff verifies compliance, and will approve the drawings.	The final site plans must contain all required information, including all Waivers & Provisos from the Final Ordinance must be listed on the title page.
Take 5 copies of the Final CPC Staff-approved plans for recordation Office of Conveyances.	CPC staff will give the applicant one copy of the approved drawings and the transmittal letter authorizing the recordation to the applicant.	CPC staff will notify the applicant when the final plans have been signed.
After recordation, the applicant must resubmit 1 recorded copy to CPC & Safety & Permits.	CPC staff will collect one (1) copy of the recorded plans.	Once plans have been recorded, the CPC staff is legally authorized to change the Zoning Map.

## LAND-USE FEE SCHEDULE

- Zoning Change:
  - Lots 0-4,999 sq ft \$1,000
  - Lots 5,000-24,999 sq ft \$2,000
  - Lots 25,000-74,999 sq ft \$3,000
  - Lots 75,000 sq ft or more \$4,000
- Conditional Use/Planned Development:
  - Structures between 0-4,999 sq ft \$1,160
  - Structures between 5,000-24,999 sq ft \$2,320
  - Structures between 25,000-74,999 sq ft \$3,480
  - Structures of 75,000 sq ft or more \$4,640
- Conditional Use Established Two-Family, Multi-Family, and Townhouse Dwellings:
  - No increase in floor area \$500
  - Increase in floor area \$700
- Text Amendment: \$1,500



Received by _____
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## LAND-USE REQUEST APPLICATION

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

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



Building/Construction  
Related Permit



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

## LAND-USE REQUEST APPLICATION

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

Address of Property for which this application is being filed. 5325 Canal Blvd, New Orleans, LA 70124

### APPLICANT INFORMATION

Applicant Identity:  Property Owner  Agent

Applicant Name Kevin Moran / WDG,LLC

Applicant Address 821 Baronne Street

City New Orleans State Louisiana Zip 70113

Applicant Contact Number 504-754-5265 Email kfmoran@wdgnola.com

### PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name Kevin Moran / WDG,LLC

Property Owner Address 821 Baronne Street

City New Orleans State Louisiana Zip 70113

Property Owner Contact Number 504-754-5265 Email kfmoran@wdgnola.com

### SPECIFIC ZONING REQUEST

Application is for a Conditional Use for an existing building located at 5325 Canal Blvd. that exceeds the maximum allowable square footage as indicated in Table 14.1 for S-LB2 zoning district with a maximum allowable of 5,000 SF. The existing building square footage is 5,434 SF and will not be changed.

### PROPERTY LOCATION

Square Number(s) \_\_\_\_\_ Lot Number(s) 11

Bounding Streets Greenwood Street Weiblen Place

Zoning \_\_\_\_\_ Municipal District 2

Tax Bill Number 206306106 Planning District \_\_\_\_\_

### DESCRIPTION OF PROJECT (Attachments are acceptable)

The current project at 5325 Canal Blvd (Permit 25-33308-RNVN) is a non-structural renovation of an existing commercial space. The renovation includes new offices, open offices and misc. support spaces. The existing garage space is excluded from this renovation, but was previously used for interior office and overflow space with an inoperable garage door. With approval of the conditional use, the existing garage would be added to the scope of work for use as a conference room with upgraded finishes to match the rest of the renovation



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## 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 K.F.M Date 3.26.2026

Agent Signature K.F.M Date 3.26.2026

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 27<sup>th</sup> day of March 2026

My Commission expires At Death

**DAVID C. LABORDE**  
Notary Public  
Bar No. 38807 | ID No. 162737  
State of Louisiana  
My Commission is for Life.

City Planning Commission Speaker Card 5

Date: 5.26.26

I would like to speak regarding CPC Docket: 054/26

**INFORMATION ONLY**

Name: KEVIN MORAN

Address: 821 BARONNE ST. NEW ORLEANS, LA 70113

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: 