

**City Planning Commission Meeting  
Tuesday, August 12, 2025**

**CPC Deadline: 10/11/2025  
CC Deadline: 60 days from receipt  
City Council District: B – Harris**

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**STAFF REPORT**

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**Zoning Docket 039/25**

**To:** City Planning Commission

**From:** Robert Rivers, Executive Director  
Stephen Kroll, Planning Administrator

**Prepared by:** Charles C Rowe

**Date:** August 14, 2025

**GENERAL INFORMATION**

**Zoning Docket 039/25**

**Applicant(s):** SEMREH Club, INC

**Request:** This is a request for a conditional use to permit a Mardi Gras den in an MU-1 Medium Intensity Mixed-Use District.

**Property description:** Square 22, Lot 9-A, in the Fourth Municipal District, bounded by Tchoupitoulas Street, Sixth Street, Seventh Street, and Saint Thomas Street.

**Address(es):** 2901-2917 Tchoupitoulas Street, 418-436 Sixth Street, 2918 Saint Thomas Street, and 435-439 Seventh Street

Description
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The subject site, located along Tchoupitoulas between Sixth Street and Seventh Street, is comprised of multiple lots that total approximately 48,159 square feet of total lot area. The applicants propose to demolish the existing warehouse at 2917 Tchoupitoulas Steet and build a new one, encompassing the previous footprint but expanded to occupy available space in the lots addressed as 2901 Tchoupitoulas, 432 Sixth Street, and 430 Sixth street. This expansion will create a warehouse with an area of 10,201sf. This new addition will be built up-to the existing warehouse at 2901 Tchoupitoulas and will be separated by a 2hr fire rated wall.

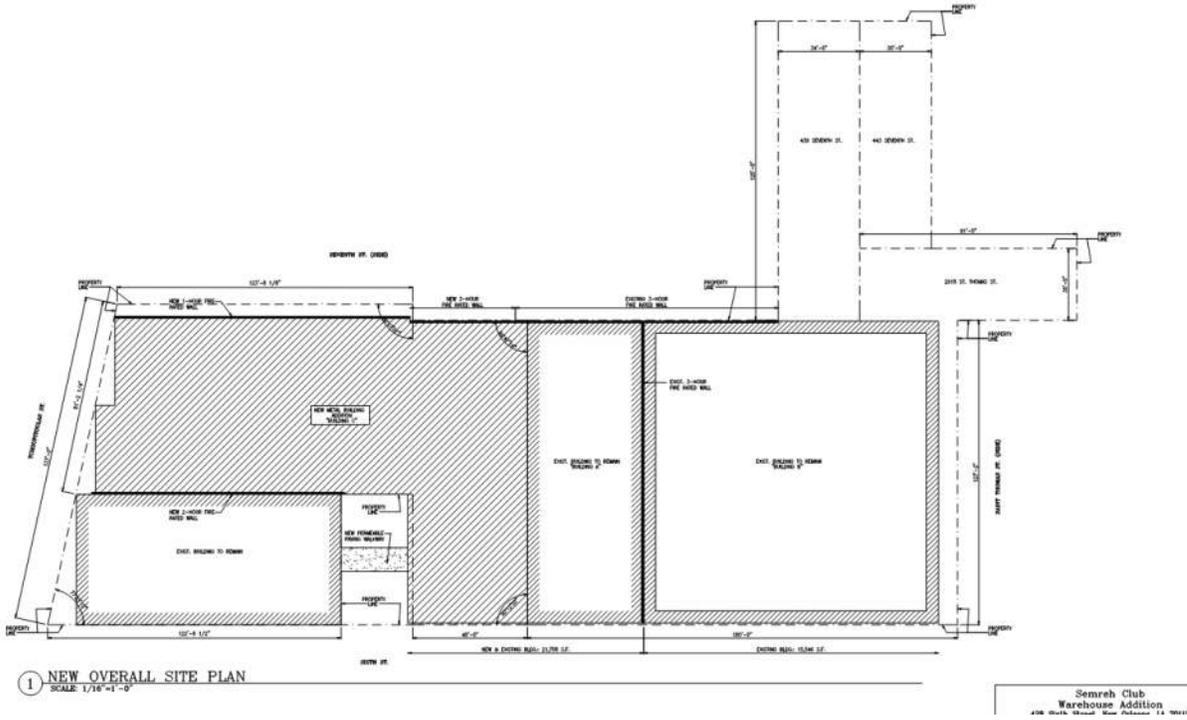
As part of this development the applicant has requested a resubdivision to combine the lots identified in the previous paragraph. Therefore, the staff recommends the following proviso:

- The applicant shall consolidate the lots associated with the site into a single lot of record through the City Planning Commission. The applicant shall submit a complete application for the resubdivision prior to City Planning Commission sign-off on final plans. The approved subdivision shall be recorded with the Clerk of Civil District Court’s Land Records Division prior to the issuance of a Certificate of Occupancy by the Department of Safety and Permits.

**Figure 1: Zoning Map**



Figure 2: Proposed Warehouse Complex







the applicable requirements. There is no required interior or rear yard setbacks since the site is not abutting any residential district. The proposed warehouse building expansion would occupy most of the petitioned site. **Article 15, Section 15.3.A.1 (Table 15-2)** requires that 20% of the lot area be permeable. Concurrently to this application, the applicant submitted a subdivision application that would combine the petitioned site with 3 lots that front on St Thomas Street and 7<sup>th</sup> Street, in the rear of the site. Those lots are currently vacant. Permeable open space could be provided on those lots and count towards that requirement once the lots are combined. The applicant did not request a waiver of the permeable open space requirement but did not provide detailed calculation showing compliance. Therefore, staff recommends the following proviso:

- The plans submitted to the City Planning Commission for final approval shall show compliance with the 20% permeability requirement of **Article 15, Section 15.3.A.1 (Table 15-2: Bulk and Yard regulations)** of the Comprehensive Zoning Ordinance.

### **Building Design Standards**

Article 15, section 15.3.B establishes the building standards for developments in the MU-1 District. The items 1 and 2 with all their sub items are non-applicable to this project and therefore the proposed building complies with these standards.

### **Overlay Design Standards**

This proposal is in an EC enhancement corridor overlay district. As defined in Article 18, section 18.2.M, the applicable requirements are as follows.

1. Development shall promote safe, convenient, and attractive pedestrian and bicycle access.
2. Compact neighborhood centers shall be created at major intersections to the extent possible in order to support transit.
3. Development shall ensure compatibility between commercial uses and surrounding residential areas.
4. The architectural design should be consistent with the context, character, scale and materials of structures in the adjacent areas.
5. Neon signage is prohibited on the interior or exterior of windows, other than an “open” sign.

The proposal is an expansion of a warehouse structure on a site that is already developed as such so it is consistent with the context and character in in the area.

### **Use Standards**

According to **Article 20, Section 20.3** of the CZO, Mardi Gras Den are not subject to any use standards.

### **Parking Requirements**

As per **Article 22, Section 22.4.A (Table 22-1)**, the Mardi Gras Den vehicle parking requirements are 1 parking spot per 10,000sf GFA of warehouse space + 1 parking spot per 500sf GFA of office. The approximate square footage of storage is 43,81sf, requiring a minimum of 4 parking spaces. The applicant has not provided drawings identifying where these spaces are planned, nor have they provided any documentation on office space. If office space is proposed, the required off-street parking number would increase.

According to **Article 22, Section 22.4.C** of the CZO, the first 5,000 square feet of development in the MU-1 District is exempt of vehicle parking requirement. Further, on-street parking spaces located in front of the site can be counted towards the minimum requirement.

Considering there is ample on-street parking along Sixth Street, as well as a few spaces along Tchoupitoulas Street, the minimum parking requirement is likely met. Staff recommends the following proviso to ensure compliance:

- The plans submitted to the City Planning Commission for final approval shall indicate all off-street and on-street parking in accordance with **Article 22, Section 22.4 and Section 22.8** of the Comprehensive Zoning Ordinance.

As for bicycle parking, **Article 22, Section 22.4.A (Table 22-1)** requires 1 bicycle parking space per 5,000sf GFA which would total to 9 bicycle parking spaces. 50% of these would need to be long-term covered parking. Bicycle parking does not show on the submitted plans, therefore staff recommends the following proviso:

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

According to Article 22, Section 22.7 of the CZO, industrial uses between 20,000 and 100,000 square feet are required to provide 1 off-street loading space. It is not clear where this space is provided on the plans submitted by the applicant. Therefore, staff recommends the following proviso:

- The plans submitted to the City Planning Commission for final approval shall indicate the presence of the minimum required loading spaces, as set forth in **Article 22, Section 22.7 (Table 22-3)** of the Comprehensive Zoning Ordinance. The design of loading spaces shall comply with the requirements as set forth in **Article 22, Section 22.10** of the Comprehensive Zoning Ordinance.

### **Landscape requirements**

The proposed building expansion does not trigger any new landscape requirement.

### **Anticipated impact on surrounding land uses**

The proposed use is compatible with the mixed-use commercial character of the surrounding area. The proposed complex consists mostly of pre-existing warehouses which currently form part of the neighborhood's character. Additionally, the proposed new warehouse is mostly hidden behind the existing warehouse at 2901 Tchoupitoulas, meaning that its visible effect on the neighborhood is negligible.

### **Evaluation of approval standards**

The City Planning Commission recommendation and the City Council decision on applications for a conditional use shall, on the basis of all information submitted, evaluate the impact of the conditional use on and the compatibility of the use with surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The Commission and Council are required to specifically

consider the extent to which the proposed use meets the approval standards contained in **Article 4, Section 4.3.F Approval Standards** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

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

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

#### **MIXED-USE MEDIUM DENSITY**

**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 will offer passive warehousing, which is specifically listed in the range of uses of the Mixed-Use Medium Density FLUM. Considering the proposed use is located on a site that is already currently developed as a warehouse, staff finds that the proposed is consistent with the Master Plan.

*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 MU-1 Medium Intensity Mixed-Use District. The purpose of the MU-1 District is to encourage walkable neighborhood centers and corridors, with a mix of residential and commercial uses. Buildings may contain vertical mixed-use as well as single purpose uses designed to provide transitions to adjacent lower density residential areas. The subject site is surrounded by warehouses, which is a predominant use along Tchoupitoulas Street. Therefore, the proposal is compatible with that pattern of development.

*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. There are no use standards in Article 20 related to Mardi Gras dens. Additionally, the environmental performance standards listed in **Article 21, Section 21.3** will be addressed by standard permitting processes.

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

This standard is met. The proposed use will increase the size of an existing warehouse. Since Mardi Gras den is a passive storage use, the proposed expansion of the building should not generate much adverse impacts. Other than the more expansive footprint, visually this will make a negligible impact on the streetscape and not affect the character of the neighborhood.

*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 expand onto an existing passive storage use in an area where warehouses and other light industrial uses are common. Therefore, the proposed use would not result in material damage or prejudice to surrounding properties.

### Staff Recommendation

#### Recommendation:

The staff recommends **APPROVAL** of Zoning Docket 039/25 subject to six (6) provisos.

#### Provisos:

1. The applicant shall consolidate the lots associated with the site into a single lot of record through the City Planning Commission. The applicant shall submit a complete application for the resubdivision prior to City Planning Commission sign-off on final plans. The approved subdivision shall be recorded with the Clerk of Civil District Court's Land Records Division prior to the issuance of a Certificate of Occupancy by the Department of Safety and Permits.
2. The plans submitted to the City Planning Commission for final approval shall show compliance with the 20% permeability requirement of **Article 15, Section 15.3.A.1 (Table 15-2: Bulk and Yard regulations)** of the Comprehensive Zoning Ordinance.
3. The plans submitted to the City Planning Commission for final approval shall indicate all off-street and on-street parking in accordance with **Article 22, Section 22.4 and Section 22.8** of the Comprehensive Zoning Ordinance.

4. The plans submitted to the City Planning Commission for final approval shall indicate the installation of the minimum required bicycle parking spaces, as set forth in **Article 22, Section 22.4.A (Table 22-1)** and **Article 22, Section 22.6** of the Comprehensive Zoning Ordinance. The design of bicycle parking spaces shall comply with the requirements as set forth in **Article 22, Section 22.9** of the Comprehensive Zoning Ordinance. When submitting plans to the City Planning Commission for final approval, the developer shall provide documentation of all required approvals by the Department of Public Works for any bicycle spaces located in the public right-of-way.
5. The plans submitted to the City Planning Commission for final approval shall indicate the presence of the minimum required loading spaces, as set forth in **Article 22, Section 22.7 (Table 22-3)** of the Comprehensive Zoning Ordinance. The design of loading spaces shall comply with the requirements as set forth in **Article 22, Section 22.10** of the Comprehensive Zoning Ordinance.
6. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one-year time period or failure to request an administrative extension as provided for in **Article 4, Section 4.3H** of the Comprehensive Zoning Ordinance will void the conditional use approval.

## CITY PLANNING COMMISSION MEETING (August 12, 2025)

The staff summarized the application and presented its recommendation of approval. The Commission received public comment from the applicant Mr. Andrew Ryan offering to answer any questions the board may have. None spoke in opposition. The board had no questions regarding the application and quickly moved to approve it. Approval was motioned by Lunn and seconded by Brown. The approval passed unanimously.

### MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 039/25 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO SIX (6) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

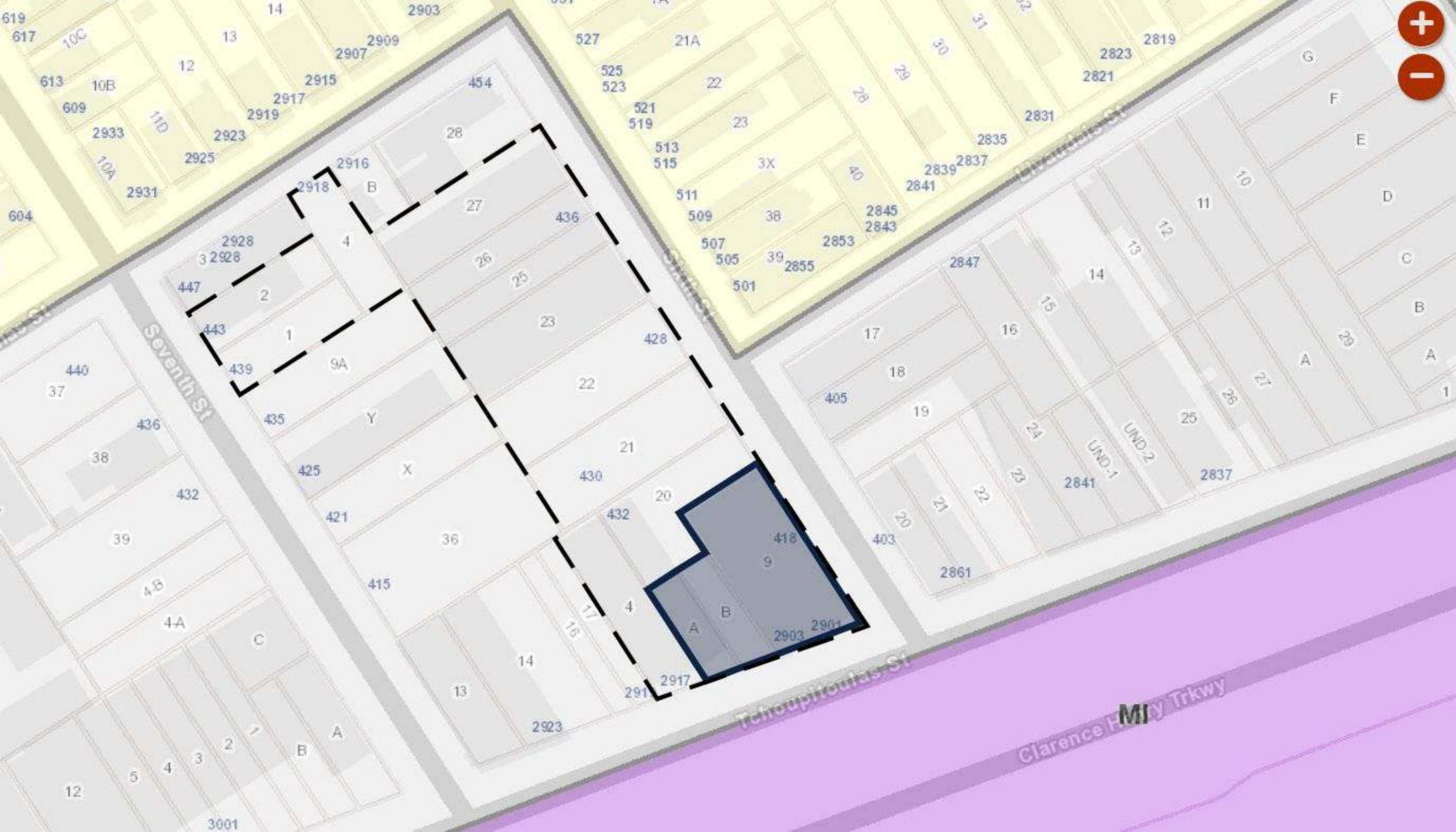
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failure to request an administrative extension as provided for in **Article 4, Section 4.3H** of the Comprehensive Zoning Ordinance will void the conditional use approval.

YEAS: Lunn, Brown, Joshi-Gupta, Steeg, Witry

NAYS: None

ABSENT: Jordan, Flick, Stewart



Seventh St

Tehoupitoulas St

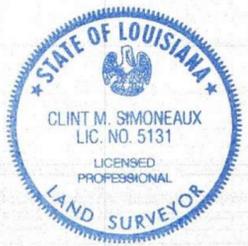
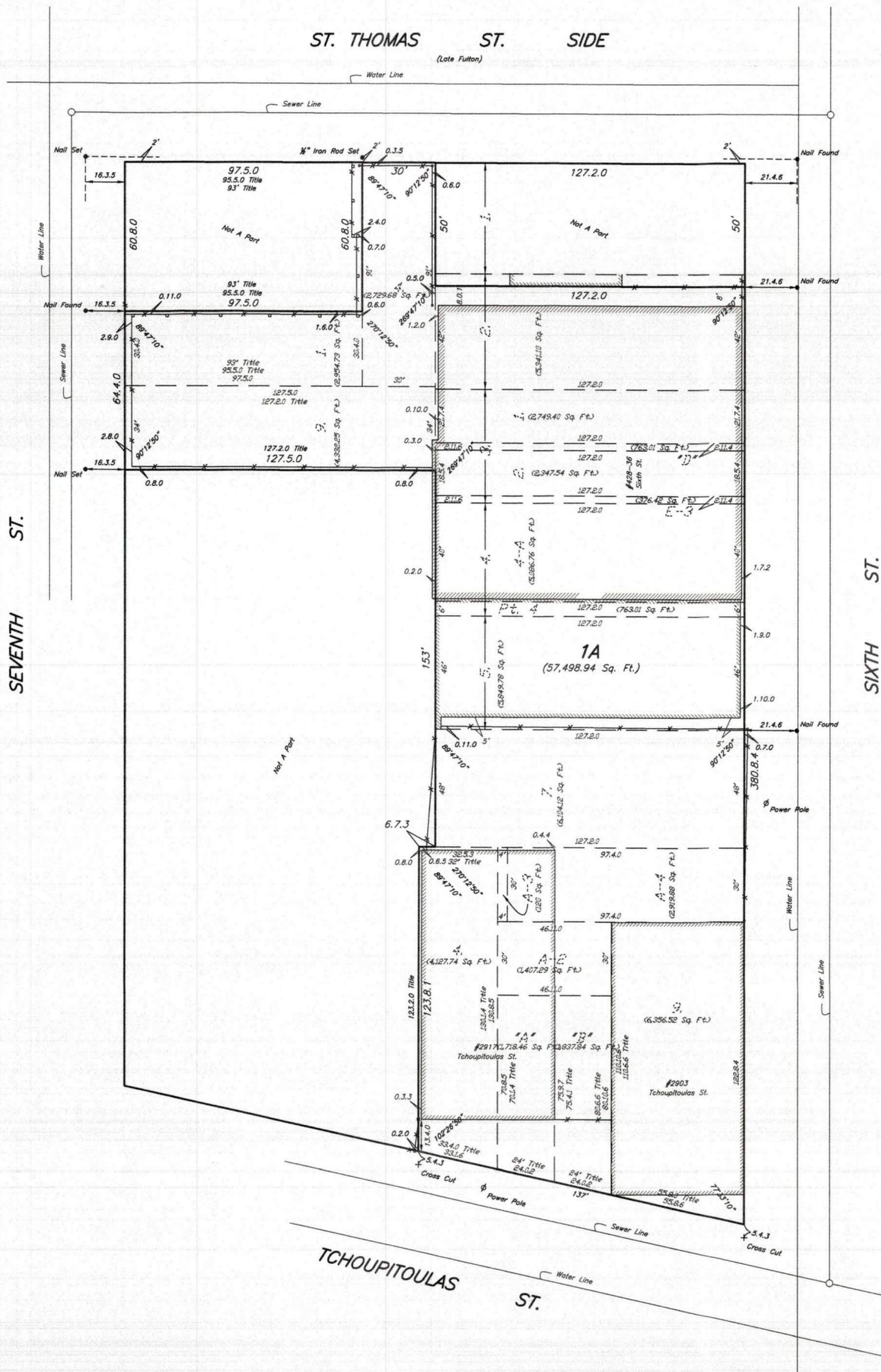
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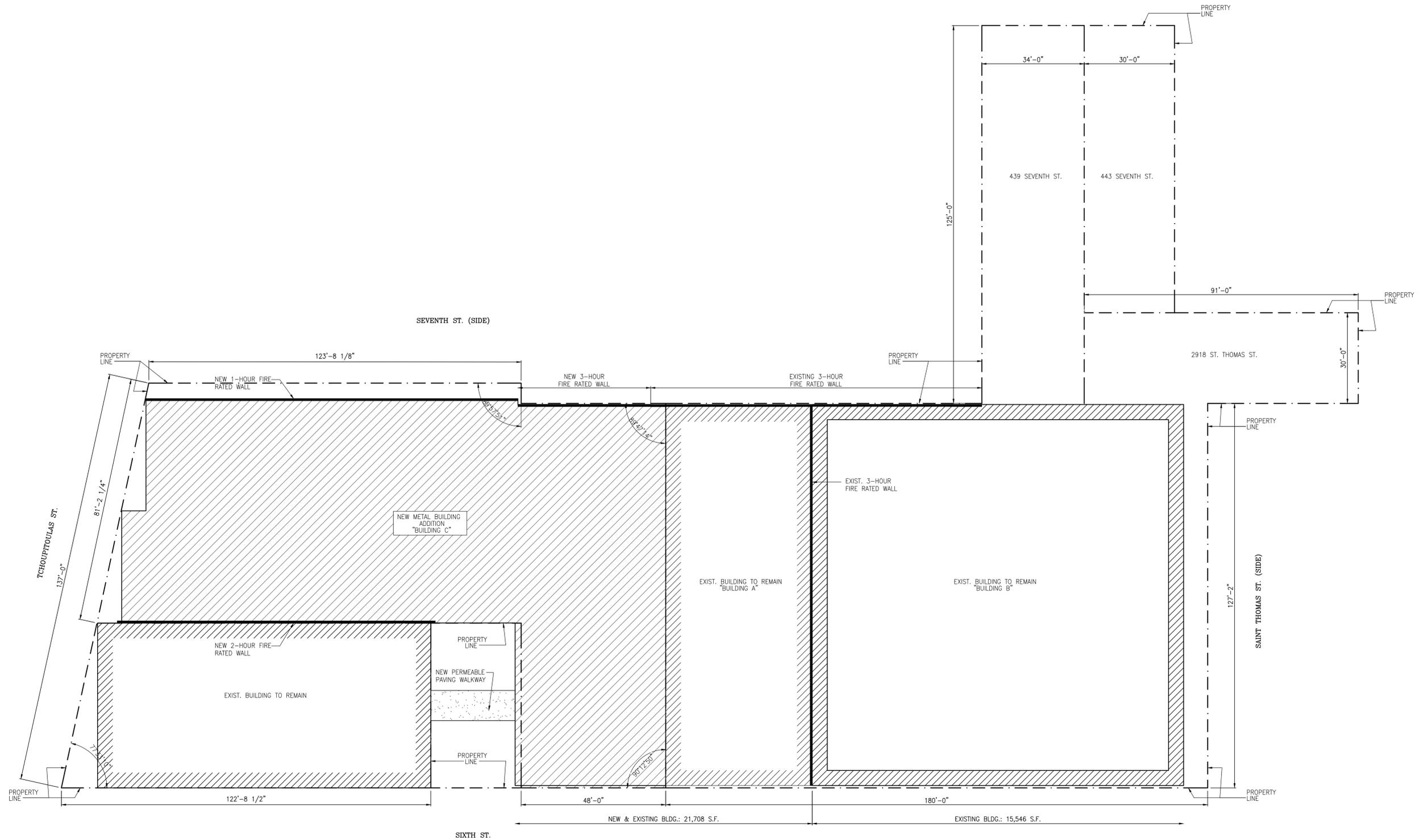
**SQ. NO. 22 NEW ORLEANS, LA**  
**FOURTH DISTRICT ORLEANS PARISH**

A Boundary Survey of Lots 1, 4, 9, Pt. of Lot 2, Lots 1, "D", 2, "E-3", 4-A, Pt. of Lot 4, Lot 5, Lots 4, 7, 9, "A", "B", A-2, A-3, & A-4 into Lot 1A.



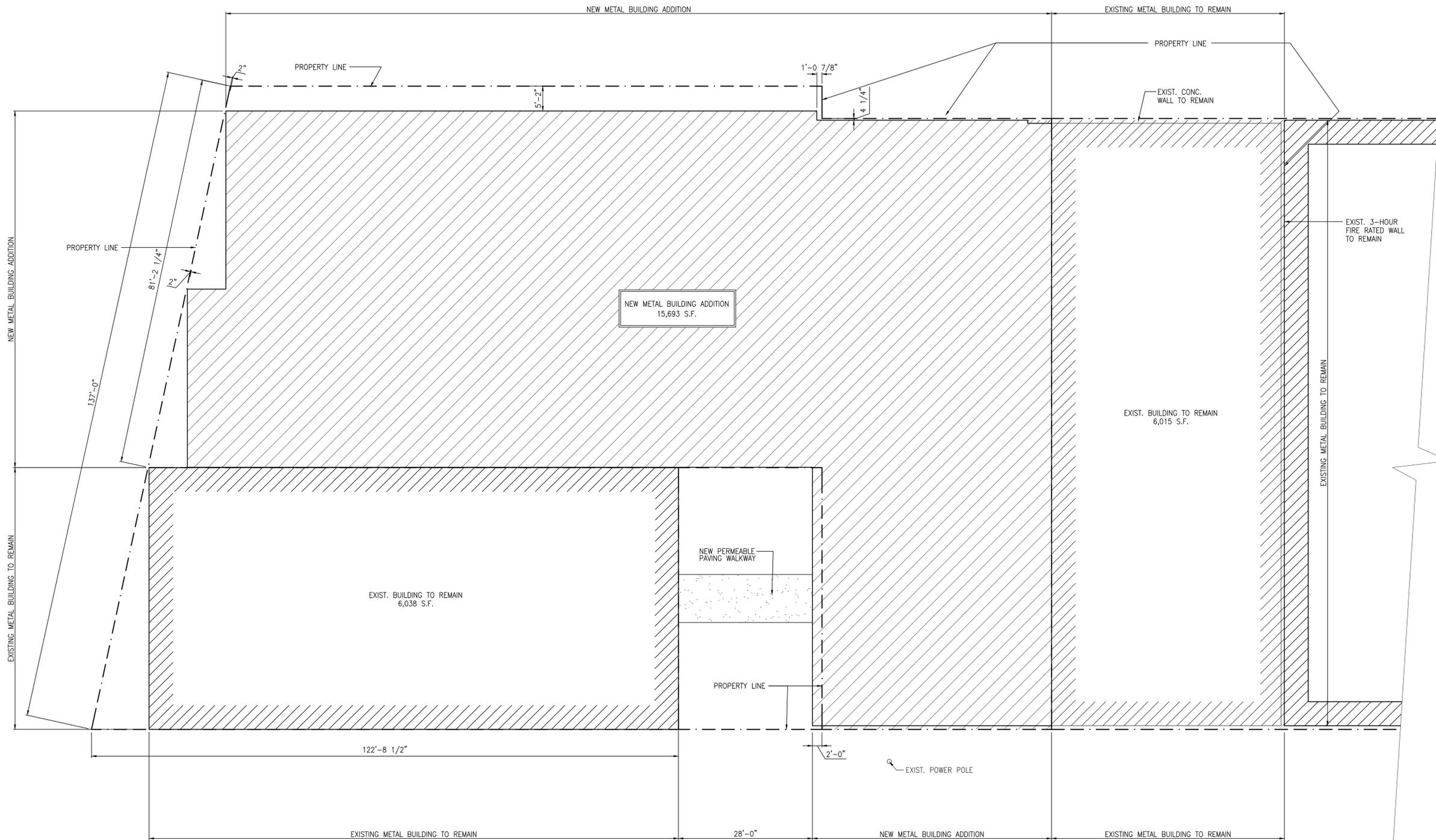
No Trees in Public R/W  
 THE SERVITUDES SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.  
 Note: Improvements may not be to scale for clarity. The dimensions shown prevail over scale. Lot angles as per plan.

Date: May 6, 2025 Scale: 1" = 30'  
 This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code TITLE 46:XXI, Chapter 29 for a Class "C" survey. Made at the request of Semreh Club.



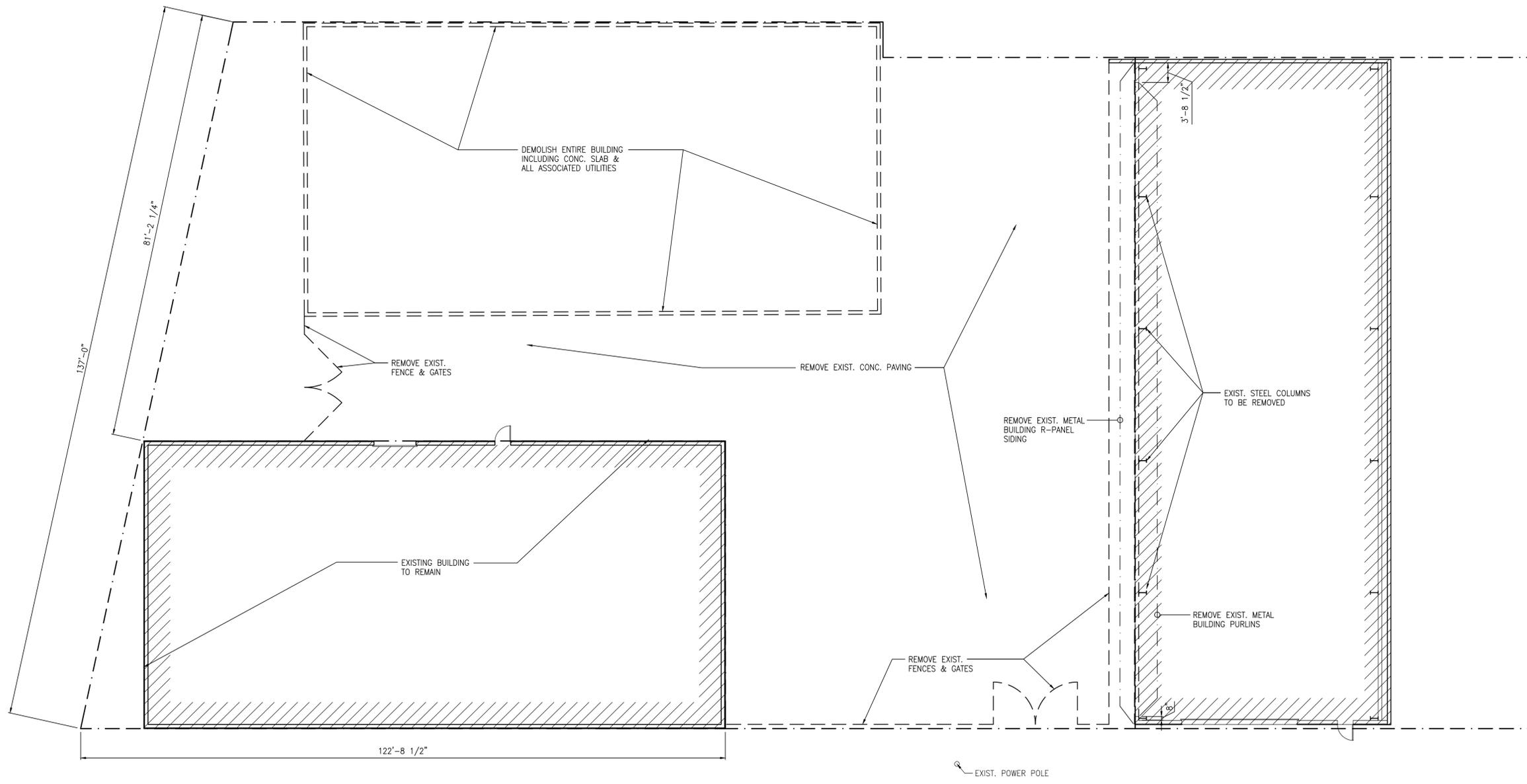
1 NEW OVERALL SITE PLAN  
SCALE: 1/16"=1'-0"

<b>Semreh Club</b> <b>Warehouse Addition</b> 428 Sixth Street, New Orleans, LA 70115		
SCALE: AS SHOWN	FILE NAME: 25008\Site03.B	
DATE: 05/05/2025		
 <b>STEVEN J. FINEGAN ARCHITECTS, LTD.</b> A PROFESSIONAL CORPORATION 123 S. Pierce St. - New Orleans, LA 70119 (504)486-5744 www.stevfineganarchitect.com E-mail: stevf.architects@gmail.com		
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1 NEW SITE PLAN  
SCALE: 3/32"=1'-0"

<b>Semreh Club</b> <b>Warehouse Addition</b> 428 Sixth Street, New Orleans, LA 70115			
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1 DEMOLITION SITE PLAN/FLOOR PLAN  
SCALE: 3/32"=1'-0"

Semreh Club  
Warehouse Addition  
428 Sixth Street, New Orleans, LA 70115

SCALE: AS SHOWN      FILE NAME: 25008\Site03.B  
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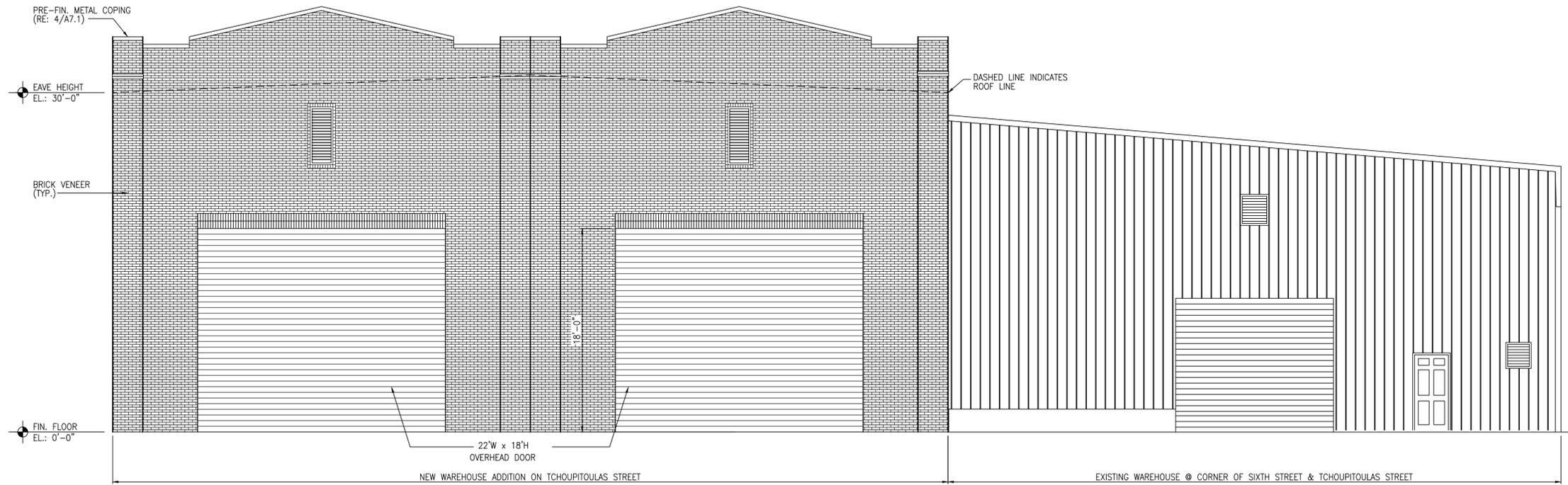
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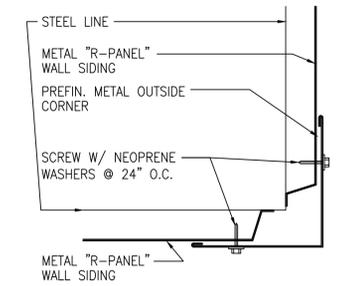
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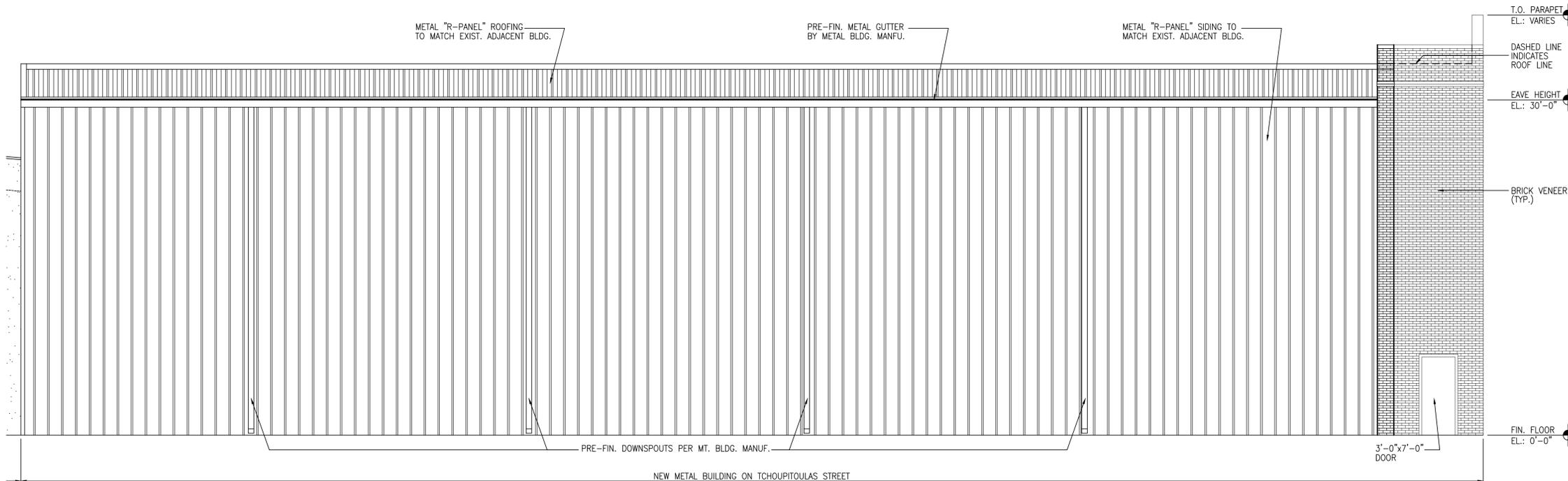




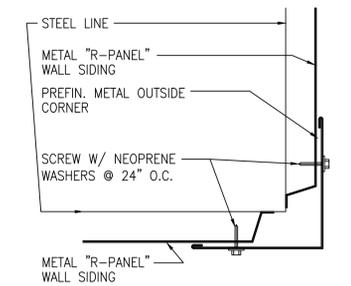
1 NEW EXTERIOR ELEVATION  
SCALE: 3/16"=1'-0"



3 OUTSIDE CORNER  
DETAIL  
SCALE: 3"=1'-0"



2 NEW EXTERIOR ELEVATION  
SCALE: 3/16"=1'-0"



4 INSIDE CORNER  
DETAIL  
SCALE: 3"=1'-0"

**Semreh Club**  
**Warehouse Addition**  
428 Sixth Street, New Orleans, LA 70115

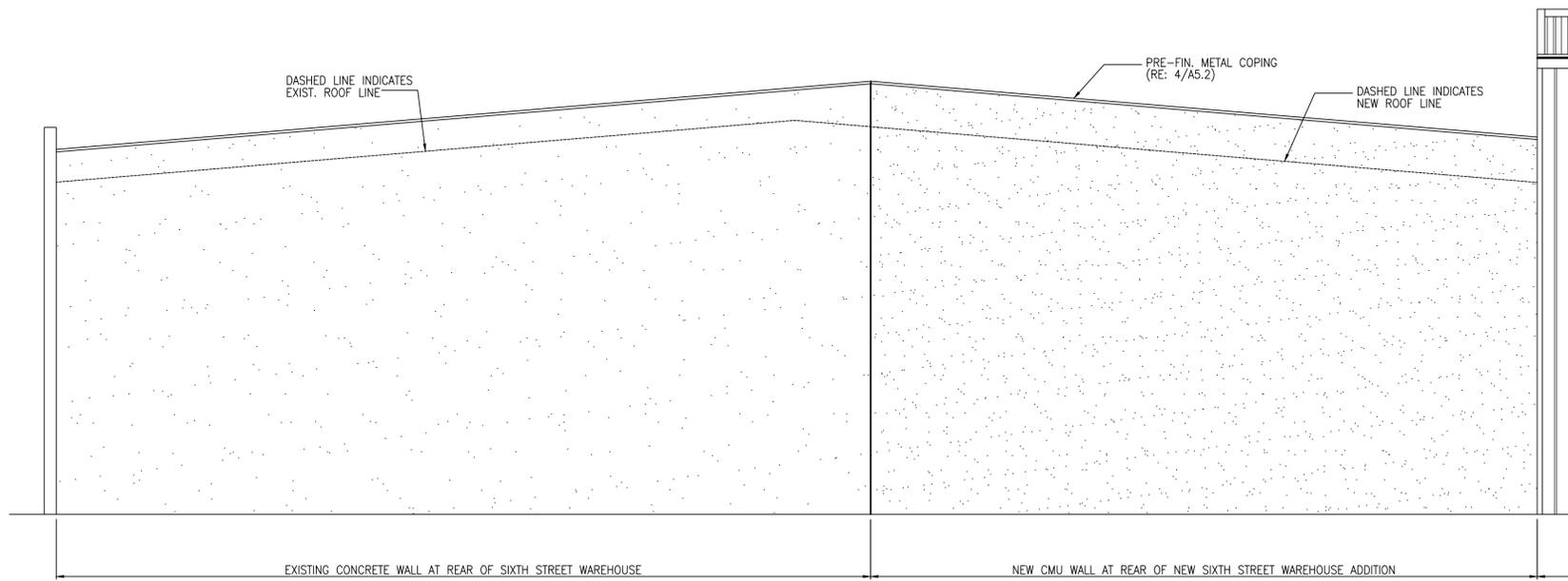
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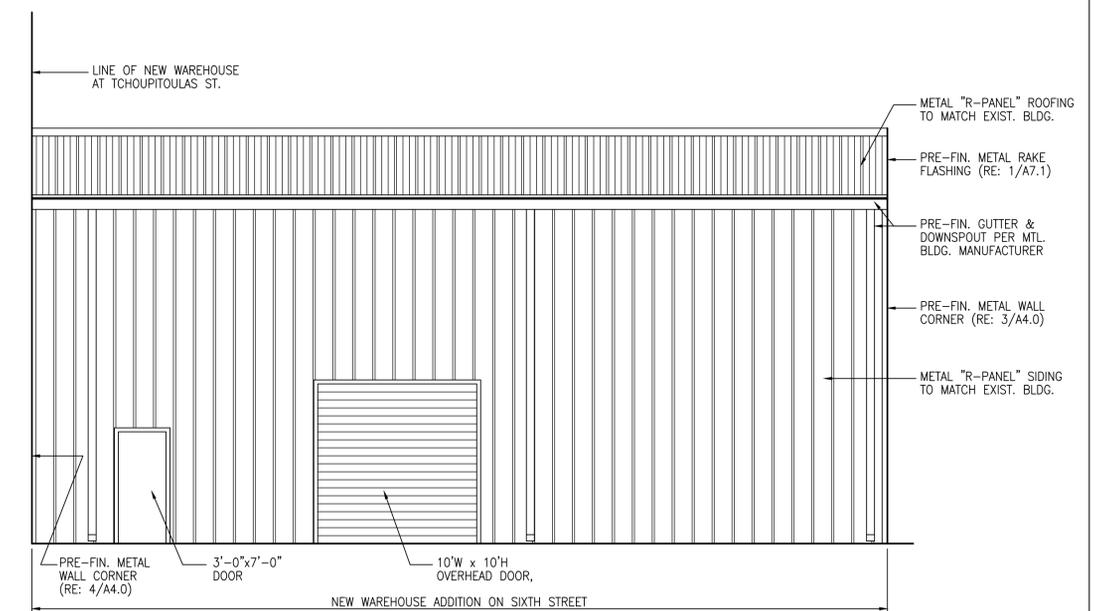
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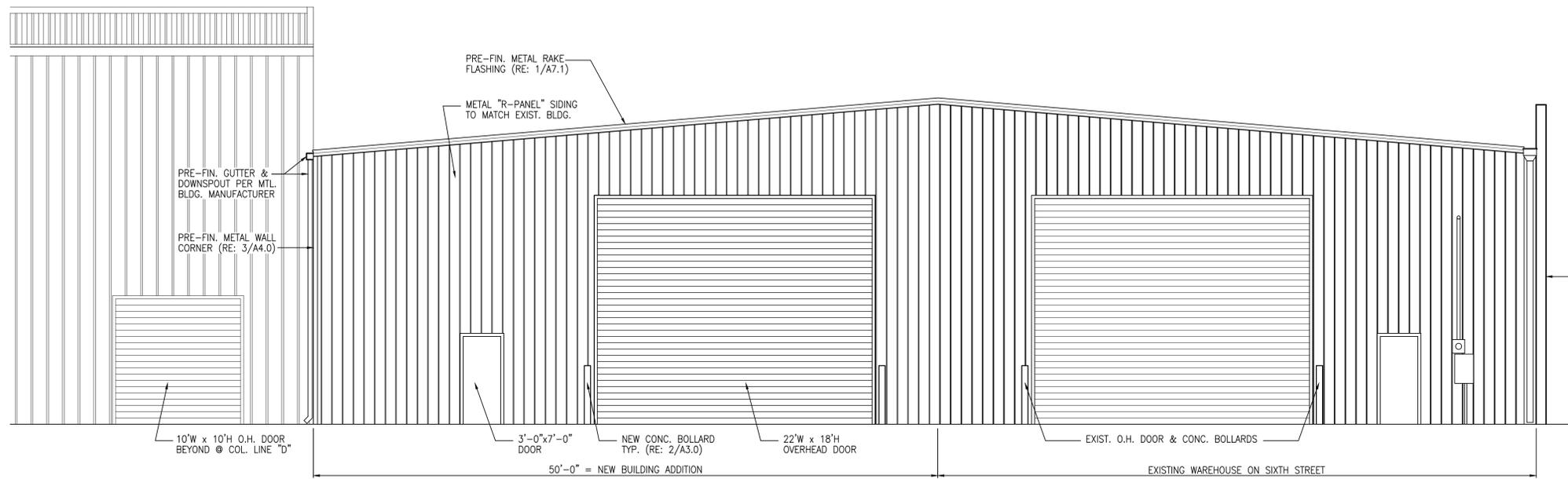
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1 NEW EXTERIOR ELEVATION  
SCALE: 3/16"=1'-0"

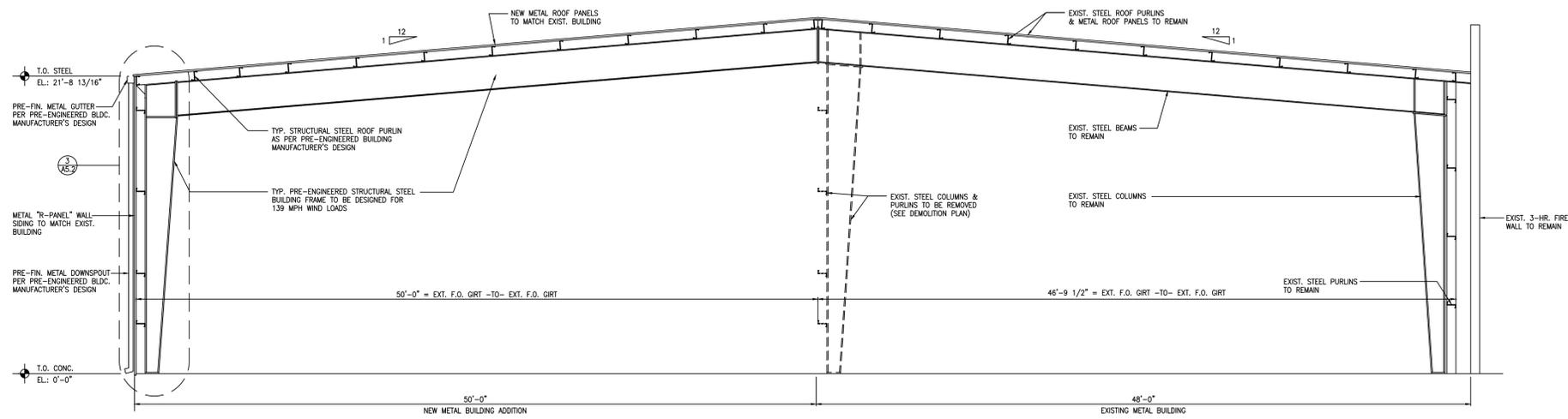


2 NEW EXTERIOR ELEVATION  
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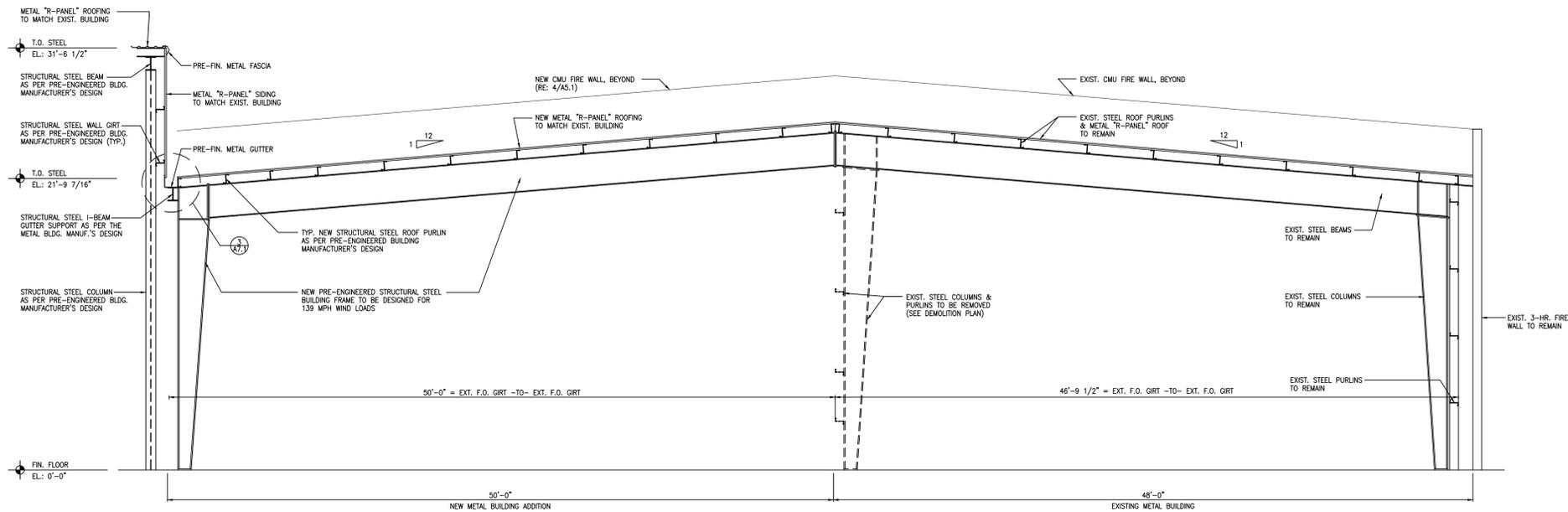


3 NEW EXTERIOR ELEVATION  
SCALE: 3/16"=1'-0"

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SCALE: AS SHOWN	FILE NAME: 25008\ElevSect01.B	
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1 BUILDING SECTION - SIXTH ST. ADDITION  
SCALE: 1/4"=1'-0"



2 BUILDING SECTION - SIXTH ST. ADDITION  
SCALE: 1/4"=1'-0"

**Semreh Club**  
**Warehouse Addition**  
428 Sixth Street, New Orleans, LA 70115

SCALE: AS SHOWN      FILE NAME: 25008\ElevSect01.B  
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NO.	DATE	REVISIONS

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# Semreh Club Warehouse Addition

(Krewe of Hermes Mardi Gras Organization)  
2917 Tchoupitoulas Street, New Orleans, LA 70115

## PROJECT DIRECTORY:

**OWNERS:**  
SEMREH CLUB  
650 POYDRAS STREET, SUITE 2249  
NEW ORLEANS, LA 70130

**ARCHITECT:**  
STEVEN J. FINEGAN ARCHITECTS LTD.  
123 S. PIERCE STREET  
NEW ORLEANS, LA 70119 (504) 486-5744

### NOTES TO PERMITTING AUTHORITIES:

1. THE KREWE OF HERMES (THE SEMREH CLUB) PURCHASED THE PROPERTY AT THE CORNER OF 6TH & TCHOUPITOULAS STREETS TO CONSTRUCT A NEW WAREHOUSE ADDITION TO THE EXISTING BUILDING AT 428 SIXTH STREET TO STORE THEIR MARDI GRAS FLOATS. AN EXISTING 3-HOUR FIRE RATED WALL CURRENTLY SEPARATES THE EXISTING 6,015 S.F. BLDG. (BUILDING "A") FROM A EXISTING 15,546 S.F. BLDG. (BUILDING "B"). THIS PROJECT IS A 15,693 S.F. BLDG. ADDITION (BUILDING "C") TO THE EXISTING 6,015 S.F. BLDG. THAT SHALL PRODUCE A 21,708 S.F. BUILDING (SEE A0.0).
2. IN ADDITION TO THE LOTS ALONG TCHOUPITOULAS & 6TH STREETS, THE SEMREH CLUB OWNS VACANT LOTS AT 2918 ST. THOMAS ST., 439 SEVENTH STREET AND 443 SEVENTH STREET. SEMREH HOPES TO RESUBDIVIDE ALL OF THE LOTS INTO ONE LOT. THE RESUBDIVISION SHALL CREATE A SINGLE LOT THAT SHALL MEET THE 20% MIN. PERMEABLE OPEN SPACE REQUIREMENT OF THE MU-1 ZONING.

**NON-SPRINKLERED BUILDING CALCULATIONS:**  
 - TOTAL BUILDING AREA: 6,015 + 15,693 = 21,708 S.F.  
 - PORTION OF BUILDING OPEN TO PUBLIC OPEN SPACE:  
 81'-2 1/4" + 126'-0" = 207'-2 1/4"  
 - PERIMETER OF LOT: 127'-2" + 126'-0" + 81'-2 1/4" + 123'-8 1/8" + 6'-7 3/8" + 98'-0" = 562'-7 3/4"  
 \* ALL OF OPEN SPACE IS GREATER THAN 30 FEET. PER TABLE 506.3.3, WE GET A 25% FRONTAGE INCREASE  
 - PER TABLE 506.2, AN S-1 OCCUPANCY TYPE II BUILDING HAS AN ALLOWABLE AREA OF 17,500 S.F.  
 17,500 x 1.25 = 21,875 S.F.

**CONCLUSION:**  
 - 21,875 S.F. IS GREATER THAN 21,708 S.F., THEREFORE SPRINKLER SYSTEM IS NOT REQUIRED.

**20% MIN. PERMEABLE OPEN SPACE REQUIREMENTS:**  
 - TOTAL LOT AREA: 57,319 S.F.  
 - TOTAL BLDG. AREA: 43,292 S.F.  
 - TOTAL PERMEABLE SPACE: 13,672 S.F.  
 \* 13,672 S.F. = 23.9% OF 57,319 S.F.

## CODE INFORMATION:

**BUILDING OCCUPANCY CLASSIFICATION:** STORAGE/S-1  
**ZONING:** MU-1  
**BUILDING CONSTRUCTION (2021 IBC):** TYPE IIB  
**AUTOMATIC SPRINKLER SYSTEM:** NO  
**FIRE ALARM SYSTEM:** NO

**EXISTING METAL BUILDING SQUARE FOOTAGE:** 6,015 S.F.  
**NEW METAL BUILDING ADDITION SQUARE FOOTAGE:** 15,693 S.F.  
**TOTAL BUILDING SQUARE FOOTAGE:** 21,708 S.F.

**BUILDING FLOORS:** 1  
**BUILDING HEIGHT:** -

**SITE INFORMATION:** LOTS 4, A, B, 9 & 20;  
 SQUARE 22; FOURTH DISTRICT; ORLEANS PARISH, LOUISIANA

**BOUNDING STREETS:** SIXTH ST., SAINT THOMAS ST. & SEVENTH ST.

### DESIGN LOADS:

**ROOF LIVE LOAD =** 20 PSF  
**FLOOR LIVE LOAD =** 125 PSF

### WIND DESIGN DATA:

- V-ult: 139 mph  
 - V-asd: 107 mph  
 - WIND EXPOSURE: B  
 - INTERNAL PRESSURE COEFFICIENT: +/- 0.18  
 - RISK CATEGORY: II

## INDEX OF DRAWINGS:

COVER SHEET.  
 SURVEY.

### ARCHITECTURAL:

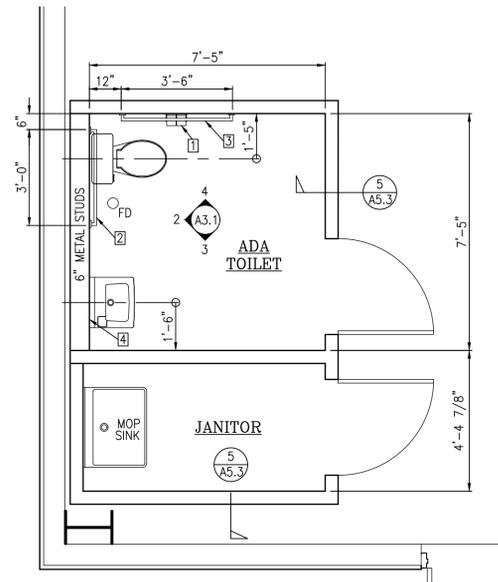
A0.0: OVERALL NEW SITE PLAN.  
 A1.0: NEW SITE PLAN.  
 A2.0: DEMOLITION SITE PLAN/FLOOR PLAN.  
 A3.0: NEW FLOOR PLAN.  
 A3.1: NEW ENLARGED FLOOR PLAN AND INTERIOR ELEVATIONS.  
 A4.0: EXTERIOR ELEVATIONS.  
 A4.1: EXTERIOR ELEVATIONS.  
 A5.0: BUILDING SECTIONS.  
 A5.1: BUILDING SECTIONS.  
 A5.2: WALL SECTIONS.  
 A5.3: WALL DETAILS.  
 A6.0: OPENING SCHEDULE, HARDWARE NOTES AND OPENING DETAILS.  
 A6.1: OPENING DETAILS.  
 A7.0: NEW ROOF PLAN.  
 A7.1: ROOF DETAILS.

### GENERAL NOTES:

1. THE DRAWINGS ARE NOT TO BE SCALED. WORK ONLY FROM WRITTEN DIMENSIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS AND FOR MAINTAINING A CLEAN AND SAFE CONSTRUCTION SITE AT ALL TIMES.
3. ARCHITECT SHALL SECURE BUILDING PERMIT.
4. THE METAL BUILDING MANUFACTURER'S STRUCTURAL ENGINEER LICENSED IN THE STATE OF LOUISIANA SHALL DESIGN ALL STRUCTURAL COMPONENTS OF THE BUILDING WITH THE EXCEPTION OF THE FOUNDATION. THE STRUCTURAL DESIGN SHALL BE BASED ON THE DESIGN PARAMETERS GIVEN ON THIS SHEET. THE MANUFACTURER'S ENGINEER SHALL DESIGN THE COLUMN SIZING, PURLIN SIZING, PURLIN SPACING, BEAM SIZING, REQUIRED X-BRACING, ROOF FASTENER REQUIREMENTS, ETC., ACCORDING TO THE 2021 IBC.

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THEY COMPLY WITH ALL CITY REQUIREMENTS. I AM/~~AM~~ NOT OBSERVING THE WORK.

ARCHITECT \_\_\_\_\_  
 LICENSE NO. 3898



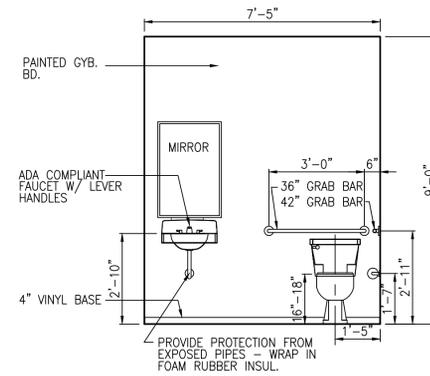
1 ENLARGED TOILET PLAN  
SCALE: 3/8"=1'-0"

**TOILET ROOM ACCESSORIES NOTES:**

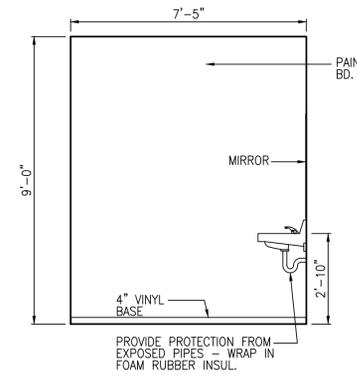
(ALSO SEE ENLARGED FLOOR PLAN DRAWINGS 1/A3.1)

NOTE: 1. ALL ACCESSORIES TO BE SATIN FINISH STAINLESS STEEL.  
2. PROVIDE WOOD BLOCKING BEHIND ALL WALL MOUNTED TOILET ROOM ACCESSORIES.

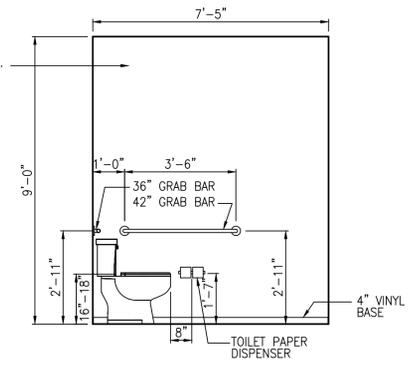
- 1 DUAL ROLL SURFACE-MOUNTED TOILET PAPER HOLDER; AMERICAN SPECIALTIES, INC. MODEL 7305-25 OR APPROVED EQUAL.
- 2 CONCEALED-MOUNTED 1 1/2" DIAMETER 36" LONG GRAB BAR; AMERICAN SPECIALTIES, INC. MODEL 3801-36 OR APPROVED EQUAL.
- 3 CONCEALED-MOUNTED 1 1/2" DIAMETER 42" LONG GRAB BAR; AMERICAN SPECIALTIES, INC. MODEL 3801-42 OR APPROVED EQUAL.
- 4 STAINLESS STEEL CHAN-LOK FRAME MIRROR 24"W x 36"H; AMERICAN SPECIALTIES MODEL 0620-2436 OR APPROVED EQUAL.



2 INT. ELEV.:  
ADA RESTROOM  
SCALE: 3/8"=1'-0"



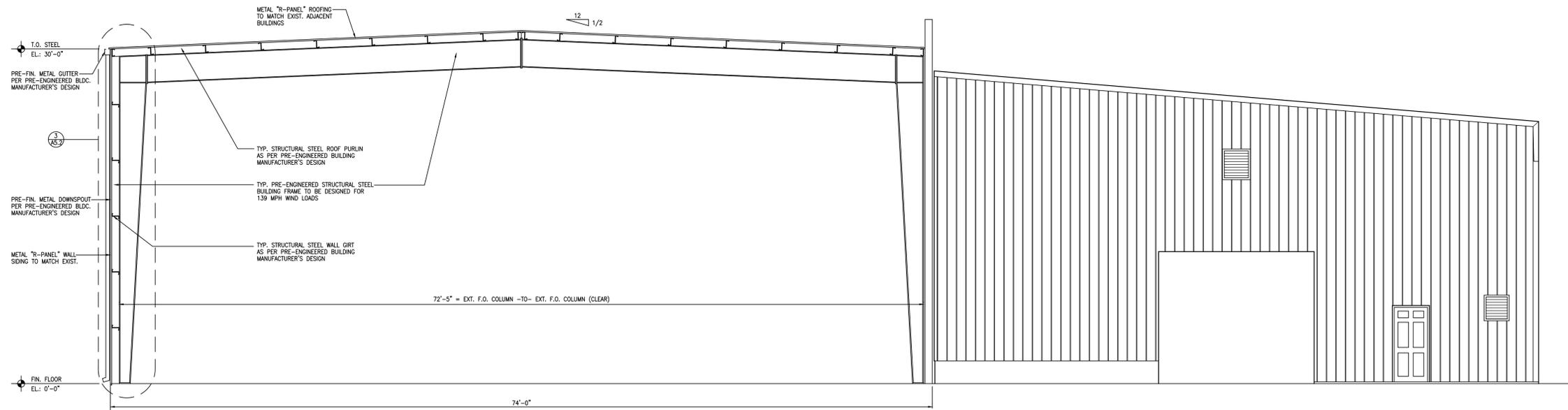
3 INT. ELEV.:  
ADA RESTROOM  
SCALE: 3/8"=1'-0"



4 INT. ELEV.:  
ADA RESTROOM  
SCALE: 3/8"=1'-0"

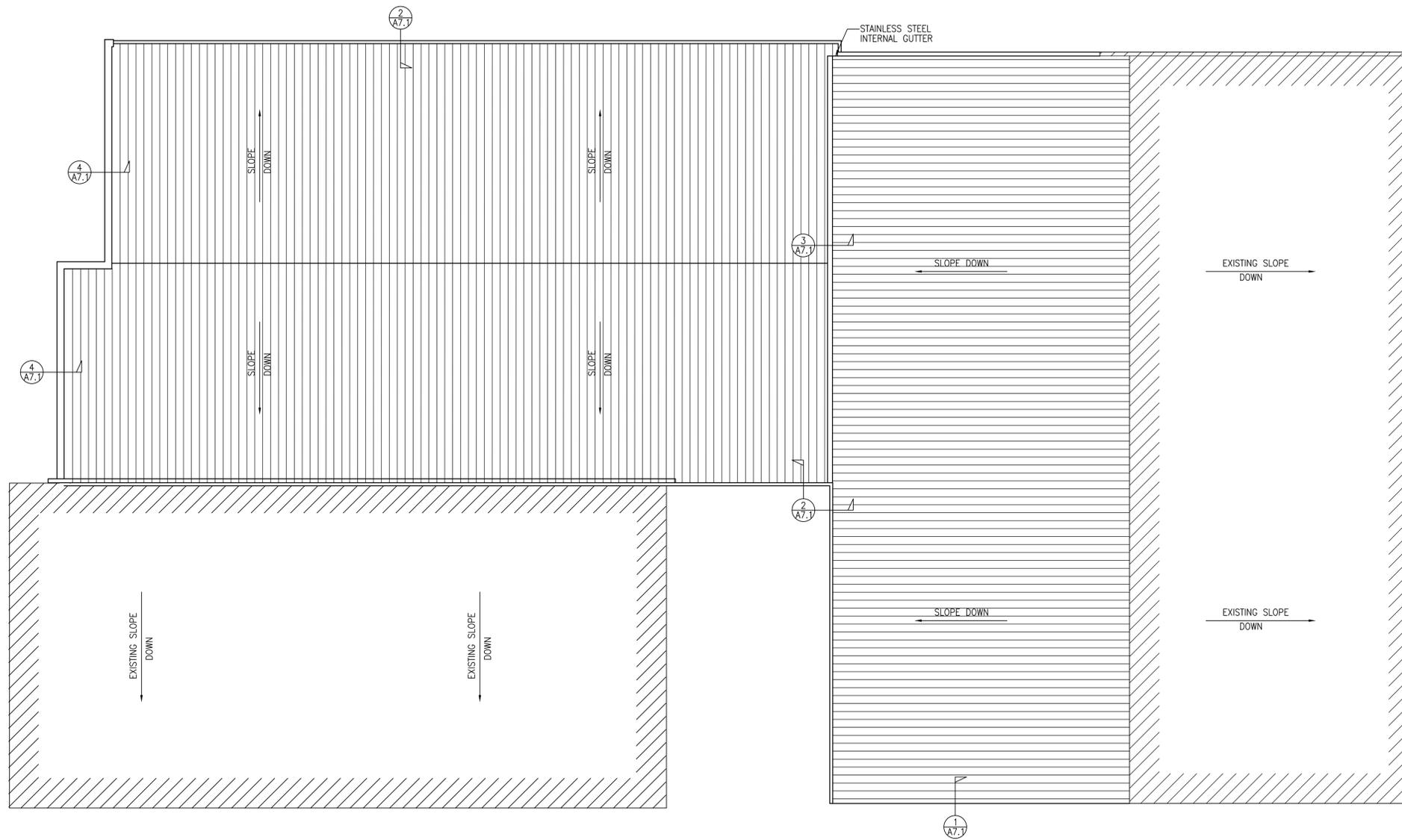
<b>Semreh Club</b> <b>Warehouse Addition</b> 428 Sixth Street, New Orleans, LA 70115		
SCALE: AS SHOWN	FILE NAME: 25008\Plan01.B	
DATE: 05/05/2025		
<b>STEVEN J. FINEGAN ARCHITECTS, LTD.</b> A PROFESSIONAL CORPORATION 123 S. Pierce St. - New Orleans, LA 70119 (504)486-5744 www.stevfineganarchitect.com E-mail: stevef.architects@gmail.com		
NO.	DATE	REVISIONS
		A3.1

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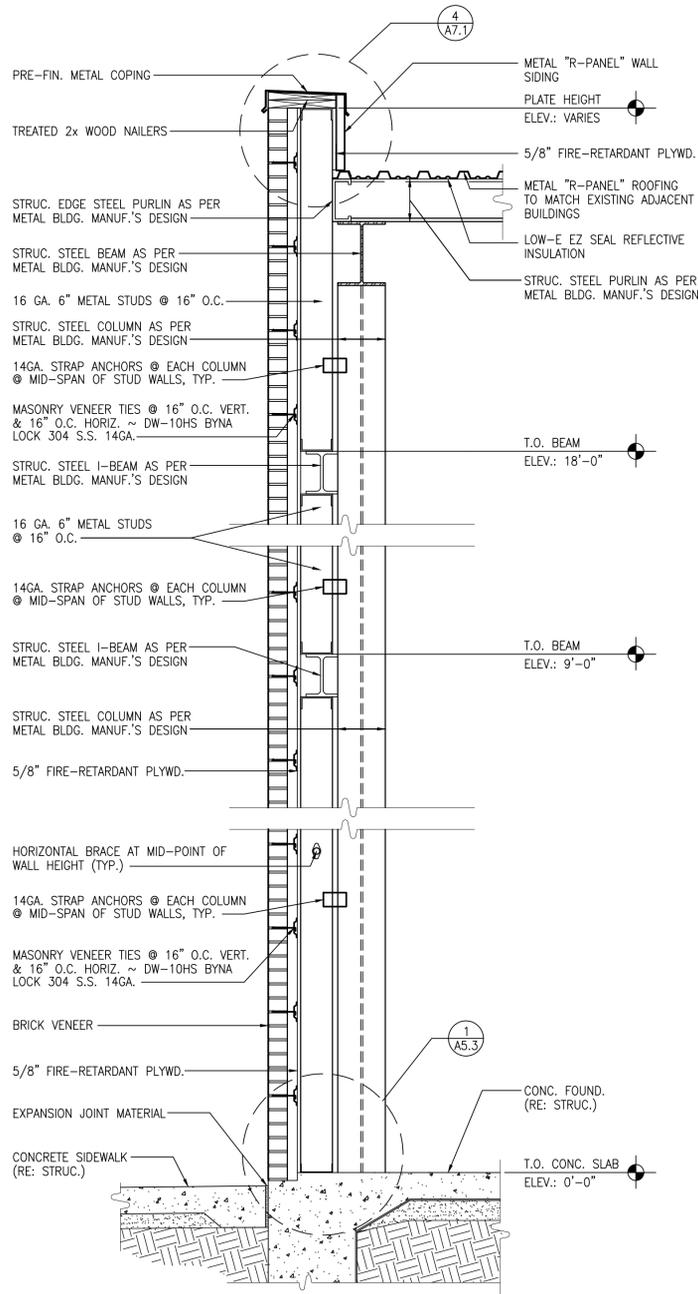
1 BUILDING SECTION - TCHOUPITOULAS ST.  
SCALE: 1/4"=1'-0"

<b>Semreh Club</b> <b>Warehouse Addition</b> 428 Sixth Street, New Orleans, LA 70115			
SCALE: AS SHOWN		FILE NAME: 25008\ElevSect01.B	
DATE: 05/05/2025			
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NO.	DATE	REVISIONS	A5.1
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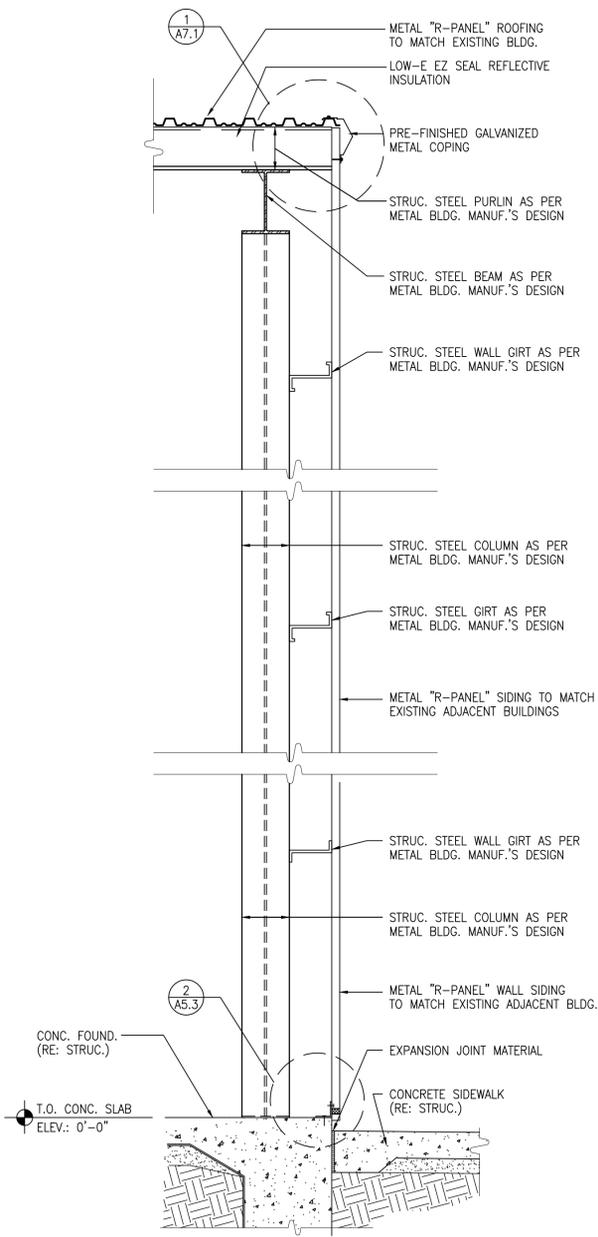


1 NEW ROOF PLAN  
SCALE: 3/32"=1'-0"

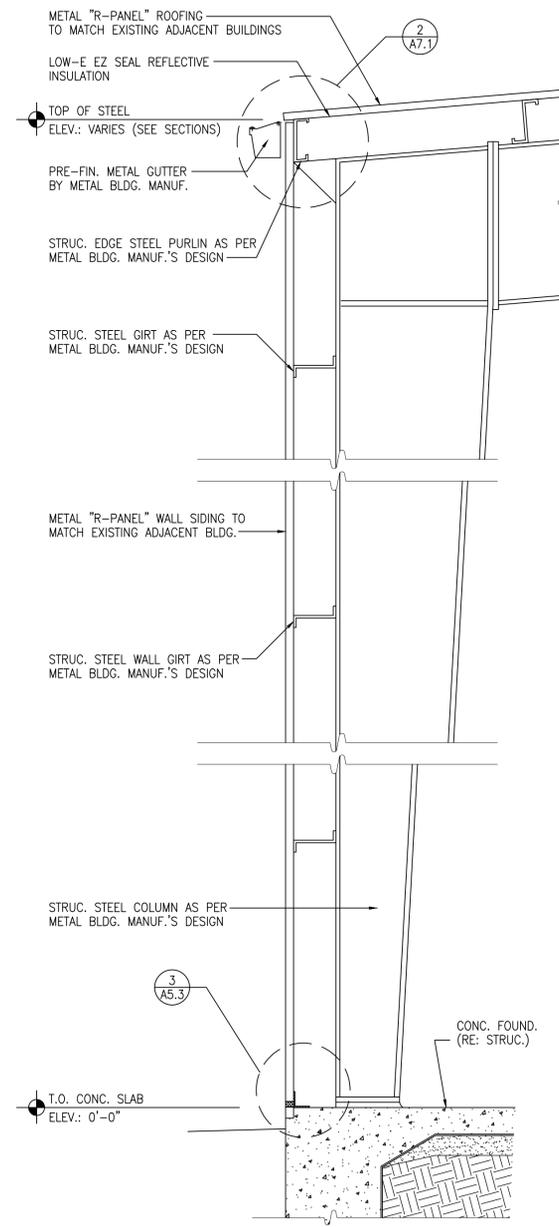
<b>Semreh Club</b> <b>Warehouse Addition</b> 428 Sixth Street, New Orleans, LA 70115			
SCALE: AS SHOWN		FILE NAME: 25008\Plan01.B	
DATE: 05/05/2025			
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NO.	DATE	REVISIONS	A7.0
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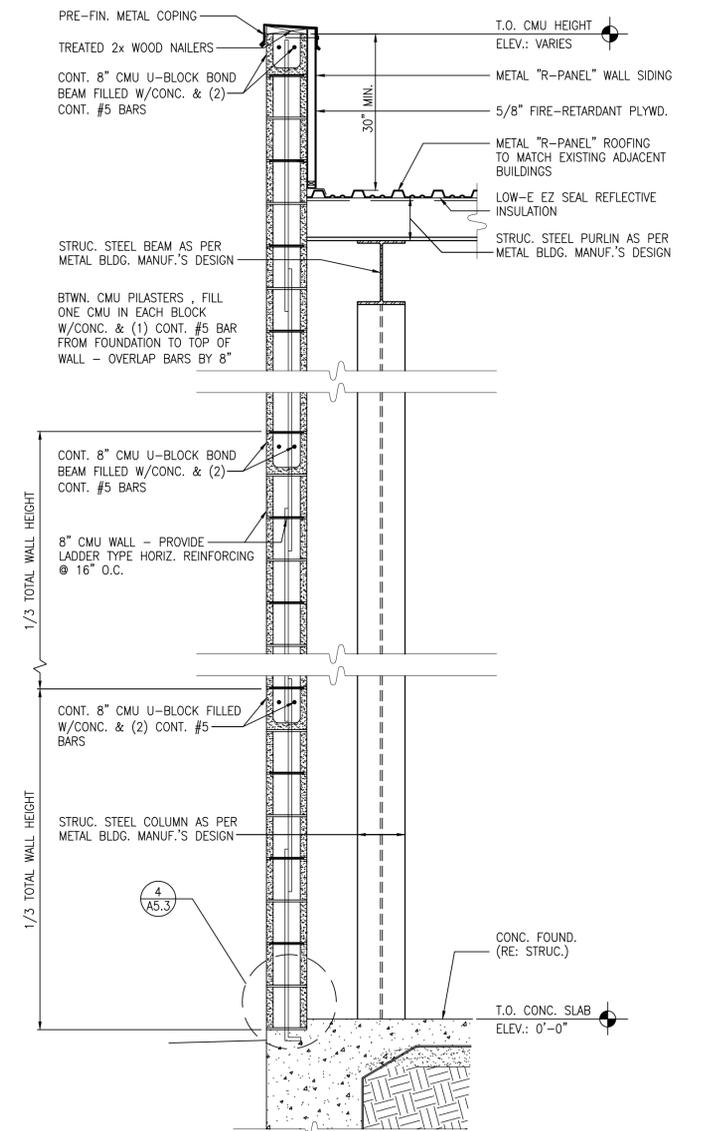
1 WALL SECTION  
SCALE: 3/4"=1'-0"



2 WALL SECTION  
SCALE: 3/4"=1'-0"



3 WALL SECTION  
SCALE: 3/4"=1'-0"

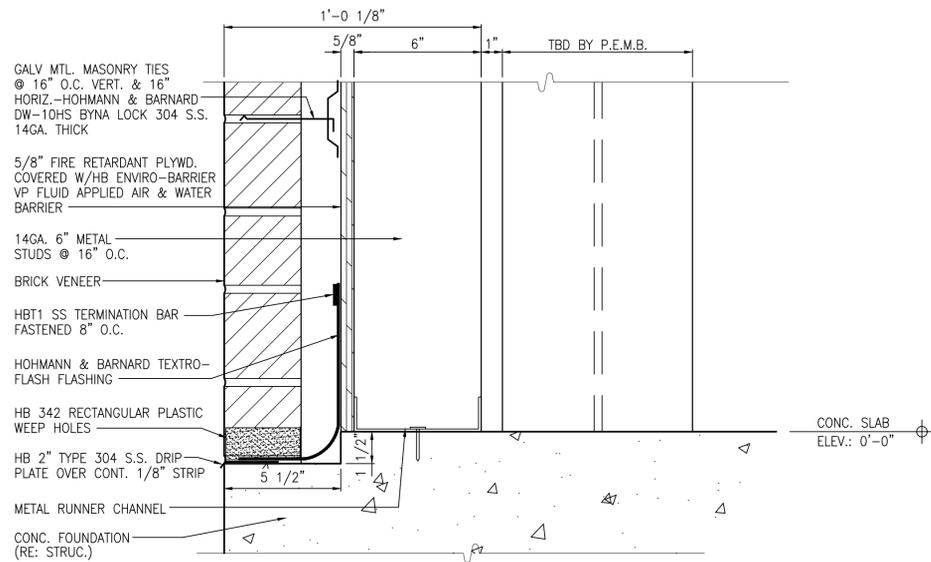


4 3-HOUR FIRE RATED  
CMU WALL SECTION  
SCALE: 3/4"=1'-0"

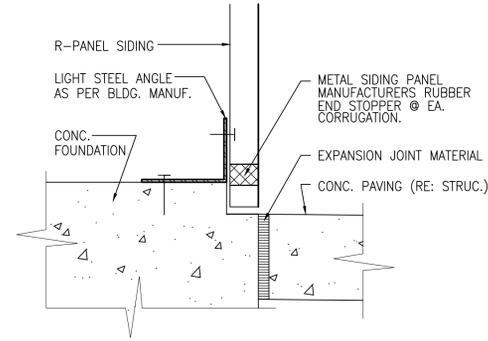
NOTE: ALL NEW CMU TO BE MINIMUM 3-HOUR FIRE RATED.

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SCALE: AS SHOWN	FILE NAME: 25008\ElevSect01.B	
DATE: 05/05/2025		
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NO.	DATE	REVISIONS
		A5.2

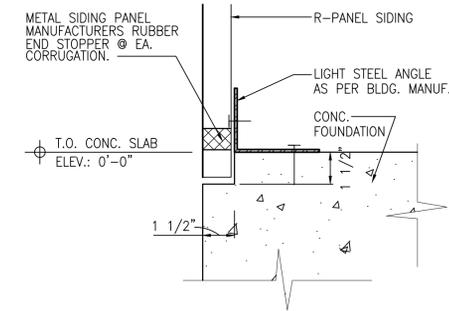
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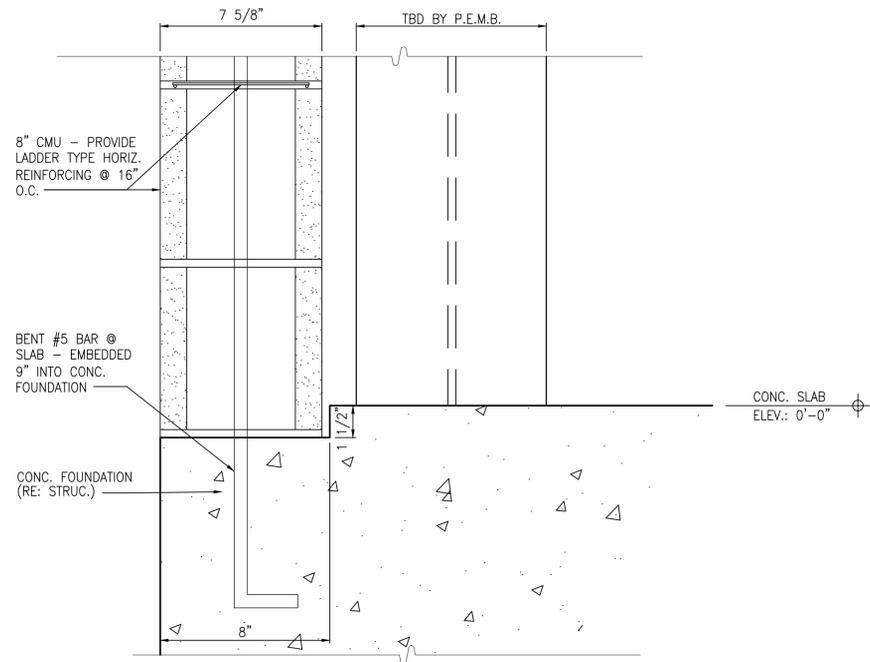
1 WALL SILL DETAIL  
SCALE: 3"=1'-0"



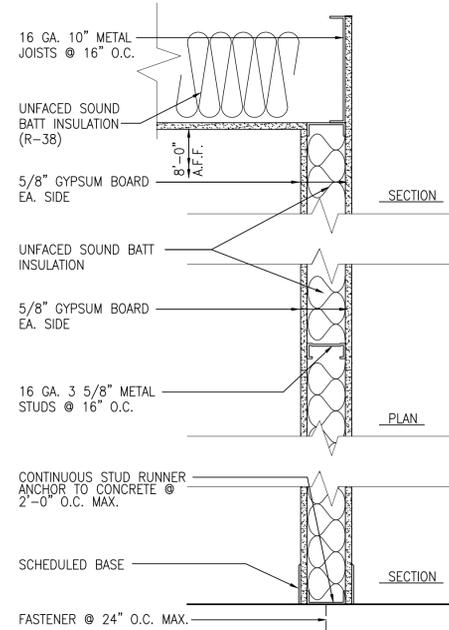
2 WALL SILL DETAIL  
SCALE: 3"=1'-0"



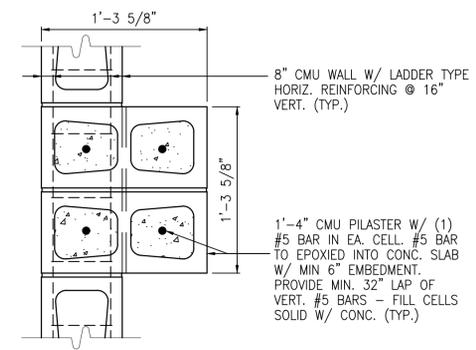
3 WALL SILL DETAIL  
SCALE: 3"=1'-0"



4 WALL SILL DETAIL  
SCALE: 3"=1'-0"



5 WALL DETAIL  
SCALE: 1 1/2"=1'-0"



6 PLAN DETAIL  
SCALE: 1 1/2"=1'-0"

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SCALE: AS SHOWN	FILE NAME: 25008\ElevSect01.B
DATE: 05/05/2025	
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NO.	DATE	REVISIONS

A5.3

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## OPENING SCHEDULE

MK	SIZE			FIRE RATING	DOOR MATERIAL	DOOR FINISH	DOOR STYLE	FRAME TYPE	FRAME FINISH	FRAME STYLE	GLASS	HARDWARE	DETAILS		REMARKS
	W	H	T										SILL	JAMB	
1	22'-0"	18'-0"	-	-	FACTORY	FACTORY	-	FACTORY	FACTORY	-	-	-	2/A6.1	1/A6.1	OVERHEAD DOOR MODEL 620 SERIES OR EQUAL W/ ELECTRIC OPERATION - DESIGNED FOR 147 MPH WINDS
2	3'-0"	7'-0"	1-3/4"	-	H.M.	PAINTED	D-1	H.M.	PAINTED	F-1	-	HW-1	2/A6.0	3/A6.0	
3	22'-0"	18'-0"	-	-	FACTORY	FACTORY	-	FACTORY	FACTORY	-	-	-	2/A6.1	1/A6.1	OVERHEAD DOOR MODEL 620 SERIES OR EQUAL W/ ELECTRIC OPERATION - DESIGNED FOR 147 MPH WINDS
4	10'-0"	10'-0"	-	-	FACTORY	FACTORY	-	FACTORY	FACTORY	-	-	-	4/A6.1	3/A6.1	OVERHEAD DOOR MODEL 616 SERIES OR EQUAL W/ MANUAL OPERATION
5	3'-0"	7'-0"	1-3/4"	-	H.M.	PAINTED	D-1	H.M.	PAINTED	F-1	-	HW-1	1/A6.0	5/A6.0	
6	10'-0"	10'-0"	-	-	FACTORY	FACTORY	-	FACTORY	FACTORY	-	-	-	4/A6.1	3/A6.1	OVERHEAD DOOR MODEL 616 SERIES OR EQUAL W/ MANUAL OPERATION
7	3'-0"	7'-0"	1-3/4"	-	H.M.	PAINTED	D-1	H.M.	PAINTED	F-1	-	HW-2	8/A6.0	7/A6.0	
8	3'-0"	7'-0"	1-3/4"	-	H.M.	PAINTED	D-1	H.M.	PAINTED	F-1	-	HW-3	8/A6.0	7/A6.0	
9	3'-0"	7'-0"	1-3/4"	-	H.M.	PAINTED	D-1	H.M.	PAINTED	F-1	-	HW-1	1/A6.0	6/A6.0	
10	18'-0"	18'-0"	-	-	FACTORY	FACTORY	-	FACTORY	FACTORY	-	-	-	4/A6.1	3/A6.1	OVERHEAD DOOR MODEL 620 SERIES OR EQUAL W/ ELECTRIC OPERATION - DESIGNED FOR 147 MPH WINDS

### OPENING NOTES:

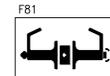
- ALL DOOR HANDLES TO BE ADA COMPLIANT LEVER TYPE SCHLAGE ND SERIES BRUSH CHROME FINISH.

### HARDWARE NOTES:

- HW-1: ENTRANCE TYPE LEVER DOOR HANDLE LOCK FUNCTION; HINGES; MUTES; DOOR STOP; WEATHERSTRIPPING; ADA COMPLIANT THRESHOLD.  
 HW-2: PRIVACY TYPE LEVER DOOR HANDLE LOCK FUNCTION; HINGES; MUTES; DOOR STOP.  
 HW-3: STOREROOM TYPE LEVER DOOR HANDLE LOCK FUNCTION; HINGES; MUTES; DOOR STOP.

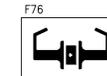
### LOCK FUNCTIONS

ANSI A156.2 SERIES 4000 GRADE 2



#### ENTRANCE LOCK

UNLOCKED BY KEY FROM OUTSIDE WHEN OUTER LEVER IS LOCKED BY TURN-BUTTON ON INSIDE LEVER. INSIDE LEVER ALWAYS UNLOCKED.



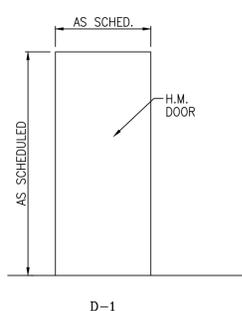
#### BATH/BEDROOM PRIVACY LOCK

PUSH-BUTTON LOCKING. CAN BE OPENED FROM OUTSIDE WITH SMALL NARROW TOOL. TURNING INSIDE LEVER RELEASES BUTTON.

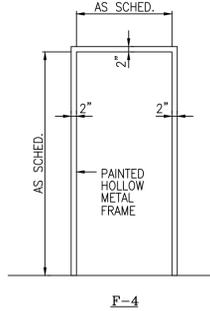


#### STOREROOM LOCK

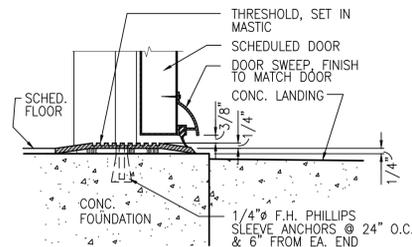
OUTSIDE LEVER FIXED. ENTRANCE BY KEY ONLY. INSIDE LEVER ALWAYS UNLOCKED.



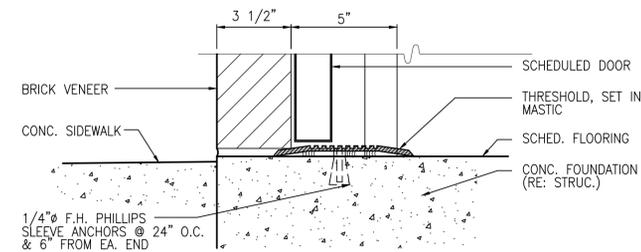
**DOOR TYPES**  
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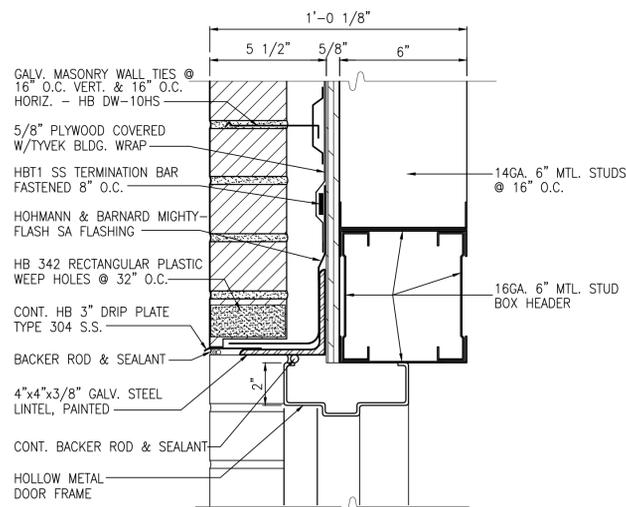
**FRAME DETAILS**  
SCALE: 3/8"=1'-0"



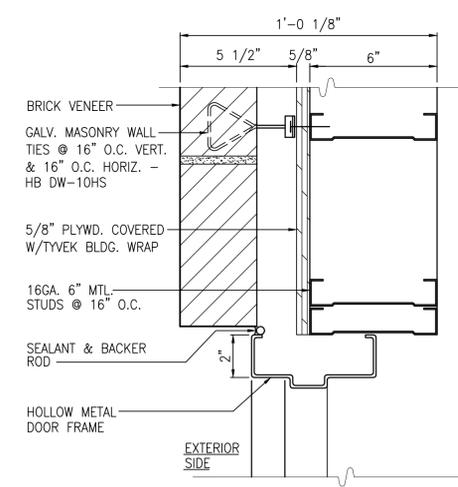
**1 THRESHOLD DETAIL**  
SCALE: 3"=1'-0"



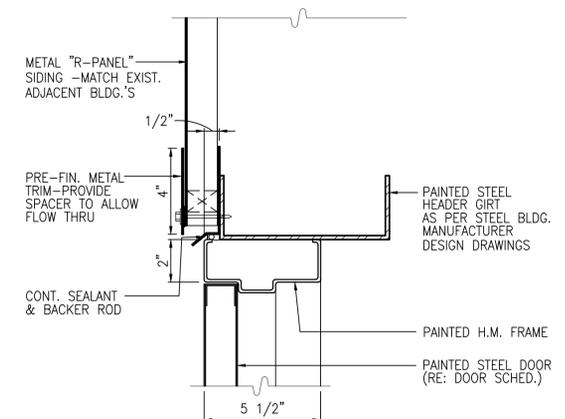
**2 SILL DETAIL**  
SCALE: 3"=1'-0"



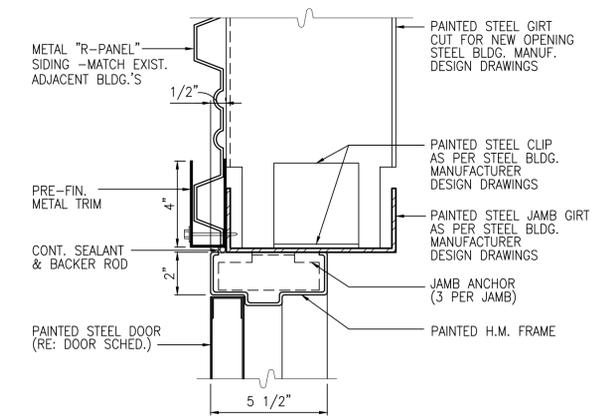
**3 HEAD DETAIL**  
SCALE: 3"=1'-0"



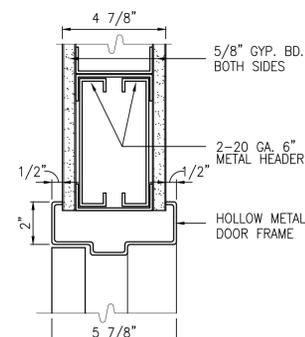
**4 JAMB DETAIL**  
SCALE: 3"=1'-0"



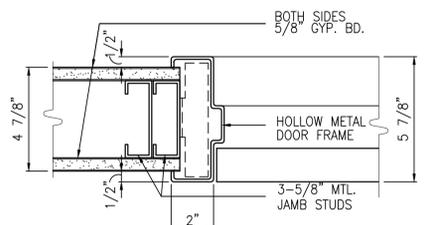
**5 HEAD DETAIL**  
SCALE: 3"=1'-0"



**6 JAMB DETAIL**  
SCALE: 3"=1'-0"



**7 HEAD DETAIL**  
SCALE: 3"=1'-0"



**8 JAMB DETAIL**  
SCALE: 3"=1'-0"

**Semreh Club**  
**Warehouse Addition**  
 428 Sixth Street, New Orleans, LA 70115

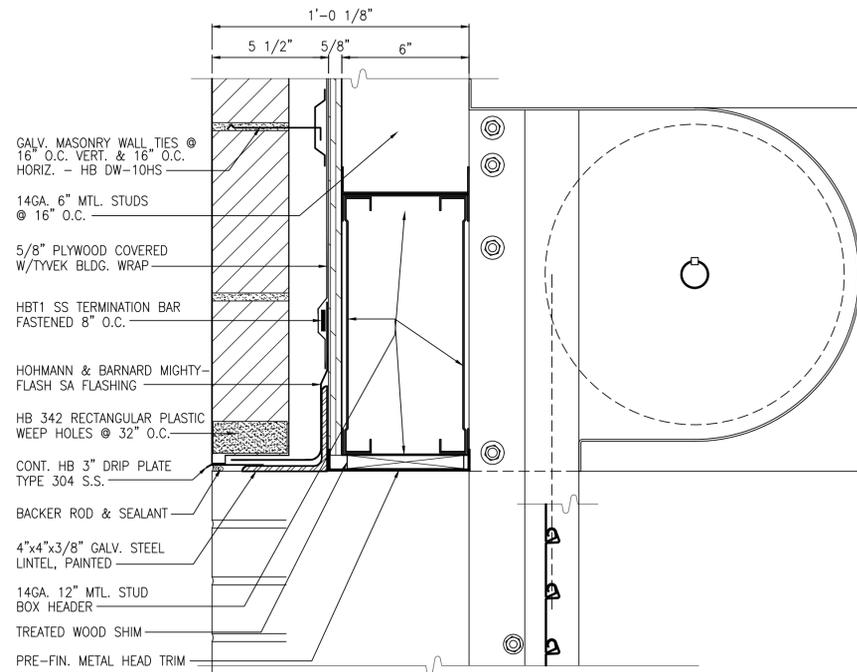
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DATE: 05/05/2025	

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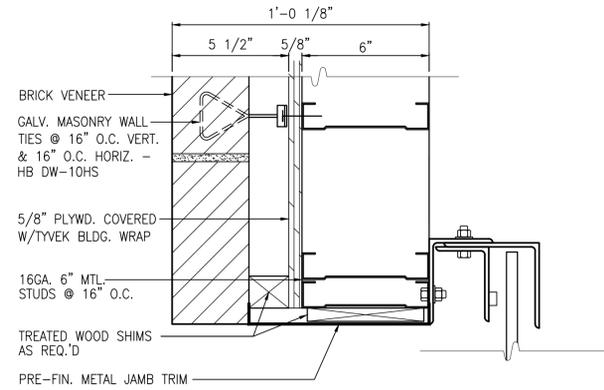
NO.	DATE	REVISIONS

**A6.0**

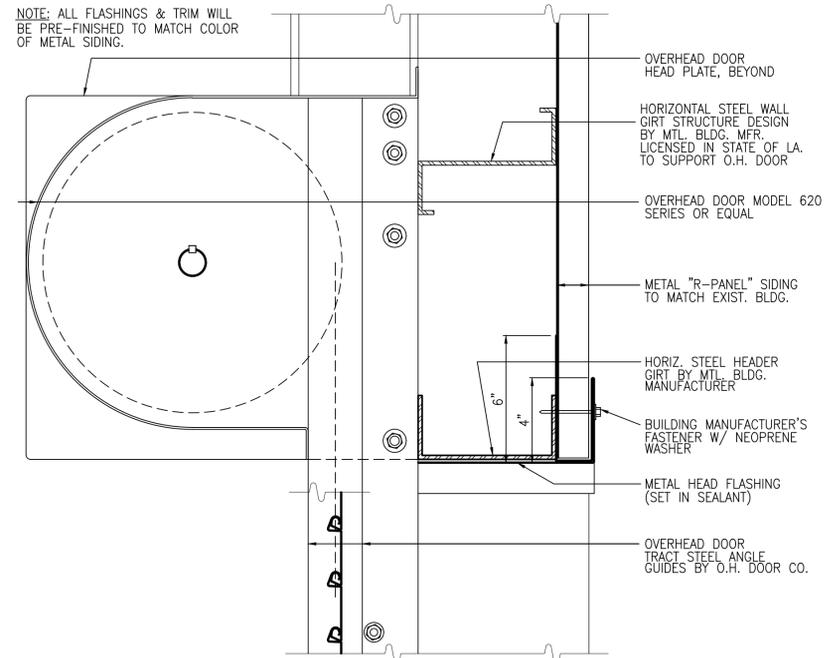
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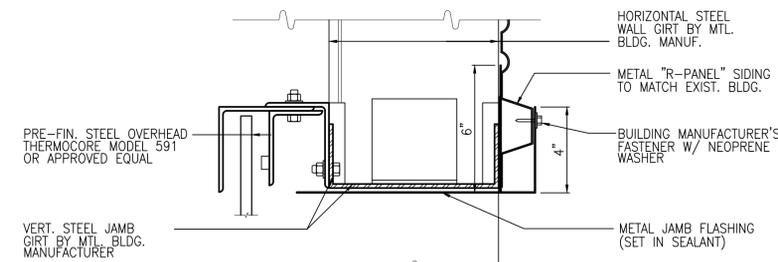
1 HEAD DETAIL  
SCALE: 3"=1'-0"



2 JAMB DETAIL  
SCALE: 3"=1'-0"



3 HEAD DETAIL  
SCALE: 3"=1'-0"



4 JAMB DETAIL  
SCALE: 3"=1'-0"

**Semreh Club**  
Warehouse Addition  
428 Sixth Street, New Orleans, LA 70115

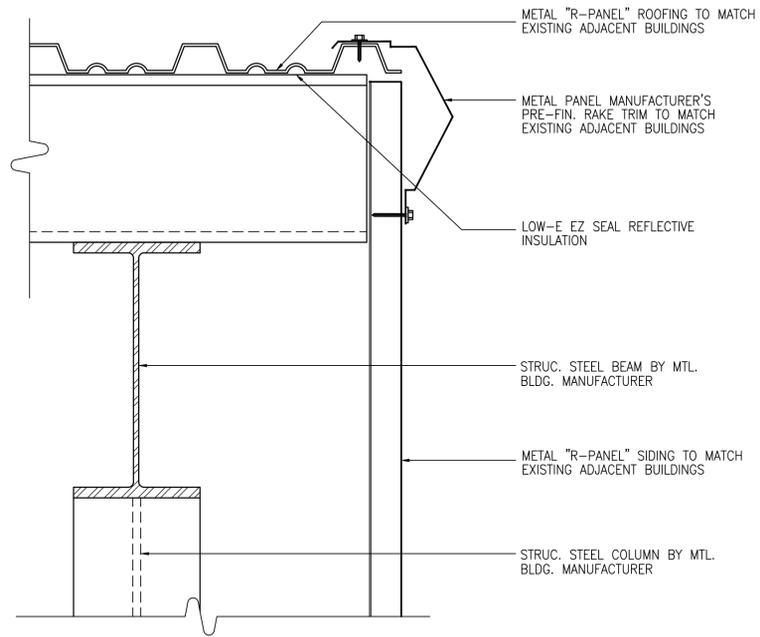
SCALE: AS SHOWN FILE NAME: 25008\Sched01.B  
DATE: 05/05/2025

**STEVEN J. FINEGAN ARCHITECTS, LTD.**  
A PROFESSIONAL CORPORATION  
123 S. Pierce St. - New Orleans, LA 70119  
(504)486-5744 www.stevfineganarchitect.com  
E-mail: stevef.architects@gmail.com

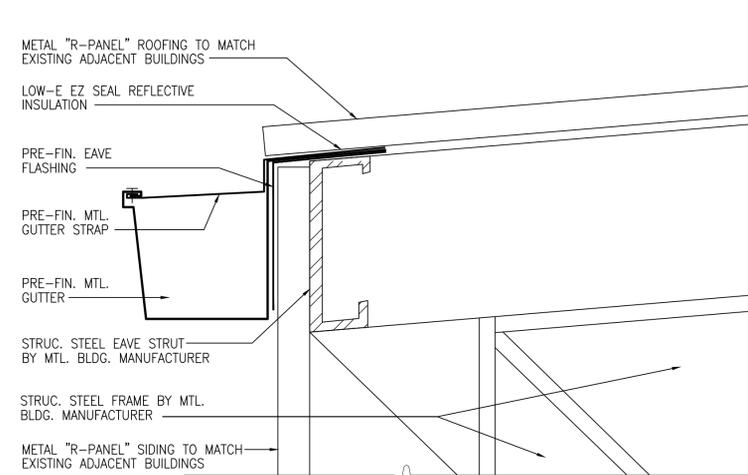
NO.	DATE	REVISIONS

A6.1

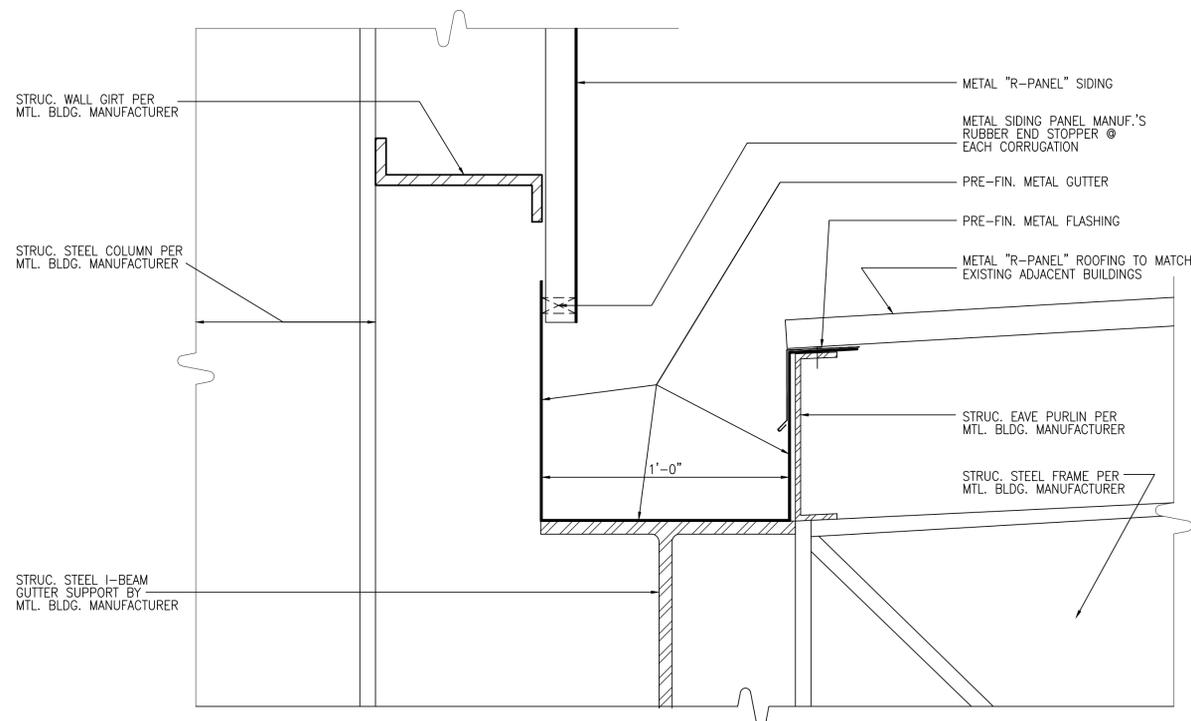
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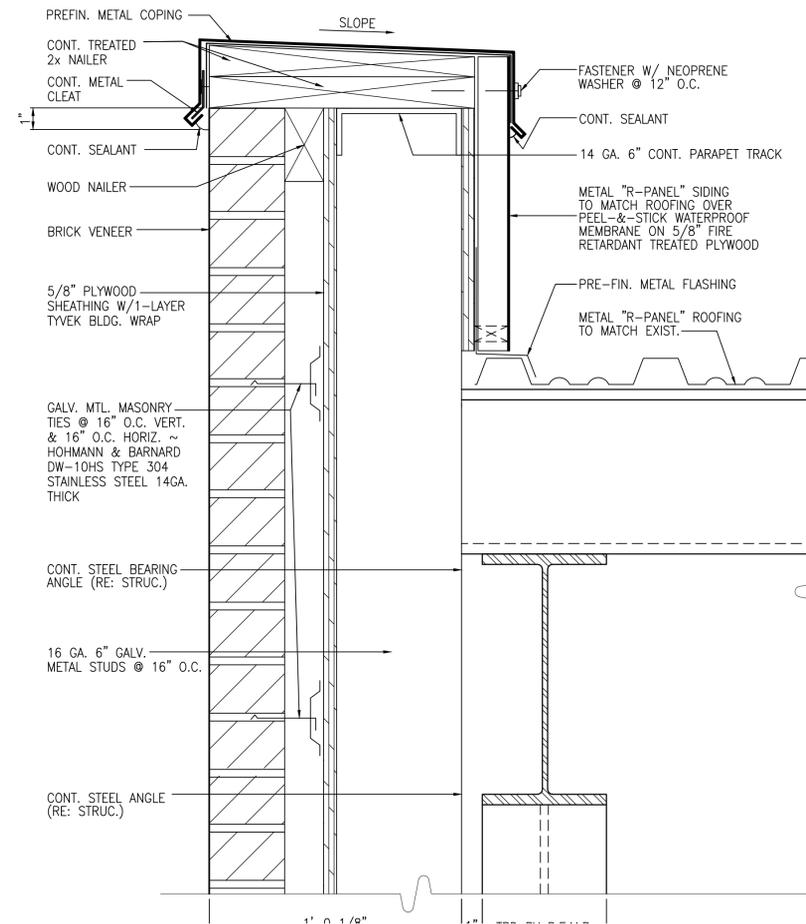
1 ROOF DETAIL  
SCALE: 3"=1'-0"



2 ROOF DETAIL  
SCALE: 3"=1'-0"



3 ROOF DETAIL  
SCALE: 3"=1'-0"



4 ROOF DETAIL  
SCALE: 3"=1'-0"

**Semreh Club**  
**Warehouse Addition**  
428 Sixth Street, New Orleans, LA 70115

SCALE: AS SHOWN      FILE NAME: 25008\Plan01.B

DATE: 05/05/2025

**STEVEN J. FINEGAN ARCHITECTS, LTD.**  
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123 S. Pierce St. - New Orleans, LA 70119  
(504)486-5744 www.stevfineganarchitect.com  
E-mail: stevef.architects@gmail.com

NO.	DATE	REVISIONS

A7.1

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2903

**AN APPLICATION HAS BEEN FILED FOR THIS PROPERTY THAT REQUIRES APPROVAL BY THE HISTORIC DISTRICT LANDMARKS COMMISSION.**

FOR MORE INFORMATION, CONTACT THE HISTORIC DISTRICT LANDMARKS COMMISSION AT 658-7040 OR VIEW APPLICATION INFORMATION ONLINE AT [DHSTFORAPP.NOLA.GOV](http://DHSTFORAPP.NOLA.GOV) BY SEARCHING FOR THE PROPERTY ADDRESS.

DO NOT DEFACE OR REMOVE UNDER PENALTY OF LAW.

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

FOR MORE INFORMATION, CONTACT THE NEW ORLEANS CITY PLANNING COMMISSION AT 658-7033 OR VISIT [WWW.NOLA.GOV/CPC](http://WWW.NOLA.GOV/CPC).

DO NOT DEFACE OR REMOVE UNDER PENALTY OF LAW.

## NPP Meeting Summary - Krewe of Hermes

---

**From** Andrew Ryan <andy@wfryaninc.com>

**Date** Thu 6/5/2025 3:29 PM

**To** Julia I Nickle <Julia.Nickle@nola.gov>

 1 attachment (534 KB)

1000005517.jpg;

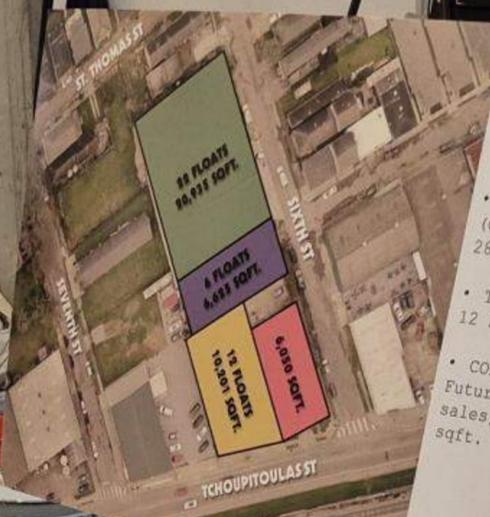
Good afternoon and a recap of the meeting yesterday at 5 pm at the Hermes Den.

The meeting started at 5 pm and we had 5 people from the neighborhood show up. One of the people that showed up was the head of the Irish Channel Neighborhood association and he is very happy with what Hermes is doing. The other neighbors were very happy with the plans and are excited about the future of Hermes and the floats being in one location 😊 We shut the meeting down after those 5 people left as nobody else showed up. We had nobody write comments or speak in opposition to the project.

We also got HDLC approval yesterday and Susan Johnson gave her seal of approval for our project as well.

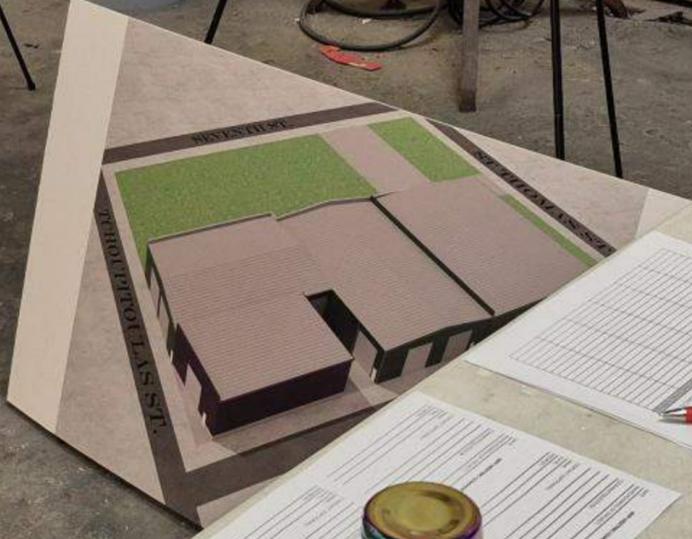
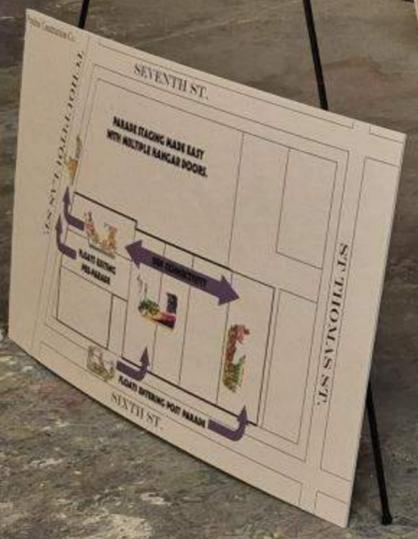
Thanks,  
Andy Ryan

Andrew W. Ryan  
President  
W F Ryan Enterprises Inc.  
2836 Conti St  
NOLA 70119  
504-232-1159



PROPOSED 40 FLOAT DEN:

- SIXTH STREET DEN (ORIGINAL DEN + FULL ANNEX)  
28 Floats ~ 27,560 sqft.
- TCHOUPITOULAS STREET DEN  
12 Floats ~ 10,201 sqft.
- CORNER BUILDING  
Future event space, den sales, den party base ~ 6,050 sqft.



A white table in the foreground is cluttered with various items: a stack of white disposable cups, a yellow metal cup, a rainbow-colored metal cup, a black pen, a red marker, a small notebook with '10/1/19' written on it, several sheets of paper with text and tables, and some clear plastic bags containing small items. The table surface is covered in paint splatters and other marks.



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.    2901 Tchoupitoulas St

### APPLICANT INFORMATION

Applicant Identity:     Property Owner     Agent

Applicant Name Andrew W. Ryan

Applicant Address 3249 Desoto St

City New Orleans    State LA    Zip 70119

Applicant Contact Number 504-232-1159    Email andy@wfryaninc.com

### PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name Semreh Club Inc

Property Owner Address 650 Poydras St Suite 2249

City New Orleans    State LA    Zip 70130

Property Owner Contact Number 504-400-3664    Email lrd@msdnola.com

### SPECIFIC ZONING REQUEST

Mardi Gras Den Construction

### PROPERTY LOCATION

Square Number(s) 22    Lot Number(s) A/008

Bounding Streets 6th St & Tchoupitoulas

Zoning HU-M1    Municipal District 4

Tax Bill Number 411100705    Planning District \_\_\_\_\_

### DESCRIPTION OF PROJECT (Attachments are acceptable)

Mardi Gras Den Construction



Building/Construction  
Related Permit



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

## LAND-USE REQUEST APPLICATION

### ACKNOWLEDGMENTS

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

Owner Signature *[Signature]* Date 4/23/25

Agent Signature Andrew Ryan Date 4/23/25

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

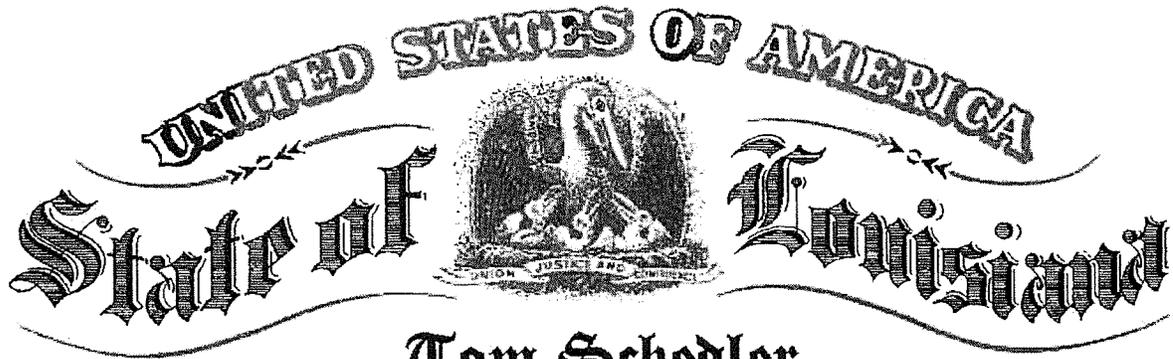
STATE OF LOUISIANA, PARISH OF ORLEANS

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

Sworn to and subscribed before me this 23rd day of April 2025

My Commission expires At death

LAWRENCE R. DEMARCAY, III  
NOTARY PUBLIC  
LA BAR NO. 25379  
STATE OF LOUISIANA  
MY COMMISSION EXPIRES AT DEATH



**Tom Schedler**  
SECRETARY OF STATE

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

a copy of an Amendment to the Articles of Incorporation of

**SEMREH CLUB**

Domiciled at NEW ORLEANS, LOUISIANA,

Was filed and recorded in this Office on June 04, 2014.

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,

June 9, 2015

*Secretary of State*

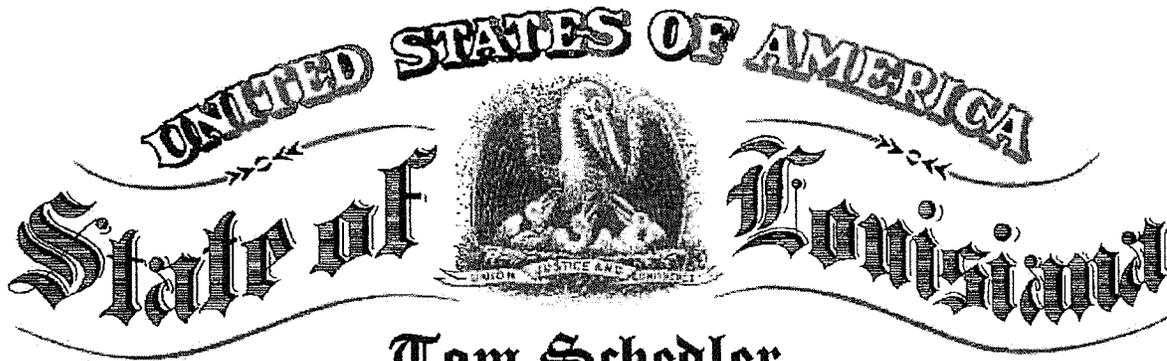
AP 01100430N



Certificate ID: 10607612#6DF52

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)



**Tom Schedler**  
SECRETARY OF STATE

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

the attached document(s) of

**SEMREH CLUB**

are true and correct and are filed in the Louisiana Secretary of State's Office.  
41913810 Amendments 06/04/2015 2 pages

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,

June 9, 2015

*Secretary of State*

AP 01100430N



Certificate ID: 10607613#EGG62

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)

ARTICLES OF AMENDMENT  
TO  
AMENDED AND RESTATED ARTICLES OF INCORPORATION  
OF  
SEMREH CLUB

Semreh Club, a Louisiana nonprofit corporation (the "Corporation"), through its undersigned President, does hereby certify that:

I.

On May 20, 2015, an amendment to the Amended and Restated Articles of Incorporation was duly adopted at an annual meeting of the members of the Corporation, pursuant to 30 days advance notice of the annual meeting, at which annual meeting a quorum of the members of the Corporation was present and at which annual meeting the amendment was adopted by the vote of one hundred sixty seven (167) members for said amendment and three (3) members voting against said amendment.

II.

The resolutions adopted by the members at the annual meeting of members held on May 20, 2015, authorized (i) an amendment to the Company's Amended and Restated Articles of Incorporation to increase the authorized shares of the Company from one thousand (1,000) to two thousand (2,000) shares, and (ii) the President of the Corporation to execute and file these Articles of Amendment to Amended and Restated Articles of Incorporation of Semreh Club.

III.

By virtue of the authority of its members, Section A of Article IV of the Company's Amended and Restated Articles of Incorporation of Semreh Club is hereby amended and restated in its entirety as follows:

The Corporation is authorized to issue two thousand (2,000) shares, all having no par value.

IN WITNESS WHEREOF, the President of Semreh Club has signed these Articles of Amendment to the Amended and Restated Articles of Incorporation of Semreh Club in the name of the Corporation on this 28<sup>th</sup> day of May, 2015, to be effective as of the 20th day of May, 2015.

SEMREH CLUB

By: 

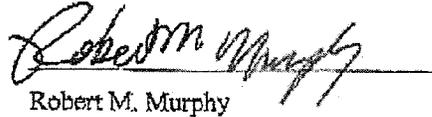
Robert M. Murphy, President

CHARTER NO. 01100430N

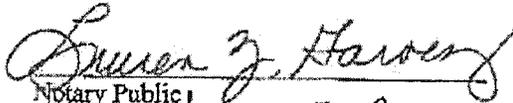
STATE OF LOUISIANA

PARISH OF Jefferson

BEFORE ME, the undersigned authority, duly commissioned and qualified within and for the Parish and State aforesaid, personally came and appeared **Robert M. Murphy**, known to me to be the person described in and who executed the foregoing instrument as President of Semreh Club, and who, being by me first duly sworn, deposed and said that he has read the above and foregoing Articles of Amendment to the Amended and Restated Articles of Incorporation of Semreh Club and acknowledged that he executed same as the free act and deed of Semreh Club, and as his free act and deed as President thereof.

  
Robert M. Murphy

Sworn to and subscribed before me  
this 28<sup>th</sup> day of May, 2015.

  
Notary Public  
Print Name: Lauren Z. Carvey  
Notary/Bar Roll No.: 23383

10000.0013/00477892.DOC

VERIFIED  
*MAN*

AMENDED AND RESTATED ARTICLES OF INCORPORATION  
OF SEMREH CLUB

*MP*

The Semreh Club, a Louisiana nonprofit corporation, through its undersigned President and Secretary, and by authority of its Board of Directors, does hereby certify that:

I.

The Amended and Restated Articles of Incorporation set forth in paragraph VI below accurately copies the Articles of Incorporation and all amendments thereto in effect on the date hereof, without any substantive changes except as made by the new amendments and the deletions described in paragraph IV below.

II.

Each amendment has been effected in conformity with law.

III.

The date of incorporation was February 12, 1938, and the date of these Amended and Restated Articles of Incorporation is May 23, 1997.

IV.

At a meeting of the members of the Semreh Club held for the purpose of considering the amendment and restatement of Semreh Club's Articles held on April 8, 1997, at which a quorum was present, the membership unanimously approved the restatement of Articles, as previously amended, and further approved amendments to Article VIII altering the makeup of the Executive Committee and amendments to the provisions of Articles IV and VI regarding the stock of the corporation and the repurchase of shares of stock, and amendments to Article IX regarding the vote of members required to amend the Articles.

V.

The Amended and Restated Articles of Incorporation of the corporation shall read as follows:

ARTICLE I

The name and style of this corporation shall be SEMREH CLUB and its existence shall be perpetual, and it shall have all the rights, privileges and immunities granted by law, and especially R.S. 12:201, et seq., known as the Louisiana Nonprofit Corporation Law.

STATE OF LOUISIANA  
Office of the Secretary of State  
I hereby certify that this is a true and correct copy  
as taken from the original on file in this office

*Joe McKeithen*  
Fox McKeithen  
Secretary of State

Dated: MAY 27 1997

39.00

11012318 CHARTER

FILED  
CLERK OF COURTS  
NEW ORLEANS, LA  
97-26619-6

RECORDED IN THE MORTGAGE OFFICE  
BOOK 3251 No. 409  
NEW ORLEANS, LA 6-10 19 97

ARTICLE II

The objects and purposes for which this corporation is organized are declared to be the organization, incorporation and maintenance of an association for social, civic and literary purposes; for the encouragement of fellowship among its members, and for mutual amusement, aid, education and all other matters germane or incidental thereto, and generally to do and perform all things necessary and proper tending to that end.

ARTICLE III

The domicile of this corporation shall be in the City of New Orleans, State of Louisiana; all citations and other legal processes shall be served on the President or Secretary. The full names and post office addresses of its registered agents for service of citations are:

James A. Comiskey  
300 St. Charles Avenue  
New Orleans, LA 70130

Warren H. A. Backer  
722 Martin Behrman  
Metairie, LA 70005

The post office address of the corporation's registered office shall be 3701 Canal Street, New Orleans, Louisiana 70119.

ARTICLE IV

A. The corporation is authorized to issue one thousand (1000) shares, all having no par value.

B. As a prerequisite to active membership, and in addition to any other conditions of membership, each member must own at least one (1) share of capital stock, which shall not be issued except for cash. The Board of Directors by affirmative vote of a majority of its membership shall determine, and at any time may subsequently alter, the price of said stock and the method or methods of payment therefor.

C. All shares owned by members in good standing shall be assessable to the extent of annual dues and such special assessments as may be levied by vote of the membership at an annual or special meeting. Except as provided in the preceding sentence, no shareholder shall ever be held liable or responsible for the contracts or faults of said corporation in any further sum than the unpaid balance due on the shares of stock owned by him, or on any unpaid assessment due, or other indebtedness due by said member to the corporation, nor shall any mere informality in organization have the effect of rendering this charter null, or exposing any stockholder to any liability beyond the amount above specified.

FILED  
NOTICE OF  
3-6

## ARTICLE V

A. Except as provided in Article X hereof, each member in good standing shall be entitled to one vote on any matter that might be brought to the attention of the general membership at any annual or special meeting, the fact that any member may hold more than one share of capital stock notwithstanding. Proxy voting shall not be permitted.

B. Mere ownership of capital stock of the corporation shall confer no rights or privileges upon an owner thereof who has not been duly admitted to membership and/or who is not a member in good standing.

C. Stockholders shall not have pre-emptive rights.

## ARTICLE VI

By virtue of being admitted to membership in the corporation and upon purchasing a share or shares of capital stock, each member, for himself, his heirs, legal representatives and assigns, agrees that no share of stock may be transferred except on the books of the corporation and then only as follows:

A. In the event of the resignation or dismissal of a member, any member so affected shall tender all shares of the corporation owned by him to the corporation at its registered office within thirty (30) days of the effective date of the termination of his membership, and the corporation shall have the option for a period of thirty (30) days after submission by the resigned/dismissed member to purchase said shares at a price to be agreed upon by the parties, and if agreement is not reached, then the corporation shall not acquire said shares at that time. Failure to so tender the share or shares shall not affect the termination of membership and shall vest in the former member only such rights as are conferred in Article V hereof.

B. Except in the event of resignation or dismissal as provided in the foregoing subsection A, an owner or holder of stock who wishes to sell said stock must first offer the stock back to the corporation for a period of thirty (30) days. If the offeror and the corporation can agree on a price, then the stock will be acquired by the corporation. In the event the sale price cannot be agreed upon, then the corporation will not acquire the stock and the owner/holder shall dispose of the stock as he sees fit.

C. Refusal or failure of the corporation to purchase the shares within the respective time period set forth in the preceding subsection A and B shall place the owner or owners thereof at liberty to dispose of the said shares as he or they may see fit.

D. The only right of a stockholder whose stock has not been repurchased by the corporation under this article is to receive a prorata share as a stockholder in the event of liquidation under Article X.

FILED  
CUSTOMER OF SERVICE  
97-195-19

## ARTICLE VII

The corporation shall be governed by a Board of Directors, composed of members and consisting of not less than nine (9) nor more than twenty-one (21) directors, to be elected each year at the annual meeting of the members of the corporation, which shall be held any time within a period of sixty (60) days after the close of the fiscal year: the time, date and place to be fixed for the holding of said annual meeting by the Board of Directors by the adoption of a resolution where a majority of the directors are present and voting at a duly called meeting. A majority of the Board of Directors shall constitute a quorum for the transaction of the business of the corporation.

## ARTICLE VIII

A. At its first meeting in any year after the annual meeting of the corporation, the Board of Directors shall organize itself and shall elect from its own members, the following officers, who are to serve as such for the ensuing term of one (1) year, or until their successors are elected, namely: a President, any number of Vice-Presidents, a Secretary, a Treasurer, and a Captain. The offices of Secretary and Treasurer may be combined at the discretion of the Board.

B. An executive committee, consisting of the officers of the corporation, which number shall always include the President, the Captain, all Vice Presidents, the Secretary and the Treasurer, shall also be formed at the first meeting of the Board after the annual meeting. The executive committee shall have such duties and powers between meetings of the Board itself, as shall be vested in the Executive Committee by the by-laws of the corporation, and a simple majority of the committeemen shall constitute a quorum for the transaction of any business at a meeting of the executive committee of which at least twelve (12) hours notice has been given to all committee members by the President or the Captain or the Secretary.

## ARTICLE IX

A. This charter may be amended by a simple majority vote of the members in good standing present and voting at a meeting called for that purpose after at least ten (10) days written notice mailed to the last known address of each member.

B. Whenever a provision in the By-Laws requires a two-thirds (2/3rds) majority vote of the Board present and voting, then that act may only be amended by a two-thirds (2/3rds) majority vote and not by a simple majority.

C. Whenever a provision in the Articles of Incorporation requires a two-thirds (2/3rds) majority vote of the members in good standing present and voting, then that act may only be amended by a two-thirds (2/3rds) majority vote and not by a simple majority.

ARTICLE X

A. The corporation may be liquidated on an affirmative vote of two-thirds (2/3) of the outstanding stock held by members in good standing. For this purpose only, members holding more than one (1) share shall be entitled to one (1) vote for each share held.

B. Notice of a meeting convened for this purpose shall conform to the applicable requirements of Article IX.

C. Upon a vote in favor of liquidation, the members shall elect three liquidators chosen from the membership who shall serve without compensation and who shall remain in office until the affairs of the corporation have been fully concluded. The said liquidators shall have the power and authority to transfer and give title to all assets and property of the corporation and to distribute the liquidation dividend if any. Consent of any two of the three liquidators shall be sufficient to perform or confirm any action taken in the name of the corporation in liquidation. In the event of vacancy or vacancies in the office of liquidator, the remaining liquidators shall have the power to fill the office from the membership.

DATED: May 23, 1997

SEMREH CLUB

James A. Comiskey  
JAMES A. COMISKEY, President

Warren H.A. Backer  
WARREN H.A. BACKER, Secretary

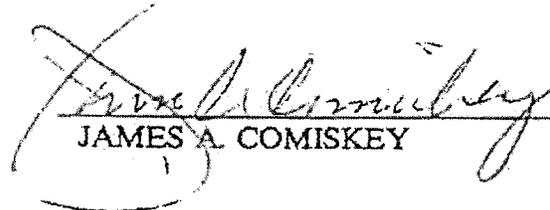
FILED  
CUSTOMER OF  
NOTARIAL  
CORPUS  
97-26619-6

**ACKNOWLEDGEMENT**

STATE OF LOUISIANA

PARISH OF ORLEANS

BEFORE ME, the undersigned authority, personally came and appeared: James A. Comiskey and Warren H.A. Backer, personally known to me, who, being duly sworn, did depose and state that they are the President and Secretary, respectively, of Semreh Club, and in said capacities executed the foregoing Amended and Restated Articles of Incorporation of Semreh Club, upon and pursuant to the authority of the directors and the shareholders of said corporation, and as its and their free act and deed.

  
\_\_\_\_\_  
JAMES A. COMISKEY

  
\_\_\_\_\_  
WARREN H.A. BACKER

Sworn to and subscribed  
before me, Notary, this  
23 day of May, 1997.

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

MATTHEW K. BROWN  
NOTARY PUBLIC  
Parish of Orleans, State of Louisiana  
My Commission is for life.

FILED  
DISTRICT OF  
NOTARY  
PARISH OF  
97-26619 E-6

UNITED STATES OF AMERICA COPY  
State of Louisiana

Fox McKeithen

SECRETARY OF STATE

*As Secretary of State, of the State of Louisiana, I do hereby Certify that*  
a copy of Restated Articles of Incorporation of

SEMREH CLUB

Domiciled at NEW ORLEANS, LOUISIANA,

was filed and recorded in this Office on May 27, 1997.

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

May 27, 1997

*Fox McKeithen*

DOW

*Secretary of State*



STATE OF LOUISIANA

PARISH OF ORLEANS

ACT OF CASH SALE

BEFORE the undersigned Notary Public, and in the presence of the undersigned competent witnesses, on the dates set forth below, personally came and appeared:

**SUCCESSION OF JULIEN F. GUENTHER (TIN: XX-XXX5474)**, represented by James F. Guenther and Joseph S. Delaune, pursuant to Letters of Independent Co-Executorship rendered by the Honorable Marissa Hutabarat, Judge of the Civil District Court of the Parish of Orleans, State of Louisiana, dated July 31, 2024, a certified copy of which is annexed hereto, whose address is 2201 Jay Street, New Orleans, LA 70122;

**SUCCESSION OF TENIE M. GUENTHER (TIN: XX-XXX3734)**, represented by James F. Guenther and Joseph S. Delaune, pursuant to Letters of Independent Co-Executorship rendered by the Honorable Paulette R. Irons, Judge of the Civil District Court of the Parish of Orleans, State of Louisiana, dated August 1, 2024, a certified copy of which is annexed hereto, whose address is 2201 Jay Street, New Orleans, LA 70122 (who, together with the Succession of Julien F. Guenther, are collectively referred to herein as "Seller");

who declared that for the price of **\$1,470,000.00** and other good and valuable consideration, receipt and sufficiency of which is acknowledged, Seller hereby sells, assigns and delivers with full warranty of title and subrogation to all rights and actions of warranty Seller may have unto:

**SEMREH CLUB, INC. (TIN: XX-XXX6735)**, a Louisiana non-profit corporation organized and existing under the laws of the State of Louisiana, represented herein by its duly authorized representative, Robert M. Midkiff, President, pursuant to a Corporate Resolution, an original of which is attached hereto and made a part hereof, whose address is 650 Poydras Street, Suite 2249, New Orleans, LA 70130 ("Buyer");

here present, accepting and purchasing for themselves, their heirs and assigns, and acknowledging due delivery and possession thereof, all and singular, the immovable property described as follows ("Property");

Property 1 – 2901 Tchoupitoulas Street

A CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Fourth District of New Orleans, in Square No. 22, bounded by Tchoupitoulas, St. Thomas, Sixth, and Seventh Streets, measuring 24 feet front on Tchoupitoulas Street, by a depth of 75 feet, 4 inches, 1 line on the side line towards Sixth Street, and a depth of 70 feet, 1 inch, 4 lines on the opposite side line, said lot being a part of Lot 14 on the original plan of said square, and is designated by the Letter "A" on a plan by B. Buisson, Surveyor, dated April 9, 1842. According to survey by Gilbert & Kelly, Surveyors, dated April 9, 1942, said lot commences at a distance of 79 feet, 8 inches from the corner of Sixth and Tchoupitoulas Streets and measures thence 24 feet front on Tchoupitoulas Street, by a depth of 75 feet, 4 inches, 1 line on the side line towards Sixth Street, and a depth of 70 feet, 1 inch, 4 lines on the opposite side line, and 23 feet, 5 inches, 4 lines in width in the rear.

Chelsey Richard Napoleon  
CLERK OF CIVIL DISTRICT COURT  
INST # 2025-03215 02/03/2025 03:22:19 PM  
TYPE: 5 11 PG(S)  
CIN# 751118  


AND

A CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Fourth District of New Orleans, in Square No. 22, bounded by Tchoupitoulas, St. Thomas, Sixth, and Seventh Streets, designated as Lot 9 (or 13), measuring 55 feet, 8 inches front on Tchoupitoulas Street, by a depth of 122 feet, 8 inches, 4 lines and front on Sixth Street, 54 feet, 5 inches in width in the rear and a depth of 110 feet, 6 inches, 2 lines on the line dividing it from Lot 8 and forms the corner of Tchoupitoulas and Sixth Streets.

AND

A CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Fourth District of New Orleans, in Square No. 22, bounded by Tchoupitoulas, St. Thomas, Sixth, and Seventh Streets, designated by the Letter "B" on a plan deposited in the office of T. Quyl, N.P. as Plan No. 184. Said lot measures in American measure 24 feet front on Tchoupitoulas Street by a depth of 75 feet, 4 inches, 1 line on the division line of Lot "A" and 80 feet, 6 inches, 6 lines deep on the division line of Lot "C"; which lot "B" forms part of Lot No. 14 on the original plan of Faubourg Livaudais. According to a plan of survey by Gilbert & Kelly, Surveyors, dated April 9, 1942, said property is designated as lot "B" and commences at a distance of 55 feet, 8 inches from the corner of Tchoupitoulas Street, 23 feet, 5 inches, 4 lines in width in the rear, by a depth of 75 feet, 4 inches, 1 line of the side line of Lot "A" and 80 feet, 6 inches, 6 lines on the side line of Lot "C."

Property 2 – 2917 Tchoupitoulas Street

THAT PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Fourth District of New Orleans, in Square No. 22, bounded by Tchoupitoulas, St. Thomas, Sixth, and Seventh Streets, designated as Lot No. 4, on a plan by H. Moelhausen, Architect, dated November 18, 1846, deposited in the office of L. R. Kenny, Notary Public. Said lot measures in American measure according to said plan, 33 feet, 4 inches front on Tchoupitoulas Street, by a depth on 123 feet, 2 inches on the line of Lot 3 and a depth of 130 feet, 1 inch, 4 lines on the line of Lot 5, and 32 feet in width in the rear. According to a survey by Gilhert & Kelly, Surveyors, dated July 22, 1942, said property bears the same description as above.

Property 3 – 430 6th Street

A CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, and appurtenances thereunto belonging or in anywise appertaining, situated in the Fourth District of New Orleans, designated by the No. Seven (7) in Square No. Twenty-Two (22) of Faubourg Livaudais, bounded by Sixth, Seventh, Tchoupitoulas and St. Thomas Streets, as per plan of R. Moelhausen, Surveyor, in the office of L. R. Kenny, late Notary Public in this Parish, according to which said lot measures Forty-eight feet (48') front on Sixth Street, by One Hundred and Twenty-seven feet, Two inches (127' 2") in depth between parallel lines. Said Lot No. Seven (7) is composed of the original Lot No. Six (6) on the original plan of said Faubourg deposited in the office of D. R. Stringer, late notary, as will further

appear by a sketch made by L. Daney, Surveyor, dated March 13, 1908, and annexed to an act passed before Charles F. Fletchinger, Notary Public in this City, on July 3, 1908.

According to a certificate of survey made by F. G. Stewart, Surveyor, dated June 7, 1946, Annexed to act passed before Milton J. Montgomery, Notary, of date July 26, 1946, the hereinabove described property is designated as Lot No. Seven (7), old Six (6), and has the same dimensions as hereinabove set forth.

All as is more fully shown on a survey made by Gilbert & Kelly, Surveyors, of date June 11, 1949, a blue print of which is annexed to act before George C. Connolly, Notary Public, dated July 18, 1949. Said Lot No. Seven (7) commences at a distance of one hundred fifty-two feet, eight inches, four lines (152'8"4"") from the corner of Sixth and Tchoupitoulas Streets; and in accordance with a certificate of recertification of said survey dated January 12, 1967 by Errol K. Kelly, Surveyor, annexed to this Act of Sale passed before the undersigned Notary this date, the hereinabove described property is designated as Lot No. Seven, old Lot No. 6, and has the same dimensions and measurements as set forth in said survey by Gilbert & Kelly, Surveyors, dated June 11, 1949.

Property 4 - 432 6th Street

THAT PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Fourth District of New Orleans, in Square No. 22, bounded by Sixth, Seventh, Tchoupitoulas and St. Thomas Streets, forming part of original Lots 13 and 14, marked by the Letters A, B, C, D, E and F on a plan or sketch annexed to an act before I.R. Borgsdale, Recorded for the Parish of Jefferson, dated February 4, 1853, and measures as follows:

From A to B the lower limit, 101 feet, 4 inches; from B to C 30 feet on Sixth Street; from C to D on the upper limit, 54 feet, 5 inches; from D to E on a line parallel to Sixth Street 30 feet; from E to F at right angles with Sixth Street, 46 feet, 11 inches on the rear lines; from F to A 60 feet; as will more fully appear by a sketch made by L. Daney, Surveyor, dated March 13, 1908, annexed to an act passed before C. F. Fletchinger, N.P. on July 3, 1903.

According to a survey made by F. G. Stewart, Surveyor, dated June 7, 1946, a copy of which is annexed to an act passed before M. J. Montgomery, N.P. on July 26, 1946, said portion of ground is designated by the Letter "A" and has the same dimensions as above set forth, and said portion of ground begins at a distance of 122 feet, 8 inches, 4 lines from the corner of Sixth and Tchoupitoulas Streets.

According to a survey made by Gilbert and Kelly, Surveyors, dated June 19, 1947, said portion of ground is designated by the Letters "A-2", "A-3" and "A-4" and has the same dimensions as above set forth, and said portion of ground begins at a distance of 122 feet, 8 inches, 4 lines from the corner of Sixth and Tchoupitoulas Streets.

**The sale of the Property is made on an "AS IS," "WHERE IS" basis, and Buyer expressly acknowledges that, except as to title to the Property, Seller makes no warranty or representation express or implied, or arising by operation of law, including but not limited to any warranty of condition, habitability, merchantability or fitness for a particular purpose, in respect of the Property.**

This Cash Sale is made and accepted for adequate and sufficient consideration recitation of which is omitted at the request of the parties. Seller hereby acknowledges receipt of the Purchase Price which Buyer has well and truly paid and Seller waives any resolatory condition and any right to rescind based upon inadequate consideration.

Taxes for the year 2025 shall be prorated between the parties. Buyer shall be responsible for payment to the tax collector of property taxes for the year 2026 and years subsequent to 2025.

The parties to this act waive the production of all mortgage, conveyance, tax, and all other necessary certificates and researches, and agree to release and relieve me, Notary, from all responsibility and liability in connection with the non-production thereof.

The parties hereto waive a current survey of said property and release and relieve me, Notary, of any responsibility and liability in connection therewith and for any title defects or other matters that might be shown on a current survey.

Purchaser declared that pursuant to L.A. Rev. Stat. Ann. § 9:2721, the identity of the person and address where property tax and assessment notices are to be mailed is: 650 Poydras Street, Suite 2249, New Orleans, LA 70130.

All parties signing this instrument have declared themselves to be of full capacity.

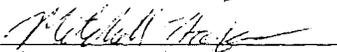
All agreements and stipulations herein, and all the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors and assigns of the respective parties, and Buyer, its successors and assigns, shall have and hold the Property in full ownership forever.

This Cash Sale may be executed in multiple counterparts, each of which shall be for all purposes deemed an original and all of such counterparts shall together constitute but one and the same document.

**[SIGNATURES APPEAR ON FOLLOWING PAGES]**

THUS DONE AND SIGNED by Seller at New Orleans, State of Louisiana on this 31<sup>st</sup> day of January, 2025 in the presence of the two undersigned competent witnesses and me, Notary, after a due reading of the whole.

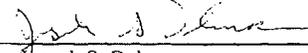
WITNESSES:

  
Printed Name: Trevor Davis  
  
Printed Name: Mitchell Hooper

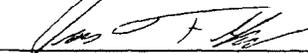
SELLER:

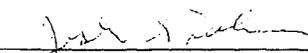
SUCCESSION OF JULIEN F. GUENTHER

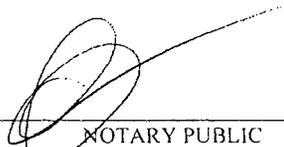
By:   
Name: James F. Guenther  
Title: Independent Co-Executor

By:   
Name: Joseph S. Delaune  
Title: Independent Co-Executor

SUCCESSION OF TENIE M. GUENTHER

By:   
Name: James F. Guenther  
Title: Independent Co-Executor

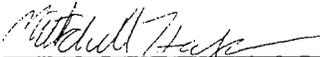
By:   
Name: Joseph S. Delaune  
Title: Independent Co-Executor

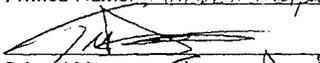
  
\_\_\_\_\_  
NOTARY PUBLIC  
Printed Name: David J. Haiperin  
Bar Roll/Notary No.: Notary Public  
Commission Expires: LA BAR Roll NO.6452  
Parish of Orleans, State of Louisiana  
My Commission is for Life

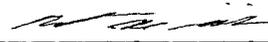
THUS DONE AND SIGNED by Seller at New Orleans, State of Louisiana on this 31<sup>st</sup> day of January, 2025 in the presence of the two undersigned competent witnesses and me, Notary, after a due reading of the whole.

WITNESSES:

BUYER:

  
Printed Name: Mitchell Hayes

  
Printed Name: Trevor Davis

SEMREH CLUB, INC.  
By:   
Name: Robert M. Midkiff  
Title: President

  
NOTARY PUBLIC  
Printed Name: \_\_\_\_\_  
Bar Roll/Notary No.: Daniel J. Maupin  
Commission Expires: \_\_\_\_\_  
Notary Public  
LA BAR Roll NO. 6462  
Parish of Orleans, State of Louisiana  
My Commission is for Life

**RESOLUTION OF SEMREH CLUB, INC. AUTHORIZING PROPERTY ACQUISITION,  
DEVELOPMENT, AND FINANCING**

**WHEREAS**, Semreh Club, Inc. seeks to enhance its operations by acquiring and improving additional warehouse space to better support its activities, including the storage of floats, decorations, costumes, and the conduct of other krewe business and events;

**WHEREAS**, the properties located at **2901 Tchoupitoulas Street, 2917 Tchoupitoulas Street, 430 Sixth Street, and 432 Sixth Street, New Orleans, Louisiana 70115** have been identified as suitable for these purposes;

**WHEREAS**, the estimated cost of acquisition and improvements totals **\$3,200,000**, and financing options are available to support this purchase and subsequent development;

**WHEREAS**, a Special Meeting of the Stockholders of Semreh Club, Inc. d/b/a The Krewe of Hermes was held on January 9, 2025, at 6:00 pm, at the Hermes Sixth Street Den located at 418 Sixth Street, New Orleans, Louisiana 70115, with the quorum requirement being satisfied;

**WHEREAS**, during the Special Meeting of the Stockholders of Semreh Club, Inc. d/b/a The Krewe of Hermes, a Motion was made that authorized the Semreh Club, Inc.'s acquisition, improvement, and financing for the properties on the following terms;

**NOW, THEREFORE, BE IT RESOLVED**, that said Motion was approved by a majority of the members in attendance at the Special Meeting of the Stockholders of Semreh Club, Inc. d/b/a The Krewe of Hermes that hereby:

1. **Authorizes** the President or Captain of Semreh Club, Inc. to purchase the properties located at 2901 Tchoupitoulas Street, 2917 Tchoupitoulas Street, 430 Sixth Street, and 432 Sixth Street, New Orleans, Louisiana 70115, and to undertake necessary improvements to both the acquired properties and currently owned property, to meet the Club's operational needs;
2. **Approves** the expenditure of up to **\$3,200,000** for the acquisition and subsequent property improvements;
3. **Authorizes** the President or Captain to finance 100% of the property acquisition and improvements through one or more loans, with such financing to be secured by the real estate owned or acquired by Semreh Club, Inc.;
4. **Establishes** a \$380 per year special assessment of the membership to improve and maintain the properties including both the acquired properties and currently owned property, and service the debt associated with the financing, which shall remain in effect until the debt is fully paid off;
5. **Empowers** the President or Captain to execute all necessary documents and take all actions required to complete the property purchase, secure financing, and oversee the development of the properties.

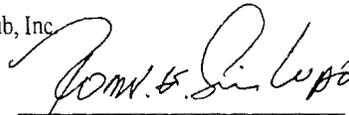
**BE IT FURTHER RESOLVED**, that the President or Captain shall report progress on the acquisition, financing, and improvements to the Board of Directors and the general membership as appropriate.

Adopted January 9, 2025 by the Semreh Club, Inc.



Semreh Club, Inc.

Robert M. Midkiff, President



Semreh Club, Inc.

Robert E. Smith Lupo Secretary

FILED

2024 JUL 30 AM 10:54

CIVIL DISTRICT COURT FOR THE PARISH OF ORLEANS

STATE OF LOUISIANA

CIVIL DISTRICT COURT

NO. 2024-2494

DIVISION " B "

SUCCESSION

OF

JULIAN F. GUENTHER

FILED: \_\_\_\_\_ DEPUTY CLERK

LETTERS OF INDEPENDENT CO-EXECUTORSHIP

This shall certify to all whom it may concern that an application was made to the Honorable Civil District Court for the Parish of Orleans, State of Louisiana, by JAMES F. GUENTHER and JOSEPH S. DELAUNE to appoint themselves as the Independent Co-Executors of the Succession of JULIAN F. GUENTHER, deceased.

NOW, KNOW YE, That the said JAMES F. GUENTHER and JOSEPH S. DELAUNE have been and are hereby appointed as the Independent Co-Executors of this estate, without bond, that they have qualified as such and that they have fulfilled all of the requisites of law.

As Independent Co-Executors, JAMES F. GUENTHER and JOSEPH S. DELAUNE shall have all of the rights, powers, authorities, privileges and duties of a succession representative as are otherwise provided by law, but without the necessity of publication of notice, delay for objection, application to or any action by the Court.

Given under my hand and seal of the Civil District Court for the Parish of Orleans, State of Louisiana, this 31<sup>st</sup> day of July, 2024.

*[Handwritten signature]*

New Orleans, LA January 30 20 25

This is to certify that these Letters are in full force and effect and a true copy

*[Handwritten signature]*  
DEPUTY CLERK, CIVIL DISTRICT COURT  
PARISH OF ORLEANS  
STATE OF LOUISIANA

*[Handwritten signature]*  
VERIFIED  
8-2-2024

*[Handwritten signature]*  
VERIFIED  
7/30/24

CIVIL DISTRICT COURT FOR THE PARISH OF ORLEANS  
STATE OF LOUISIANA

NO. 2024-02895

FILED  
2024 JUN 20 10:50  
DIVISION "M-15"

SUCCESSION  
OF  
TENIE M. GUENTHER

FILED: \_\_\_\_\_  
DEPUTY CLERK

LETTERS OF TESTAMENTARY INDEPENDENT EXECUTORSHIP

This shall certify to all whom it may concern that an application was made to the Honorable Civil District Court for the Parish of Orleans, State of Louisiana, by JAMES F. GUENTHER and JOSEPH S. DELAUNE to appoint themselves as the Independent Co-Executors of the Succession of TENIE M. GUENTHER, deceased.

NOW, KNOW YE, That the said JAMES F. GUENTHER and JOSEPH S. DELAUNE have been and are hereby appointed as the Independent Co-Executors of this estate, without bond, that they have qualified as such and that they have fulfilled all of the requisites of law.

As Independent Co-Executors, JAMES F. GUENTHER and JOSEPH S. DELAUNE shall have all of the rights, powers, authorities, privileges and duties of a succession representative as are otherwise provided by law, but without the necessity of publication of notice, delay for objection, application to or any action by the Court.

Given under my hand and seal of the Civil District Court for the Parish of Orleans, State of Louisiana, this 1st day of August, 2024.

Angelina Bell  
Deputy Clerk

New Orleans, LA January 30 2025  
This is to certify that these Letters are  
in full force and effect and a true copy

[Signature]  
DEPUTY CLERK, CIVIL DISTRICT COURT  
PARISH OF ORLEANS  
STATE OF LOUISIANA

Valerie  
VERIFIED  
8/1/24

Barbara Gaud  
VERIFIED  
7/30/24

**SQ. NO. 22**  
**FOURTH DISTRICT**

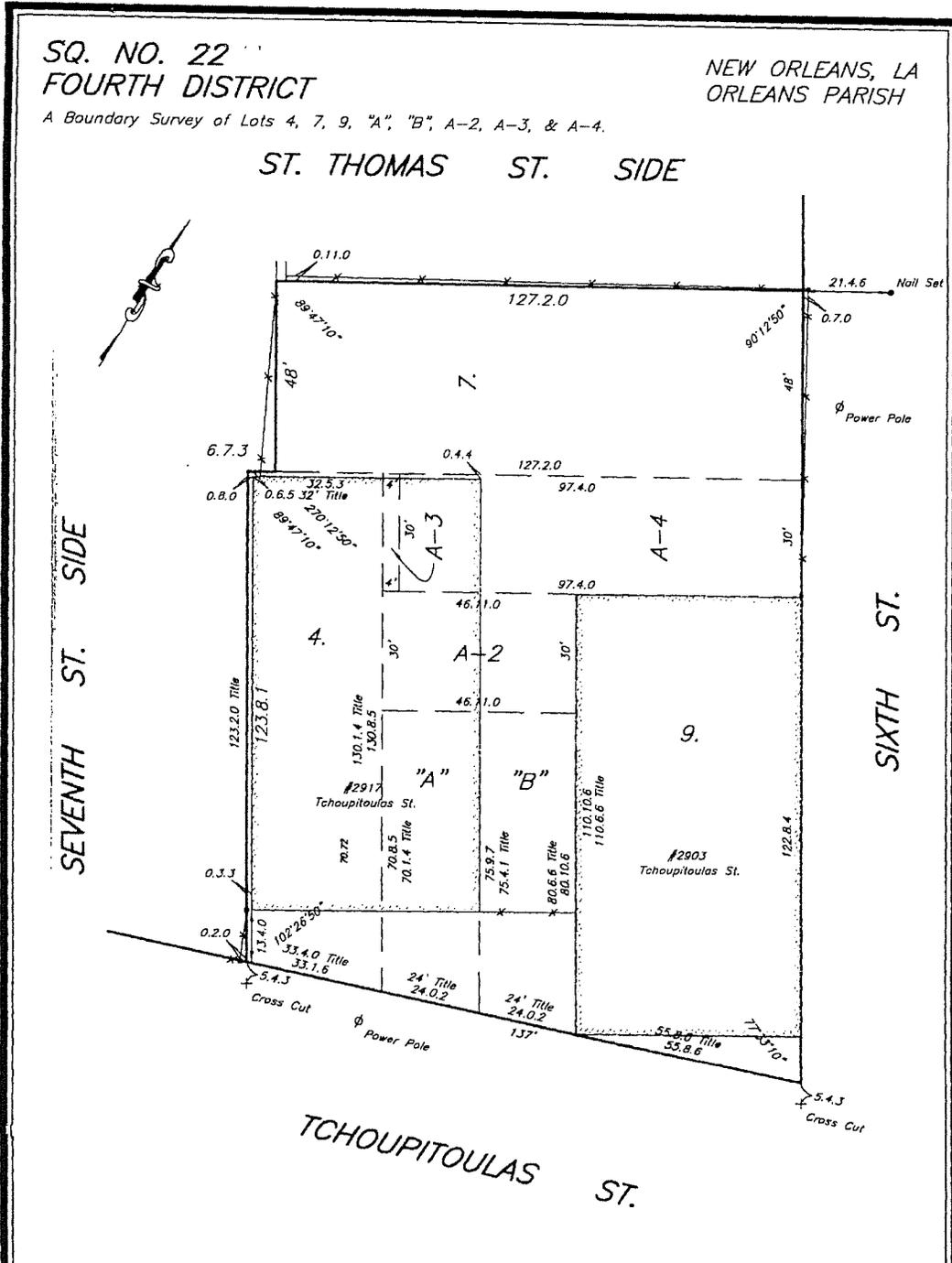
NEW ORLEANS, LA  
ORLEANS PARISH

A Boundary Survey of Lots 4, 7, 9, "A", "B", A-2, A-3, & A-4.

ST. THOMAS ST. SIDE

SEVENTH ST. SIDE

SIXTH ST. SIDE



THE SERVITUDES SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE SHOWN HEREDN. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

Note: Improvements may not be to scale. Principally, The dimensions shown prevail over scale. Lot angles as per plan.

Date: December 19, 2024

Scale: 1" = 30'

This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code TITLE 46: LXI, Chapter 29 for a Class "C" survey. Made at the request of Paydras Construction and Semreh Club.

Gilbert, Kelly & Cauturie, Inc., Professional Land Surveying  
2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121

*Clint Swain*  
LAND SURVEYOR

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: 2025-03215  
Recording Date: 2/3/2025 03:22:19 PM  
Document Type: SALE  
Addtl Titles Doc Types:

Conveyance Instrument Number: 751118

Filed by: KEAN MILLER LLP  
909 POYDRAS ST  
STE 3600  
NEW ORLEANS LA 70112

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

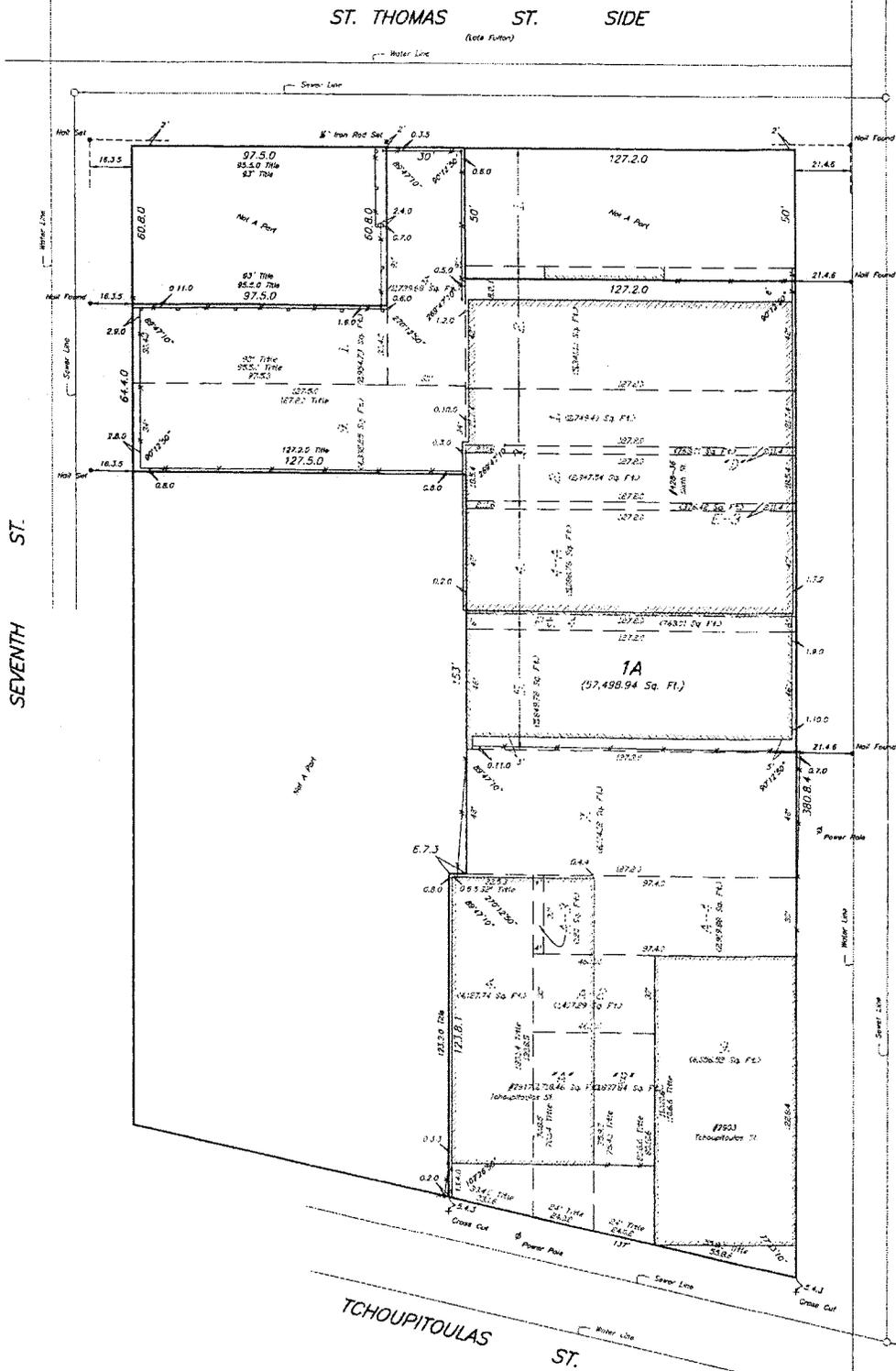


*LaToya Rhea*

LaToya Rhea, Deputy Clerk  
A True and Correct Copy  
Chelsey Richard Napoleon, Clerk, Civil District Court

**SQ. NO. 22 NEW ORLEANS, LA**  
**FOURTH DISTRICT ORLEANS PARISH**

A Boundary Survey of Lots 1, 4, 9, Pl. of Lot 2, Lots 1, "D", 2, "E-3", 4-A, Pl. of Lot 4, Lot 5, Lots 4, 7, 9, "A", "B", A-2, A-3, & A-4 into Lot 1A.



No Fees in Public R/W  
 THE SERVICES SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

Note: Improvements may not be to scale for clarity. The dimensions shown prevail over scale. Lot angles are per plan.

Date: May 6, 2025 Scale: 1" = 30'  
 This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code TITLE 46:XXI, Chapter 29 for a Class "C" survey. Made at the request of Samrah Club.

Gilbert, Kelly & Couturie, Inc., Professional Land Surveying  
 2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121

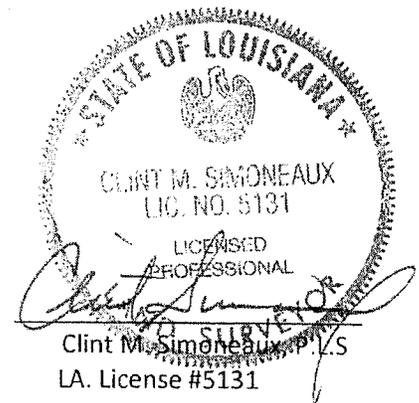
## Property Description

One certain piece or portion of ground, together with all the buildings & improvements thereon and all of the rights, ways, servitudes, privileges, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the **State of Louisiana, Parish of Orleans, Square No. 22** of the **Fourth Municipal District** of the **City of New Orleans**, which square is bounded by Seventh Street, St. Thomas Street, Sixth Street and Tchoupitoulas Street, designated as **Lot 1A** on a plan of resubdivision of Lots 1, 4, 9, Pt. Lot 2, Lots 1, "D", 2 E-3, 4-A, Pt. Lot 4, Lot 5, Lots 4, 7, 9, "A", "B", A-2, A-3 & A-4 into Lot 1A dated May 6, 2025 by Gilbert, Kelly & Couturie, Inc., Professional Land Surveying, and is more particularly described as follows, to wit:

**LOT 1A** forms the corner and begins at the point of intersection of the northerly right of way line of Tchoupitoulas Street and the westerly right of way line of Sixth Street; thence in a northwesterly direction along the northerly right of way line of Tchoupitoulas Street, a distance of 137 feet to a point; thence in a northerly direction through an interior angle of 102 degrees 26 minutes 50 seconds, a distance of 123 feet 8 inches 1 line (123.8.1), 123 feet 2 inches 0 lines (123.2.0) Title to a point; thence in an easterly direction through an interior angle of 89 degrees 47 minutes 10 seconds, a distance of 6 feet 7 inches 3 lines (6.7.3) to a point; thence in a northerly direction through an interior angle of 270 degrees 12 minutes 50 seconds, a distance of 153 feet to a point; thence in a westerly direction through an interior angle of 269 degrees 47 minutes 10 seconds, a distance of 127 feet 5 inches 0 lines (127.5.0), 127 feet 2 inches 0 lines (127.2.0) Title to a point on the easterly right of way line of Seventh Street; thence in a northerly direction through an interior angle of 90 degrees 12 minutes 50 seconds along the easterly right of way line of Seventh Street, a distance of 64 feet 4 inches 0 lines (64.4.0) to a point; thence in an easterly direction through an interior angle of 89 degrees 47 minutes 10 seconds, a distance of 97 feet 5 inches 0 lines (97.5.0), 95 feet 5 inches 0 lines (95.5.0) Title, 93 feet Title to a point; thence in a northerly direction through an interior angle of 270 degrees 12 minutes 50 seconds, a distance of 60 feet 8 inches 0 lines (60.8.0) to a point on the southerly right of way line of St. Thomas Street; thence in an easterly direction through an interior angle of 89 degrees 47 minutes 10 seconds along the southerly right of way line of St. Thomas Street, a distance of 30 feet to a point; thence in a southerly direction through an interior angle of 90 degrees 12 minutes 50 seconds, a distance of 50 feet to a point; thence in an easterly direction through an interior angle of 269 degrees 47 minutes 10 seconds, a distance of 127 feet 2 inches 0 lines (127.2.0) to a point on the westerly right of way line of Sixth Street; thence in a southerly direction through an interior angle of 90 degrees 12 minutes 50 seconds along the westerly right of way line of Sixth Street, a distance of 380 feet 8 inches 4 lines (380.8.4) back to the point of intersection of the northerly right of way line of Tchoupitoulas Street and the westerly right of way line of Sixth Street, the point of beginning. Lot 1A contains 57,498.94 square feet.

The improvements thereon bear Municipal Nos. 2903 and 2917 Tchoupitoulas Street and 428-36 Sixth Street, New Orleans, Louisiana 70115.

Gilbert, Kelly & Couturie', Inc., Professional Land Surveying  
2121 N. Causeway Blvd. – Suite 121  
Metairie, La 70001  
(504)836-2121

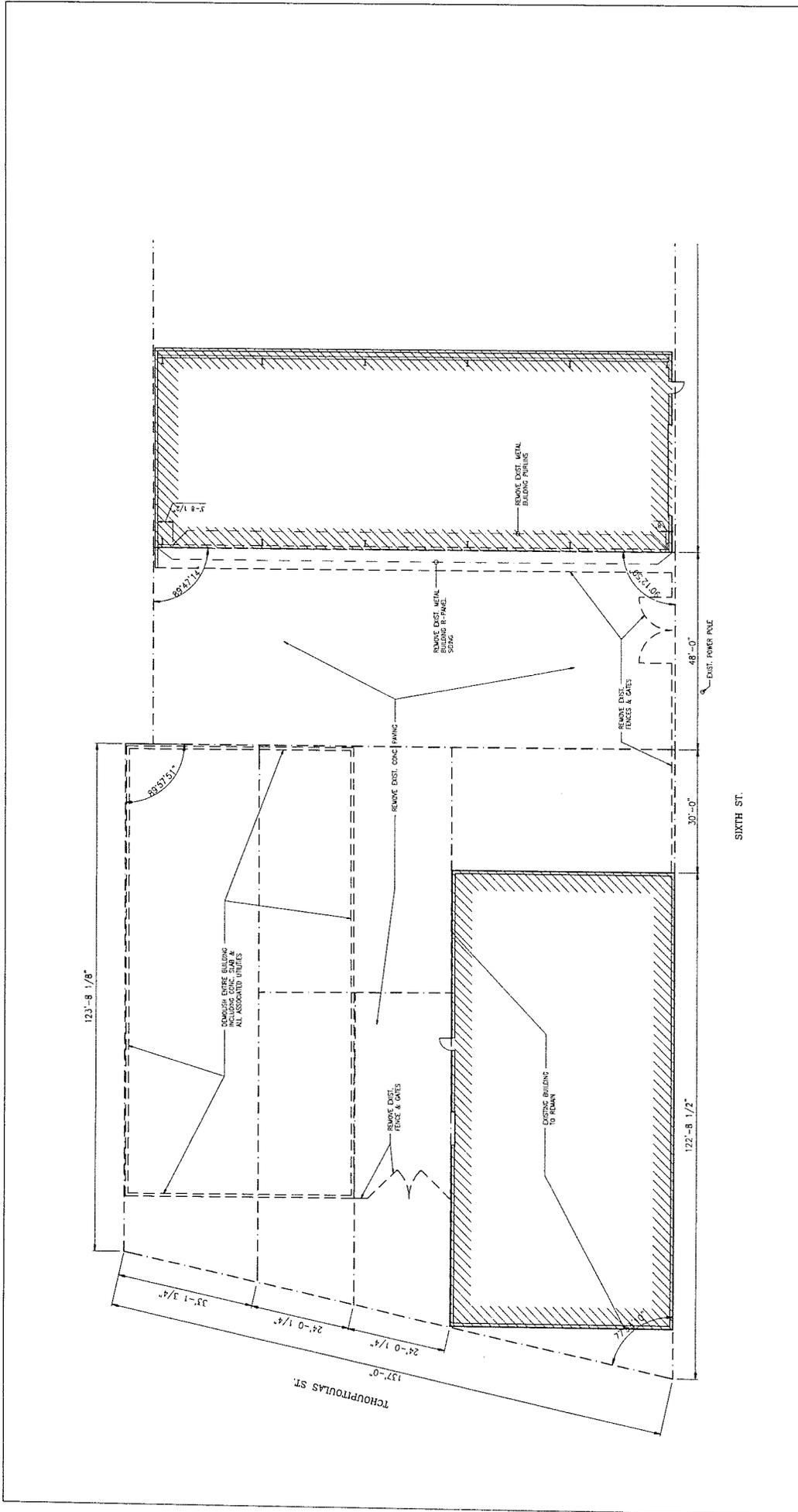


PROUDLY CELEBRATING OVER 100 YEARS









**Semreh Club**  
 Warehouse Addition  
 488 Sixth Street, New Orleans, LA 70115  
 FILE NAME: 200605101003.B

SCALE: AS SHOWN  
 DATE: 05/05/2025

STEVENS J. FINEGAN ARCHITECTS, LTD.  
 PROFESSIONAL CORPORATION  
 124 S. Pierce St. - New Orleans, LA 70119  
 (504)488-5744 www.stevensjfineganarchitect.com  
 E-mail: stefef.architect@gmail.com

NO.	DATE	REVISIONS

A2.0

1 DEMOLITION SITE PLAN/FLOOR PLAN  
 SCALE: 3/32"=1'-0"

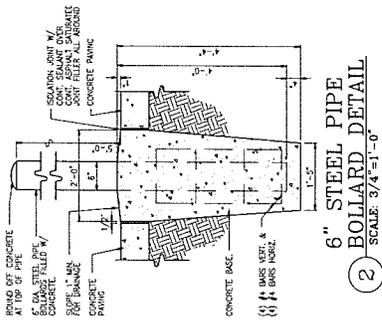
**LEGEND**

EXISTING WALL TO REMAIN  
 NEW BRICK VENER  
 NEW 4" THK. GATED CASI WALL  
 PER 1/AS2

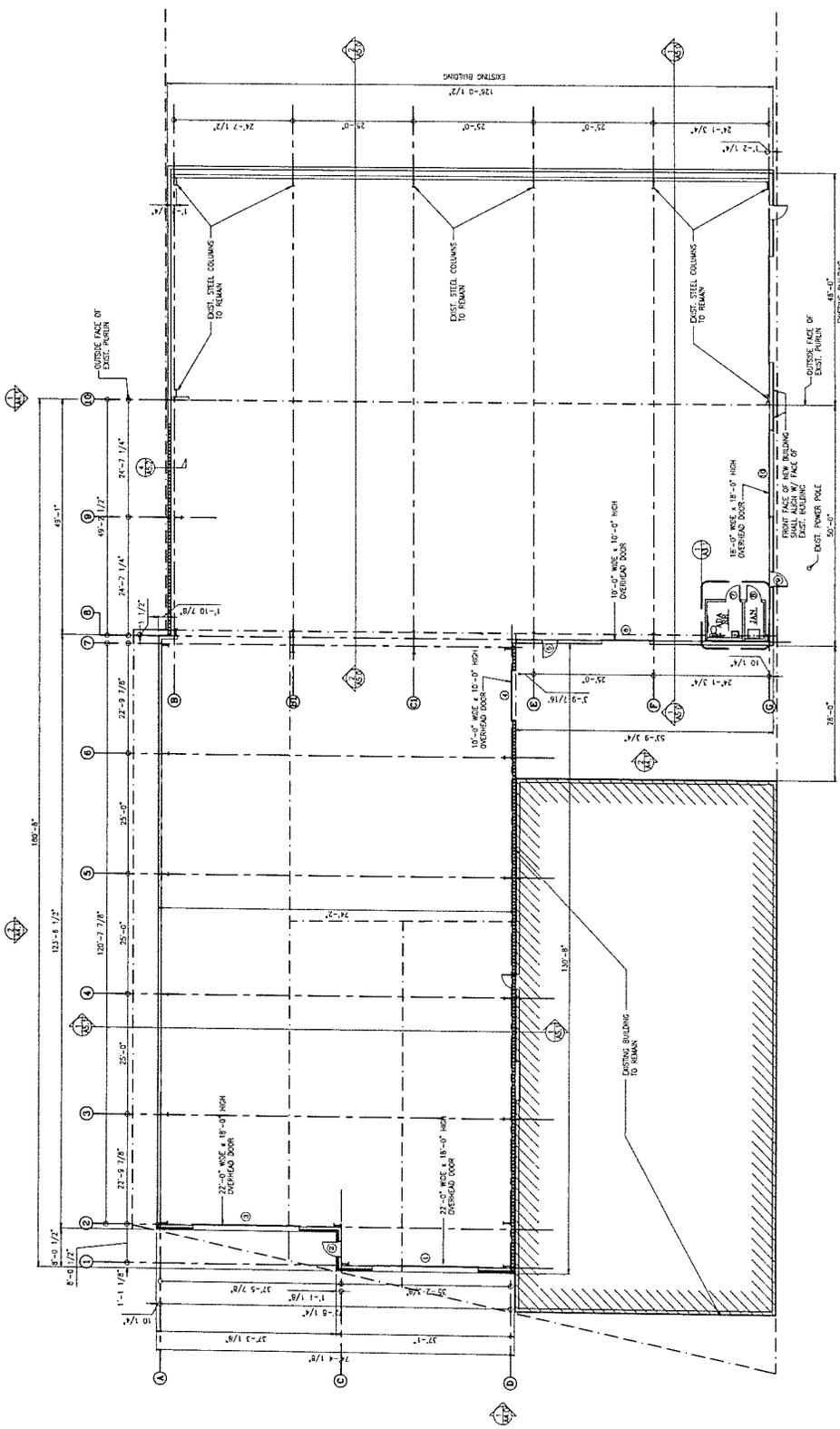
EXIST. DOOR TO REMAIN  
 NEW DOOR FOR DOOR SCHEDULE

**NOTES:**

1. ALL DIMENSIONS ARE EXTERIOR FACE-OF-STEEL WALL, GIRT OR COLUMN CENTERLINE UNLESS OTHERWISE NOTED.
2. MANUFACTURER OF THE OVERHEAD DOORS SHALL NOT BEA UNIL APPROVED STEEL SHOP (ADVISED FOR THE STEEL STRUCTURAL CONTRACTOR) FOR THE OVERHEAD DOORS SHALL NOT BE EXCEED A 20% TOLERANCE FROM THE OVERHEAD DOOR SCHEDULE.
3. CONCRETE FINISH FOR OVERHEAD DOORS WITH OVERHEAD DOOR PROVIDERS - DIMENSIONING OVER ON THIS DRAWING MAY VARY.
4. METAL BUILDING MANUFACTURERS SHALL DESIGN THE ROOF AND RIGGING "BRACING", ETC. TO CONFORM WITH THE 2021 IBC & ALL APPLICABLE REGULATIONS. ALL MANUFACTURERS SHALL BE LICENSED IN THE STATE OF LOUISIANA.



**1** NEW FLOOR PLAN  
 SCALE: 3/32"=1'-0"



**2** 6\"/>
 SCALE: 3/4\"/>

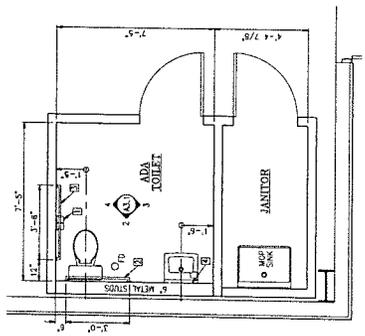
**Semreh Club**  
 Warehouse Addition  
 428 Sixth Street, New Orleans, LA 70115  
 SCALE: AS SHOWN FILE NAME: 24069V.Plan01.B

DATE: 05/05/2025

STEVEN J. FINEGAN ARCHITECTS, LTD.  
 A PROFESSIONAL CORPORATION  
 129 S. Pierce St. - New Orleans, LA 70119  
 (504)488-5744 www.stefineganarchitect.com  
 E-mail: steve.architect@gmail.com

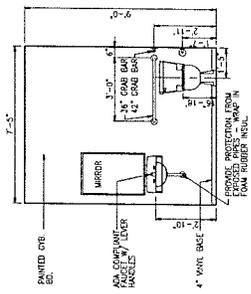
NO.	DATE	REVISIONS

**A3.0**

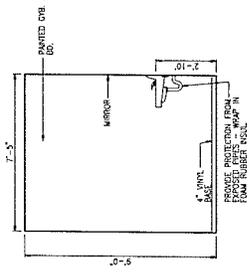


1 ENLARGED TOILET PLAN  
SCALE: 3/8"=1'-0"

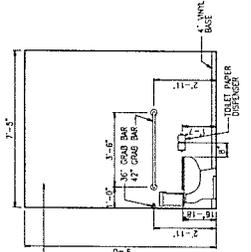
- TOILET ROOM ACCESSORIES NOTES:**  
(ALSO SEE CHANGED FLOOR PLAN DRAWINGS (A3.1))  
NOTE: 1. ALL ACCESSORIES TO BE 304 STAINLESS STEEL.  
NOTE: 2. PROVIDE WOOD BLOCKING BEHIND ALL WALL MOUNTED TOILET ROOM ACCESSORIES.
- 1 WALL MOUNTED MIRROR: 24" WIDE, 48" HIGH, MIRROR SPECALTES, INC.
  - 2 CONCEALED-MOUNTED 1 1/2" DIAMETER 36" LONG GRAB BAR, MERSON SPECIALTES, INC. MODEL 300-1-36
  - 3 CONCEALED-MOUNTED 1 1/2" DIAMETER 42" LONG GRAB BAR, MERSON SPECIALTES, INC. MODEL 300-1-42 OR APPROVED EQUAL
  - 4 24" X 24" X 3/4" APPROVED EQUAL



2 INT. ELEV. ADA RESTROOM  
SCALE: 3/8"=1'-0"



3 INT. ELEV. ADA RESTROOM  
SCALE: 3/8"=1'-0"



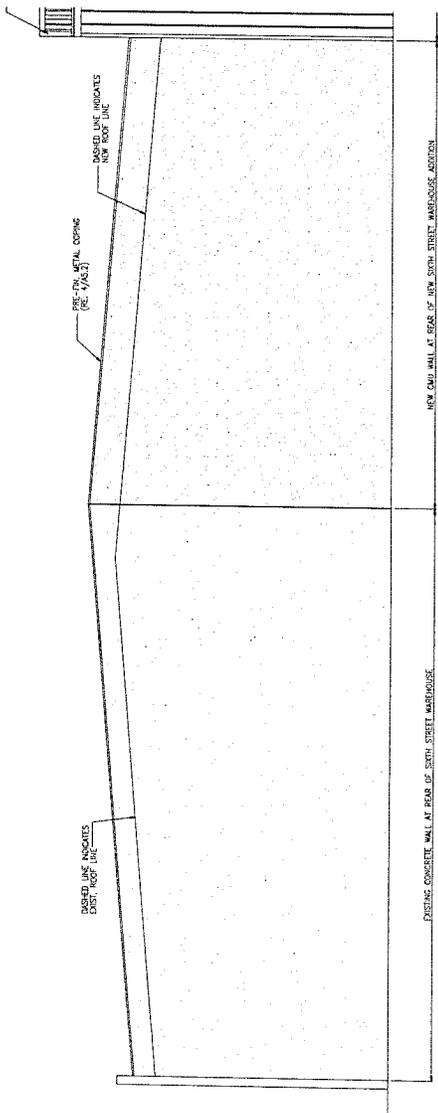
4 INT. ELEV. ADA RESTROOM  
SCALE: 3/8"=1'-0"

Semreh Club  
Warehouse Addition  
420 Sixth Street, New Orleans, LA 70115  
SCALE: AS SHOWN FILE NAME: 2000VPlan01.B  
DATE: 05/05/2025  
STEVEN J. ENGLISH ARCHITECTS, LTD.  
PROFESSIONAL CORPORATION  
123 S. Poydras St. - New Orleans, LA 70119  
(504)484-5744 www.stevenjenglisharchitect.com  
E-mail: steve.architect@gmail.com

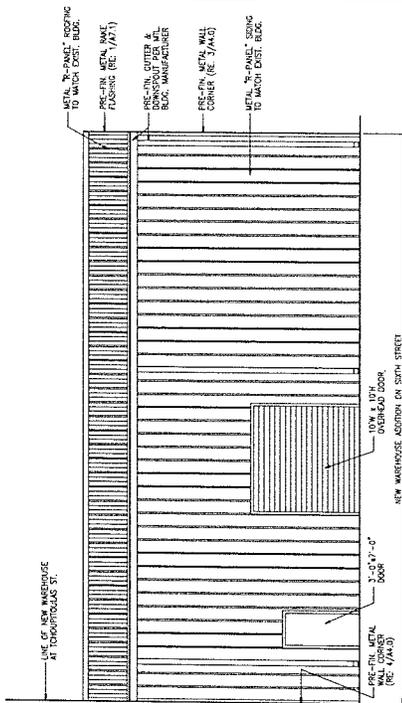
NO.	DATE	REVISIONS

A3.1

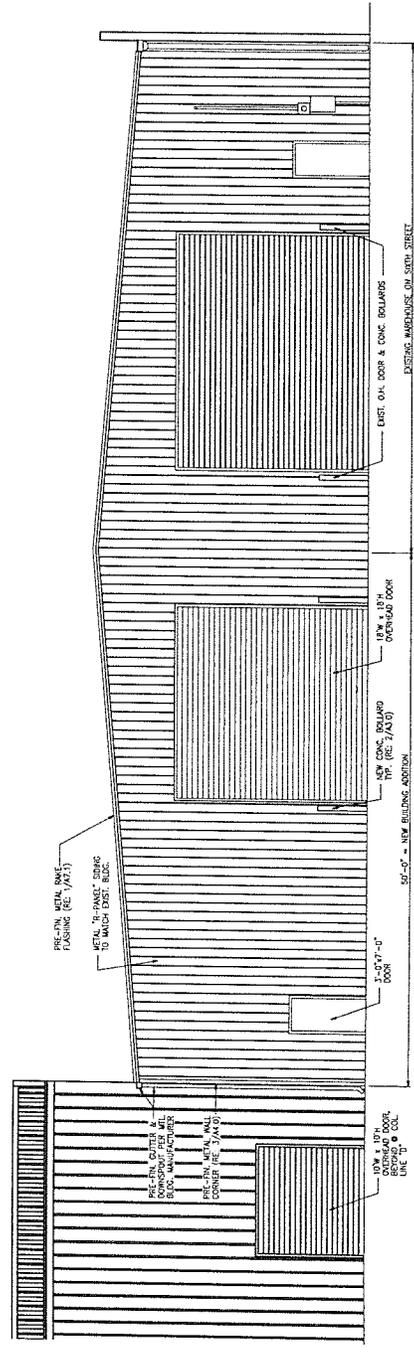




1 NEW EXTERIOR ELEVATION  
SCALE: 3/16"=1'-0"



2 NEW EXTERIOR ELEVATION  
SCALE: 3/16"=1'-0"



3 NEW EXTERIOR ELEVATION  
SCALE: 3/16"=1'-0"

Semreh Club  
Warehouse Addition  
428 84th Street, New Orleans, LA 70115  
SCALE: AS SHOWN FILE NAME: 200801 Warehouse 3  
DATE: 05/05/2025

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A PROFESSIONAL CORPORATION  
123 S. Poydras St. - New Orleans, LA 70119  
(504)488-5744 www.stevenjfineganarchitect.com  
E-mail: stevef.architect@gmail.com

NO.	DATE	REVISIONS
		A4.1





418

Working in the  
my DEAR



DOZIES OF  
DOSHAKS

BANANA  
MANOR  
RUG FACTORY OUTLET  
BananaManor.com | @BananaManor

BananaManor  
RUG FACTORY

here you go

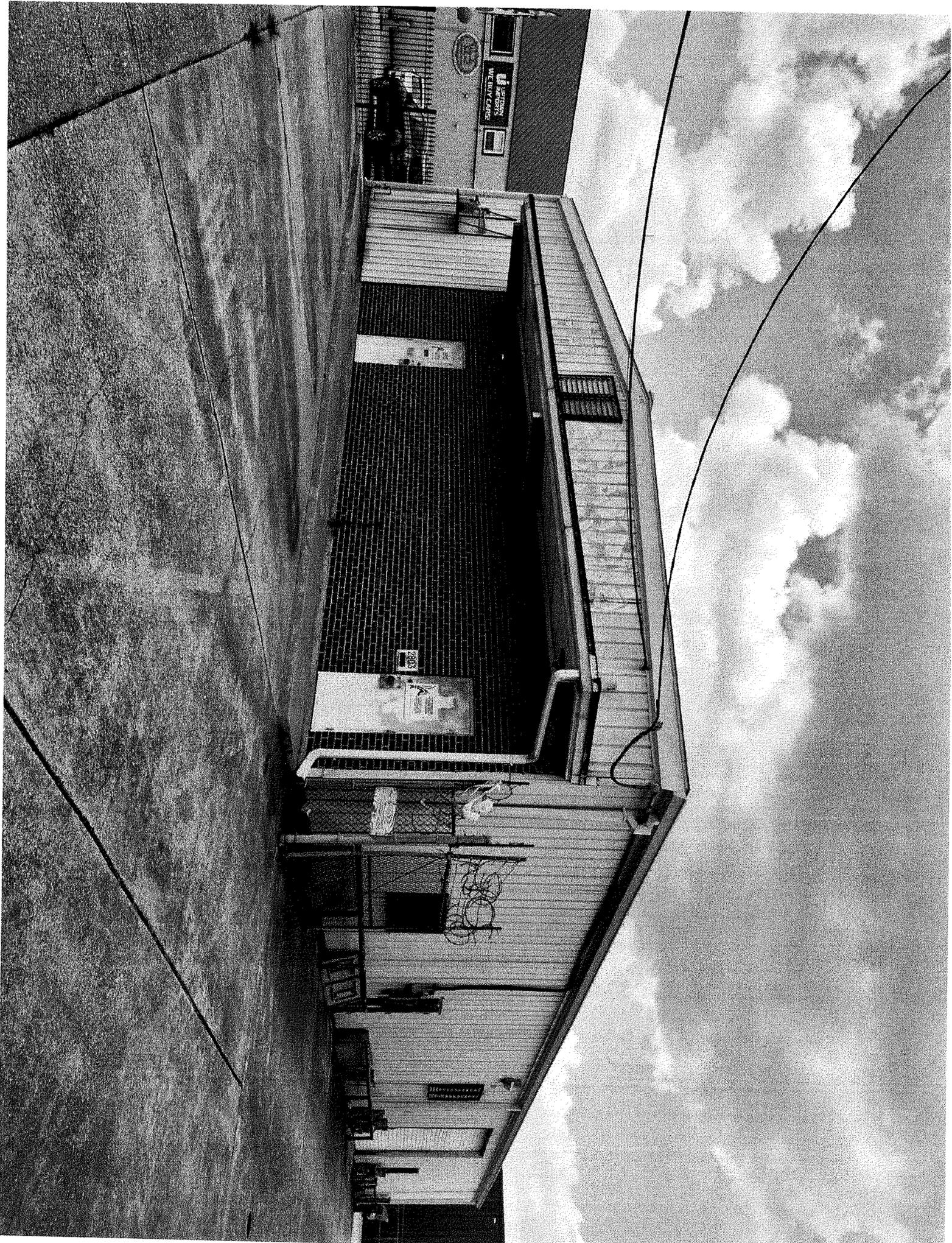
here  
we grow  
again!

Rugs  
Rugs

ONE WAY



















Construction/Development  
Related Permit



Date: \_\_\_\_\_

Tracking Number: \_\_\_\_\_

**MUNICIPAL ADDRESS CHANGE APPLICATION**

**SUPPLEMENT M**

**APPLICANT INFORMATION**

Type of Request  Assign Municipal Address  Change Municipal Address  Add Municipal Address

Reason for Request Resubdivision of Lots 1, 4, 9, part of Lot 2, Lots 1, D, 2, E-3, part of Lot 4, Lot 5, Lots 4, 7, 9, A, B, A-2, A-3, and A-4 in Square 22, Fourth Municipal District and bounded by Seventh, St. Thomas, Sixth, and Tchoupitoulas Streets into Lot 1A.

**OWNER INFORMATION**

Owner Name Semreh Club Inc Owner Contact Number 504-610-3288

Owner Address 650 Poydras St Suite 2249 New Orleans, LA 70130

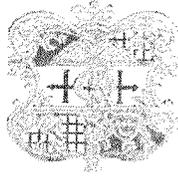
Owner Email gerarve@cox.net

Current Listed Municipal Address	Requested Municipal Address	Meter Number (electric, gas, and water)
2917 Tchoupitoulas St	2917 Tchoupitoulas St	AM10124717 / 99074222
2901 Tchoupitoulas St	2917 Tchoupitoulas St	191771064 / 123260-765648
2903 Tchoupitoulas St	2917 Tchoupitoulas St	See 2917
418 Sixth St	2917 Tchoupitoulas St	AM10027036 / 98773907
428 Sixth St	2917 Tchoupitoulas St	AM10027026
436 Sixth St	2917 Tchoupitoulas St	N/A
435 Seventh St	2917 Tchoupitoulas St	N/A
439 Seventh St	2917 Tchoupitoulas St	N/A
2918 Saint Thomas St	2917 Tchoupitoulas St	N/A

Owner Signature Frank Gerarve Date 5/21/25

Please return completed form to:  
 eeallison@nola.gov  
 1340 Poydras St, 8th Floor  
 (504) 658-7205

<input type="checkbox"/> Entergy	<input type="checkbox"/> Assessor's Office	<input type="checkbox"/> Post Master
<input type="checkbox"/> OPCD	<input type="checkbox"/> S&WB	<input checked="" type="checkbox"/> ALL



**The Semreh Club**  
Post Office Box 50800  
New Orleans, Louisiana 70150

TEL: (504) 524-0880

WWW.SEMREHCLUB.ORG

FAX: (504) 524-0884

May 20th, 2025

Dear Neighbor,

We own the property at 2917 Tchoupitoulas St. New Orleans, LA 70115. We are looking to finish our Mardi Gras den so we can get all our floats in one location. We have been in the current location on 6<sup>th</sup> St for over 70 years and have been a good neighbor during that time. We maintain our current property and we are only truly active in the property during the month of February during Carnival.

We plan to finish the construction of the annex warehouse and build a new warehouse that faces Tchoupitoulas St, so our floats have ease of getting in and out of the warehouse on "Hermes Friday" to the parade route. We have had issues for 10 years getting our floats out of 2 locations and this solves those issues for NOPD and the city.

The site is in a HU-MU1 district which allows a Mardi Gras Den as an conditional use. We are going through the conditional use project through CPC and the City. Because you are a nearby neighbor or otherwise interested in the neighborhood, we are inviting you to learn more about what we are proposing to present questions or concerns. The meeting will take place at the current Hermes Mardi Gras Den at 428 Sixth St.

Date: Wednesday June 4<sup>th</sup>

Time: 5 Pm

Location: 428 Sixth St New Orleans, LA 70115

This letter is being delivered through US Mail. At the meeting I will provide a sign-in sheet to obtain email addresses, so I can keep you updated on the project.

We hope to see you at the meeting.

Thanks,

*Andrew Ryan*

Andy Ryan

Board Member – Semreh Club/Krewe of Hermes



**RESOLUTION**

**NO. R-25-267**

**CITY HALL: May 8, 2025**

**BY: COUNCILMEMBER MORRELL**

**SECONDED BY: COUNCILMEMBER HARRIS**

**WHEREAS**, the Krewe of Hermes was founded in 1937 by a group of civic-minded businessmen who desired to spur economic growth to the City of New Orleans through tourism by offering an evening parade on the Friday before Mardi Gras Day; and

**WHEREAS**, since its founding, the Krewe has staged a parade for every year in which parading was allowed, making the Krewe of Hermes Carnival's oldest evening parade; and

**WHEREAS**, the Krewe of Hermes introduced colored neon lighting to its floats in 1938, this innovation not only made evening parades more accessible, attractive, and alluring, it also created one of the most beautiful public processions in all of Carnival; and

**WHEREAS**, staying true to its classical float designs developed over a century ago, the Krewe of Hermes continues to offer one of the most beautiful parades during Carnival; and

**WHEREAS**, as the philanthropic arm of the Krewe of Hermes, The Hermes Beyond the Parade Foundation gives back to the city by supporting first responders—including regional law enforcement, fire, and EMS—through donations and other activities; and

**WHEREAS**, The Hermes Beyond the Parade Foundation provided funding for leadership trainings and the New Orleans Police Department's horse breeding program, purchased all-terrain vehicles, canines, horses, iPads, equipment, a modern vehicle accident reconstruction system, and more for our hard-working police department and annually ensures first responders working the Hermes parade route have food, drinks, and other comfort items; and

**WHEREAS**, the Krewe of Hermes remains steadfast in its commitment to stage a world-class Carnival parade while simultaneously dedicating itself to economic and community involvement for the past eighty-eight years and will continue its mission into the future; and

**WHEREAS**, the City Council of New Orleans desires to honor and recognize the Krewe of Hermes for its civic activism and Carnival contributions; **NOW THEREFORE**

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS**, That in recognition of the Krewe of Hermes' substantial contributions to the City of New Orleans the Friday before Mardi Gras Day shall hence forth be known as "Hermes Friday".

**THE FOREGOING RESOLUTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND THE RESOLUTION WAS ADOPTED.**

**RESOLUTION OF SEMREH CLUB, INC. AUTHORIZING FRANK E. GERARVE III  
TO ACT ON THE CORPORATION'S BEHALF TO DEVELOP, PERMIT, AND  
CONSTRUCT A WAREHOUSE**

**WHEREAS**, Semreh Club, Inc. ("Corporation") seeks to enhance its operations by acquiring and improving additional warehouse space to better support its activities, including the storage of floats, decorations, costumes, and the conduct of other krewe business and events;

**WHEREAS**, the Semreh Club has purchased the properties located at **2901 Tchoupitoulas Street, 2917 Tchoupitoulas Street, 430 Sixth Street, and 432 Sixth Street, New Orleans, Louisiana 70115;**

**WHEREAS**, Semreh Club, Inc. seeks to subdivide said properties into a single parcel with the property previously owned by Corporation (collectively referred to as "Property") and seeks the permitting and approvals needed to construct a warehouse on said Property;

**WHEREAS**, Frank E. Gerarve, III is an officer of the Corporation and has the full authority to seek the subdivision of the Property and to request and obtain all permits and approvals necessary to construct a warehouse on the Property;

**WHEREAS**, on January 9, 2025, at a Special Meeting of the Stockholders of the Semreh Club, Inc., the Corporation authorized the development of the Property and authorized its corporate representatives to proceed with such development including authorizing the President or Captain to execute all necessary documents and take all actions required to complete the property purchase, secure financing, and oversee the development of the properties;

**WHEREAS**, the Corporation, through its authorized corporate representative, Lawrence R. DeMarcay III, authorizes Frank E. Gerarve III to act on behalf of the Corporation for all activities related to the subdivision of the Property and to request and obtain all approvals necessary to construct a warehouse on the Property;

Semreh Club, Inc., through the undersigned corporate representative, Lawrence R. DeMarcay III, hereby resolves to authorize Frank E. Gerarve III to act as follows:

RESOLVED, that Frank E. Gerarve III is authorized to seek the subdivision of the Property and to request and obtain all permits and approvals necessary to develop and construct a warehouse on the Property, including the authority to sign all such documents on behalf of the Corporation.

**SEMREH CLUB, INC.:**



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LAWRENCE R. DEMARCAY III

4

# City Planning Commission Speaker Card

Date: 8/12/25

I would like to speak regarding CPC Docket: 039/25

## IN SUPPORT

Name: Andrew W. Ryan

Address: 3249 Desoto St No CA 70119

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: 