



Date _____
Tracking Number _____

## MASTER PLAN APPLICATION

### REQUEST FOR CHANGE IN TEXT OF MASTER PLAN

REQUESTS OPEN TO ALL RESIDENTS

For text amendment changes, including changes to graphics, tables, or maps, the applicant must provide the chapter as well as the page number of the amendment that the applicant wishes to change. Proposed additions to the text should be underlined; proposed deletions from the text should be indicated by strikethrough. If the change is for a graphic, table, or map other than the Future Land Use Map(s), indicate the volume, chapter, and page number along with the title of the graphic, table, or map.

Volume \_\_\_\_\_ Chapter(s) \_\_\_\_\_ Page No(s) \_\_\_\_\_ Title(s) \_\_\_\_\_

**Attach a copy of current graphic, table, or map, if applicable.**

Specific proposed change to text (if necessary, applicant may submit additional sheets):

### REQUEST FOR CHANGE TO FUTURE LAND USE MAP

MAY BE REQUESTED BY OWNER OF PROPERTY(S)

For a change to a Future Land Use Map, there must be a clear description and map of the boundaries. The request should indicate the present Future Land Use Map designation and the designation that is being requested for the area. If more than one category is being requested, precise boundaries of each requested land use designation must be described and indicated on maps. A statement describing the reasons for the requested change must be included in the application.

Boundaries of Area (A separate application is needed for each non-contiguous property) ST. CLAUDE AVE. (NORTH), CLOUET ST. (EAST), N. RAMPART ST. (SOUTH), MONTEQUIT ST. (WEST). SEE LEGAL DESCRIPTION FOR PROPERTY SPECIFICATIONS.

Municipal Address(es) 3014 ST. CLAUDE AVE., 3020/3022 ST. CLAUDE, 3030/3032 ST. CLAUDE

NOTE: REASON FOR REQUEST - We are requesting UNIFORM Commercial zoning. The front of property is zoned Commercial, and splits in the back to residential. We want all of the property zoned the same as the current front zoning.

Square Number(s) 363 Lot Number(s) E2, R, 10

Tax Bill Number(s) 39W207022, 39W207023, 39W207025

Square footage of area 14,863

Future Land Use Map Designation (current status) RESIDENTIAL HISTORIC CORE (R-HC)

Proposed Future Land Use Map Designation MIXED USE HISTORIC CORE (MU-HC)



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**MASTER PLAN APPLICATION**

APPLICANT INFORMATION FOR AMENDMENTS TO THE MASTER PLAN

**APPLICANTS FOR AMENDMENTS TO FUTURE LAND USE MAPS (FLUM) MUST BE THE OWNER OF THE SUBJECT PROPERTY**

Applicant Type:    organization    public official/agency    individual citizen    property owner    other  
 Applicant Name (and org. name if applicable) MARIA TREFFINGER, SWEETOLIVE PROP. LLC  
 Address 2817 GRAND ROUTE ST. JOHN  
 City NEW ORLEANS    State LA.    Zip 70119  
 Phone 504-296-0405    Email address mtreffinger@gmail.com

Applicant Type:    organization    public official/agency    individual citizen    property owner    other  
 Applicant Name (and org. name if applicable) \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_    State \_\_\_\_\_    Zip \_\_\_\_\_  
 Phone \_\_\_\_\_    Email address \_\_\_\_\_

Applicant Type:    organization    public official/agency    individual citizen    property owner    other  
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Applicant Type:    organization    public official/agency    individual citizen    property owner    other  
 Applicant Name (and org. name if applicable) \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_    State \_\_\_\_\_    Zip \_\_\_\_\_  
 Phone \_\_\_\_\_    Email address \_\_\_\_\_

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## MASTER PLAN APPLICATION

### APPLICATION FOR AMENDMENT TO PLAN FOR THE 21ST CENTURY: NEW ORLEANS 2030 (THE MASTER PLAN)

**Complete Application Required:** Use this form for all requests to amend Plan for the 21st Century: New Orleans 2030 (the Master Plan). The City will not process an application that does not have all the required items. To accept your application, each of the items listed under Required Components must be submitted at the same time.

**Early Consultation:** Prior to submitting an application, the applicant is required to set up a pre-application conference meeting with a City Planner to discuss the proposal. City Planning staff will provide the applicant with assistance and information on the application feasibility, decision criteria, review time, and whether a Neighborhood Participation Program (NPP) meeting is required.

**Application Acceptance:** All applicants are required to bring in one copy of the application package for informal review by a staff planner, prior to the formal application to ensure that the application is complete. Applications will be accepted at the City Planning Commission between 8:00 AM and 5:00 PM Monday through Thursday and between 8:00 AM and 3:30 PM Friday. No appointment is necessary for the formal application submittal; however, an appointment with a City Planner is necessary for the early consultation. Mailed, faxed or e-mailed applications will not be accepted.

**Purpose:** The Master Plan is a long-term vision for the future of New Orleans. It contains policy recommendations across a spectrum of topics, but with a particular focus on the built environment. Amendments reflecting updated information, changing trends, best practices, or community goals are generally either text changes or revisions to the Future Land Use Map (FLUM). Text amendments affect the policies of the comprehensive plan on a City-wide level. Map amendments influence the potential uses and development of specific properties. A FLUM amendment may affect a site's zoning designation when zoning is revised comprehensively or when a zoning change application is submitted. Text and map amendments must be consistent with the overall policy intent of the Master Plan. Justification for the change(s) within the context of the Master Plan is the responsibility of the applicant.

**When to Apply and Process:** In 2016, the amendment application period will begin on April 25th and close on July 29th. Once the amendment application packet is submitted for review, the City Planning Commission will arrange a public meeting and publish a notice in a local newspaper of general circulation at least fifteen days in advance of the meeting. In addition to the public meetings, the City Planning Commission will hold a public hearing(s) to approve, approve with modifications, or disapprove the proposed amendments. A staff report and recommendations will be available to aid the discussion. The Planning Commission's recommendation will be forwarded to the City Council for final disposition.

### REQUIRED COMPONENTS

**Amendment to Text of Master Plan**

- Completed application form
- Reasons for change may address the following criteria:
  - Public benefits from the proposed change
  - Health, safety & welfare
  - Evaluation of current public policy
  - Other factors
- FEE: \$1,500 (Only applies to Descriptions of Future Land Use Categories of Ch.14,Sec.C)

Accepted forms of payment include check, cashier's check, money order, Visa, MasterCard, & Discover.

**Amendment to Future Land Use Map**

- Completed application form (must be the property owner)
- Neighborhood Participation Program Report (see NPP Resource Guide)
- Reasons for change may address the following criteria:
  - Change in land use trends
  - Impacts on neighboring property
  - Evaluation of existing zoning classification & the current future land use classification
  - Public benefits from the proposed change
  - Health, safety & welfare
  - Other factors
- Photographs of subject site
- FEE based on table below

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

### TO BE COMPLETED BY CPC STAFF

Intake Planner \_\_\_\_\_ Date Received \_\_\_\_\_  
 Amount Received \_\_\_\_\_ Planning District \_\_\_\_\_



Date _____
Tracking Number _____

**MASTER PLAN APPLICATION**

**ACKNOWLEDGMENTS**

If ownership is joint, each owner must be listed. If multiple squares, then applicants must own not less than 50% of the land for which the amendment is requested. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation and a Board Resolution authorizing an individual or agent to sign on its behalf. If ownership is an LLC, Articles of Organization and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, applicant may be required to submit proof of ownership documents, such as copies of a recorded act of sale, act of exchange, act of donation, or other documents.

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and 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 or authorized agent of the area of land described above, hereby submit for your approval the above-stated request.

Applicant Signature Maui Treppinger Date 8/25/2016  
 Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

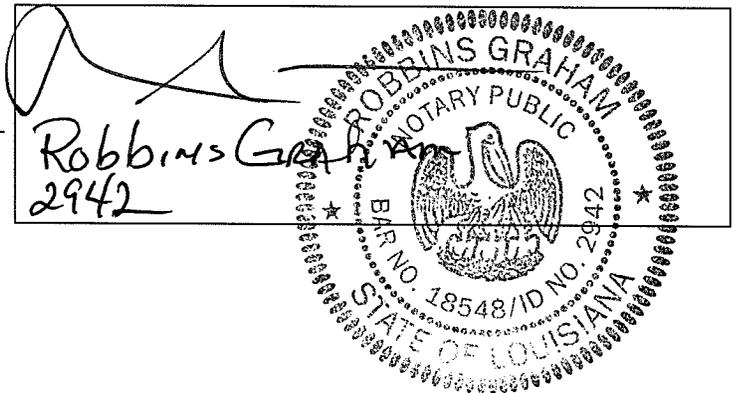
(Notarization is only required for application subject to a fee.)

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signatures are affixed above, all of the full age of 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 and subscribed before me this 25<sup>th</sup> day of August 2016.

My Commission Expires At Death



Jeffrey Treffinger  
Sweet Olive Properties LLC  
2817 Grand Route St. John  
New Orleans, LA. 70119  
[jtreffinger@gmail.com](mailto:jtreffinger@gmail.com)

July 11, 2016

Dear Neighbor,

Sweet Olive Properties LLC owns 5 contiguous buildings between 3000 and 3032 St. Claude Ave. Within the last year, we have discovered that three of our lots are split zoned. We have also learned that to remedy this situation we must submit an application for an Amendment to the City's Master Plan. This will result in the redrawing of the City's Future Land Use Map (FLUM).

The affected addresses are 3014, 3020/22 and 3030/32 St. Claude Avenue. Each of these lots are currently zoned HMC-2 from the front property line to a point roughly 116' Southward (toward the river) and RD-3 from that point to the rear lot lines; our properties include a key lot that extends about 256' back from St. Claude. It is our intention to remove that artificial division and have the map follow our actual property lines.

We extend an invitation to you to attend a meeting at 3000 St. Claude Avenue on Wednesday, July 20, 2016 at 6:30 PM to discuss our application. Please enter at the St. Claude parking lot gate and we will meet in the building.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey Treffinger', written in a cursive style.

Jeffrey Treffinger

Crescent Title, LLC  
3224 N. Turnbull Drive  
Metairie, LA 70002  
144097

**DATE:**

**BORROWER:** Sweet Olive Properties, LLC

**PROPERTY ADDRESS:** 3014 St. Claude Avenue, New Orleans, LA 70117  
3020-22 St. Claude Avenue, New Orleans, LA 70117  
3024-26 St. Claude Avenue, New Orleans, LA 70117  
3030-32 St. Claude Avenue, New Orleans, LA 70117

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

ONE CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, advantages and prescriptions (both liberative and acquisitive) thereunto belonging or in anywise appertaining, situated in the Parish of Orleans, situated in the THIRD DISTRICT of the City of New Orleans, State of Louisiana, in SQUARE NO. 363, bounded by St. Claude Avenue, North Rampart, Clouet and Montegut Streets, which lot is designated by the LETTER E-2, on a survey made by Gilbert & Kelly, Surveyors on January 21, 1956, and duly registered in the Conveyance Office for the Parish of Orleans in COB 605, folio 611, a blue print of which is annexed to an act passed before Edmund T. Waganer, Notary Public, dated June 6, 1958, and according thereto, said Lot E-2 commences at a distance of ONE HUNDRED FEET, NINE INCHES, TWO LINES (100'9"2") from the corner of St. Claude Avenue and Montegut Street, and measures thence THIRTY-SEVEN FEET, NINE INCHES, TWO LINES (37'9"2") front on St. Claude Avenue, by a depth on the side line nearer to Clouet Street of ONE HUNDRED FORTY FEET, SIX INCHES, TWO LINES (140'6"2"), by a first depth on the opposite side line nearer to Montegut Street of SEVENTY-SIX FEET, SIX INCHES, TWO LINES (76'6"2"), at which point said lot has a second depth in the direction of North Rampart Street of SIXTY-FOUR FEET (64') with a width in the rear of THIRTY-TWO FEET (32'). Said Lot e-2 is composed of the whole of former Lot E and a small portion of former Lot C. All in accordance with a survey made by Gilbert, Kelly & Couturie, Inc., Surveying & Engineering, dated April 4, 2001,

The improvements thereon bear the Municipal No. 3014 St. Claude Avenue, New Orleans, Louisiana. 70117.

Being the same property acquired by Sweet Olive Properties, LLC on April 16, 2001 and registered in CIN 215417, Orleans Parish, Louisiana.

A CERTAIN LOT OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes and appurtenances thereunto belonging, or in any wise appertaining, situated in the THIRD DISTRICT of the City of New Orleans, State of Louisiana, in SQUARE NO. 363, bounded by ST. CLAUDE AVENUE, NORTH RAMPART, CLOUET and MONTEGUT STREETS, designated by the LETTER "R" on a plan of survey made by Gilbert & Kelly, Surveyors, dated September 30, 1938, a copy of which is annexed to an act passed before Herman L. Barnett, Notary Public, dated December 7, 1938, registered in COB 501, folio 397, and according to which said Lot "R" commences at a distance of ONE HUNDRED THIRTY-EIGHT FEET, SIX INCHES, FOUR LINES (138'6"4") from the corner of St. Claude Avenue and Montegut Street, and measures thence in the direction of Clouet Street a distance of FORTY-FOUR FEET, TWO INCHES, TWO LINES (44'2"2") front on St. Claude Avenue, said lot having a depth on the side line nearer to Montegut Street of TWO HUNDRED THIRTY-SIX FEET, SEVEN INCHES, TWO LINES (236'7"2"), a width in the rear of SEVENTY-NINE FEET, TEN INCHES, SIX LINES (79'10"6"), and a first depth on the side line to Clouet Street of ONE HUNDRED FOURTEEN FEET (114'), thence it widens in the direction of Clouet Street THIRTY-FIVE FEET, EIGHT INCHES, FOUR LINES (35'8"4") on a line parallel with St. Claude Avenue, thence a final depth of ONE HUNDRED TWENTY-TWO FEET, SEVEN INCHES, TWO LINES (122'7"2"). All in accordance with a survey made by Gilbert, Kelly & Couturie, Inc., Surveying & Engineering, dated April 4, 2001, a certified copy of which is annexed to an Act of Sale before Bruce A. Scott, N.P., dated April 16, 2001, registered in Conveyance Office, Instrument No. 215418.

The Improvements thereon bear the Municipal Nos. 3020-22 St. Claude Avenue.

A CERTAIN LOT OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes and appurtenances thereunto belonging, or in any wise appertaining, situated in the THIRD DISTRICT of the City of New Orleans, State of Louisiana, in SQUARE NO. 363, bounded by ST. CLAUDE AVENUE, NORTHRAMPART, CLOUET and MONTEGUT STREETS, designated by the LETTER "S" of a plan of survey made by Gilbert & Kelly, Surveyors, dated October 25, 1938, a copy of which is annexed to an act passed before Herman L. Barnett, Notary Public, dated December 7, 1938, and according to which said Lot "S" commences at a distance of ONE HUNDRED EIGHTY-TWO FEET, EIGHT INCHES, SIX LINES (182'8"6") from the corner of St. Claude Avenue and Montegut Street, and measures thence THIRTY-FIVE FEET, EIGHT INCHES, FOUR LINES (35'8"4") front on St. Claude Avenue, same width in the rear, by a depth of ONE HUNDRED FOURTEEN FEET (114') between equal and parallel lines. All in accordance with a survey made by Gilbert, Kelly & Couturie, Inc., Surveying & Engineering, dated April 4, 2001, a certified copy of which is annexed to an Act of Sale before Bruce A. Scott, N.P., dated April 16, 2001, registered in Conveyance Office, Instrument No. 215419.

The improvements thereon bear the Municipal Nos. 3024-26 St. Claude Avenue.

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 any wise appertaining, situated in the THIRD DISTRICT of the City of New Orleans, State of Louisiana, in SQUARE NO. 363 of BB, bounded by ST. CLAUDE AVENUE, NORTH RAMPART, CLOUET and MONTEGUT STREETS, designated as LOT NO. 10 on a plan or sketch survey made by D. E. Seghers and E. Pille, Surveyors, dated June 8, 1891, annexed for reference to act before A. R. Occhipinti, Notary Public, dated July 28, 1966, and according to said plan or sketch, said Lot No. 10 commences at a distance of TWO HUNDRED EIGHTEEN FEET, FOUR INCHES, FIVE LINES (218'4"5") as per title, TWO HUNDRED EIGHTEEN FEET, FIVE INCHES, TWO LINES (218'5"2") actual measurement from the corner of St. Claude Avenue and Montegut Street, and measures thence THIRTY TWO FEET (32') front on St. Claude Avenue, same width in the rear, by a depth of TWO HUNDRED THIRTY-SIX FEET, SEVEN INCHES, TWO LINES (236'7"2") between equal and parallel lines. All in accordance with a survey made by Gilbert, Kelly & Couturie, Inc., Surveying & Engineering, dated April 4, 2001, a certified copy of which is annexed to an Act of Sale before Bruce A. Scott, N.P., dated April 16, 2001, registered in Conveyance Office, Instrument No. 215420.

The improvements thereon bear the Municipal No. 3030-32 St. Claude Avenue.

#### **MORTGAGOR'S MARITAL STATUS:**

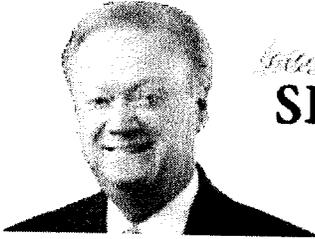
**Sweet Olive Properties, LLC (Tax ID# 72-1497325)**, a Louisiana Limited Liability Company, domiciled in the Parish of Orleans, State of Louisiana represented herein by its authorized Members by virtue of a Certificate of Authority, an original of which is attached hereto and made a part hereof.

**MAILING ADDRESS: 3024 St. Claude Avenue, New Orleans, LA 70117**

Title Ins. Prod.: Crescent Title, LLC  
Address: 3224 N. Turnbull Drive, Metairie, LA 70002  
Prod. Lic #: 300974  
Title Ins. Underwriter: Fidelity National Title Insurance Company  
Title Opinion by: Richard A. Hammel  
La Bar Roll #: 06475

(<http://www.sos.la.gov/Pages/default.aspx>)

(<http://www.sos.la.gov/Pages/default.aspx>)



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Name	Type	City	Status
SWEET OLIVE PROPERTIES, L.L.C.	Limited Liability Company	NEW ORLEANS	Active

**Previous Names**

**Business:** SWEET OLIVE PROPERTIES, L.L.C.

**Charter Number:** 35041513K

**Registration Date:** 2/19/2001

**Domicile Address**

3024 ST. CLAUDE AVE.  
NEW ORLEANS, LA 70117

**Mailing Address**

3024 ST. CLAUDE AVE.  
NEW ORLEANS, LA 70117

**Status**

**Status:** Active

**Annual Report Status:** In Good Standing

**File Date:** 2/19/2001

**Last Report Filed:** 5/31/2016

**Type:** Limited Liability Company

**Registered Agent(s)**

<b>Agent:</b>	MARIA TREFFINGER
<b>Address 1:</b>	2817 GRAND ROUTE ST. JOHN
<b>City, State, Zip:</b>	NEW ORLEANS, LA 70119
<b>Appointment Date:</b>	5/31/2016

**Officer(s)**

**Additional Officers:** No

<b>Officer:</b>	KAREN L. BRADY
<b>Title:</b>	Manager
<b>Address 1:</b>	1331 PINE ST.
<b>City, State, Zip:</b>	NEW ORLEANS, LA 70118

**Amendments on File**

<https://coraweb.sos.la.gov/CommercialSearch/CommercialSearchDetails.aspx?CharterID=...> 8/25/2016

GET HELP

No Amendments on file

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**GET HELP**

Jeffrey Treffinger  
Sweet Olive Properties LLC  
2817 Grand Route St. John  
New Orleans, LA. 70119  
[jtreffinger@gmail.com](mailto:jtreffinger@gmail.com)

July 11, 2016

Dear Neighbor,

Sweet Olive Properties LLC owns 5 contiguous buildings between 3000 and 3032 St. Claude Ave. Within the last year, we have discovered that three of our lots are split zoned. We have also learned that to remedy this situation we must submit an application for an Amendment to the City's Master Plan. This will result in the redrawing of the City's Future Land Use Map (FLUM).

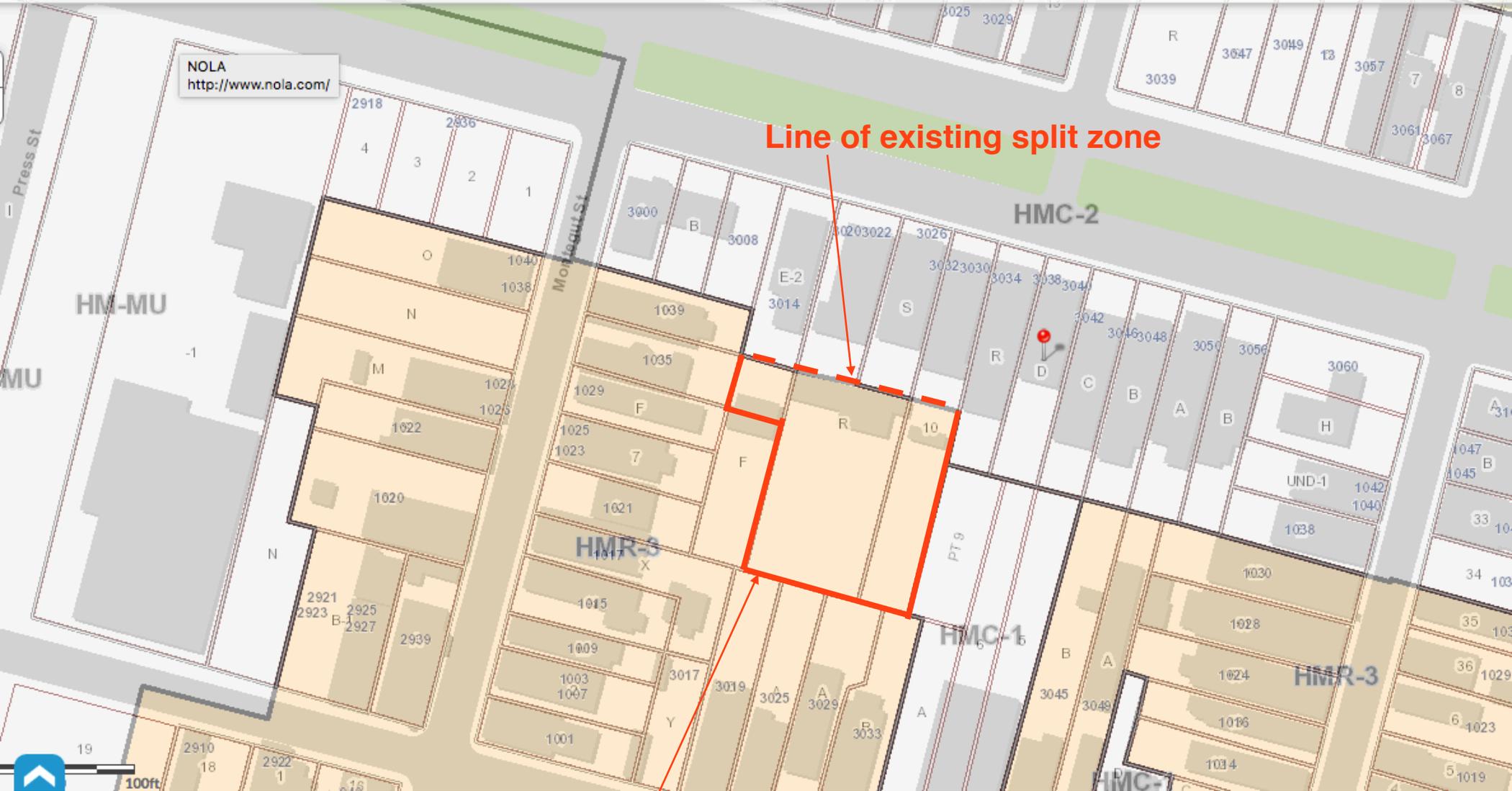
The affected addresses are 3014, 3020/22 and 3030/32 St. Claude Avenue. Each of these lots are currently zoned HMC-2 from the front property line to a point roughly 116' Southward (toward the river) and RD-3 from that point to the rear lot lines; our properties include a key lot that extends about 256' back from St. Claude. It is our intention to remove that artificial division and have the map follow our actual property lines.

We extend an invitation to you to attend a meeting at 3000 St. Claude Avenue on Wednesday, July 20, 2016 at 6:30 PM to discuss our application. Please enter at the St. Claude parking lot gate and we will meet in the building.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey Treffinger". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

Jeffrey Treffinger



Line of existing split zone

Red Line is Proposed Land Use Boundaries



- SEARCH
- MEASURE
- LAYERS
- BASEMAP
- PRINT
- HELP















NPP Meeting Notes  
Sweet Olive Properties  
3000 St. Claude Ave.

Wednesday, July 20<sup>th</sup>  
6:30 pm

SOP = Sweet Olive Property comment  
N = Neighbor Comment  
MH = Mary Ann Hammett comment (Bywater Neighborhood Association)  
JJ = Julie Jones comment (Neighbors For Bywater)

SOP:

Intro. Sweet Olive has owned properties for 15 years; zoning was always assumed to be commercial (B1-A) from front to back. Partnership discovered that in fact, the zoning splits at approx. 114 from the St. Claude line where the current HM-2 Zoning changes to HMR-3; this affects three of our five properties. Explanation of Amendment to the Master Plan and the FLUM. What we are now attempting to do is re-draw the map to eliminate the line that creates the zoning split

MH:

That's an artificial line because your lots of record go all the way back.

SOP:

Leslie Alley at City Planning explained that the City does not like these split zoning situations as well. If you look at the St. Claude Cultural Arts District our true property lines define that District.

MH:

While the Cultural Arts District is specified for Commercially Zoned properties, nobody would have ever imagined an artificially drawn line there.

SOP:

We would like to dissolve this line as it is in our way.

N:

Why are you doing this, are you going to do anything?

SOP:

We are required to host this meeting as part of the Amendment Application. By changing the map at this time, we are not changing the Zoning, that is a separate process.

N:

Do you intend to keep this residential?

SOP:

We are not sure what we are going to do back there. For 15 years we have managed 7 rental units in those 4 buildings. Only 3000 St. Claude is not residential. For years, we have done nothing with this lot and now, we are asking ourselves: "what can we do with this lot, how can we make our investment more valuable?"

N:

Sure

MH:

Did you just discover this?

SOP:

Yes...this came up when two of our partners were considering a conditional use application for 3014 St. Claude; as I mentioned, we had always assumed B1-A (and thus HMC-2 Zoning) and based on our purchase agreement and deed. It wasn't until the Property Viewer opened that we could easily see the actual maps.

JJ:

What kind of things are you thinking about doing back there? I know at some time you were talking about doing a lounge.

SOP:

Our focus as an LLC is to get this building (3000 St. Claude) renovated and leased. At this point we would be remiss to say that we had a fixed plan for the back yard. The potential of a more exciting and dynamic development are there if this line is erased.

N:

So what's happened to the plan for 3014; the one we had the meeting about before?

SOP:

This building is weighing us down (i.e. 3000 St. Claude) and we have to put our focus here. We want to give the neighborhood something needed and valuable. We are fully permitted to do a restaurant here and have invested toward that end. We only have so many resources; we're supporting this building with our 7 rental units and our own cash infusions. A new adventure is not right now in our cards. We do have people who are interested in investing with us, working with us on a development. But this zoning is in the way.

N:

It's in the way of the backspace but not the front. Everything on St. Claude is zoned commercial so you could bring people into those buildings

SOP:

Yes, correct but they are currently residential and we see the lack of available residential housing in the area.

N:

Are you letting some people go?

SOP:

No, we are actually taking on new people. We have a history of holding tenants for a long time.

N:

All that open green space can be used and integrated into the other properties? If this becomes a restaurant, will this be hooked up to that green space for anything?

SOP:

At this time the only thing we can do back there in the yard is special events; we cannot do anything commercial. We are only allowed to build a double, or with conditional use, a 4-plex.

MH:

The code would allow you to put the two major uses on one lot? You've got the one house on a lot; can you put two houses on the lot?

SOP:

We can as long as we can provide access.

MH:

Then you have a lot of legal fees

SOP:

We have studied this idea and it can work

N:

We don't want that to become an event space. I mean Chaz Fest is once a year but if it were to be every weekend?

SOP:

That is not an allowable use in HMC-2 Zoning.

MH:

That's right

N:

No (?) apartments

SOP:

We need to get rid of this split zoning and it my understanding that the City would support that effort. We're paying commercial property tax on all of the vacant property back here. We're paying commercial insurance rates on this; liability.

N:

Oh my God

SOP:

What are your concerns as people who live in this neighborhood?

N:

On a cultural level, Bywater is losing it's character with all this money coming in and these condos being built. And being the home base of Chaz Fest, which was in my opinion, one of the most special events that took place in the neighborhood. And I, for lack of a better word, hope you don't sell out...take the money and run. Ah that place where Chaz Fest used to be is now a GAP or a condo.

SOP:

You realize that we just had our 4<sup>th</sup>, last Chaz Fest.

N:

In the Marigny, Baker's Row...that's so lame

SOP:

We can guarantee nothing at this time; we don't have a redevelopment plan. We can't afford the vision of a master plan. We do know that whatever we, or anyone else would like to do back there is prohibited by this line. I would love to guarantee you Chaz Fest for the rest of your days but I can't do that.

MH:

I am a member of the Zoning Committee for the BNA, can you do this same presentation next Wednesday...right here, same thing?

N:

If you're looking for a map change to the Master Plan, then you need a change to the CZO.

SOP:

We are entering into the amendment process.

N:

A map change wouldn't change the zoning

SOP:

We know that. One has to follow the other. This is the first step but what we would like to do is get the true neighborhood read on rezoning because that is what we want to do. The amendment process closes on August 29<sup>th</sup> and we can anticipate a full year before those amendments are adopted. And then we go about the process of rezoning. Or, if we can work with the neighborhood and address everyone's concerns then we can (and have) approached our City Council representative and request and immediate rezone; know full well that the map change will follow.

JJ:

I think you have to understand that there are other organizations like mine, Neighbors For Bywater; they have concerns too.

SOP:

Sure, would you like us to do this same presentation before your group?

JJ:

We might be able to do it at a general meeting.

N:

OK, I live around the corner and I hear your selling the Truck Farm; it's going to be sold, no more Chaz Fest and then, it's delayed....Chaz Fest. And then people are moving out, that's sad. And then the sale fell through and then you're going to keep it. I'm all about you having the vision and doing it but I'm afraid that once the rezoning is done, then the money factor...I trust you guys but I don't trust someone coming from LA or somewhere else with 5 million...

N:

Some tower or something...

SOP:

You should understand that the entire property is listed at this time. If we find a tenant for this (3000) it would take some of the pressure off us. That said, the time is now to have frank and serious discussions. If we don't have the resources to do something back there, someone will

N:

What is your best-case scenario to stay here

SOP:

Get a really good anchor tenant for 3000 and then first develop 3014 as a commercial occupancy. But understand, the question still bears no matter what we do on the street, how do we develop the rear. We can't do a reception space, we can't do theatre back there.

N:

You've done that already, you've done theatre and you've had weddings. I've not mentioned anything in the past but it does happen.

SOP:

True, in 15 years, we have done 4 weddings, one week of theatre and 10 Chaz Fests. We have turned down many things that would have caused a disturbance. Were talking 30 events in 15 years; we have not pushed ourselves on anyone. And that's part of the problem. There is not enough revenue from the 7 rental units to maintain them, pay property taxes and commercial insurance rates.

MH:

Did Leslie Alley ever explain to you how this mistake happened?

SOP:

No, it is our understanding that this occurred in the 1970's. The City wants to resolve all of the split zonings.

MH:

Are you selling this all as one parcel.

SOP:

Yes

MH:

So they could do anything allowable in the commercial zoning district all the way in the back. The cultural arts district runs from Poland Avenue to Press Street and its incentives apply to all commercial properties fronting St. Claude.

N:

No hard feelings if you decline to answer this question. But in 2001 you bought this properties pretty cheap and now, what are you selling them for. Reason is, that would help to inform me about how hard the financial pull would be.

MH:

Why would you answer that?

SOP:

Let's just say the money would be tempting and would have to be significant. We do have certain attachments to this place. We love Chaz Fest to; we facilitate it. This is not a black and white easy decision.

N:

Are you looking for a buyer? So what's the height limitation.

SOP:  
50 feet

N:  
50 and zero setbacks.

SOP:  
A building of that size would need to supply significant parking; this means waivers. A lot of things can happen back there and there is a good chance we won't be the stewards forever. And we have issues we need to work out with the BNA Zoning Committee.

MH:  
Let's meet here, next Wednesday at 6:30.

Emails were then exchanged and it was confirmed that a second meeting would take place on Wednesday, July 27<sup>th</sup> at 3000 St. Claude. The members of the Bywater Neighborhood Association would be invited as well as the general membership body of the Friends of Bywater.

Second Neighborhood Meeting Notes  
Sweet Olive Properties  
3000 St. Claude Ave.

Wednesday, July 27<sup>th</sup>  
6:30 pm

SOP = Sweet Olive Property comment  
N1 = 3019 N. Rampart Neighbor  
N = General neighbor comment  
MH = Mary Ann Hammett comment (Bywater Neighborhood Association)

SOP:

These recordings help so I hope no one minds if I repeat. This meeting was organized by BNA and Neighbors for Bywater as an opportunity for BNA Zoning Committee and NFB to further understand our intentions. I will largely repeat what we presented last week.

Sweet Olive Properties owns 5 contiguous properties on St. Claude Ave.; 3 of which we have discovered have split zoning. There is an artificial line cutting through the rear yards of 3030/32, 3020/22 and 3014 St. Claude. St. Claude side of that line is zoned HMC-1, Riverside is HMR-3. We want to eliminate this line but submitting an application to City Planning for and Amendment to the Master Plan. The Master Plan is the map the City refers to when making zoning decisions. If we were to try to simply re-zone this property, it would be against the Master Plan; we want to re-draw that line. The deadline for the Amendment is the 29<sup>th</sup> of August and we will file prior to then. The reason we are doing this is so we may develop this property in a more profitable way; we are paying commercial rates for property taxes and insurance and cannot justify funding this vacant land with the income from 7 units. In short, we want the FLUM to reflect our true property line, as it should. If you go to the property viewer and click on the St. Claude Cultural Arts District you will see that it's boundary includes our full property; as such, all rights are extended to this line....any questions

N:

You just want the zoning to be the same at the front of the property and the rear

SOP:

Yes, that is correct. But currently, we are limited to permitted and conditional uses in HMR-3; allowing a double and petitioned use for a 4-plex. There are no commercial provisions for HMR-3. 3030/32 has the full 256' depth; the rest of the key lot is contained in 3020/22.; with a small chunk belonging to 3014.

N:

What are the differences in the two zonings?

SOP:

Huge, we are limited to residential doubles, no multi-family housing, no commercial use...anything other than a double or, a 4-plex with conditional use...and then there are access issues.

N1:

What do you want to do if you get the zoning change?

SOP:

We at the moment do not have a plan

N1:

That's not reassuring...

SOP:

However, City Planning doesn't review this based on a proposed plan alone; City Planning will look at the most intensive use allowable and determine if this is appropriateness for the site. We would be adding to the existing St. Claude zoning ... in fact, the Bark Mart is zoned HMC already to the back.

N:

It would be very helpful to include that lot in your graphics

N:

Before the Master Plan was it all the same zoning?

SOP:

Our best guess is that this line was drawn in the 70's and was not a product of the last CZO. We just discovered this.

N:

If you go to the City is says HMC. Those are not different parcels are they? They are the same lots front to back.

SOP: Correct

N1:

Unless you would know this line existed you would have no reason to look for it. And perhaps it's not so arbitrary and there is some thought process about why it is there...

MH:

No, There was no thought process. Apparently this stems from the really early days; perhaps the 40's or 50's when they first came up with something like this. .for land-locked lots, and this may be a residual from that.

N1:

I think the question is more...we live at 3019 N. Rampart so the back of our lot faces your yard...for example, Sunday night there was a wild music festival

SOP:

It wasn't a wild and we apologize. A new tenant set his band up in the yard and he has been made aware that he is not allowed to do that.

N1:

But indulge me for a minute...we witnessed an unpermitted event in an area that is zoned residential so what your positing is us to allow us to support re-zoning for non-residential purposes...without any sort of idea of where this thing goes....So what reason would we have to support our back yard becoming a pseudo commercial institution...at all. Obviously the reasoning for this line is to insulate the residential properties abutting it from commercial establishments...So without a vision of what this establishment may be there...a bar, a live music venue.

SOP:

15 years, we have done about 25 events...Let me answer your question directly, why would you support us....We would ask you to respect our economic rights as we versus the cost of maintaining this area; the lost revenue. We have a great resource that we could develop in many ways that would be agreeable to the neighborhood. As I said, the Bark Mart has commercial zoning adjacent to our lot.

N:

They have an agreement with the neighbors

SOP:

We may consider something like that but do not know. As a corporation we need to develop this property. We are hear to talk, to hear your opinions....

SOP:

We can't build anything back there without the OK of the neighbors...that's my understanding...we have to have an NPP meeting. We can't put a club back there without neighborhood permission...it's a Conditional use. And at this meeting we're only talking about changing the map, we're not asking for anything else.

SOP:

That's true. The Amendment process closes on the 29<sup>th</sup> and we can anticipate a ruling no sooner than on full year from that date. After that ruling, we can apply for the Change of Zoning...this is 4 to 6 months more meaning 18 months from now; this is difficult for us. What we would like to do is to submit our Amendment Application and then potentially go to our City Council Person with neighborhood support...we've talked to the BNA we've talked to Friends of Bywater

N:

Have you talked about setbacks and land you would be taking?

SOP:

There are rules; in HMC-2 there is a 30% open space ratio. The square footage of this area in question is 15,000 square feet, this means 4,500 square feet would have to be maintained as open space; an additional 2,200 is to be retained as permeable open space.

N:

Any of those things that have Conditional Uses require this level of neighborhood involvement...

SOP:

That is correct.

MH:

There are additional provisions in the overlay.

N:

Your back lot backs up to that lot so you would still have to maintain a 20 foot setback right?

SOP:

No, in HMC-2 there is no setback requirement as long as the open area ratio is met. This is what we are here to talk about is things like this and to what degree we can work with the neighborhood on the inevitability of the development of this piece of land. It makes no sense for us to maintain it as a non-profit area. We have maintained fair housing at below market rates for 15 years; didn't spike after Katrina. We host Chaz Fest every year and are not the interlopers you might be afraid of. And I think is someone were to buy this property, because it is for sale, that you would be better off talking to us about these issues than somebody you don't know.

N:

Zoning change for what...what caused you to do this... When did you figure this out?

SOP:

The overlay allowed us to put in a lounge and when we were researching that we discovered this and at that time we had resources. Then we bought 3000 and have struggled to find a tenant. We really hoped we'd all be eating tacos and drinking margaritas at this meeting.

SOP:

What are your concerns?

N1:

I think I articulated this thing that happened Sunday...I here you scripting a vision of what could be...trust you about a vision that you just don't know. There could be a bar out there....our bedroom faces that back yard...there could be a club that's open until 2 am. You asked me about my concerns, I'm concerned about things like the Red House that are not licensed to have events but have one like what happened Sunday night....anything that would be audibly disruptive to our residential use would be concerning to me.

SOP:

As we mentioned, any live music use would be a conditional use in the HMC-2 district. Would you feel more comfortable if a bar or, live music venue was off the table and something residential was developed there?

N1:

Of course I would feel more comfortable.

N:

Something residential would be more appropriate. I mean we're definitely willing to...I mean I operate in a thing like "show me a proposal and I'll tell you what I think about it"

SOP:

I asked City Planning about the proposed plan thing. We are not in a position to pay architectural firm fees to construct a vision that we personally cannot afford to build. But, the likely hood of an investor coming on board with us increases if we have the right zoning for a profitable venture.

N:

I just wanted to mention that with the St. Claude Cultural Overlay Arts District that live music is allowed; there are rules governing sound and noise. If it were to change to that, you would have to conform to the same rules...specifically, I'm not sure if that means you can't have open doors.

N:

I think the live music thing is a red herring and it could be anything making the noise...a nail gun, recorded music...the problem is the volume of what is exiting.

N:

There are rules about noise. What you want is soundproofing.

SOP:

What we are after now is to re-draw the map and then later talk about the a re-zone. I get it, I know the neighborhood. My office faced that yard for 10 years, my kids had camp in that yard; this is not a simple thing for us to consider. We know whatever happens here will impact your lives. It's my personal opinion that a higher density residential development than is allowable in the HMR-3 would make the best sense back there...just one possibility. The neighborhood suffers from lack of housing.

N:

It is just a change to make things consistent. In the interests of everyone in the St. Claude overlay to remove obstructions to development...those obstructions don't help anybody.

N:

I wonder how many other properties have these situations. It's an arbitrary line but doesn't follow a property line.

SOP:

We have been told by City Planning is that there are many of these properties scattered throughout New Orleans and one of the reasons that the amendment process has been opened is to address and resolve these split zones. The City does not like these situations. It doesn't make sense that this condition should continue and prevent us from....

MH:

...doing anything but putting a double there. The HMC zoning allows more density; you could put more units in

SOP:

The allowable development would be 2.2 times the 14,800 square feet.

MH:

How do you intend to reduce the 18-month process to re-zone?

SOP:

We met with Nadine Ramsey. We spoke with her about our issues. Her advice was to come back to her after our NPP meeting(s) and the generation of neighborhood opinions. If we could convince her of the neighborhood's support, we could re-zone while we are awaiting the Amendment for the map change. This would have to go to City Council because there is a very good chance City Planning would summarily reject the Zoning Change application because the map had not yet been changed.

N:

Even that would take you 4 to 6 more months

N1:

Is it possible to for you to create an agreement and sell the properties with that agreement as transferrable?

SOP:

We possibly could. Ben Jacobsen did something like this when he rezoned the Bark Zone to HMC-1. Not sure what that looks like. Perhaps that can be attached to the deed and registered in some way. That's for the lawyers.

SOP:

But we can't agree to things that would limit the profitability of the future use such that it made it impossible for us to sell or, redevelop.

N:

Does the City have an attitude about how you would work with the split zone if it were to remain?

SOP:

The attitude is that you can do a double back there, two of them as long as we had a right of way to access them (we have this)....describes this.

N:

This would create some weird conditions back there...like a strange neighborhood.

N:

Divide the lot up and have all the neighbors that abut it buy it from you.

SOP:

Well...there's that. Does anybody want to do that...we have a number in mind.

MH:

There would be another opportunity, this cannot serve as the NPP for your zoning change...there would be another NPP meeting for your zoning change and then a bar would be a Conditional Use and then another meeting...

N:

there was another meeting a few weeks ago with Patrick Finney regarding changing the building on Clouet and St. Claude into a bar.

N1:

As a neighbor, I cannot support this map change now, but in the future, shown a development...perhaps I could support this...I'm not shutting you off...but for the record I wouldn't

N:

Well it's a topic for another day because they are not changing the zoning

SOP:

But your OK with us changing the FLUM

N1:

I'm not ok with changing anything at this point. I understand you wanting the most out of your property but without a vision, there's no reason for me to support

N:

I think, let us go out and do more research on our own, educate ourselves a little more. Any information you want to send us we will review. Obviously the event Sunday night has created a little toxicity in our opinions...this could be a trajectory in the future...but we want to work with you.

SOP:

The next thing will be another NPP meeting down the line about our re-zoning. I would urge you to study the permitted and conditional uses in the HMC-2 district because that is what we will be asking for. And the SCAD overlay.

MH:

If you get a conditional use from the City, there will be provisos attached to it. But you can't put provisos in a zoning change. For example, if you wanted the bar, then the City Council member would look seriously into the opinions of the affected

neighbors...we saw that in the Hostel...a lot of provisos in there. The sound issues are addressed very specifically in that one

SOP:

We will file in the next couple of weeks for the amendment.

MH:

Are you really talking about someone about doing a Mexican restaurant in this building?

Let me just say as the head of the BNA Zoning Committee that split zoning on a single lot of record deters development. We want development on St. Claude. There are a lot of properties like this and we are going to be alerting property owners to the issues...which they probably do not know about. Otherwise, if you let August go by, it may be 5 years before you get another opportunity. For example, the lot at St. Claude and Bartholomew had the same issue. But it was commercial.

N:

Same thing the Dwight McKenna's property in the next block...that's a way deep lot and I'm sure it's going to be the same thing.

SOP:

There was a farm behind these houses for a long time. The Sanborn Maps show a cigar factory at one point in these sheds. These are commercial uses.

MH:

Anything that happened here in the 70's was a result of a "buying it off the shelf" zoning code...that was suburban in nature...and we are only now getting away from the suburbs....they just bought codes from other districts. There was no study...everything was suburban. Euclid Illinois for some reason had this stuff. They segregated the uses..."here you can have a restaurant, here you can't"...where this neighborhood has been mixed use since day one and that kind of zoning doesn't fit here. We got a lot of it back in the new code. So, zoning committee...does anyone have a motion?

N:

My recommendation is that we never want to support split zoning and I would move that we support the elimination of the split zoning

MH:

So, we are going to recommend to the Board of the BNA that we support the amendment to the master plan to eliminate the split land use.

OwnerAddress	Owner
1000 Clouet St, New Orleans, LA 70117	James A III Reeves
1001 Clouet St, New Orleans, LA 70117	Patrick S Bingham
1001 S Broad St, New Orleans, LA 70125	David J Boudreaux
1004 Clouet St, New Orleans, LA 70117	J Ryan Lopatka
1005 Montegut St, New Orleans, LA 70117-7011	Paul J Sr Hagan
1008 Clouet St, New Orleans, LA 70117	Levi T Lascsak
1008 Harimaw Ct W, Metairie, LA 70001	Morris Kirschman & Co LLC
1011 Clouet St, New Orleans, LA 70117	Bruce W Pope, Francisca V Vega
1014 Montegut St, New Orleans, LA 70117	Frances G Osborne
1014 Montegut Street, New Orleans, LA 70117	Hardy J Jr Osborne
1015 Montegut St, New Orleans, LA 70117	Jay P Perkins
1019 Montegut St, New Orleans, LA 70117	Fontaine A Wells
1019 Montegut Street, New Orleans, LA 70117	Fontaine Allison Wells
1021 Montegut St, New Orleans, LA 70117	Kerry P Moody
1022 Clouet St, New Orleans, LA 70117	William H Bostick
1022 Clouet St, New Orleans, LA 70117	Joan M Burkart
1022 Clouet St, New Orleans, LA 70117	Joan M Burkart
1027 Clouet St, New Orleans, LA 70117	Omar Alaoui
1028 Montegut St, New Orleans, LA 70117	Gregory S Schatz
1029 Montegut St, New Orleans, LA 70117	Miguel A Maldonado
1033 Montegut St, New Orleans, LA 70117	Elizabeth A Macey
1035 Mazant St, New Orleans, LA 70117	Carlos F Grasso
1037 Montegut St, New Orleans, LA 70117	Michael T Joseph
1038 Montegut St New Orleans, LA 70117	Grace S Lyons
1038 Montegut St, New Orleans, LA 70117	Grace S Lyons
1043 Clouet St, New Orleans, LA 70117	Stephen Sacchitelli
1045 Clouet Street, New Orleans, LA 70117	Ernestine H Robinson
107 Bullrun, Pearl River, LA 70452	Sylvestercynthia
1107 Decatur St, New Orleans, LA 70116	Bimo LLC
1117 Clouet Street, New Orleans, LA 70117	Jennifer M Pleasants
1120 Clouet St, New Orleans, LA 70117	Lecole M Alexander
1121 Clouet Street, New Orleans, LA 70117	Kimberly G Benn
1125 Clouet St, New Orleans, LA 70117	Edith E Singleton
1126 Clouet Street, New Orleans, LA 70117	Lele Mae B Smith
1129 Clouet St, New Orleans, LA 70117	August L Fisher
1129 Montegut St, New Orleans, LA 70117	Aaron C Walker
1129 Montegut St, New Orleans, LA 70117	Aaron C Walker
113 Berkeley Pl Apt 2, Brooklyn, NY 11217	Marti L Andersen
113 Berkeley Place #2, New York, NY 11217	Marti Lee Andersen, Marti L Andersen
1131 Montegut Street, New Orleans, LA 70117	Aaron C Walker
1200 Clouet Street, New Orleans, LA 70117	Michael Pizzolatto, Timothy M Cavnar
12037 Harmony Circle, Gulfport, MS 39503	Haroun Khan
1210 Feliciana St, New Orleans, LA 70117	Wanda M Gibson
1214 N Mascher St, Philadelphia, PA 19122-	Ruth I Brown

1221 Feliciana St, New Orleans, LA 70117	Brian T Houston
1222 Clouet St, New Orleans, LA 70117	Joseph Saulsberry
1226 Montegut St, New Orleans, LA 70177	Belmont Land Holdings LLC
1226 Montegut Street, New Orleans, LA 70117	Belmont Land Holdings, LLC
1226 Montegut Street, New Orleans, LA 70117	Belmont Land Holdings LLC
1235 Feliciana, New Orleans, LA 70117	Dexter G Sr Parker
1243 Clouet St, New Orleans, LA 70117	Harrison Duncan, Harrison Duncan
1275 Rue Bayonne, Mandeville, LA 70471	Edward III Vanhoven
139 Lakeview Dr, Slidell, LA 70458	John L Giammanchere
1418 1/2 Dauphine St, New Orleans, LA 70116	Marjorie W Winn, Nologardener LLC
1418 1/2 Dauphine St, New Orleans, LA 70116	James J Jr Steiner, Nologardener LLC
1418 1/2 Dauphine St, New Orleans, LA 70116	James J Jr Steiner, Nologardener LLC
1605 N Broad St, New Orleans, LA 70119	Brian Carr, Halen C Halley
1623 Fern St, New Orleans, LA 70118	Allen H Hewitt, James F III Elliott
16464 Stoney Point Birch Road Pride, LA 70770	Peter R Pocreello Investment
16464 Stoney Point Birch Road, Pride, LA 70770	Peter R Pocreello Investment
1724 S Jefferson Davis Pkwy, New Orleans, LA 70125	Keith Pfister
18 East Ave, Swedesboro, NJ 08085	John R Otterson
18000 Sw 68Th Loop, Dunnellon, FL 34432-2300	Errol I Hall
1827 Gentilly Bl, New Orleans, LA 70119	Lmc-Smm Ventures, LLC
1827 Gentilly Bl, New Orleans, LA 70119	Lmc-Smm Ventures, LLC
1827 Gentilly Bl, New Orleans, LA 70119	Kenna Dwight L Mc, 3142 St. Claude LLC
1827 Gentilly Blvd, New Orleans, LA 70119	Stan-M Inc, 3138-40 St Claude LLC
1827 Gentilly Blvd, New Orleans, LA 70119	Lmc-Smm Ventures, LLC
1901 Royal St, New Orleans, LA 70116	St. Catherine Properties, LLC
1901 Royal St, New Orleans, LA 70116	St. Catherine Properties, LLC
1901 Royal St, New Orleans, LA 70116	St. Catherine Properties, LLC
1901 Royal St, New Orleans, LA 70116	St Catherine Properties LLC
1937 Veterans Blvd # 362, Metairie, LA 70005	Richard R Jr Dufrene
2021 St Claude, New Orleans, LA 70116	Bywater Rose LLC
2120 Hf Burgundy St, New Orleans, LA 70116	Gothlyn J Reck
2126 Oretha Castle Haley Bl, New Orleans, LA 70113	Msaada Inc, Andrew O Dinkelacker
2131 Canal Street New Orleans, LA 70112	Claude Property, LLC
2131 Canal Street, New Orleans, LA 70112	Claude Property, LLC
2136 Teton Drive, Carrollton, TX 75006	Julia Rutledge
2136 Teton St, Carrollton, TX 75006	Julia C Rutledge
22014 Cascade Hollow Lane, Spring, TX 77379	Harrison L Jr Duncan, Harrison L Jr Duncan
2300 Trio St, Chalmette, LA 70043	Tammy N Tommaseo
2318 Octavia St, New Orleans, LA 70115	3038 St Claude LLC
2318 Octavia St, New Orleans, LA 70115	Wiltz Properties LLC
2525 N Rampart St, New Orleans, LA 70117	Michael K Pizzolatto
2526 Chartres St, New Orleans, LA 70117	Kerrie K Ramsdell
2551 Havenscourt Blvd, Oakland, CA 94605	Alvin Sr Humphrey
26225 Idlewild Way, Malibu, CA 90265	Michael W Barnes, Michael W Barnes, Co
26225 Idlewild Way, Malibu, CA 90265	Michael W Barnes

26225 Idlewild Way, Malibu, CA 90265-5633  
26340 Poplar Glen Dr, Denham Springs, LA 70726  
265 Jeffer Dr, Waggerman, LA 70094  
2718 State St, New Orleans, LA 70118  
2734 Prytania Street, New Orleans, LA 70130  
2742 Cupid Street, New Orleans, LA 70131  
2831 Marais St, New Orleans, LA 70117  
2831 Marais St, New Orleans, LA 70117  
2831 Marais St, New Orleans, LA 70117  
2917 Burgundy St, New Orleans, LA 70117  
2917 St Claude Ave, New Orleans, LA 70117  
2925 N Rampart St, New Orleans, LA 70117-7219  
2925 N Rampart Street, New Orleans, LA 70117  
300 Mariners Plaza Dr Ste 301, Mandeville, LA 70448  
3000 Burgundy St, New Orleans, LA 70117  
3000 Burgundy St, New Orleans, LA 70117  
3012 Burgundy St, New Orleans, LA 70117  
3016 Burgundy St, New Orleans, LA 70117  
3016 Marais St, New Orleans, LA 70117  
3017 St Claude Ave, New Orleans, LA 70117  
3018 N Rampart St, New Orleans, LA 70117  
3019 N Rampart St, New Orleans, LA 70117  
3021 Burgundy St, New Orleans, LA 70117  
3021 St Claude St., New Orleans, LA 70117  
3024 St Claude Av, New Orleans, LA 70117  
3024 St Claude Av, New Orleans, LA 70117  
3024 St Claude Ave, New Orleans, LA 70117  
3024 St Claude Ave, New Orleans, LA 70117  
3024 St Claude Ave, New Orleans, LA 70117  
3027 St Claude Ave, New Orleans, LA 70117  
3029 N Rampart St, New Orleans, LA 70117  
3031 N Rampart Street, New Orleans, LA 70117  
3032 Marais St, New Orleans, LA 70115  
3032 N Rampart St, New Orleans, LA 70117  
3034 N Rampart St, New Orleans, LA 70117  
3036 St Claude Ave, New Orleans, LA 70117  
3038 Urquhart Street, New Orleans, LA 70117  
3039 Burgundy Street, New Orleans, LA 70117  
3040 Marais St, New Orleans, LA 70117  
3042 Burgundy St, New Orleans, LA 70117  
3043 N Rampart St, New Orleans, LA 70117  
3051 Marais St, New Orleans, LA 70117  
3052 St Claude Ave, New Orleans, LA 70117-0701  
3053 Dauphine Street, New Orleans, LA 70117  
3055 Marais Street, New Orleans, LA 70117

Michael W Barnes  
Leroy Williams  
Darryl R Lawrence  
Paul Sr Garrett, Bywater Bayou Living LLC  
Caroline Mang  
Kevin Thomas  
The Green Project Inc, Green Project Inc  
The Green Project Inc, Green Project Inc  
The Green Project Inc, Green Project Inc  
R Redmon  
Ronald E Jr Ledet  
John D White  
John D White  
Walter W Blanton, Cultural Properties LLC  
Ze Daluz  
Clinton III Montz  
Malcolm Welbourne, Malcolm Welbourne  
Hector C Ulloa  
Wanda M Fernandez  
Blake Woodworks LLC, Edward B Joyner  
Joseph A Armitage  
Megan C Kiefer  
Eugenio 3 Hernandez  
3021 St Claude LLC  
Sweet Olive Properties LLC  
Olive Propllc Sweet  
Olive Prop Sweet  
Olive Prop Sweet  
Olive Propllc Sweet  
Richard E Launey  
Daniel N Thomas  
Claud N III Fristoe  
Harry K Smith  
Jennifer L Buuck  
Carine Mae Baas  
Calvin M Sr Prevost  
Anissa Wornner  
Danny L Starnes  
Family Redemption Ministries Urban  
Britta C Smith  
Victoria G Baker Rieben, Brian A Senie  
Irvin W Hatcher  
David R Rolston  
Of St Vincent De Paul Congregation  
Consuella T Hatcher

3060 N. Villere Street, New Orleans, LA 70117	Edwardscharles
3061 St Claude Ave, New Orleans, LA 70117	Eric E J Broyard
3067 St Claude Ave Ne Worleans, LA 70117	Eric E J Broyard
3067 St Claude Ave, Ne Worleans, LA 70117	Eric E J Broyard
3067 St Claude Ave, New Orleans, LA 70117	Eric E J Broyard
3100 N Rampart St, New Orleans, LA 70117	Carol L Runnels
3106 N Rampart St, New Orleans, LA 70117	Malcolm J Mcclay
3109 St Claude Ave, New Orleans, LA 70117	Leland Vandeventer, Jami Attenberg
3110 N Rampart St, New Orleans, LA 70117	Troy L Jr Magee
3111 St Claude Av, New Orleans, LA 70117	John C Pilley
3113 Burgundy St, New Orleans, LA 70117	Elisha M Washington
3115 Burgundy St, New Orleans, LA 70117	William J D Arvin
3115 N Rampart St, New Orleans, LA 70117	Brian Peri
3116 Marais St, New Orleans, LA 70117	France Petit Claudette La
3116 N Rampart St, New Orleans, LA 70117	Karin P Ramos
3117 Marais Street, New Orleans, LA 70117	Cynedra Williams
3119 Burgundy Street, New Orleans, LA 70117	Kirstin E Freed-Sullivan
3120 N Rampart St, New Orleans, LA 70117	Cynthia S Richardson
3121 St Claude Ave, New Orleans, LA 70117	Germana R Polizzi
3123 Burgundy St, New Orleans, LA 70117	Shannon Stith
3126 N Rampart St, New Orleans, LA 70117	Alexander E Mckenzie
3127 Marais St, New Orleans, LA 70117	Gwendolyn Y Turner
3131 N Rampart St, New Orleans, LA 70117	Vera V Parsons
3134 N Rampart St, New Orleans, LA 70117	Suzanne J Starr
3134 St Claude Av, New Orleans, LA 70117	Marie A Mcadory
3141 Burgundy Street, New Orleans, LA 70117	Janet M Boytano
3141 N Rampart St New Orleans, LA 70117	Jaclyn R Mccabe
3141 N Rampart St, New Orleans, LA 70117	Jaclyn R Mccabe
3144 N Rampart St, New Orleans, LA 70117	Monika Gerhart
3146 N Rampart Street, New Orleans, LA 70117	Shannon D Smith
3147 N Rampart St, New Orleans, LA 70117	John W Crawford
3150 N Rampart St, New Orleans, LA 70117	Mehdi M Qalbani
3151 Burgundy St, New Orleans, LA 70117	Marvin A Hardaway
3155 Burgundy St, New Orleans, LA 70117	Andrew Bizer
3160 Burgundy St, New Orleans, LA 70117	Louisa Rentals LLC
318 W 118Th St Floor 1, New York, NY 10026	Southern Coating& Water, Bourgogne By
3212 Baronne Street, New Orleans, LA 70115	Shelita Scott
3222 Behrman Place, New Orleans, LA 70114	J D Mc Venice LLC
3416 Sinclair Street, Chalmette, LA 70043	William Cruz
343 Misty Lane, Roswell, GA 30076	Tracy G Bridges
3700 Magellan St, New Orleans, LA 70114	Tukandu Inc
3810 Royal St, New Orleans, LA 70117	Anthony Napolitano
427 Elmeer Avenue, Metairie, LA 70005	Earl S Hedrick
4324 Earhart St, New Orleans, LA 70125	Marcel I Rivere-Ayestas
4343 Genoa Rd, New Orleans, LA 70129	Randy Bode

4657 Ingram Ct, Boulder, CO 80305  
4800 Lurline St, New Orleans, LA 70127-7011  
5424 Marigny St, New Orleans, LA 70122  
5721 Waterford Bl, New Orleans, LA 70127  
5901 Doral Ct, New Orleans, LA 70128  
613 Maple St, Mandeville, LA 70448  
6346 Louis Xiv St, New Orleans, LA 70124  
639 Loyola Ave., New Orleans, LA 70112  
6550 Hooper Rd, Baton Rouge, LA 70811  
6717 West Hamilton Road South, West Palm Beach, FL 46814-9771  
6978 Louis Xiv St, New Orleans, LA 70124  
709 Carrollton Ave, Metairie, LA 70005  
7116 Cross Creek Cir #D, Dublin, CA 94568  
7887 Walmsley Ave., New Orleans, LA 70125  
8 W Jackson St, Knightstown, IN 46148  
814 Louisa Street, New Orleans, LA 70117  
817 Montegut St, New Orleans, LA 70117-0701  
833 Montegut St, New Orleans, LA 70116  
839 Montegut St, New Orleans, LA 70117  
8870 N Himes Ave # 337, Tampa, FL 33614  
901 Clouet St, New Orleans, LA 70117  
901 Montegut St, New Orleans, LA 70117  
906 Clouet St, New Orleans, LA 70117  
907 Clouet St, New Orleans, LA 70117  
907 Montegut St, New Orleans, LA 70117  
908 Clouet St, New Orleans, LA 70117  
908 Montegut St, New Orleans, LA 70117  
910 Louisa St, New Orleans, LA 70117  
911 Montegut St, New Orleans, LA 70117  
916 Louisa Street, New Orleans, LA 70117  
917 Clouet St, New Orleans, LA 70117  
918 Clouet St, New Orleans, LA 70117  
918 Clouet St, New Orleans, LA 70117  
918 Clouet Street, New Orleans, LA 70117  
92 Main Avenue, Sea Cliff, NY 11579  
921 Clouet St, New Orleans, LA 70117  
9210 Meadow Vale, Austin, TX 78758  
922 Gallier St, New Orleans, LA 70117  
922 Louisa St, New Orleans, LA 70117  
923 Clouet St, New Orleans, LA 70117  
923 Tchoupitoulas St, New Orleans, LA 70130  
929 Montegut St, New Orleans, LA 70117  
931 Montegut St, New Orleans, LA 70117  
933 Montegut Street, New Orleans, LA 70117  
934 Clouet St, New Orleans, LA 70117  
James S Johnson  
Effie H Sr Mayfield  
Ray L Verges  
Barry M Dinvault  
Madalyn M Cochrane  
Danny Netherland, Danny Netherland  
Donna C Freeman  
N O Public Service Inc, Entergy New Orleans  
William J Severin  
David Klausner, David Klausner  
900-902 Properties LLC, 900-902 Proper  
Bart B Thibodeaux  
Cora C Rock  
Of Immaculate Conception Sisters  
Cynthia Sylvester, Luigi Perrazzelli  
Arthur W Cortner  
David J Peltier  
Eugenie C Schwartz  
Robert S Harrington, Eugenie C Schwartz  
Glenn M Sr Davis  
Donald Glen Mc  
Michael R Serebreni, Tyler B Harwood  
Phong N Tang  
Frank A Aqueno  
James A Freeburn  
Allison H Jung  
Casey J Webb-Ford  
Steven R Smith  
Frank A Washington  
Robert L Myers  
Helen L Dotson, Elizabeth O Sjoblom  
Marcus P Fraser  
Marcus P Fraser  
Marcus Fraser  
Kara T Katsur  
Konstantino Kritikos  
Janice P Mcconnell  
Michael W Barnes  
Blake A Vonderhaar  
Janine W Hannel  
Preservation Alliance Of N O Inc  
Justin J Boron  
Miwako Hattori  
John W Costa  
Laura L Groesbeck

934 Montegut St, New Orleans, LA 70117	Jacob Martin, Jacob Martin
936 Clouet St, New Orleans, LA 70117	Christopher A Kansy
Annette Chioma 925 Montegut St, New Orleans, LA 70117-0701	Thomas M Czekanski
Att: Patrick Finney 1901 Royal St, New Orleans, LA 70128	St. Caterine Properties, LLC
Betty-Carol Sellen 1026 Clouet St, New Orleans, LA 70117	Martha R Burt
C/O Adam Wyatt Davis 5017 S Saratoga St, New Orleans, LA 70115	August Livaudais
C/O Burgundy Associates P O Box 791566, New Orleans, LA 70179	Kemp A Johnson
C/O City Of New Orleans 3114 Urquhart St, New Orleans, LA 70117	Veronica C Temple, Veronica C Temple
C/O Dimitri/Garrett Property 701 S Military Rd, Slidell, LA 70461	Preservation Alliance Of N O Inc
C/O Edward M Moseley And Joy M Sonnier 1225 Pine St, New Orleans,	Peter P Jr Astaserse
C/O Jason L Stopa 2404 St Ann St, New Orleans, LA 70119	Leonardo J Salvaggio
C/O Julia Carter Rutledge 3126 N Rampart Street, New Orleans, LA 70116	Frank Pizzolato
C/O Lisa Cates 1118 N Prieur St, New Orleans, LA 70116	Shawn Pepp
C/O Mrs Martha A Cavanaugh 14748 S Ark Hwy #265, West Fork, AR 72773	Borde Pliman V La
C/O Nicole Hartford 7231 Chatelain Dr, New Orleans, LA 70128	Keith A Jr Lawrence
C/O Norfolk Southern Corp. Tax Dept 110 Franklin Road Se, Roanoke VA 24012	Alabama Greatsouthern R R The
C/O Stanley C Ablor Jr P O 1268, Pasadena, MD 21123	Walter W Blanton, Cultural Properties LLC
C/O Tiffani L Stephenson Po Box 792017, New Orleans, LA 70179	Bryan G Hithe
Erik M Van Haaren 1014 Clouet St, New Orleans, LA 70117	Laura L Groisbeck
Et Al 1015 Clouet St, New Orleans, LA 70117	Brandon K Macneill
Et Al 3055 Burgundy St, New Orleans, LA 70117	Stephone M Hood, Stephone M Hood
Et Al 481 W Judd St, Woodstock, IL 60098	Craig B Hallenstein
Et Als 1827 Gentilly Bl, New Orleans, LA 70119	Kenna Dwight L Mc
Et Als 940 Montegut St, New Orleans, LA 70117	Terry Hilliard
Etal 100 W. 141St Street, New York, NY 10030	Laurenz C Rothweiler
Etal 1022 Clouet St, New Orleans, LA 70117-0701	Rita J Burkkart-Dobila
Etal 1206 Clouet Street, New Orleans, LA 70117	James A Colon
Etal 1218 Feliciana St, New Orleans, LA 70117-3143	Cynthia Toney
Etal 1315 Gallier St, New Orleans, LA 70117	Terry Hilliard
Etal 1827 Gentilly Bl New Orleans, LA 70119	Kenna Dwight L Mc
Etal 1827 Gentilly Bl New Orleans, LA 70119	Kenna Dwight L Mc
Etal 2136 Teton, Carrollton, TX 75006	Julia C Rutledge
Etal 2910 N Rampart St, New Orleans, LA 70117	Travis A Black
Etal 3027 Burgundy Street, New Orleans, LA 70117	Valerie Mcwaters
Etal 3045 Burgundy St, New Orleans, LA 70117	Tess L Monaghan
Etal 3049 N Rampart St, New Orleans, LA 70117	Charles H Trapolin
Etal 3054 Burgundy St, New Orleans, LA 70117	Elena L Wolf
Etal 3119 N Rampart St, New Orleans, LA 70117	George Alexander
Etal 3123 Burgundy Street, New Orleans, LA 70117	Stephen T Polier
Etal 3124 Marais St, New Orleans, LA 70117	Constance Surtain, Lionell J Perkins
Etal 7260 Voyageur Ct, New Orleans, LA 70129	Gwendolyn L Ferguson, Gwendolyn L Ferguson
Etal 913 Clouet St, New Orleans, LA 70117	Shannon K Brinkman
Etal 927 Clouet St, New Orleans, LA 70124	James M Landry, Robert A Jr Schaefer
Etal C/O Mrs. Doris Peterson 6508 Asher St, Metairie, LA 70003	George S Mayley
Etal City Of New Orleans 1215 Clouet Street, New Orleans, LA 70117	Lisa Haywood, Kasey Dorsey

Etals 3145 Burgundy St, New Orleans, LA 70117	Todd B Shaffer
Laura Guccione 939 Montegut Street, New Orleans, LA 70117- 0	Ann Guccione
Mbc 03 King Faisal Sh & Rc 4404 Burke Dr., Metairie, LA 70003	Amy Sandridge
Melody K Arnold & Cheri Delahoussaye (Co-Trustees) P O Box 29853, Paul E Jr Fischer, Paul E Jr Fischer	
Michael Voorhies C/O Shirley H Kirkes-(Poa) 2941 N Rampart St, New Orleans, LA 70117	Shirley A Kirkes
Mr Douglas Minich 3026 N Rampart St New Orleans, LA 70117	Michael J Ducote
Mr Douglas Minich 3518 Dauphine St New Orleans, LA 70117	Michael J Ducote
Mr Douglas Minich 3518 Dauphine St, New Orleans, LA 70117	Michael J Ducote, Michael J Ducote
P O Box 12 Bovina Center, NY 13740	Jed D Weinberg
P O Box 12, Bovina Center, NY 13740	Jed D Weinberg
P O Box 27740, Las Vegas, NV 89126	Lois Joseph, Good Deal Houses LLC
P O Box 29046, Phoenix, AZ 85038	U Haul Of Louisia Na
P O Box 50911, New Orleans, LA 70150	Family Redemption Ministries Urban
P O Box 50911, New Orleans, LA 70150	Family Redemption Ministries Urban
P O Box 50911, New Orleans, LA 70150	Kemp A Sr Johnson
P O Box 58695, New Orleans, LA 70158	David R Perkins
P O Box 70261, New Orleans, LA 70172	James M Thorick
P O Box 70261, New Orleans, LA 70172	James Thorrick
P O Box 9508, Metairie, LA 70055	Alice F Shaffer
P.O Box 29853, New Orleans, LA 70189	C & P Propertiesinc
P.O. Box 174, Saint Rose, LA 70087	Yvonne Robinson
P.O. Box 21806, Washington, DC 20009	La Nouvelle Montegut LLC
P.O. Box 29853, New Orleans, LA 70189	C&P Properties Inc
P.O. Box 32, Stoughton, WI 53589	Alfred M Olson
P.O. Box 3503, New Orleans, LA 70177	Burnell Stewart
Property Tax Dept 639 Loyola Dr, New Orleans, LA 70113	Entergy New Orleans Inc
Room 302 1205 St Louis St, New Orleans, LA 70112	Alabama Great Southern R R Co.
Room 302 1205 St Louis St, New Orleans, LA 70112	Alabama Great Southern R R Co.
Stephen W Rathke 3810 Burgundy St, New Orleans, LA 70117	Edmann Rathke

Name	Address1	Address2	City
Belmont Land Holdings LLC	1226 Montegut Street		New Orleans
Rock Cora C	7116 Cross Creek Cir #D		Dublin
Reck Gothlyn J	2120 Hf Burgundy St		New Orleans
Mc Kenna Dwight L	Et Als	1827 Gentilly Bl	New Orleans
Steiner James J Jr	C/O Haroun Kahn	2907 St Claude Ave	New Orleans
Steiner James J Jr	C/O Haroun Khan	2907 St Claude Ave	New Orleans
Serebreni Michael R	901 Montegut St		New Orleans
Washington Frank A	911 Montegut St		New Orleans
Thorrick James	P O Box 70261		New Orleans
Czekanski Thomas M	Annette Chioma	925 Montegut St	New Orleans
C & P Propertiesinc	P.O Box 29853		New Orleans
Groisbeck Laura L	Erik M Van Haaren	1014 Clouet St	New Orleans
Moody Kerry P	1021 Montegut St		New Orleans
Maldonado Miguel A	1029 Montegut St		New Orleans
Joseph Michael T	1037 Montegut St		New Orleans
Robinson Ernestine H	1045 Clouet Street		New Orleans
Mccabe Jaclyn R	3141 N Rampart St		New Orleans
Lmc-Smm Ventures, LLC	1827 Gentilly Blvd		New Orleans
Pope Bruce W	1011 Clouet St		New Orleans
Osborne Frances G	1014 Montegut St		New Orleans
Lyons Grace S	1038 Montegut St		New Orleans
Sacchitelli Stephen	1043 Clouet St		New Orleans
Alexander Lecole M	1120 Clouet St		New Orleans
Singleton Edith E	1125 Clouet St		New Orleans
Walker Aaron C	1131 Montegut Street		New Orleans
Burkart Joan M	1022 Clouet St		New Orleans
Kansy Christopher A	936 Clouet St		New Orleans
Congregation Of St Vincent De P	3053 Dauphine Street		New Orleans
Cortner Arthur W	814 Louisa Street		New Orleans
Mc Donald Glen	901 Clouet St		New Orleans
Tang Phong N	906 Clouet St		New Orleans
Aqueno Frank A	907 Clouet St		New Orleans
Freeburn James A	907 Montegut St		New Orleans
Otterson John R	18 East Ave		Swedesboro
Fraser Marcus P	918 Clouet St		New Orleans
Fischer Paul E Jr	P O Box 29853		New Orleans
Landry James M	927 Clouet St		New Orleans
Thorick James M	P O Box 70261		New Orleans
Hattori Miwako	931 Montegut St		New Orleans
Groesbeck Laura L	934 Clouet St		New Orleans
Williams Leroy	26340 Poplar Glen Dr		Denham Springs
Lawrence Darryl R	265 Jeffer Dr		Waggoner
Saulsbury Joseph	1222 Clouet St		New Orleans
Garrett Paul Sr	1229 Feliciana St		New Orleans
Broyard Eric E J	3067 St Claude Ave		New Orleans
Tommaseo Tammy N	2300 Trio St		Chalmette
Cochrane Madalyn M	5901 Doral Ct		New Orleans
Launey Richard E	3027 St Claude Ave		New Orleans
Sylvestercynthia	107 Bullrun		Pearl River
Fristoe Claud N III	3031 N Rampart Street		New Orleans

Baas Carine Mae	3034 N Rampart St		New Orleans
Rutledge Julia C	2136 Teton St		Carrollton
Peri Brian	3115 N Rampart St		New Orleans
Lmc-Smm Ventures, LLC	1827 Gentilly Bl		New Orleans
Benn Kimberly G	1121 Clouet Street		New Orleans
Smith Lele Mae B	1126 Clouet Street		New Orleans
Winn Marjorie W	P O Box 70922		New Orleans
Andersen Marti Lee	113 Berkeley Place	Apt # 2	Brooklyn
Toney Cynthia	Etal	1218 Feliciana St	New Orleans
Belmont Land Holdings LLC	1226 Montegut St		New Orleans
Morris Kirschman & Co LLC	1008 Harimaw Ct W		Metairie
Bridges Tracy G	343 Misty Lane		Roswell
Belmont Land Holdings, LLC	1226 Montegut Street		New Orleans
Costa John W	933 Montegut Street		New Orleans
Martin Jacob	934 Montegut St.		New Orleans
Hagan Paul J Sr	1005 Montegut St		New Orleans
Osborne Hardy J Jr	1014 Montegut Street		New Orleans
Burt Martha R	Betty-Carol Sellen	1026 Clouet St	New Orleans
Pleasants Jennifer M	1117 Clouet Street		New Orleans
Fernandez Wanda M	3016 Marais St		New Orleans
Colon James A	Etal	1206 Clouet Street	New Orleans
Giammanchere John L	139 Lakeview Dr		Slidell
Dufrene Richard R Jr	1937 Veterans Blvd	# 362	Metairie
Thomas Kevin	2742 Cupid Street		New Orleans
Daluz Ze	3000 Burgundy St		New Orleans
Wells Fontaine A	1019 Montegut St		New Orleans
Sweet Olive Propllc	3024 St Claude Ave		New Orleans
Mcwaters Valerie	Etal	3027 Burgundy Street	New Orleans
Thomas Daniel N	3029 N Rampart St		New Orleans
Smith Britta C	3042 Burgundy St		New Orleans
Msaada Inc	C/O The City Of New Orleans	1300 Perdido St	New Orleans
Rutledge Julia	2136 Teton Drive		Carrollton
Hatcher Irvin W	3051 Marais St		New Orleans
Hood Stephone M	Etal	3055 Burgundy St	New Orleans
Hatcher Consuella T	3055 Marais Street		New Orleans
Hall Errol I	18000 Sw 68Th Loop		Dunnellon
Mcclay Malcolm J	3106 N Rampart St		New Orleans
Magee Troy L Jr	3110 N Rampart St		New Orleans
Katsur Kara T	92 Main Avenue		Sea Cliff
Mc Kenna Dwight L	Etal	1827 Gentilly Bl	New Orleans
Schatz Gregory S	1028 Montegut St		New Orleans
Davis Glenn MSr	8870 N Himes Ave	# 337	Tampa
Blake Woodworks LLC	4229 Burgundy St		New Orleans
Hannel Janine W	923 Clouet St		New Orleans
Boron Justin J	929 Montegut St		New Orleans
Dinvaut Barry M	5721 Waterford Bl		New Orleans
Ledet Ronald E Jr	2917 St Claude Ave		New Orleans
C&P Properties Inc	P.O. Box 29853		New Orleans
White John D	2925 N Rampart St		New Orleans
U Haul Of Louisia Na	P O Box 29046		Phoenix
Hedrick Earl S	427 Elmeer Avenue		Metairie

Wornner Anissa	3038 Urquhart Street		New Orleans
Starnes Danny L	3039 Burgundy Street		New Orleans
Fraser Marcus	918 Clouet Street		New Orleans
Rathke Edmann	Stephen W Rathke	3810 Burgundy St	New Orleans
Broyard Eric E J	3061 St Claude Ave		New Orleans
Pilley John C	3111 St Claude Av		New Orleans
Ramos Karin P	3116 N Rampart St		New Orleans
La France Petit Claudette	3116 Marais St		New Orleans
Polizzi Germana R	3121 St Claude Ave		New Orleans
Claude Property, LLC	2131 Canal Street		New Orleans
Parsons Vera V	3131 N Rampart St		New Orleans
Richardson Cynthia S	3120 N Rampart St		New Orleans
Mckenzie Alexander E	3126 N Rampart St		New Orleans
Buuck Jennifer L	3032 N Rampart St		New Orleans
Trapolin Charles H	Etal	3049 N Rampart St	New Orleans
Lopatka J Ryan	1004 Clouet St		New Orleans
La Nouvelle Montegut LLC	P.O. Box 21806		Washington
Walker Aaron C	1129 Montegut St		New Orleans
Alabama Great Southern R R Co	Room 302 1205 St Louis St		New Orleans
Runnels Carol L	3100 N Rampart St		New Orleans
Kiefer Megan C	3019 N Rampart St		New Orleans
Guccione Ann	Laura Guccione	939 Montegut Street	New Orleans
Netherland Danny	613 Maple St		Mandeville
Cruz William	3416 Sinclair Street		Chalmette
Carr Brian	C/O Halley Helen C	3003 St Claude Ave	New Orleans
Robinson Yvonne	P.O. Box 174		Saint Rose
Alaoui Omar	1027 Clouet St		New Orleans
Urban Family Redemption Ministr	3040 Marais St		New Orleans
Wolf Elena L	Etal	3054 Burgundy St	New Orleans
Sweet Olive Propllc	3024 St Claude Av		New Orleans
Ulloa Hector C	3016 Burgundy St		New Orleans
Olson Alfred M	P.O. Box 32		Stoughton
Pizzolatto Michael K	2525 N Rampart St		New Orleans
Sandridge Amy	Mbc 03 King Faisal Sh & Rc	4404 Burke Dr.	Metairie
Perkins David R	P O Box 58695		New Orleans
Reeves James A III	1000 Clouet St		New Orleans
Rivere-Ayestas Marcel I	4324 Earhart St		New Orleans
Armitage Joseph A	3018 N Rampart St		New Orleans
Monaghan Tess L	Etal	3045 Burgundy St	New Orleans
Bimo LLC	1107 Decatur St		New Orleans
Salvaggio Leonardo J	C/O Jason L Stopa	2404 St Ann St	New Orleans
Hilliard Terry	Etal	1315 Gallier St	New Orleans
Pizzolatto Michael	2525 N Rampart St		New Orleans
Khan Haroun	12037 Harmony Circle		Gulfport
Edwardscharles	3060 N. Villere Street		New Orleans
Kirkes Shirley A	Michael Voorhies C/O Shirley H Kirkes-(Poa)	2941 N Rampart St	New Orleans
Sweet Olive Properties LLC	3024 St Claude Av		New Orleans
Vanhoven Edward III	1275 Rue Bayonne		Mandeville
3038 St Claude LLC	2318 Octavia St		New Orleans
Rutledge Julia C	Etal	2136 Teton	Carrollton
Hewitt Allen H	C/O Patrick Finney	1901 Royal St	New Orleans

St. Catherine Properties, LLC	1901 Royal St		New Orleans
Redmon R	2917 Burgundy St		New Orleans
Napolitano Anthony	3810 Royal St		New Orleans
Joseph Lois	Etal	914 Montegut St	New Orleans
Vandevanter Leland	817 St Ferdinand St		New Orleans
Hilliard Terry	Et Als	940 Montegut St	New Orleans
Johnson Kemp A	C/O Burgundy Associates	P O Box 791566	New Orleans
Hithe Bryan G	C/O Tiffani L Stephenson	Po Box 792017	New Orleans
Smith Harry K	3032 Marais St		New Orleans
Klausner David	6717 West Hamilton Road South		West Palm Beach
Nolagardener LLC	1418 1/2 Dauphine St		New Orleans
Martin Jacob	934 Montegut St		New Orleans
Joyner Edward B	3017 St Claude Ave		New Orleans
Mcadory Marie A	3134 St Claude Av		New Orleans
St. Caterine Properties, LLC	Att: Patrick Finney	1901 Royal St	New Orleans
Ferguson Gwendolyn L	Etal	P O Box 872096	New Orleans
Macneill Brandon K	Et Al	1015 Clouet St	New Orleans
The Alabama Greatsouthern R R	C/O Norfolk Southern Corp. Tax Dept	110 Franklin Road Se	Roanoke
Bywater Rose LLC	2021 St Claude		New Orleans
Hallenstein Craig B	Et Al	481 W Judd St	Woodstock
Pepp Shawn	C/O Lisa Cates	1118 N Prieur St	New Orleans
Welbourne Malcolm	3012 Burgundy St		New Orleans
Lawrence Keith A Jr	C/O Nicole Hartford	7231 Chatelain Dr	New Orleans
Freeman Donna C	6346 Louis Xiv St		New Orleans
Weinberg Jed D	P O Box 12		Bovina Center
Welbourne Malcolm	3012 Burgundy Street		New Orleans
Lascsak Levi T	1008 Clouet St		New Orleans
900-902 Properties LLC	25271 Chef Menteur Hwy		New Orleans
3142 St. Claude LLC	1827 Gentilly Bl		New Orleans
Vega Francisca V	1011 Clouet St		New Orleans
Halley Halen C	1605 N Broad St		New Orleans
Schaefer Robert A Jr	Etal	927 Clouet St	New Orleans
Ferguson Gwendolyn L	Etal	7260 Voyageur Ct	New Orleans
Thibodeaux Bart B	709 Carrollton Ave		Metairie
Jung Allison H	908 Clouet St		New Orleans
Brinkman Shannon K	Etal	913 Clouet St	New Orleans
Dotson Helen L	Et Al	915 Clouet St	New Orleans
Kritikos Konstantino	921 Clouet St		New Orleans
Bingham Patrick S	1001 Clouet St		New Orleans
Bostick William H	1022 Clouet St		New Orleans
Wells Fontaine Allison	1019 Montegut Street		New Orleans
Humphrey Alvin Sr	2551 Havenscourt Blvd		Oakland
Fisher August L	1129 Clouet St		New Orleans
Andersen Marti L	113 Berkeley Pl	Apt 2	Brooklyn
Scott Shelita	3212 Baronne Street		New Orleans
Gibson Wanda M	1210 Feliciano St		New Orleans
Harwood Tyler B	901 Montegut St		New Orleans
Cavnar Timothy M	1200 Clouet Street		New Orleans
Emmer William Douglas	6978 Louis Xiv St		New Orleans
Sjoblom Elizabeth O	917 Clouet St		New Orleans
Andersen Marti L	113 Berkeley Place #2		New York

Perkins Lionell J	Etal	3124 Marais St	New Orleans
Houston Brian T	1221 Feliciana St		New Orleans
Ramsdell Kerrie K	2526 Chartres St		New Orleans
White John D	2925 N Rampart Street		New Orleans
Louisa Rentals LLC	3160 Burgundy St		New Orleans
Mayley George S	Etal C/O Mrs. Doris Peterson	6508 Asher St	Metairie
J D McVenice LLC	3222 Behrman Place		New Orleans
Rieben Victoria G Baker	3045 N Rampart St		New Orleans
Urban Family Redemption Ministr	P O Box 50911		New Orleans
Rolston David R	3052 St Claude Ave		New Orleans
Polier Stephen T	Etal	3123 Burgundy Street	New Orleans
Freed-Sullivan Kirstin E	3119 Burgundy Street		New Orleans
Surtain Constance	3126 Marais St		New Orleans
Black Travis A	Etal	2910 N Rampart St	New Orleans
Alexander George	Etal	3119 N Rampart St	New Orleans
Peter R Pocorello Investment	16464 Stoney Point Birch Road		Pride
Hernandez Eugenio 3	3021 Burgundy St		New Orleans
Mang Caroline	2734 Prytania Street		New Orleans
Prevost Calvin MSr	3036 St Claude Ave		New Orleans
Brown Ruth I	1214 N Mascher St		Philadelphia
Stewart Burnell	P.O. Box 3503		New Orleans
Webb-Ford Casey J	908 Montegut St		New Orleans
Sweet Olive Prop	3024 St Claude Ave		New Orleans
Bode Randy	4343 Genoa Rd		New Orleans
Bywater Bayou Living LLC	2718 State St		New Orleans
Sisters Of Immaculate Conceptio	7887 Walmsley Ave.		New Orleans
St Catherine Properties LLC	1901 Royal St		New Orleans
Wiltz Properties LLC	2318 Octavia St		New Orleans
900-902 Properties LLC	C/O Bil Szarabajka, Registered Agent	25271 Chef Menteur Hwy	New Orleans
Pizzolato Frank	C/O Julia Carter Rutledge	3126 N Rampart Street	New Orleans
Perkins Jay P	1015 Montegut St		New Orleans
3021 St Claude LLC	3021 St Claude St.		New Orleans
Macey Elizabeth A	1033 Montegut St		New Orleans
Burkkart-Dobila Rita J	Etal	1022 Clouet St	New Orleans
Klausner David	6717 West Hamilton Rd South		Fort Wayne
Netherland Danny	2110 Neyrey Dr		Metairie
Hood Stephone M	Et Al	3055 Burgundy St	New Orleans
Dinkelacker Andrew O	2126 Oretha Castle Haley Bl		New Orleans
Fischer Paul E Jr	Melody K Arnold & Cheri Delahoussaye (Co-Trus	P O Box 29853	New Orleans
Senie Brian A	3043 N Rampart St		New Orleans
Good Deal Houses LLC	P O Box 27740		Las Vegas
Attenberg Jami	3109 St Claude Ave		New Orleans



LA	70117
TX	75006
LA	70117
LA	70119
LA	70117
LA	70117
LA	70172
NY	11217
LA	70117-3143
LA	70177
LA	70001
GA	30076
LA	70117
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