



Date	8/30/16	BRW
Tracking Number	16-1929	

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 August 31st. 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

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) _____

PONTCHARTRAIN BLVD., 14th STREET, FLEUR DE LIS DRIVE, 16th STREET

Municipal Address(es) _____

6100 PONTCHARTRAIN BLVD.

Square Number(s) 10 Lot Number(s) 12

Tax Bill Number(s) 716502002

Square footage of area 2,880

Future Land Use Map Designation (current status) ~~S-LBI~~ R-SF POST *MS*

Proposed Future Land Use Map Designation ~~S-LBI~~ NC *JK*



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  Date 08/29/2016

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 29th day of August 20 16.

My Commission Expires at death



Joshua B. Couvillion, Esq.
Notary Public
LA Bar Roll # 34876
Notary ID# 134355
State of Louisiana
My Commission Expires Upon Death

**SUPPLEMENTAL DESCRIPTION TO:
MASTER PLAN APPLICATION & LAND-USE REQUESTS APPLICATION
MUNICIPAL DISTRICT 7, SQUARE 10, LOT 12
6100 PONTCHARTRAIN BLVD.**

Lots 6 thru 12 of Square 10 (6100 Pontchartrain Blvd.) have been advertised as a parcel of seven 24' x 120' lots, all zoned LB-1/S-BL1 (Commercial) for several years until August 2015 when the current CZO was adopted. The FLUM moved the line demarcating the boundary between zones S-LRS1 and S-LB1 from between Lots 12 and 13 to between Lots 11 and 12. The adoption of the current CZO mandated that the various zoning district boundaries align with the FLUM, thus re-zoning Lot 12 from Commercial to Residential. Lot 12 by itself (24' x 120') does not meet the minimum lot size requirements of the S-LRS1 district. The current Owners of the seven lot parcel recently purchased the property with the intent of constructing a two story commercial building with the required parking on the property utilizing all seven lots of the parcel.

The property Owners are requesting to adjust the FLUM, moving the boundary between zones S-LRS1 and S-LB1 to be between Lots 12 & 13 of Square 10 – back to where the boundary was prior to August 2015. In addition, the Owners are requesting re-zoning Lot 12 of Square 10 from S-LRS1 to S-LB1.

With all seven lots of the parcel zoned S-LB1, the development will be easier to plan and allow for more landscaping.



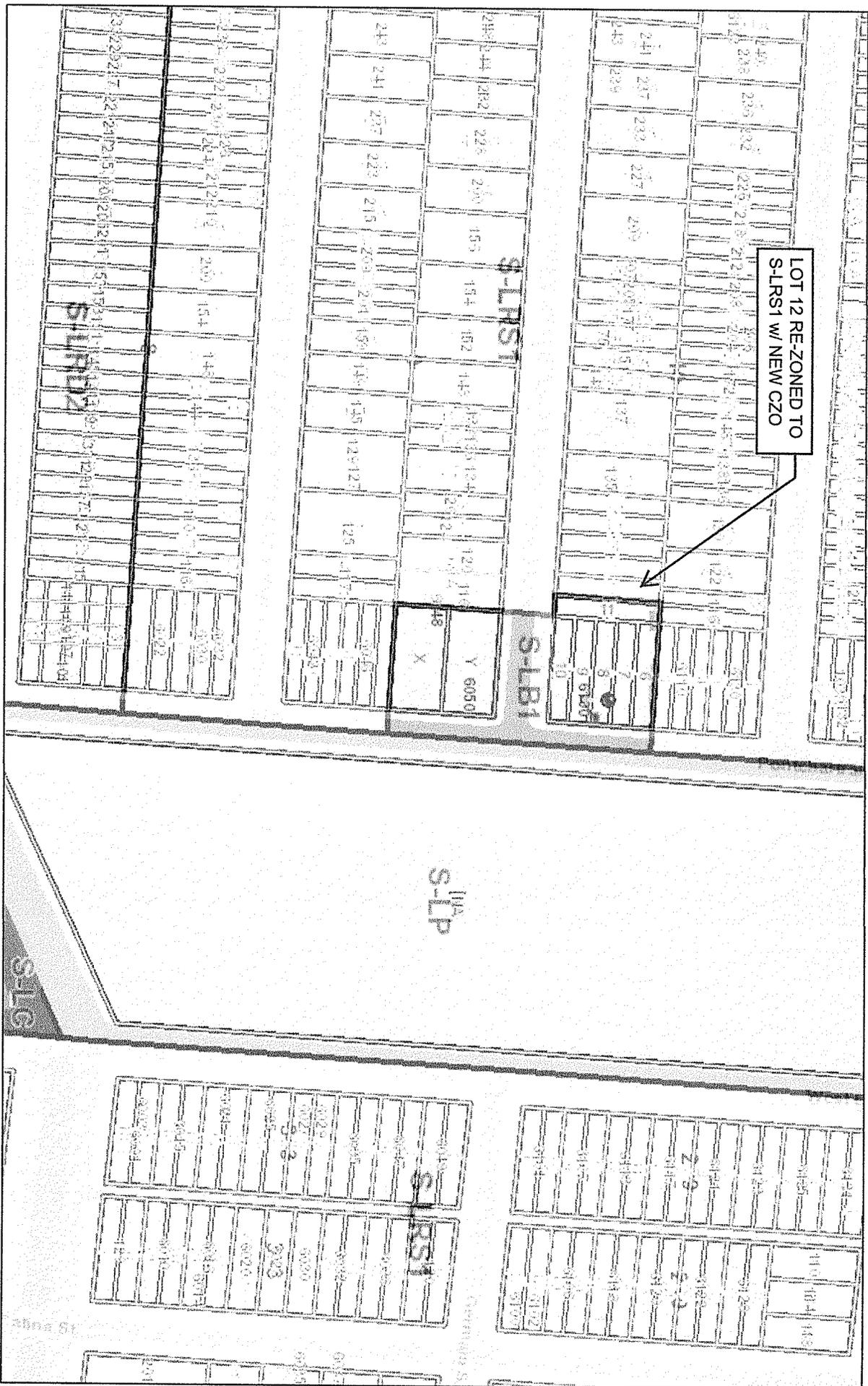




City of New Orleans Property Viewer



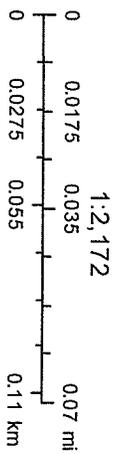
City of New Orleans Property Viewer



July 28, 2016

Override 1

POST AUG. 2015



August 11, 2016

Dear Neighbor:

My company, Lakeview JEMS, owns the vacant property at the corner of Pontchartrain Boulevard and 14th Street (Address: 6100 Pontchartrain Boulevard). That property, which is a total of 7 lots and 20,160 square feet, consists of 6 commercial zoned lots and 1 residential zoned lot. We intend to build a two-story building with approximately 10,000 – 11,000 square feet in that location, which will house professional offices, as well as commercial retail. The hours of operation would generally be 8:00 a.m. to 5:00 p.m., Monday through Friday, and abbreviated hours on Saturday.

The single lot, lot 12, (24' x 120') that is now zoned residential (S-LRS1) was zoned commercial (S-LB1) until approximately one year ago. We'd like to have that single lot rezoned back to commercial. We are filing an application with the City to modify the Future Land Use Map to include lot 12 in the S-LB1 zoned area, as well as filing an application to re-zone Lot 12 from S-LRS1 to S-LB1. Our applications ultimately have to be heard by the City Planning Commission and the City Council. I've enclosed some maps to give you a better idea of what we are proposing.

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what we propose, and you will have an opportunity to present any questions or concerns you may have. We are required to do this before we submit our applications to the City Planning Commission. The meeting will take place on August 22, 2016 at 6:30 p.m. at the site, 6100 Pontchartrain Boulevard, New Orleans, Louisiana 70124.

Also, the site is in a location where a building exceeding 5,000 square feet is considered a Conditional Use, which means we are required to apply for approval to build in excess of 5,000 square feet. The Conditional Use application will be filed separately from the first two applications, and we will be scheduling a second meeting to discuss the building plans when they are further developed.

This letter is being delivered through U.S. Mail. At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated of any changes to the plans. If you have questions or comments, here's how to reach me. I hope to see you at the meeting on August 22, 2016.

Sincerely,

Chad N. Evans
6572 Vicksburg Street
New Orleans, LA 70124
504-373-5708
chadevans2@yahoo.com

Project NPP Report

August 24, 2016

Project Name: 6100 Pontchartrain Blvd

Overview: This report provides results of the implementation of the Project Neighborhood Participation Program for property located at 6100 Pontchartrain on the corner of 14th Street. That property, which is a total of 7 lots and 20,160 square feet, consists of 6 commercial zoned lots and 1 residential zoned lot. The single lot, lot 12, (24' x 120') that is now zoned residential (S-LRS1) was zoned commercial (S-LB1) until approximately one year ago. The applicant intends to file an application to modify the Future Land Use Map to include lot 12 in the S-LB1 zoned area, as well as filing an application to re-zone Lot 12 from S-LRS1 to S-LB1. The applicant intends to build a two-story building with approximately 10,000 – 11,000 square feet in that location, which will house professional offices, as well as commercial retail. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

Contact:

Chad Evans

6572 Vicksburg St.

New Orleans, LA 70124

504-373-5708

Email: chadevans2@yahoo.com

Neighborhood Meetings: The following are dates and locations of all meetings where citizens were invited to discuss the applicant's proposal [comments, sign in lists, and other feedback are attached].

1. August 22, 2016 – 6100 Pontchartrain Blvd, 6:30pm – 7:30pm, 23 people in attendance.

Correspondence and Telephone Calls:

1. August 11, 2016 – letters mailed to contact list, including homes, apartments neighborhood associations, churches, and schools.

Results:

There were 56 persons/addresses invited to the community meeting. See summary below:

1. Summary of concerns, issues and problems:
 - Lot grading affect on neighboring properties
 - Site plan is not yet available, making it difficult to conceptualize the final project
 - Lighting glare on adjacent properties.
 - Lot seems large enough to build on without including lot 12
 - Possible unwanted establishments (e.g. restaurants)
2. How concerns, issues and problems will be addressed:
 - Necessary steps will be considered, including permeable pavement, to properly handle run-off water
 - A follow-up meeting will be scheduled in the future with a site plan to exhibit planned project
 - Consideration of neighboring lots will be given when planning exterior lighting
 - Inclusion of lot 12 will allow for less congested parking as well as more space for landscaping
 - Developers are planning the space for professional offices and retail, with no intentions of restaurants and/or bars
3. Concerns, issues, and problems not addressed and why:
 - None

OwnerName	OwnerAddress
Gretchen Z Kane	136 14Th St, New Orleans, LA 70124
Sergio J Girau	535 Arlington Dr, Metairie, LA 70001
William R Vanderwall	6645 West End Blvd., New Orleans, LA 70124-2231
The Jaden Group LLC	7521 Canal Bl, New Orleans, LA 70124
Joseph A Virgadamo	329 30Th Street, New Orleans, LA 70124
Sung W Chin	154 14Th St, New Orleans, LA 70124
Warren A Leal	129 12Th St, New Orleans, LA 70124
Frances S Ryan	127 16Th St, New Orleans, LA 70124
Geoffrey D Stevens	117 12Th St, New Orleans, LA 70124
Patricia P Blue	132 14Th St, New Orleans, LA 70124
Justin T Ranger	149 16Th St, New Orleans, LA 70124
Maria C Grant	Etal 209 16Th St, New Orleans, LA 70124
Jessica G Mayer	Etal 6044 Pontchartrain Bl, New Orleans, LA 70124- 0
Lydia R Roubion	136 16Th St, New Orleans, LA 70124
Salvador J Cardinale	114 18Th St, New Orleans, LA 70124
Alan T Jacobi	1317 Patriot St, Slidell, LA 70458-2131
Frank R Springer	135 14Th St, New Orleans, LA 70124
The Jaden Group LLC	7521 Canal Bl, New Orleans, LA 70124
Daniel J Simon	126 14Th St, New Orleans, LA 70124
Paul J Blanchard	6110 Pontchartrain Bl, New Orleans, LA 70124
Janice J Hales	151 14Th St, New Orleans, LA 70124
Roberto C Tovar	116 14Th St, New Orleans, LA 70124
Javier Jalice	170 16Th St, New Orleans, LA 70124
Samuel S Frazier	152 14Th St, New Orleans, LA 70124
Angelo Jr Chetta	149 14Th St, New Orleans, LA 70124
Christopher C Garcia	C/O Lorenzo Capuz 1014 Banks Apt#3, Houston, TX 77006
Frank M Maselli	Et Al 1401 St Andrew St Apt 132, New Orleans, LA 70130- 0
William Hoffman	Et Al 137 14Th St, New Orleans, LA 70124
William C Baker	124 14Th St, New Orleans, LA 70124
Jeffrey L Carcich	212 Gum Bayou Ln, Kenner, LA 70065
James A Jr Russo	519 Brockenbraugh Ct, Metairie, LA 70005
Garcia Trustee Rosa C	C/O Lorenzo Capuz 522 Wild Wind Lane, Houston, LA 77013-5524
Eileen R Aronovitch	10555 Lake Forest Blvd Unit 5 F, New Orleans, LA 70124
Bret E Rodriguez	116 16Th St, New Orleans, LA 70124-1218
Louis H Jr Orduna	149 12Th St, New Orleans, LA 70124-1201
Ronald R Campo	6132 Pontchartrain Bl, New Orleans, LA 70124-2040
Erica B Adams	125 12Th St, New Orleans, LA 70124
Rebecca O Wilson	Etal 120 14Th St, New Orleans, LA 70124
Yan Gao	236 12Th St, New Orleans, LA 70124
Xuewei Li	1209 Lake Louise Dr, Gretna, LA 70056
William Stockmann	Et Al 6150 Pontchartrain Blvd, New Orleans, LA 70124
Joan A Brown	130 16Th St, New Orleans, LA 70124-1218
Louis H Jr Orduna	149 12Th St, New Orleans, LA 70124
Mahesh K Patel	177 14Th St, New Orleans, LA 70124
Scb Developments LLC	P.O. Box 2470, La Place, LA 70069-2470
Anna Marie D Mitchell	20 Lark St, New Orleans, LA 70124-4523
Alexandra B Canary	148 16Th St, New Orleans, LA 70124
Tiffany A Romano	5930 Monticello Av, Dallas, TX 75206
Jeanne T Murphy	4601 Cleary Avenue, Metairie, LA 70002

Type	Source	Name	Address1	Address2	City	St	Zip
Person	County	Blue Patricia P	132 14Th St		New Orleans	LA	70124
Person	County	Springer Frank R	135 14Th St		New Orleans	LA	70124
Person	County	Rodriguez Bret E	116 16Th St		New Orleans	LA	70124-1218
Person	County	Romano Tiffany A	5930 Monticello Av		Dallas	TX	75206
Person	County	Tovar Roberto C	116 14Th St		New Orleans	LA	70124
Person	County	Baker William C	124 14Th St		New Orleans	LA	70124
Person	County	Orduna Louis H Jr	149 12Th St		New Orleans	LA	70124
Person	County	Hoffman William	Et Al	137 14Th St	New Orleans	LA	70124
Person	County	Jacobi Alan T	1317 Patriot St		Slidell	LA	70458-2131
Person	County	Adams Erica B	125 12Th St		New Orleans	LA	70124
Person	County	Kane Gretchen Z	136 14Th St		New Orleans	LA	70124
Person	County	Cardinale Salvador J	114 18Th St		New Orleans	LA	70124
Person	County	Orduna Louis H Jr	149 12Th St		New Orleans	LA	70124-1201
Person	County	Virgadamo Mildred S	129 16Th St		New Orleans	LA	70124-1217
Person	County	Brown Joan A	130 16Th St		New Orleans	LA	70124-1218
Person	County	Vanderwall William R	6645 West End Blvd.		New Orleans	LA	70124-2231
Person	County	Blanchard Paul J	6110 Pontchartrain Bl		New Orleans	LA	70124
Person	County	Campo Ronald R	6132 Pontchartrain Bl		New Orleans	LA	70124-2040
Person	County	Wilson Robert J	120 14Th St		New Orleans	LA	70124
Person	County	Thaller Francis J Jr	Po Box 55367		Metairie	LA	70055-5367
Person	County	Ryan Frances S	127 16Th St		New Orleans	LA	70124
Person	County	Hales Janice J	151 14Th St		New Orleans	LA	70124
Person	County	Roubion Lydia R	136 16Th St		New Orleans	LA	70124
Person	County	Patel Mahesh K	177 14Th St		New Orleans	LA	70124
Person	County	Chetta Angelo Jr	149 14Th St		New Orleans	LA	70124
Person	County	Simon Daniel J	126 14Th Street		New Orleans	LA	70124
Person	County	Garcia Christopher Clause	C/O Lorenzo Capuz, or his Successors, Heirs, and Assigns	1014 Banks St Apt#3	Houston	TX	77006
Person	County	Canary Alexandra B	148 16Th St		New Orleans	LA	70124
Person	County	Leal Warren A	129 12Th St		New Orleans	LA	70124
Person	County	Ranger Justin T	149 16Th St		New Orleans	LA	70124
Person	County	Chin Sung W	154 14Th St		New Orleans	LA	70124
Person	County	Frazier Samuel S	152 14Th Street		New Orleans	LA	70124
Person	County	Mayer Jessica G	Etal	6044 Pontchartrain Bl	New Orleans	LA	70124- 0
Person	County	Stevens Geoffrey D	117 12Th St		New Orleans	LA	70124
Person	County	Normann Frank B	126 18Th St		New Orleans	LA	70124
Person	County	Jalice Javier	170 16Thst		New Orleans	LA	70124
Person	County	Maselli Frank M	Et Al	1401 St Andrew St Apt 132	New Orleans	LA	70130- 0
Person	County	Li Xuewei	1209 Lake Louise Dr		Gretna	LA	70056
Person	County	Murphy Jeanne T	4601 Cleary Avenue		Metairie	LA	70002
Person	County	Aronovitch Eileen R	10555 Lake Forest Blvd Unit 5 F		New Orleans	LA	70124
Person	County	Mitchell Anna Marie D	20 Lark St		New Orleans	LA	70124-4523
Person	County	Garcia Christopher C	C/O Lorenzo Capuz	1014 Banks Apt#3	Houston	TX	77006
Person	County	Stockmann William	Et Al	6150 Pontchartrain Blvd	New Orleans	LA	70124
Person	County	Girau Sergio J	535 Arlington Dr		Metairie	LA	70001
Person	County	Simon Daniel J	126 14Th St		New Orleans	LA	70124
Person	County	Wilson Rebecca O	Etal	120 14Th St	New Orleans	LA	70124
Person	County	Carcich Jeffrey L	212 Gum Bayou Ln		Kenner	LA	70065
Person	County	Virgadamo Joseph A	329 30Th Street		New Orleans	LA	70124
Person	County	Frazier Samuel S	152 14Th St		New Orleans	LA	70124
Person	County	Jalice Javier	170 16Th St		New Orleans	LA	70124
Business	County	Scb Developments LLC	107 Fairway Dr		La Place	LA	70068
Business	County	Board Of Comm Orleans Levee District	6920 Franklin Ave		New Orleans	LA	70122
Business	County	Garcia Trustee Rosa C	C/O Lorenzo Capuz	522 Wild Wind Lane	Houston	LA	77013-5524
Business	County	The Jaden Group LLC	7521 Canal Bl		New Orleans	LA	70124
Business	County	Scb Developments LLC	P. O. Box 2470		La Place	LA	70069-2470

Tom Schedler
SECRETARY OF STATE

State of Louisiana
Secretary of State



COMMERCIAL DIVISION
225.925.4704

06/10/2016

Administrative Services
225.932.5317 Fax
Corporations
225.932.5314 Fax
Uniform Commercial Code
225.932.5318 Fax

CHAD N EVANS
ONLINE FILING
chadevans2@yahoo.com

CHAD N EVANS

LAKEVIEW JEMS, LLC

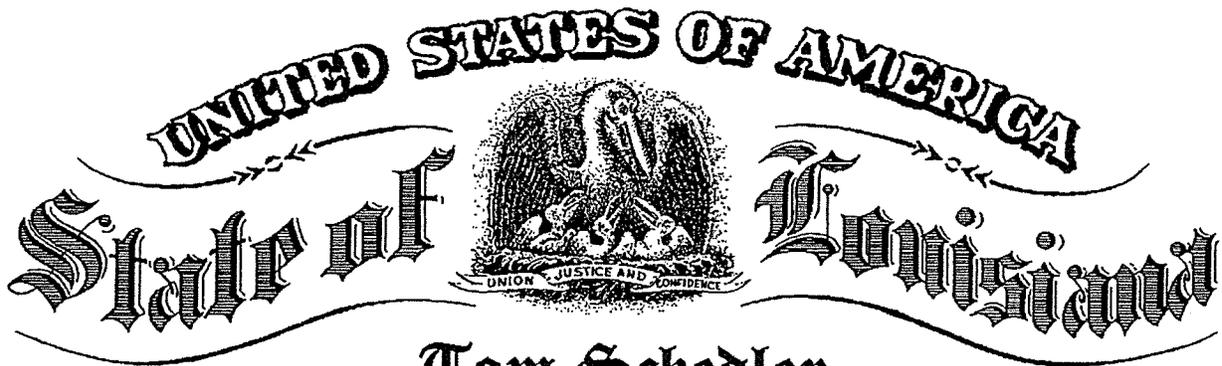
It has been a pleasure to approve and place on file your articles of organization. The appropriate evidence is attached for your files.

Payment of the filing fee is acknowledged by this letter.

Online filing options are available if changes are necessary to your registration or you need to file an annual report. Please visit our website at **GeauxBiz.com** for your future business needs.

Sincerely,

The Commercial Division
WEB



Tom Schedler
SECRETARY OF STATE

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

a copy of the Articles of Organization and Initial Report of

LAKEVIEW JEMS, LLC

Domiciled at NEW ORLEANS, LOUISIANA,

Was filed and recorded in this Office on June 10, 2016,

And all fees having been paid as required by law, the limited liability company is authorized to transact business in this State, subject to the restrictions imposed by law, including the provisions of R.S. Title 12, Chapter 22.

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 10, 2016

Secretary of State

WEB 42295531K



Certificate ID: 10719832#NJ62

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

Tom Schedler
SECRETARY OF STATE

State of Louisiana
Secretary of State



June 10, 2016

COMMERCIAL DIVISION
225.925.4704

Administrative Services
225.932.5317 Fax
Corporations
225.932.5314 Fax
Uniform Commercial Code
225.932.5318 Fax

The attached document of LAKEVIEW JEMS, LLC was received and filed on June 10, 2016.

WEB 42295531K

STATE OF LOUISIANA
ARTICLES OF ORGANIZATION (R.S. 12:1301)

1.The name of this limited liability company is:

LAKEVIEW JEMS, LLC

2.This company is formed for the purpose of:

ENGAGING IN ANY LAWFUL ACTIVITY FOR WHICH LIMITED LIABILITY COMPANIES MAY BE FORMED

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

PERPETUAL

4.Other provisions:

The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.

BY TYPING MY NAME BELOW, I HEREBY CERTIFY THAT I AM THE ORGANIZER.

ELECTRONIC SIGNATURE: CHAD N EVANS (6/10/2016)

TITLE: MEMBER

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

1.The name of this limited liability company is:

LAKEVIEW JEMS, LLC

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

6572 VICKSBURG STREET
NEW ORLEANS, LA 70124

3.Mailing Address:

6572 VICKSBURG STREET
NEW ORLEANS, LA 70124

4.The full name and municipal address (not a P.O. Box only) of each of this limited liability company's registered agent(s) is/are:

CHAD EVANS
6572 VICKSBURG STREET
NEW ORLEANS, LA 70124

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

CHAD EVANS (MEMBER)
6572 VICKSBURG STREET
NEW ORLEANS, LA 70124

The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S.

14:133.

BY TYPING MY NAME BELOW, I HEREBY CERTIFY THAT I AM THE ORGANIZER.

ELECTRONIC SIGNATURE: CHAD N EVANS (6/10/2016)

TITLE: MEMBER

SECRETARY OF STATE



Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 42295531K

Charter Name: LAKEVIEW JEMS, LLC

The agent / agents listed below accept the appointment of registered agent for and on behalf of the Charter Name above.

Date Responded	Agent(s)	Agent(s) Electronic Signature
06/10/2016	CHAD EVANS	CHAD N EVANS

**CERTIFICATE OF AUTHORITY
OF
LAKEVIEW JEMS, L.L.C.**

A meeting of the managers of LAKEVIEW JEMS, L.L.C. was held on this 29th day of August, 2016, at the municipal address of the limited liability company in the Parish of Orleans, State of Louisiana, after due notice, with all managers present and voting. The following Certificate of Authority was adopted unanimously:

BE IT HEREBY RESOLVED that Chad Evans, a Member of this limited liability company, is hereby authorized and empowered for and on behalf of this company to submit a Master Plan Application and Land-Use Request Application for the following described properties as he deems fit and proper:

6100 Pontchartrain Boulevard, New Orleans, LA 70124
Lot 6 thru 12, Square 10, 7th District, Metairie Park Subdivision
Orleans Parish

BE IT FURTHER RESOLVED that the said, Chad Evans, its Member, is hereby authorized to pursue land-use changes for and/or rezoning of the above property and to do any and all things he deems fit and proper in that capacity.

BE IT FURTHER RESOLVED that the said, Chad Evans, its Member, is hereby authorized to sign and execute on behalf of this company any and all documents, notarial acts, or other instruments in order to carry out the purpose of this Certificate of Authority; to do any and all other things as he, in his sole discretion, deem fit or proper to carry out this Certificate of Authority.

I, the undersigned Managers of LAKEVIEW JEMS, L.L.C., do hereby certify that the above and foregoing is a true and correct copy of an Excerpt of the Minutes of a meeting of the managers held at the municipal address of the limited liability company on August 29, 2016, with all managers present and voting.

LAKEVIEW JEMS, L.L.C.



CHAD EVANS
MANAGER/MEMBER

CASH SALE OF PROPERTY

UNITED STATES OF AMERICA

BY: SCB DEVELOPMENTS, LLC

STATE OF LOUISIANA

TO: LAKEVIEW JEMS, LLC

PARISH OF ORLEANS

BE IT KNOWN that on this **7th** day of **July, 2016**

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for the Parish of State aforesaid, on the dates assigned and in the presence of the undersigned competent witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

SCB DEVELOPMENTS, LLC., a Limited Liability Company, whose mailing address is PO Box 2470, LaPlace, Louisiana, 70069, represented herein by Joseph M. Scontrino, III, its Manager, duly authorized pursuant to a Certificate of Authority, filed in the Conveyance Records of the Parish of Orleans, State of Louisiana at CIN 520814, Orleans Parish, Louisiana.

hereinafter referred to collectively as "**SELLER**" (notwithstanding that there may be more than one), who declared that Seller does, by these presents grant, bargain, sell, convey, transfer, assign, set over, abandon and deliver with all legal warranties and with full substitution and subrogation in and to all the rights and actions of warranty which Seller has or may have against all preceding owners and vendors, unto:

LAKEVIEW JEMS, LLC., a Limited Liability Company, whose mailing address is 6572 Vicksburg Street, New Orleans, Louisiana, represented herein by Chad N. Evans, its Member, duly authorized pursuant to a Certificate of Authority, a copy of which is attached hereto and made a part hereof

hereinafter referred to as "**PURCHASER**" (notwithstanding that there may be more than one), here present accepting, and purchasing for Purchaser, and Purchaser's successors, heirs and assigns, and acknowledging due delivery and possession thereof, all and singular, the following described property, to wit:

A CERTAIN PARCEL OF LAND, 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 **SEVENTH DISTRICT** of the **CITY OF NEW ORLEANS**, Orleans Parish, State of Louisiana, in that subdivision thereof known as **METAIRIE PARK SUBDIVISION**, in **SQUARE 10**, bounded by 16th Street, Fleur de Lis Drive, 14th Street and Pontchartrain Boulevard. This parcel consists of Lots 11 and 12, each having a 24 foot front on 14th Street, with a depth between equal and parallel lines of 120 feet, adjoining each other, and Lots 6, 7, 8, 9 and 10, each measuring 24 feet front on Pontchartrain Boulevard, with a depth between equal and parallel lines of 120 feet, adjoin each other, with Lot 10 from the corner of Pontchartrain Boulevard and 14th Street. All as more fully shown on a survey by Clint M. Simoneaux, PLS, dated June 29, 2016, attached hereto and made a part hereof.

Being the same property acquired by SCB Developments, LLC by from Ethel Mae Chavannes Talen, by act passed before Jason P. Hernandez, Notary Public, dated September 21, 2012, filed CIN 519296, Orleans Parish, Louisiana.

Improvements thereon bear the Municipal No.: **6100 Pontchartrain Boulevard**

THIS ACT IS MADE, EXECUTED AND ACCEPTED SUBJECT TO ANY AND ALL RESTRICTIONS, RIGHTS OF WAY AND ENCROACHMENTS OF RECORD. INCLUDING BUT NOT LIMITED TO THE FOLLOWING TO-WIT:

1. Certificate of Compliance filed at CIN 579358.

This sale is made and accepted for and in consideration of the price and sum of **Eight Hundred Sixty-five thousand dollars and 00/100 (\$865,000.00)**, Cash, which the said purchaser has well and truly paid, in ready and current money to the Seller, who hereby acknowledges the receipt thereof and grants full acquittance and discharge therefor.

All taxes up to and including the taxes due and exigible in 2016 are paid, and taxes for the current year have been prorated between the parties hereto. The tax prorations are based upon the best available information obtainable at the time of closing. Any future adjustments on said differences shall be solely between Purchaser and Seller and Acquisition Title shall be held harmless. If Acquisition Title holds an estimated amount pending the issuance and/or receipt of the tax bill, Seller agrees to be responsible for any shortage in the estimated amount and Acquisition Title agrees to refund any overage in the estimated amount.

By reference to the Public Records of Orleans Parish, it does not appear that said property has been heretofore alienated by the Seller.

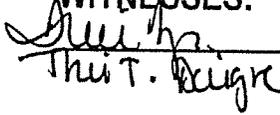
Seller represents and warrants: (1) that no other sale or grant of interest in said property has been, or will be made by vendor, and (2) that said property is not, and will not become subject to any lien or encumbrance by act or omission of the vendor, or claim against vendor, except as otherwise noted or excepted.

Conveyance, Mortgage and City, State and Parish Tax Research Certificates have been waived, and the parties hereto relieve, release and covenant to hold me, Notary, harmless from and against any and all liability and responsibility in connection therewith.

The parties hereto declare that they have not requested an Environmental Site Assessment and/or Environmental Impact Study of the herein conveyed property; nor have they requested any kind of study or evaluation of the property or the buildings thereon for any harmful pollutant or noxious substances (including asbestos); nor have they requested any opinion or evaluation of the usability of said property due to any considerations of the environment (including a declaration that the said property is "wetlands"). The parties further acknowledge that said Notary has advised them of the availability of obtaining any of the above evaluations or studies and they have chosen to proceed without such studies; and they do hereby relieve and release me, Notary, from any responsibility in connection therewith.

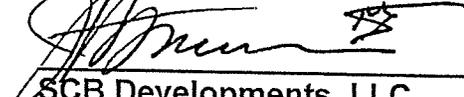
THUS DONE AND PASSED, in duplicate originals, in New Orleans, State of Louisiana on the 8th day of July, 2016, and in the presence of the undersigned competent witnesses, who hereunto sign their names with the said Appearers and me, Notary, after reading of the whole.

WITNESSES:

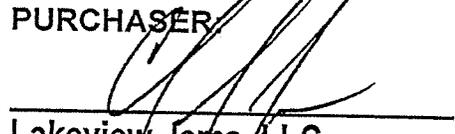

Thui T. Duong


Adrian S. Pappalardo

SELLER:


SCB Developments, LLC
By: Joseph M. Scontrino, III

PURCHASER:


Lakeview Jems, LLC
By: Chan N. Evans, Member


NOTARY PUBLIC
DANYA D. DUFFY
BAR #23045
My commission expires at my death.

**CERTIFICATE OF AUTHORITY
OF
LAKEVIEW JEMS, L.L.C.**

A meeting of the managers of **LAKEVIEW JEMS, L.L.C** .was held on this 8th day of July, 2016, at the municipal address of the limited liability company in the Parish of Orleans, State of Louisiana, after due notice, with all managers present and voting. The following Certificate of Authority was adopted unanimously:

BE IT HEREBY RESOLVED that, Chad Evans, its Member of this limited liability company, is hereby authorized and empowered for and on behalf of this company to purchase the following described properties for such price and on such terms and conditions as he deems fit and proper:

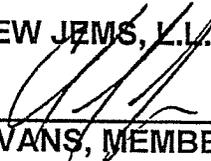
6100 Pontchartrain Boulevard, New Orleans, LA 70124
Lot 6 thru 12, Square 10, 7th District, Metairie Park Subdivision
Orleans Parish

BE IT FURTHER RESOLVED that the said, Chad Evans, its Member, are hereby authorized to purchase for the above described property on behalf of this company; to do any and all things he deems fit and proper in that capacity.

BE IT FURTHER RESOLVED that the said, Chad Evans, its Member are hereby authorized to sign and execute on behalf of this company any and all documents, notarial acts, or other instruments in order to carry out the purpose of this Certificate of Authority; to do any and all other things as he, in his sole discretion, deem fit or proper to carry out this Certificate of Authority.

I, the undersigned Managers of **LAKEVIEW JEMS, L.L.C.**, do hereby certify that the above and foregoing is a true and correct copy of an Excerpt of the Minutes of a meeting of the managers held at the municipal address of the limited liability company on July 8, 2016, with all managers present and voting.

LAKEVIEW JEMS, L.L.C



CHAD EVANS, MEMBER

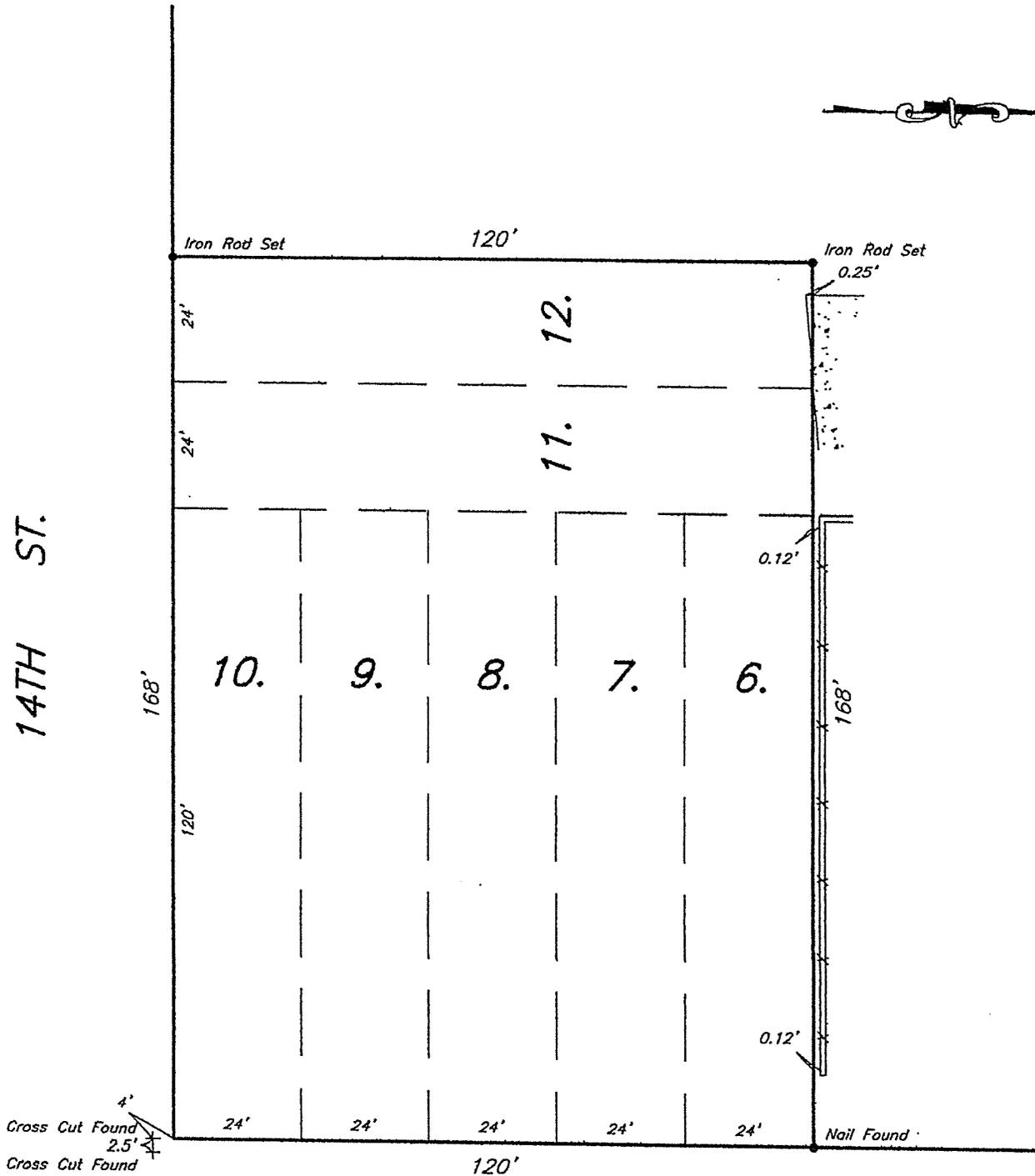
SQ. NO. 10, METAIRIE PARK
SEVENTH DISTRICT

NEW ORLEANS, LA
ORLEANS PARISH

FLEUR DE LIS DR. SIDE

14TH ST.

16TH ST. SIDE



PONTCHARTRAIN BLVD.



THE SERVITUDES AND RESTRICTIONS 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 shown for clarity.
The dimensions shown prevail over scale.
90° Lot angles as per plan of sub.

Date: June 29, 2016

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 25 for a Class "C" survey.
Made at the request of SCB Development, L.L.C.

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

Clint Simoneaux