



City Planning Commission



Date	09/09/16
Tracking Number	16-2047

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 NJK Date Recieved 09/09/16
 Amount Received \$4,000 Planning District 3



City Planning Commission



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) 612 Square
612 & Lot 613-B to Mixed-use High Density

Municipal Address(es) 8701 Palmetto Street and 3801 Monroe Street

Square Number(s) 612/613 Lot Number(s) Entire (undesignated) / 613-B

Tax Bill Number(s) 716426901 / 716426910

Square footage of area 53,200 s.f. / 54,725

Future Land Use Map Designation (current status) P Parkland & Open Space / RLD-PRE

Proposed Future Land Use Map Designation Mixed Use High Density

Residential Pre-war Low Density



City Planning Commission



Date _____
Tracking Number _____

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) Louisiana Coastal Development, LLC

Address 5208 Magazine Street, Ste. 219

City New Orleans State LA Zip 70135

Phone _____ Email address _____

Applicant Type: Organization Public official/agency Individual citizen Property owner Other

Applicant Name (and org. name if applicable) Justin B. Schmitt

Address 701 Poydras Street, Ste. 4500

City New Orleans State LA Zip 70139

Phone 585-0361 / 457-6567 Email address justin.schmitt@arcwr.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

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

Applicant Name (and org. name if applicable) _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email address _____



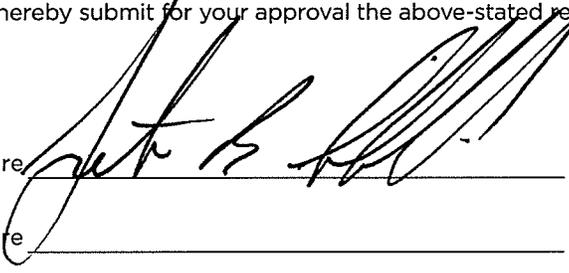
Date	_____
Tracking Number	_____

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 September 9, 2016

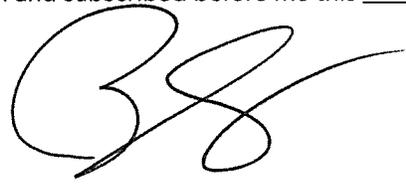
Applicant Signature _____ Date _____

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

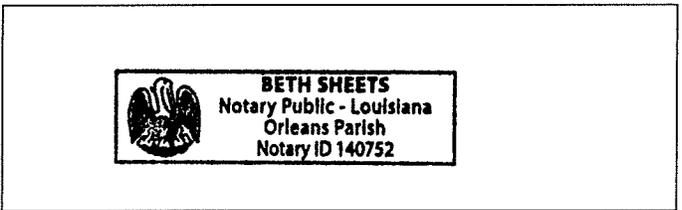
STATE OF LOUISIANA, PARISH OF ORLEANS

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 9th day of September 20 16.



My Commission Expires At Death



**UNANIMOUS CONSENT OF
THE SOLE MEMBERS/MANAGER OF
LOUISIANA COASTAL DEVELOPMENT, LLC**

The undersigned, being the sole member of LOUISIANA COASTAL DEVELOPMENT, LLC, a Louisiana limited liability company (the "Company"), and acting herein by unanimous consent as permitted by the Louisiana Limited Liability Company Law, hereby adopts the resolutions contained herein.

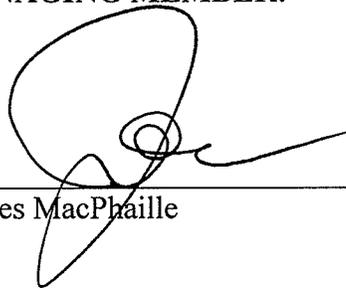
WHEREAS, the Company is the owner of that certain parcel of immovable property in the City of New Orleans, Louisiana (the "Property"); and

WHEREAS, the Company desires to apply to the New Orleans City Planning Commission/City Council for an Amendment to Master Plan; and

NOW THEREFORE, the below listed individuals, being all of the members of the Company do hereby express their consent to the following actions of the Company:

1. **RESOLVED**, that Justin B. Schmidt and the firm Adams and Reese, LLP (collectively and/or individually the "Authorized Agent") is hereby authorized to act on the Company's behalf and to appear execute any and all documents necessary in order to apply for, obtain, amend or finalize the Master Plan Amendment and any other documents, which said Authorized Agent deems necessary, in his sole discretion.

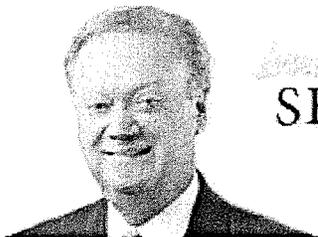
MANAGING MEMBER:



James MacPhaille

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

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



SECRETARY OF STATE

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Name	Type	City	Status
LOUISIANA COASTAL DEVELOPMENT, L.L.C.	Limited Liability Company	NEW ORLEANS	Active

Previous Names

SOUTHCOAST CONSTRUCTION, L.L.C. (Changed: 4/30/2001)

Business: LOUISIANA COASTAL DEVELOPMENT, L.L.C.

Charter Number: 34816216K

Registration Date: 7/19/1999

Domicile Address

5208 MAGAZINE ST., #219
NEW ORLEANS, LA 70115

Mailing Address

5208 MAGAZINE ST., #219
NEW ORLEANS, LA 70115

Status

Status: Active

Annual Report Status: In Good Standing

File Date: 7/19/1999

Last Report Filed: 6/29/2016

Type: Limited Liability Company

Registered Agent(s)

Agent:	RADER JACKSON, ESQ.
Address 1:	1010 COMMON ST.
Address 2:	SUITE 1800
City, State, Zip:	NEW ORLEANS, LA 70112
Appointment Date:	7/19/1999

Officer(s)

Additional Officers: No

GET HELP

Officer:	JAMES M. MACPHAILLE
Title:	Member
Address 1:	5208 MAGAZINE ST., #219
City, State, Zip:	NEW ORLEANS, LA 70115
Officer:	CATHERINE R. MACPHAILLE
Title:	Member
Address 1:	5208 MAGAZINE ST., #219
City, State, Zip:	NEW ORLEANS, LA 70115

Amendments on File (1)

Description	Date
Name Change	4/30/2001

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GET HELP



Orleans Parish Assessor's Office

Previous Parcel	Next Parcel	Return to Main Search Page	Orleans Home
Owner and Parcel Information			
Owner Name	LOUISIANA COSTAL DEVELOPMENT LLC	Today's Date	September 9, 2016
Mailing Address	5208 MAGAZINE ST # 219 NEW ORLEANS, LA 70115	Municipal District	7
Location Address	8701 PALMETTO ST	Tax Bill Number	716426901
Property Class	Commercial	Special Tax District	
Subdivision Name		Land Area (sq ft)	53200
Square	612	Lot	
Book	44	Folio	009
Line	002	Parcel Map	Show Parcel Map
Legal Description	1. SQ 612 LOT 612-A PALMETTO & 2. MONROE 250-265 98 X 3. 146 21-268 25 EXEMPT	Assessment Area	DIXON COM 71 Show Assessment Area Map

Assessment Notice: **2017**

Value Information									Estimate Taxes	Tax Information			
Special Assessment Treatment													
Year	Land Value	Building Value	Total Value	Assessed Land Value	Assessed Building Value	Total Assessed Value	Homestead Exemption Value	Taxable Assessment	Age Freeze	Disability Freeze	Assmnt Change	Tax Contract	
* 2017	\$ 133,000	\$ 0	\$ 133,000	\$ 13,300	\$ 0	\$ 13,300	\$ 0	\$ 13,300					
2016	\$ 133,000	\$ 0	\$ 133,000	\$ 13,300	\$ 0	\$ 13,300	\$ 0	\$ 0					
2015	\$ 133,000	\$ 0	\$ 133,000	\$ 13,300	\$ 0	\$ 13,300	\$ 0	\$ 0					

* Uncertified Values

Sale/Transfer Information						
Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number	
07-01-1985	\$ 0		CONG ST THERESA OF CHILD OF JESUS	00000000	00000000	

Previous Parcel	Next Parcel	Return to Main Search Page	Orleans Home
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Orleans Parish Assessor's Office

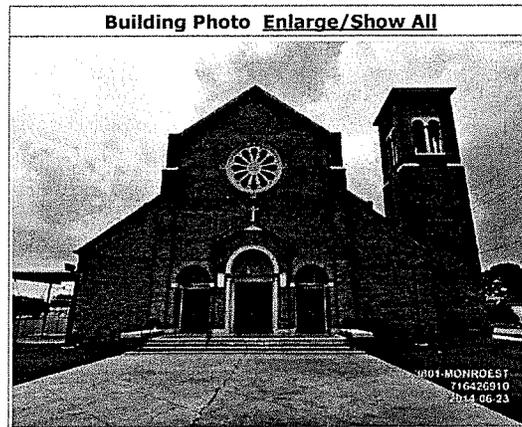
Previous Parcel	Next Parcel	Return to Main Search Page	Orleans Home
Owner and Parcel Information			
Owner Name	LOUISIANA COASTAL DEVELOPMENT LLC	Today's Date	September 9, 2016
Mailing Address	5208 MAGAZINE ST # 219 NEW ORLEANS, LA 70115	Municipal District	7
Location Address	3801 MONROE ST	Tax Bill Number	716426910
Property Class	Commercial	Special Tax District	
Subdivision Name		Land Area (sq ft)	54725
Square	613	Lot	613-B
Book	44	Folio	010
Line	002	Parcel Map	Show Parcel Map
Legal Description	1. SQ 613 LOT 613-B 2. 292-VAR X 177-172 3. SUBD.	Assessment Area	DIXON 2 Show Assessment Area Map

Assessment Notice: 2017

Value Information									Estimate Taxes	Tax Information		
										Special Assessment Treatment		
Year	Land Value	Building Value	Total Value	Assessed Land Value	Assessed Building Value	Total Assessed Value	Homestead Exemption Value	Taxable Assessment	Age Freeze	Disability Freeze	Assmnt Change	Tax Contract
* 2017	\$ 136,800	\$ 1,193,300	\$ 1,330,100	\$ 13,680	\$ 179,000	\$ 192,680	\$ 0	\$ 192,680				
2016	\$ 136,800	\$ 1,193,300	\$ 1,330,100	\$ 13,680	\$ 179,000	\$ 192,680	\$ 0	\$ 0				
2015	\$ 136,800	\$ 1,193,300	\$ 1,330,100	\$ 13,680	\$ 179,000	\$ 192,680	\$ 0	\$ 192,680				
* Uncertified Values												

Change Order Information							
Year	Date Approved	Reason	Assessed Land Value	Assessed Building Value	Total Assessed Value	Homestead Exemption Value	Taxable Assessment
2015	02/12/2015	Exempt Non-profit org.-App. filed/excl. use verified. Category:	\$ 13,680	\$ 179,000	\$ 192,680	\$ 0	\$ 0

Sale/Transfer Information					
Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
05-30-2002	\$ 870,000			02-26839	000237074



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<p>The Orleans Parish Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: September 9, 2016</p> <p style="text-align: center;">© 2009 by the Orleans Parish Assessor's Office Website design by qpublic.net</p>			

**NEIGHBORHOOD PARTICIAPATION PROGRAM
SUMMARY REPORT
FOR
8701 PALMETTO AND 3801 MONROE STREETS,
NEW ORLEANS, LOUISIANA
FOR APPLICANT,
LOUISIANA COASTAL DEVELOPMENT, LLC**

**Submitted By:
Justin B. Schmidt
Adams and Reese, LLP
701 Poydras Street, Ste. 4500
New Orleans, Louisiana 70163
(504) 585-0361**

New Orleans City Planning Commission
c/o Robert D. Rivers, Executive Director
1300 Perdido Street, 7th Floor
New Orleans, Louisiana 70112

RE: NPP Summary Report for Master Plan Amendment Application of Louisiana Coastal Development, LLC (“Applicant”) for 8701 Palmetto and 3801 Monroe Streets, New Orleans, Louisiana

Dear Ladies and Gentlemen:

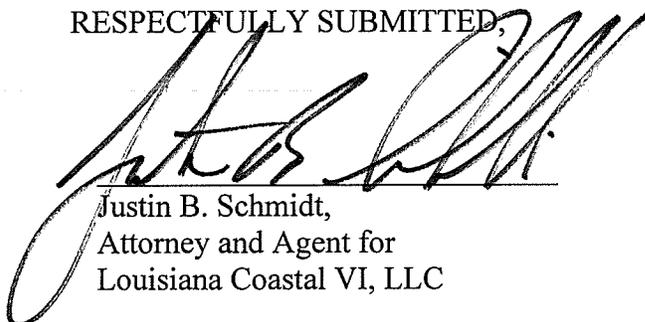
As a prerequisite to the filing of the enclosed Master Plan Amendment Application and in compliance with Article XVI, Section 16.9.2.1, et seq., on behalf of Applicant, I submit the following information for your files:

1. On August 24, 2016, we mailed (First Class, U.S. Mail) the Invitation to Meeting letter attached hereto as Exhibit A, to all of the parties listed on Exhibit B.
2. On Wednesday, August 31, 2016, Applicant hosted the NPP Pre-Application Meeting at 3801 Monroe Street, New Orleans, Louisiana at 9:00 a.m. C.D.T., a copy of the sign in sheet for the meeting is attached hereto as Exhibit C. After waiting for a few stragglers to come in, the meeting was called to order at 9:05 a.m. C.D.T.
3. Because there was a typographical error in the August 23, 2016 Notice Letter, on September 1, 2016, we sent another set of Invitation to Meetings letters to all those on Exhibit B, announcing a second (2nd) NPP Meeting to be held on Wednesday, September 7, 2016 at 6:00 p.m. C.D.T., a copy of which is attached hereto as Exhibit D. The sign in sheet for those attending the September 7, 2016 NPP Meeting is attached hereto as Exhibit E. The following sheets attached *in globo* as Exhibit F, were distributed to all attendees at both meetings.
4. Although Applicant does not have any current plans for the site that have been reduced to drawings, Applicant explained the desire to change the underlying Land Use in the Master Plan to a category that would permit a multi-family and/or mixed-used development.
5. The following is a summary of the discussion that took place at both of the meetings:
 - Ms. Annette Turner arrived and was very interested in what was going on with the property currently as the recent rains had kept the grass from being cut, leading to overgrowth and illegal dumping. I explained to her that, obviously, this had been addressed and that we had been in contact with the Councilmember Guidry’s Office on this matter.
 - There were a number of other commenting on the general condition of the property.

- There was quite a bit of misunderstanding with respect to the current status of the property. One older resident did not understand that the property was not a park, as that has been its use since she was a child. Apparently, there is even a name for it, although it is private land, and was formerly the long-time home of St. John Preparatory School, which uses a portion of it for athletic fields. I assume that this, coupled with the fact that there is a chain-link baseball backstop on the property contributes to this misunderstanding.
- Ms. Mary Ann Tufts, was particularly interested in the prospect of seeing some type of assisted living facility on the property. She thought this would be a “win-win” for the owner and neighborhood.
- A concern over traffic flow and increased traffic and cars was raised given the limited access to the property and the fact that it abuts the Palmetto Overpass at Airline Drive and the railroad tracks running parallel to Airline Drive adjacent to the property.
- Another older resident suggested that the owner turn over the property to the neighborhood to make it a park with a jogging path.
- Miss Pearlie Harris, the owner of the adjacent Royal Castle Kids School/Day Care Center, opined that she wanted to acquire the property years ago to build a state-of-the-art Early Childhood Development Center on the site, but the cost of the land was too high. She also mentioned she had spoken to Mr. MacPhaille about possibly buying a portion of the site for an expansion to her current facility.
- Ms. Ruth Kennedy of the Hollygrove Neighborhood Association expressed concern and invited the applicant to one of their meetings to present to the organization. I agreed to schedule a presentation in the future months prior to the CPC hearing on the same.
- Jarvain Bingmon of Trinity Christian Community also expressed an interest in being allowed to use the property for activities and play. I explained to him that Mr. MacPhaille had already asked me to look into the insurance issues and liability associated with the same and asked me to draw up the necessary documents to facilitate this request.
- Of course, there was the usual skepticism and suspicions about the application, especially as no immediate plans were available. I explained that this was the first of a number of steps to redevelop and there would be a great deal of additional outreach at the appropriate time.
- A couple of residents also were opposed to additional multi-family apartments in the area and wanted to leave the property to be developed as single family homes.

-
Should you have any further questions, please do not hesitate to contact me directly at
(504) 585-0361 or at justin.schmidt@arlaw.com

RESPECTFULLY SUBMITTED,



Justin B. Schmidt,
Attorney and Agent for
Louisiana Coastal VI, LLC

August 23, 2016

Dear Neighbor:

I represent Louisiana Coastal Development, LLC (principals Jim and Catherine MacPhaille), the owner of the vacant land at 8701 Palmetto Street 3801 Monroe Street generally forming the triangular piece of property bounded by Palmetto Street, Leonidas Street and the railroad tracks adjacent to Airline Drive. While there are no immediate development plans for this site, the owner wishes to apply for an Amendment to the Master Plan and the corresponding Land Use contained therein, that would permit a more comprehensive plan in the future, which may include, but not be limited to some type of multi-family housing and/or a residential assisted living facility.

Under the newly adopted Neighborhood Participation Program a pre-application meeting is a prerequisite to submitting the Master Plan Amendment Application to the City Planning Commission.

The meeting will take place:

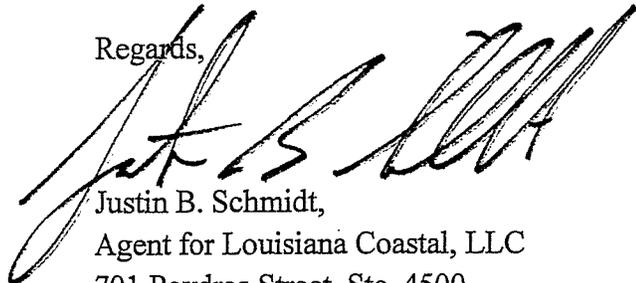
Wednesday, August 30, 2016 at 9:00 a.m.

at the site 3801 Monroe Street/8701 Palmetto Street, New Orleans, Louisiana 70115.

This letter is being delivered through First Class, Pre-Paid, U.S. Mail as well as being distributed by hand to some of the area apartment buildings. At the meeting, we will provide a sign-in-sheet to obtain your contact information so that we can keep you updated on any changes to the plans.

If you have any questions or comments, please feel free to contact me using the information listed herein. Otherwise, I look forward to seeing you at the meeting scheduled for August 30, 2016.

Regards,



Justin B. Schmidt,

Agent for Louisiana Coastal, LLC

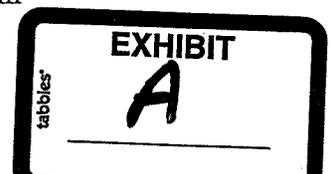
701 Poydras Street, Ste. 4500

New Orleans, LA 70139

Phone: (504) 585-0361

Fax: (504) 584-9534

e-mail: Justin.schmidt@arlaw.com



Susan G. Guidry: Councilmember District "A"

City Hall, Room 2W80
1300 Perdido Street
New Orleans, LA 70112
Phone: (504) 658-1010
Fax: (504) 658-1016
sgguidry@nola.gov

Organization Name: Carrollton Area Network

Point of Contact: H.V. Nagendra
Phone Number: 504-616-5972
Email: h.nagendra@atl.net
Street Address: 2319 Adams Street
City: New Orleans
Zip: 70118

Organization Name: Hollygrove Neighbors

Point of Contact: Rev. Marc A. Napoleon
Phone Number: 504-259-7478
Email: bappteach1@yahoo.com
Street Address: P. O. Box 10462
City: New Orleans

Organization Name: Carrollton United

Point of Contact: June Jones
Phone Number: 504-861-0119
Email: junejones1100@bellsouth.net
Street Address: 8540 Spruce St.
City: New Orleans
Zip: 70118



Name	Address 1	Address 2	City	St	Zip
United States Department Of Labor	200 Constitution Ave Nw	Room N4643	Washington	DC	20210
United States Of America	C/O United States Department Of Labor	200 Constitution Avenue N.W.	Washington	DC	20210
United States Department Of Labor	C/O U S Department Of Labor	200 Constitution Ave Nw N 4643	Washington	DC	20210- 0
United States Department Of Labor	C/O U S Department Of Labor Employment And Training Administration	200 Constitution Av N W Room # N 4643	Washington	DC	20210
United States Department Of Labor	C/O Us Labor Employment And Training	200 Constitution Avenue N.W., Room No. N 4643	Washington	DC	20210
Ill Costello P & Costello P III Wilson	3605 Barry Dr		Temple Hills	MD	20748
V.J. Investments, LLC	3616 Colette Dr		Sulphur	LA	70663-0043
Cynthia L & Anthony Perkins	412 Mockingbird Ln		St Rose	LA	70087- 0
Jay P Weatherman	407 Legardeur Dr		Sidell	LA	70460
James E Johnson	EI AI	1819 Golden Gate Ave #12	San Francisco	CA	94115
Willie Jr Shephard	6639 S.New Braunfels #16103		San Antonio	TX	78223
Karon J Smith	11804 Crescent Cove Dr		Pearland	TX	77584
Wei L Xie	8701 Airline Hwy		New Orleans	LA	70118
3980 Camborne Dev LLC	909 Poydras St/S/Ste 3000		New Orleans	LA	70112
Betty M Gorman	3918 Gan Ogden St		New Orleans	LA	70118-7011
Properties Consulting B3	540 South Broad St		New Orleans	LA	70119
Cabrenthia A Rolling	3625 Eagle St		New Orleans	LA	70118-3329
Deborah A Duncan	3628 Joliet St		New Orleans	LA	70118-3306
Diane T Peterson	3632 Monroe St		New Orleans	LA	70118-3336
Sharon C Strawder	3636 Monroe St		New Orleans	LA	70118
Michael C Pittman	4003 Eagle St		New Orleans	LA	70118-3411
Earthea Elzey	3803 Leonidas St		New Orleans	LA	70118-4615
Anita E Perrott	3824 Joliet St		New Orleans	LA	70118-4612
Tommy Tompkins	Po Box 26163		New Orleans	LA	70186
Leonard Russell	3703 Monroe St		New Orleans	LA	70118-3311
Dorothy C Poydras	3615 Leonidas St		New Orleans	LA	70118-3333
Jabbar Rodney	3636 Leonidas St		New Orleans	LA	70118
Francis J Sr Louis	4050 Franklin Ave.		New Orleans	LA	70122
Wayne J Landry	Po Box 4044		New Orleans	LA	70178
Henry Stampley	3807 Leonidas St		New Orleans	LA	70118-4615
Lenward Castine	8513 Palmeto St		New Orleans	LA	70118-3317
Dorothy T. McClare	3822 Joliet St		New Orleans	LA	70118-4612
Clarence L Jr Marchand	3708 Monroe St		New Orleans	LA	70118-3312
Phillip Clark	3615 Monroe St		New Orleans	LA	70118-3335
Nicole A Greenidge	3923 Eagle St		New Orleans	LA	70118-3409
Ellely E Jackson	6880 Farwood Rd		New Orleans	LA	70126-3236
Norma Huele	430 S Alexander St		New Orleans	LA	70119
Lethia Mae L Profit	Elais	3616 Monroe St.	New Orleans	LA	70118
Gann Betty C Mc	3621 Monroe St		New Orleans	LA	70118-3335

Robert Jr Johnson	3628 Leonidas St		New Orleans	LA	70118-3334
Molte Ronald La	4001 Monroe St		New Orleans	LA	70118-3427
Tyrus Peters	4006-Montroest		New Orleans	LA	70118
Wayne J Landry	P. O. Box 4044		New Orleans	LA	70178
Udell A Warren	8516 Stroelitz St		New Orleans	LA	70118
Paul V Cooper	8522 Stroelitz St		New Orleans	LA	70118
Clarence Albert	8515 Stroelitz St		New Orleans	LA	70118-3325
Jeanette H Trask	8529 Palmello St		New Orleans	LA	70118
Tammie M Duran	8616 Stroelitz St		New Orleans	LA	70118
Geneva W Hooker	Et Al	3330 Bacchus Dr	New Orleans	LA	70131
Jerry Conner	4029 Monroe St		New Orleans	LA	70118-3427
Neil Avena B Mc	8506 Dixon St		New Orleans	LA	70118-4608
Pearl P Remo	8509 Palmello St		New Orleans	LA	70118-3317
Lee E Hill	8522 Dixon St		New Orleans	LA	70118-4608
Audry H Palmer	8527 Stroelitz St		New Orleans	LA	70118
Evelyn L Blouin	8614 Marks St		New Orleans	LA	70118-4628
Cora Lee Harris	8700 Marks St		New Orleans	LA	70118-3422
A D Jenkins	8726 Palmello St		New Orleans	LA	70118-3322
James S Hulbert	8738 Stroelitz St		New Orleans	LA	70118-3344
Linda H Anderson	8918 Dixon St		New Orleans	LA	70118
Mary E Shaw	8509 Stroelitz St		New Orleans	LA	70118-3325
Annie J Haynes	8521 Stroelitz St		New Orleans	LA	70118
Louise J Nutter	8526 Palmello St		New Orleans	LA	70118-3318
Brenda Cerf	8822 Stroelitz St		New Orleans	LA	70118
David T Harris	3637 Leonidas St		New Orleans	LA	70118
The City Of Love	3810 Leonidas St		New Orleans	LA	70118
Laurentina M Johnson	4017 Eagle St		New Orleans	LA	70118
Delores Jampierre	4022 Monroe St		New Orleans	LA	70118
Samuel St Robinson	Et Als	8720 Marks St	New Orleans	LA	70118- 0
The City Of Love	818 Sixth St		New Orleans	LA	70118
Teresia M Gilbert	4031 Eagle St		New Orleans	LA	70118
Franklin Bell	8804 Stroelitz St		New Orleans	LA	70118
Kevin J St Mckennie	8821 Stroelitz St		New Orleans	LA	70118-3450
Keenan D St Duckworth	8909 Stroelitz St		New Orleans	LA	70118
Trinity Christian Community Center	3114 Canal St		New Orleans	LA	70119
Elaire B Knatt	8521 Palmello St		New Orleans	LA	70118
Renewal Home Limited & Renewal Homes Limited Partnership	2100 Oretha C Haley Blvd		New Orleans	LA	70113
Tonya R Parker	8609 Stroelitz St		New Orleans	LA	70118
Gloria D Ferdiand	3040 Monroe St		New Orleans	LA	70118-3242
Betsy M Galloway	8702 Palmello St		New Orleans	LA	70118-3322

John W Hammurabi	8715 Stroelliz St			New Orleans	LA	70118-3343
Ernest Turner	8722 Palmetto St			New Orleans	LA	70118-3322
Morris Jr Marcel	8722 Peach St			New Orleans	LA	70118-3432
Annie M Ratcliff	8735 Stroelliz St			New Orleans	LA	70118-3343
Raymond Elum	8714 Marks St			New Orleans	LA	70118-3422
Jerry Conner	4033 Monroe St			New Orleans	LA	70118
House Children's	3800 Eagle St			New Orleans	LA	70118-3404
Debra A Booker	8721 Palm St			New Orleans	LA	70118-3341
M Rosla Thomas	5611 Christian Ln			New Orleans	LA	70127-3369
Lashun C Doyle	8820 Streilz St			New Orleans	LA	70125
Burton Hollis	8831 Stroelliz St			New Orleans	LA	70118-3450
James E Johnson	Et Al	8810 Stroelliz St		New Orleans	LA	70118
Charlene A Carter	8830 Palmetto St			New Orleans	LA	70118- 0
Mary S Watson	3629 Leonidas St			New Orleans	LA	70118-3333
Andrey Stewart	Et Al	8823 Stroelliz St		New Orleans	LA	70118-3450
Angela Willis	8835 Stroelliz St			New Orleans	LA	70118
Lawrence Williams	3927 Eagle St			New Orleans	LA	70118
Gerardine Maxwell	Et Al	4013 Eagle Street		New Orleans	LA	70118- 0
Patrick & Medea Jones	Et Al	8219 Apricot St		New Orleans	LA	70118
Tyrene J Sims	8810 Palmetto St			New Orleans	LA	70118- 0
Dairde J Mitchell	Et Al	8620 Marks St		New Orleans	LA	70118- 0
Kathy A Freeman	Et Al	8621 Stroelliz St		New Orleans	LA	70118- 0
Paula T Miller	3924 Gen Ogden St			New Orleans	LA	70118- 0
Jeanne C Johnson	8608 Marks St			New Orleans	LA	70118
Sheldon Albert	Et Al	3615 Cambronne St		New Orleans	LA	70118- 0
Henry Jaron Barrow	Et Al	8516 Palmetto St		New Orleans	LA	70118
Ellely W Brooks	3908 Gen Ogden			New Orleans	LA	70118- 0
St Theresa Of Child Of Jesus Cong	8701 Palmetto St			New Orleans	LA	70118- 0
Jessica M Walsh	8615 Stroelliz St			New Orleans	LA	70118- 0
Rosa L Gordon	11111 N Forest Park Ct			New Orleans	LA	70128-3336
Cheryl W Stevenson	4332 Jeanne Marie Place			New Orleans	LA	70122
Donald Marco	3623 Gen Ogden St			New Orleans	LA	70121- 0
Celina C Gladden	Et Als	8836 Palmetto St		New Orleans	LA	70118-3449
Barbara Lee F May	Et Als	8500 Dixon St		New Orleans	LA	70118
Elvin H II Simien	3920 Gen Ogden St			New Orleans	LA	70118
Alexander J St. Reaux	P O Box 3696			New Orleans	LA	70177- 0
The City Of Love Inc	P O. Box 740249			New Orleans	LA	70174
8734 Palmetto LLC	10555 Lake Forest Blvd Unit 5F			New Orleans	LA	70127
Herbert P Burrell	8636 Marks St			New Orleans	LA	70118-4628
Mohammed Haghghi	8616 Palmetto			New Orleans	LA	70118-3320

Alejandro L Gonzalez	8727 Stroelitz St		New Orleans	LA	70118
Patsy S Blackman	8536 Stroelitz St		New Orleans	LA	70118-3325
Nedal O Yousef	3624 Eagle St		New Orleans	LA	70118
Matthew F Eaton	8501 Palmello St		New Orleans	LA	70118
Lindsey Maldonado	3724 Eagle St		New Orleans	LA	70118
Nathaniel Sims	Etal	8720 Stroelitz St	New Orleans	LA	70118- 0
Cypress Manor 1 Limited Partnership	826 Adams St		New Orleans	LA	70118- 0
Meivin Jr Gaines	8704 Marks St		New Orleans	LA	70118
Francis Sr Louis	4050 Franklin Av		New Orleans	LA	70118- 0
Maren Holdings LLC	4923 Camp St		New Orleans	LA	70122
Orleans Parish School Board	3510 General De Gaulle Dr		New Orleans	LA	70114-3412
Mary L Murray	4016 Monroe St		New Orleans	LA	70118-3428
U S Bank National Association	C/O Rader Jackson	1010 Common St Suite 1800	New Orleans	LA	70112
Yvette Robinson	8616 Marks St		New Orleans	LA	70118
Lorraine Mark & Calvin L II Padgett	8721 Stroelitz St		New Orleans	LA	70118
Ronald Barnes	3616 Leonidas St		New Orleans	LA	70118-3334
Robert L Rogers	4029 Ulloa St		New Orleans	LA	70119
Ruby G Gordon	Etais	8801 Lakeforest Blvd Apt 16515	New Orleans	LA	70127
Mohammed Haghghi	8618 Palmello St		New Orleans	LA	70118
Ronald Barnes	3616 Leonidas St		New Orleans	LA	70118-3334
Frisette Schools, Inc	300 N Broad St	Suite 207	New Orleans	LA	70119
Orleans District Redevelopment Corpora	4902 S Claiborne Ave		New Orleans	LA	70125
Dwight Holloway	8708 Palmello St		New Orleans	LA	70118
Johnnie A Jr Clark	C/O Patricia Clark	3219 Cadiz St	New Orleans	LA	70125-5005
Kimberly K Franklin	Etal/C/O Ultrasounds Unlimited LLC And Lisa Kennedy	Po Box 29561	New Orleans	LA	70189
Lorraine Mark	3830 Joliet St		New Orleans	LA	70118
Louisiana Coastal Development & Louisiana Coastal Development LLC	5208 Magazine St # 219		New Orleans	LA	70115
Joseph III Neuro	Etal	6010 Eads St	New Orleans	LA	70122
Orleans Redevelopment Authority New	1409 Orelha Casile Haley Bl		New Orleans	LA	70113
Beltworth LLC	1528 Lowerline St		New Orleans	LA	70118
Annette Turner	Etal	8722 Palmello St	New Orleans	LA	70118-3322
Janice S Jenkins	1809 Manson St		New Orleans	LA	70001-2505
Jerry Riggs	6105 Stonia Road		Metairie	LA	70118
Paul A Patl	1611 Lake Ave		Metairie	LA	70005
8734 Palmello LLC	1914 Veterans Memorial Bl		Metairie	LA	70005
Oleg Borta	Etal	6309 Morton St	Metairie	LA	70003
Celebration Church Inc	1915 Airline Dr		Metairie	LA	70003
Delores P Williams	Etal/C/O Mark Joseph Marniscaco	6521 Ithaca St	Metairie	LA	70004
Campbell Enterprises LLC	2805 Tanager Dr		Mesquite	TX	75161-2957
Lindsey Maldonado	5425 Alpaca Dr		Marro	LA	70072

Darnell R Armistead	1601 E Frisco Dr		La Place	LA	70068
Robert M Porter	20 Vernet Crt		Kenner	LA	70065
Delores P Williams	Etal	4132 Laite Dr Apt A	Kenner	LA	70065
Lionel C Robertson	P O Box 15182		Humble	TX	77347
Mae M S Kennedy	2732 Cavalier Dr		Decatur	GA	30034
Joseph III Nero	Et A/C/O Adam Joel Lee Katz	384 Maple St 1A	Brooklyn	NY	11225
Samuel L III Miller	Po Box 663		Bogalusa	LA	70429
Franklin Hilton	17203 Deer Meadow Ave		Baton Rouge	LA	70816
Irma Williams	683 N Carrollton Av	#151	Baton Rouge	LA	70806
Draemelcius F Thurmond	Po Box 41964		Baton Rouge	LA	70835
Erline C Davis	Et Al	931 Timberside Dr	Baton Rouge	LA	70806
State Of Louisiana-Dold	1201 Capitol Access Rd.		Baton Rouge	LA	70802- 0
Trust Company Ofamerica	C/O Gene W Armstrong	P O Box 51080	Amarillo	TX	79121- 0
Occupant	8928 Dixon St		New Orleans	LA	70118
Occupant	8937 Dixon St		New Orleans	LA	70118
Occupant	4019 Eagle St		New Orleans	LA	70118
Occupant	4120 Monroe St		New Orleans	LA	70118
Occupant	8726 Palmetto St		New Orleans	LA	70118
Occupant	4031 Eagle St		New Orleans	LA	70118
Occupant	3636 Joliet St		New Orleans	LA	70118
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Occupant	4014 Monroe St		New Orleans	LA	70118
Occupant	4016 Monroe St		New Orleans	LA	70118
Occupant	4115 Monroe St		New Orleans	LA	70118
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Occupant	8630 Marks St		New Orleans	LA	70118
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Occupant	8724 Marks St		New Orleans	LA	70118
Occupant	3532 Monroe St		New Orleans	LA	70118
Occupant	8622 Stroelitz St		New Orleans	LA	70118
Occupant	3801 Joliet St		New Orleans	LA	70118

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Occupant	8735 Stroelliz St		New Orleans	LA	70118
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Occupant	8810 Palmetto St		New Orleans	LA	70118
Occupant	8521 Palmetto St		New Orleans	LA	70118
Occupant	3927 Hollygrove St		New Orleans	LA	70118
Occupant	3600 Eagle St		New Orleans	LA	70118
Occupant	3632 Monroe St		New Orleans	LA	70118
Occupant	8701 Airline Hwy		New Orleans	LA	70118
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Occupant	8509 Palmetto St		New Orleans	LA	70118
Occupant	8713 Edinburgh St		New Orleans	LA	70118
Occupant	8823 Palm St		New Orleans	LA	70118
Occupant	8835 Stroelliz St		New Orleans	LA	70118
Occupant	3517 Monroe St		New Orleans	LA	70118
Occupant	3600 Monroe St		New Orleans	LA	70118
Occupant	8535 Palm St		New Orleans	LA	70118
Occupant	3623 General Ogden St		New Orleans	LA	70118
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Occupant	3703 Monroe St		New Orleans	LA	70118
Occupant	8509 Stroelliz St		New Orleans	LA	70118
Occupant	3621 Leonidas St		New Orleans	LA	70118
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Occupant	3615 Leonidas St		New Orleans	LA	70118
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Occupant	8620 Pear St		New Orleans	LA	70118
Occupant	8830 Stroelliz St		New Orleans	LA	70118
Occupant	3625 Eagle St		New Orleans	LA	70118
Occupant	3619 General Ogden St		New Orleans	LA	70118
Occupant	8506 Dixon St		New Orleans	LA	70118
Occupant	8636 Palm St		New Orleans	LA	70118
Occupant	3904 General Ogden St		New Orleans	LA	70118
Occupant	8515 Palmetto St		New Orleans	LA	70118
Occupant	4001 Monroe St		New Orleans	LA	70118
Occupant	3812 General Ogden St		New Orleans	LA	70118
Occupant	3616 Monroe St		New Orleans	LA	70118
Occupant	8818 Stroelliz St		New Orleans	LA	70118
Occupant	8806 Palmetto St		New Orleans	LA	70118

Occupant	3622 Leonidas St		New Orleans	LA	70118
Occupant	3901 Joliet St		New Orleans	LA	70118
Occupant	3609 Eagle St		New Orleans	LA	70118
Occupant	4023 Monroe St		New Orleans	LA	70118
Occupant	8501 Dixon St		New Orleans	LA	70118
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Occupant	3629 Leonidas St		New Orleans	LA	70118
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Occupant	3637 Leonidas St		New Orleans	LA	70118
Occupant	8740 Palm St		New Orleans	LA	70118
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Occupant	8602 Palmello St		New Orleans	LA	70118
Occupant	3702 Monroe St		New Orleans	LA	70118
Occupant	8704 Marks St		New Orleans	LA	70118
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Occupant	8714 Marks St		New Orleans	LA	70118
Occupant	3809 Hollygrove St		New Orleans	LA	70118
Occupant	8621 Stroelitz St		New Orleans	LA	70118
Occupant	3519 Eagle St		New Orleans	LA	70118
Occupant	3601 Eagle St		New Orleans	LA	70118
Occupant	4112 Monroe St		New Orleans	LA	70118
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Occupant	8815 Stroelitz St		New Orleans	LA	70118
Occupant	3724 Eagle St		New Orleans	LA	70118
Occupant	9013 Palmello St		New Orleans	LA	70118
Occupant	8620 Marks St		New Orleans	LA	70118

Occupant	3801 Hollygrove St		New Orleans	LA	70118
Occupant	8707 Edinburgh St		New Orleans	LA	70118
Occupant	8603 Palm St		New Orleans	LA	70118
Occupant	8717 Marks St		New Orleans	LA	70118
Occupant	8603 Stroelliz St		New Orleans	LA	70118
Occupant	8722 Peach St		New Orleans	LA	70118
Occupant	9004 Dixon St		New Orleans	LA	70118
Occupant	4127 Monroe St		New Orleans	LA	70118
Occupant	8626 Palm St		New Orleans	LA	70118
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Occupant	3716 Joliet St		New Orleans	LA	70118
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Occupant	4005 Eagle St		New Orleans	LA	70118
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Occupant	3928 General Ogden St		New Orleans	LA	70118
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Occupant	8626 Palmello St		New Orleans	LA	70118
Occupant	8721 Edinburgh St		New Orleans	LA	70118
Occupant	3624 Eagle St		New Orleans	LA	70118
Occupant	4104 Monroe St		New Orleans	LA	70118
Occupant	3621 Monroe St		New Orleans	LA	70118
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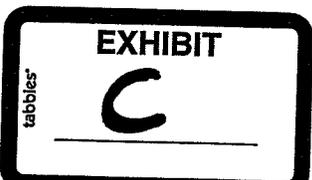
Occupant	3927 Eagle St		New Orleans	LA	70118
Occupant	8717 Peach St		New Orleans	LA	70118
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Occupant	3500 Monroe St		New Orleans	LA	70118
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Occupant	3525 Eagle St		New Orleans	LA	70118
Occupant	3616 Leonidas St		New Orleans	LA	70118
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Occupant	8610 Palm St		New Orleans	LA	70118
Occupant	8933 Dixon St		New Orleans	LA	70118
Occupant	9009 Palmello St		New Orleans	LA	70118
Occupant	3805 Hollygrove St		New Orleans	LA	70118

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Occupant		8621 Palm St		New Orleans	LA	70118
Occupant		8507 Palmello St		New Orleans	LA	70118
Occupant		8734 Palmello St		New Orleans	LA	70118
Occupant		3521 Monroe St		New Orleans	LA	70118
Occupant		8616 Palm St		New Orleans	LA	70118
Occupant		3637 Monroe St		New Orleans	LA	70118
Occupant		8522 Stroelliz St		New Orleans	LA	70118
Occupant		4000 Monroe St		New Orleans	LA	70118
Occupant		8503 Stroelliz St		New Orleans	LA	70118
Occupant		3610 Monroe St		New Orleans	LA	70118
Occupant		8718 Palm St		New Orleans	LA	70118
Occupant		4037 Eagle St		New Orleans	LA	70118
Occupant		8401 Stroelliz St		New Orleans	LA	70118
Occupant		8620 Palm St		New Orleans	LA	70118
Occupant		4000 Eagle St		New Orleans	LA	70118
Occupant		8721 Palm St		New Orleans	LA	70118
Occupant		8913 Stroelliz St		New Orleans	LA	70118
Occupant		8830 Palmello St		New Orleans	LA	70118
Occupant		3900 General Ogden St		New Orleans	LA	70118
Occupant		8721 Peach St		New Orleans	LA	70118
Occupant		8529 Palmello St		New Orleans	LA	70118
Occupant		3910 Leonidas St		New Orleans	LA	70118
Occupant		4000 Leonidas St		New Orleans	LA	70118

NPP MEETING SIGN-IN SHEET FOR AUGUST 31, 2016 9:00 AM C.D.T. NPP Meeting for 8701 Palmetto and 3801 Monroe Streets

	NAME	ADDRESS	TELEPHONE NUMBER	E-MAIL	PREFERRED METHOD OF COMMUNICATION	COMMENTS (USE ADDITIONAL SHEET IF REQUIRED)
1	RENNETTE D. GOLDEN	8617 EDWIN BIRNBAUGH ST.	(504) 861-6960	goldnrgren@gmail.com	EMAIL	
2	Kimberly Sese	9007 Palmetto St	988 2263	KJerrison198@gmail.com		
3	Jarvain Bingham	8418 Stroelitz St.	9815915	Jarvain@gmail.com	EMAIL	
4	Ruth E. Kennedy		482-8240	rkennema24@yahoo.com	Email	Hollygrove Neighbors Neighborhood Assn.
5						
6						
7						
8						
9						
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September 1, 2016

Dear Neighbor:

I represent Louisiana Coastal Development, LLC (principals Jim and Catherine MacPhaille), the owner of the vacant land at 8701 Palmetto Street 3801 Monroe Street generally forming the triangular piece of property bounded by Palmetto Street, Leonidas Street and the railroad tracks adjacent to Airline Drive. While there are no immediate development plans for this site, the owner wishes to apply for an Amendment to the Master Plan and the corresponding Land Use contained therein, that would permit a more comprehensive plan in the future, which may include, but not be limited to some type of multi-family housing and/or a residential assisted living facility.

Under the newly adopted Neighborhood Participation Program a pre-application meeting is a prerequisite to submitting the Master Plan Amendment Application to the City Planning Commission. **This is the same meeting that was held on August 31, 2016, so while you are welcome to attend again there will be no new information.**

The meeting will take place:

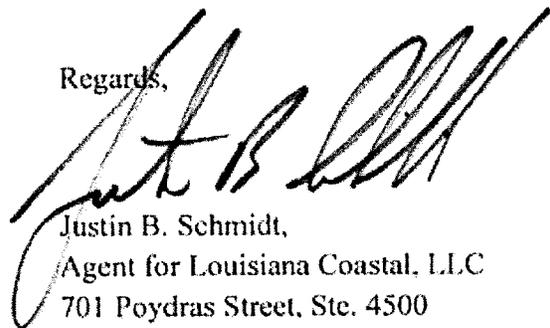
Wednesday, September 7, 2016 at 6:00 p.m.

at the site 3801 Monroe Street/8701 Palmetto Street, New Orleans, Louisiana 70115.

This letter is being delivered through First Class, Pre-Paid, U.S. Mail as well as being distributed by hand to some of the area apartment buildings. At the meeting, we will provide a sign-in-sheet to obtain your contact information so that we can keep you updated on any changes to the plans.

If you have any questions or comments, please feel free to contact me using the information listed herein. Otherwise, I look forward to seeing you at the meeting scheduled for September 7, 2016.

Regards,



Justin B. Schmidt,
Agent for Louisiana Coastal, LLC
701 Poydras Street, Ste. 4500
New Orleans, LA 70139
Phone: (504) 585-0361
Fax: (504) 584-9534
e-mail: Justin.schmidt@arlay



NPP MEETING SIGN-IN SHEET FOR SEPTEMBER 7, 2016 6:00 PM C.D.T. NPP MEETING FOR 8701 PALMETTO AND 3801 MONROE STREET

NAME	ADDRESS	TELEPHONE NUMBER	E-MAIL	PREFERRED METHOD OF COMMUNICATION	COMMENTS (USE ADDITIONAL SHEET IF REQUIRED)
1 Annette Turner	8722 Palmetto St NDC 970118	(504) 488-3257	AnnetteTurner96@yahoo.com	email	
2 Mary Ann Tofts	7131 W. Rainsville Dr NOLA 70128	504-244-9494	mary681@att.net	email	
3 Fernlie Harris Tim Harris	3800 Eagle St. N.O. LA 70118	504-488-1045	regulacastlekids@aol.com	CALL or letter mailed	
4 Gregory Freeman	8621 Shucrite St. NOLA 70118	504-915-7475	gregfree321@aol.com	letter	
5 Deborah Davis	8640 Palm St N.O. La 70118	(504) 486-0844	david23@yahoo.com	letter	
6 Rheda Jenkins	8126 Palefto St N.O. La 70119	504-369-7191			
7 ALVENA McNEIL	8506 Dixon St N.O. LA 70118	(504) 858-2924		Call or letter	
8 Bruce Sturmand	3040 Monroe St. New Orleans La 70118	(504) 458-8483			
9 Diane Tilton Peterson	3632 Monroe St	504-458-8651	ladydi505@aol.com		
10					

EXHIBIT

3

tabbles

**NEIGHBORHOOD PARTICIPATION PLAN
INFORMATIONAL FLYER**

FOR

**LOUISIANA COASTAL DEVELOPMENT, LLC'S
APPLICATION TO CITY PLANNING COMMISSION
FOR PROPOSED AMENDMENT TO
MASTER PLAN**

AT

8701 PALMETTO STREET/3801 MONROE STREET, NEW ORLEANS, LOUISIANA

To Whom it May Concern:

Louisiana Coastal Development, LLC is making an application to the New Orleans City Planning Commission for an amendment to the City's Master Plan designation for these properties.

Should you have questions or concerns regarding this application, or otherwise wish to make a comment, please feel free to contact the following representative:

Justin B. Schmidt
Adams and Reese, LLP
701 Poydras Street, Suite 4500
New Orleans, Louisiana 70139
Telephone: (504) 585-0361
Facsimile: (504) 584-9534
E-Mail: Justin.Schmidt@arlaw.com

You may also direct your comments to the City Planning Commission directly at:

City Planning Commission
New Orleans City Hall
1300 Perdido Street, 7th Floor
New Orleans, Louisiana 70112
Telephone: (504) 658-7033
Facsimile: (504) 658-7032
E-Mail: cpcinfo@nola.gov
ltalley@nola.gov

**NEIGHBORHOOD PARTICIPATION PLAN
INFORMATIONAL FLYER**

FOR

**LOUISIANA COASTAL DEVELOPMENT, LLC'S
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