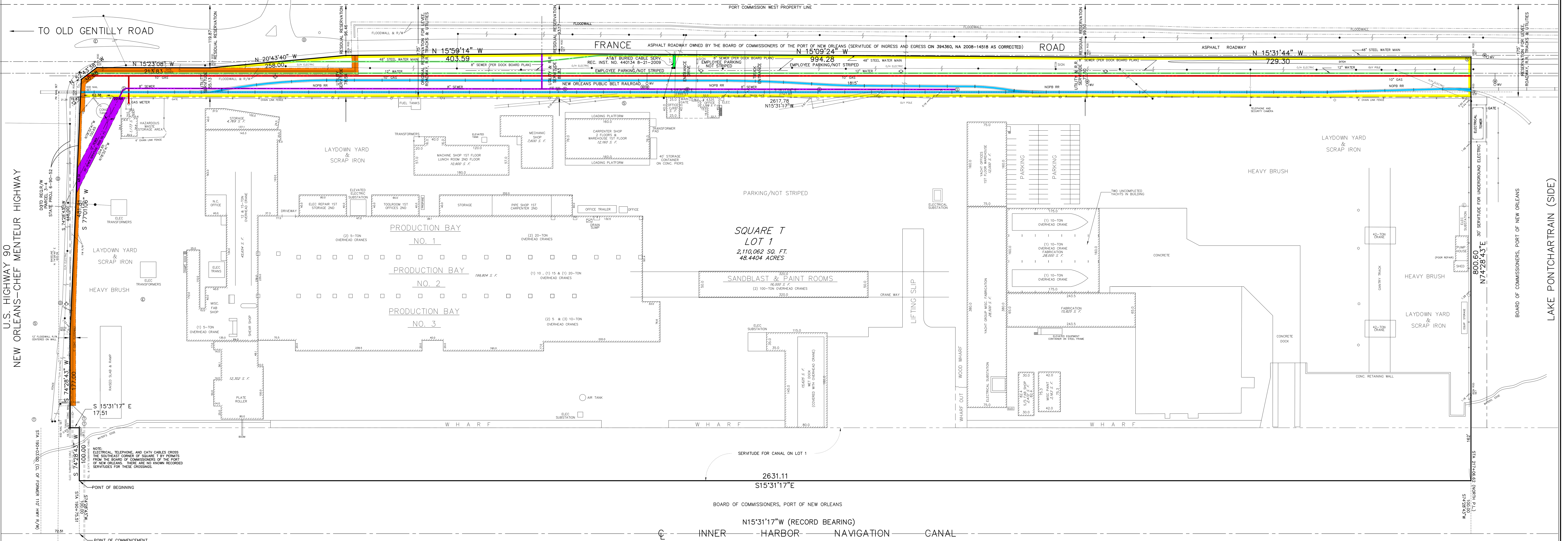


NEW ORLEANS, LOUISIANA  
THIRD DISTRICT  
PORTION OF INDUSTRIAL CANAL RESERVATION



**LEGEND**

- ① DRAIN MANHOLE
- ② WATER MANHOLE
- ③ SEWER MANHOLE
- ④ GAS MANHOLE
- ⑤ OVERHEAD ELECTRIC & POLE
- ⑥ UNDERGROUND TELEPHONE & MANHOLE
- ⑦ UNDERGROUND ELECTRIC & MANHOLE
- ⑧ WESTERN UNION MH
- ⑨ CATCH BASIN
- ⑩ OPEN GRATE DRAINS
- ⑪ HYDRANT
- ⑫ PARKING METER
- ⑬ TRAFFIC LIGHT
- ⑭ DRAIN CLEANOUT
- ⑮ SEWER VALVE
- ⑯ SIGN
- ⑰ POWER POLE AND GUY ANCHOR

**VICINITY MAP**

**DESCRIPTION OF LOT 1**

A CERTAIN PORTION OF GROUND together with all of the buildings and improvements thereon, all of the rights, ways, privileges, servitudes and appurtenances thereto, belonging to or in anywise appertaining, situated in the Third District, City of New Orleans, on the west side of the Inner Harbor Navigation Canal and being designated as Square T, Lot 1, as shown on a Plan of the Subdivision by the office of Gandolfo Kuhn, L.L.C., dated August 8, 2007, last revised November 12, 2007, docket number 1-183-12-1, approved by the City Planning Commission on December 12, 2007, docket no. 157-07 and recorded as Declaration of Title Change on December 18, 2007 in City 383551 and NA # 2007-84601, and a more particularly described as follows:

Commence at the centerline of the Inner Harbor Navigation Canal at survey station 1894+25.51; thence S 74° 28' 43" W a distance of 100 feet to the Point of Beginning; thence continue S 74° 28' 43" W a distance of 100 feet to a point; thence S 15° 31' 17" E a distance of 125.0 feet to the north right of way line of U.S. Highway 80; thence along said line for the next two courses S 74° 28' 43" W a distance of 177 feet to a point; thence S 74° 01' 08" W a distance of 481.81 feet to the southerly and protected side of the Roadway right of way; thence along said Roadway right of way for the next two courses S 15° 31' 17" E a distance of 38.68 feet to a point and corner; thence N 15° 31' 08" W a distance of 213.83 feet to the next four corners N 20° 43' 40" E a distance of 258 feet to a point; thence N 15° 59' 14" W a distance of 403.59 feet to a point; thence N 15° 09' 24" W a distance of 994.28 feet to a point; thence N 15° 31' 17" E a distance of 2617.78 feet to a point; thence N 15° 31' 17" E a distance of 729.30 feet to a point; thence N 15° 31' 17" E a distance of 2631.11 feet to a point; thence S 15° 31' 17" E a distance of 17.51 feet to the Point of Beginning. Containing 48.4404 acres.

**THIS PROPERTY IS ZONED HI (HEAVY INDUSTRIAL) AS SHOWN IN THE OFFICIAL ZONING DISTRICT MAPS, CITY OF NEW ORLEANS, DATED APRIL 1, 2007.**

REQUIREMENTS	STANDARDS
Permitted Use	General Industry, Warehousing and Storage
Maximum Height	None
Minimum Depth of Front Yard	None
Minimum Yard on a Side Street	None
Minimum Interior Side Yard	None
Minimum Rear Side Yard Abutting a Residential District	5 Feet
Minimum Yard on a Side Street when Rear Yard Abuts a Residential District	10 Feet
Minimum Side or Rear Yard if Any is Provided	3 Feet
Minimum Rear Yard Abutting a Residential District	20 Feet
Maximum Floor Area Ratio	1.5
Off-Street Parking	1 per 2 Employees on Maximum Working Shift

\* Other restrictions apply. See Comprehensive Zoning Ordinance for the City of New Orleans.

**ALTA/NSPS Land Title Survey of Lot 1, Square T, New Orleans, La. June 21, 2017**

To the Board of Commissioners of the Port of New Orleans, First American Title Insurance Company, and LAMA Title, LLC:

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11, 12, 13, 16, and 17 of Table A thereof. The fieldwork was completed on June 18, 2017.

Date of Plot or Map: June 21, 2017

Paul J. Kuhn, Sr., PLS  
Registration/License No.: 4628

PAUL J. KUHN, SR., PLS  
REGISTERED PROFESSIONAL LAND SURVEYOR

**GANDOLFO KUHN, L.L.C.**  
PROFESSIONAL LAND SURVEYORS

2329 SEVERN AVE.  
METairie, LA 70001  
PHONE: 504-581-5611

**GRAPHIC SCALE**

0 25 50 100 150 200  
( IN FEET )  
1 inch = 50 ft