



CITY OF NEW ORLEANS CITY PLANNING COMMISSION

1340 Poydras Street, 9th Floor
New Orleans, Louisiana 70112
(504) 658-7033

ROUTING FORM

FOR DISPOSITION/ACQUISITION OF IMMOVABLE PUBLIC PROPERTY

The applicant shall submit this form to the Division of Real Estate and Records and have it filled out by the Division of Real Estate and Records, Room 5W06, Fifth Floor, City Hall, between 9:00 a.m. and 3:30 p.m., Monday through Friday.

The acquisition or disposition of City-owned property requires a resolution of approval by the City Planning Commission in accordance with City Charter Sections 6-302(3) and 6-306. Please transmit a copy of completed application to the City Planning Commission.

Please see “Policy for ‘Purchase of Land for City-Owned Immovable Public Property’ June 8, 1999.”

Applicants: Do not write in the space below.

OWNER (S) Euphrosine Properties, LLC

PROPERTY LOCATION: Lots (s) AV1 Square (s) 490

Bounding Streets S. Claiborne Ave. (side), Earhart Blvd., S. Broad St. (side), Euphrosine St. (side), and the Pontchartrain Expressway (side)

Property Address 3035 Earhart Blvd., New Orleans, LA 70125

Municipal District 1st

COB CIN 549917 Folio _____ Acquisition Date 02/14/2014

Are there any easements, restrictions, etc. on the property? What is the history of the original of acquisition? Pipeline servitude in favor of Falstaff Brewing Corp.; drainage servitude on the S. Prieur St. side; railroad company servitude; former City property to be reacquired.

If the property under consideration is to be acquired by the City, what is the purpose of the acquisition? NOHSEP and other City offices relating to public safety

If the property under consideration is to be disposed of by the City, what are the intentions for its redevelopment? N/A (acquisition)

Verified by: Toni Thompson Date: 02/07/2024

To be filled out by the staff of the City Planning Commission or Safety & Permits.

Current Zoning ZBM

Currently Use _____

Proposed Use _____

ADJOINING PROPERTY OWNERS: List owners and addresses of all properties on both sides of the street on which the petitioned property is located, between two intersecting streets. If the petitioned property is on a corner lot, also list owners and addresses of the corner properties on the adjoining streets.

Note: Names and addresses of the adjoining properties can be researched at the Assessor's Office in the 4th floor of City Hall.

LOT N/A SQUARE 457
Owner's Name The City of New Orleans
Mailing Address 1300 Perdido St., New Orleans, LA 70112

LOT 1 SQUARE 456
Owner's Name Richard Beltz & Julie Beltz Living Trust
Mailing Address 4413Neyrey Dr., Metairie, LA 70002

LOT N/A SQUARE 456
Owner's Name John R. Smith, III
Mailing Address 2920 Earhart Blvd., New Orleans, LA 70125

LOT 1 SQUARE 482
Owner's Name Dennis M. Bruck
Mailing Address 3604 Jena St., New Orleans, LA 70125

LOT N/A SQUARE 456
Owner's Name Colley Properties, LLC
Mailing Address 24 Seven Oaks Road, Marrero, LA 70072

LOT 3A SQUARE 482
Owner's Name Krewe of Iris, Inc.
Mailing Address 3200 St. Charles Ave., New Orleans, LA 70115

LOT BTW SQUARE 488A
Owner's Name Orleans Parish School Board
Mailing Address 3520 General de Gaulle Blvd., ste. 5055, New Orleans, LA 70114

LOT D SQUARE 505A
Owner's Name Orleans Parish School Board
Mailing Address 3520 General de Gaulle Blvd., ste. 5055, New Orleans, LA 70114

LOT F SQUARE 505A
Owner's Name Orleans Parish School Board
Mailing Address 3520 General de Gaulle Blvd., ste. 5055, New Orleans, LA 70114

1 TITLE DESCRIPTION

A CERTAIN PIECE OR PORTION OF GROUND, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, AND ALL RIGHTS, WAYS, PRIVILEGES, SERVITUDES, APPURTENANCES AND ADVANTAGES...

1 SURVEY DESCRIPTION

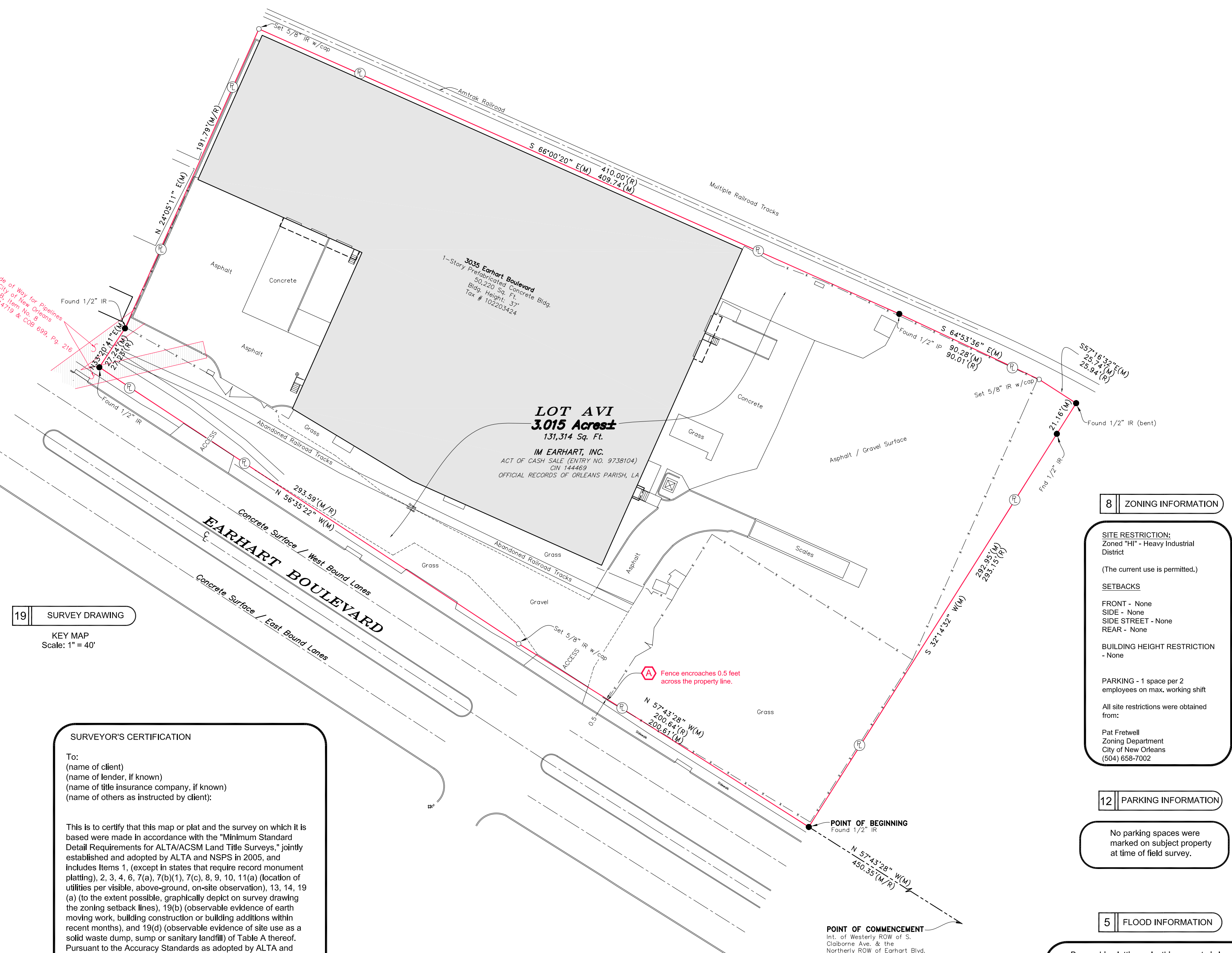
All that certain tract or parcel of land containing 3.015 acres, more or less, and being situated in the State of Louisiana, Parish of Orleans, City of New Orleans, First District, designated as Lot AVI, being comprised of portions...

11 SURVEYOR'S NOTES

- 1. No observable evidence of earth moving work, building construction or building additions within recent months.
2. No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.

9 LEGEND

Table with 4 columns: Symbol, Description, Symbol, Description. Includes symbols for square, north, south, east, west, degrees, feet or minutes, inches or seconds, feet, record, power pole, centerline, found rod in place, lamp pole, property line, transformer on slab, AC unit on conc., overhead telephone, overhead electric, underground electric, fire hydrant, water valve, water meter, telephone pedestal, power pole, right of way, mail box, gas meter, telephone manhole, storm drain, gas valve, sewer cleanout, sewer manhole, handicap parking, sign, egress or ingress, volume, page, official record, calculated, fence line, water line, overhead elect. line, underground elect., sewer line, gas line, drain manhole, guard post, monitor well.



19 SURVEY DRAWING

KEY MAP Scale: 1" = 40'

SURVEYOR'S CERTIFICATION

To: (name of client) (name of lender, if known) (name of title insurance company, if known) (name of others as instructed by client):

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys..."

PRELIMINARY

Virgil T. Collins, PLS Registration No.: 4390 Within the State of Louisiana

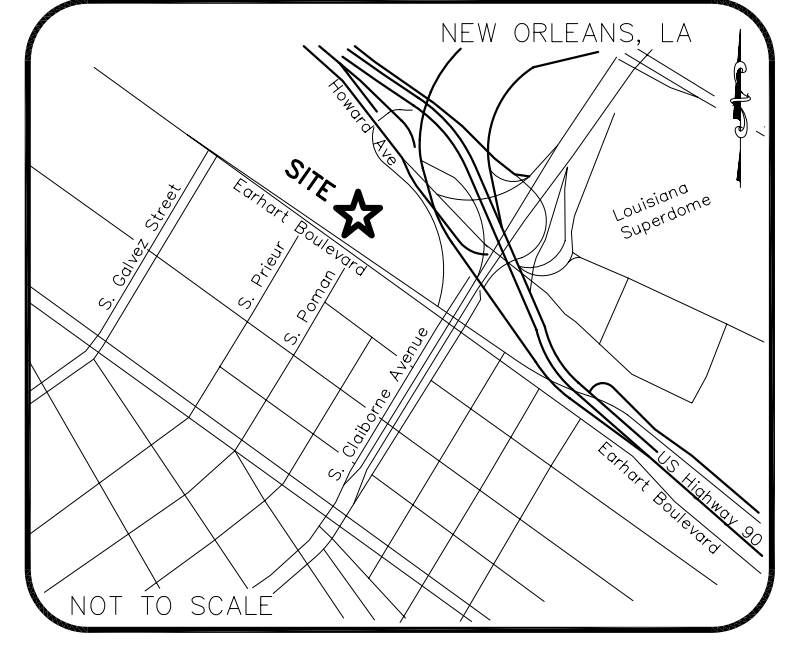
The property described and shown hereon is the same property as described in title commitment no. NCS-451839-BOS1, issued by First American Title Insurance Company with an effective date of August 11, 2010.

This survey meets the minimum requirements for a Class "A" Survey according to the "Louisiana Minimum Standards for Property Boundary Surveys."

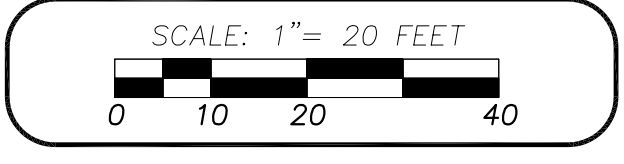
2 TITLE INFORMATION

The Title Description and Schedule B Items hereon are the same as described and shown hereon is the same property as described in title commitment order no. NCS-451839-BOS1, issued by First American Title Insurance Company with an effective date of August 11, 2010.

16 VICINITY MAP



17 NORTH ARROW / SCALE



10 BASIS OF BEARING

Bearings shown hereon are Grid, NAD 1983, Louisiana South Zone.

6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

13 LAND AREA

3.015 Acres / 131,314 Square Feet

14 BUILDING AREA

50,220 SQ. FT.

15 BUILDING HEIGHT

37 FEET

3 SCHEDULE 'B' ITEMS

8) Servitude of Way for Pipelines by the City of New Orleans, acting by and through the New Orleans Passenger Terminal Committee to Falstaff Brewing Corporation dated January 4, 1971 at Entry No. 14718, COB 699, Page 216, official records of the Parish of New Orleans, State of Louisiana. (DOES AFFECT SUBJECT PROPERTY AS SHOWN HEREON)

7 POSSIBLE ENCROACHMENTS

A Fence encroaches 0.5 feet across the property line.

8 ZONING INFORMATION

SITE RESTRICTION: Zoned "H" - Heavy Industrial District (The current use is permitted.)

SETBACKS

FRONT - None SIDE - None SIDE STREET - None REAR - None BUILDING HEIGHT RESTRICTION - None

PARKING

PARKING - 1 space per 2 employees on max. working shift All site restrictions were obtained from: Pat Fretwell Zoning Department City of New Orleans (504) 658-7002

12 PARKING INFORMATION

No parking spaces were marked on subject property at time of field survey.

5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "B" of the Flood Insurance Rate Map, Community Panel No. 225203 0180 E, which bears an effective date of 03/01/1994 and is not in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Key to CDS ALTA Survey

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2 TITLE INFORMATION
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15 BUILDING HEIGHT
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17 NORTH ARROW / SCALE
18 CLIENT INFORMATION BOX
19 SURVEY DRAWING

18 ALTA/ACSM Land Title Survey

This Work Coordinated By: COMMERCIAL DUE DILIGENCE SERVICES 1700 South Broadway, Bldg E Moore, Oklahoma 73160 Office: 405.378.5800 Fax: 405.703.1851 Toll Free: 888.457.7878

Table with 2 columns: Field, Value. Includes Drwn By: BF, Surveyor Ref.No: 210284, Aprvd By: VTC, Date: 09/23/2010, Scale: 1" = 20', Date, Revision.

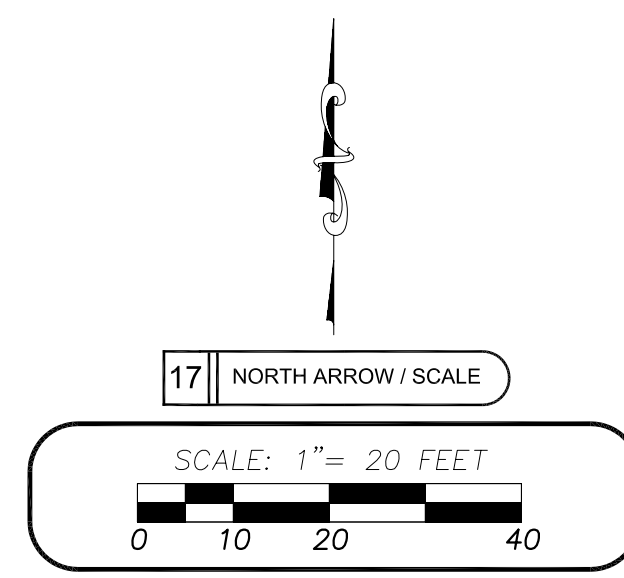
Prepared For:

Client Ref. No: 10-09-030 Project Address: 3035 Earhart Boulevard Project Location: New Orleans, Louisiana Project Name: Iron Mountain 4 Job Number: 10-09-030

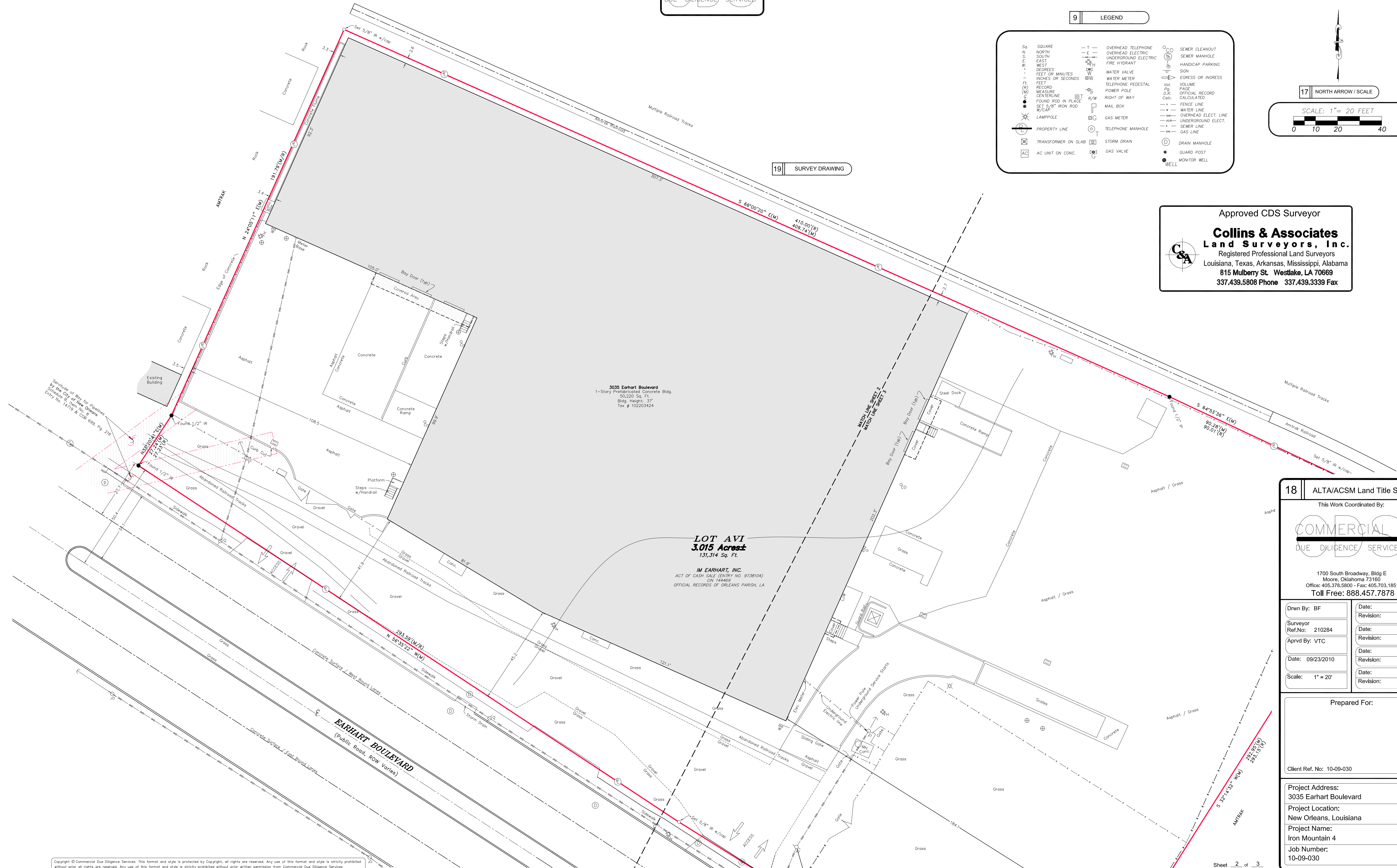
Approved CDS Surveyor Collins & Associates Land Surveyors, Inc. Registered Professional Land Surveyors Louisiana, Texas, Arkansas, Mississippi, Alabama 815 Mulberry St. Westlake, LA 70669 337.439.5808 Phone 337.439.3339 Fax

9 LEGEND

Sq	SQUARE	- T -	OVERHEAD TELEPHONE	○	SEWER CLEANOUT
N	NORTH	- E -	OVERHEAD ELECTRIC	○	SEWER MANHOLE
S	SOUTH	- W -	UNDERGROUND ELECTRIC	○	HANDICAP PARKING
E	EAST	W	FIRE HYDRANT	○	SIGN
W	WEST	WV	WATER VALVE	○	EGRESS OR INGRESS
°	DEGREES	WM	WATER METER	○	VOLUME
'	FEET OR MINUTES	TF	TELEPHONE FEDESTAL	○	PAGE
"	INCHES OR SECONDS	R/W	RIGHT OF WAY	○	OFFICIAL RECORD
PL	FEET	○	POWER POLE	○	CALCULATED
(R)	RECORD	○	MAIL BOX	○	FENCE LINE
(M)	MEASURE	○	GAS METER	○	WATER LINE
C	CENTERLINE	○	TELEPHONE MANHOLE	○	OVERHEAD ELECT. LINE
●	FOUND ROD IN PLACE	○	STORM DRAIN	○	UNDERGROUND ELECT.
○	FOUND ROD IN PLACE W/CAP	○	GAS VALVE	○	SEWER LINE
○	LAMPPOLE	○	TRANSFORMER ON SLAB	○	GAS LINE
○	PROPERTY LINE	○	AC UNIT ON CONC.	○	DRAIN MANHOLE
○	AC UNIT ON CONC.	○	WELL	○	GUARD POST
		○		○	MONITOR WELL



19 SURVEY DRAWING



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18 ALTA/ACSM Land Title Survey

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COMMERCIAL
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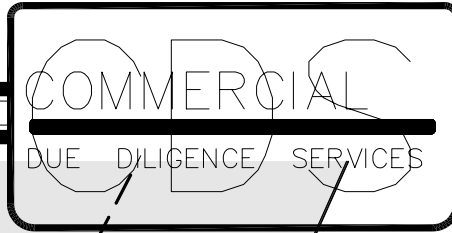
1700 South Broadway, Bldg E
Moore, Oklahoma 73160
Office: 405.378.5800 - Fax: 405.703.1851
Toll Free: 888.457.7878

Drwn By: BF	Date:
Surveyor Ref.No: 210284	Revision:
Aprvd By: VTC	Date:
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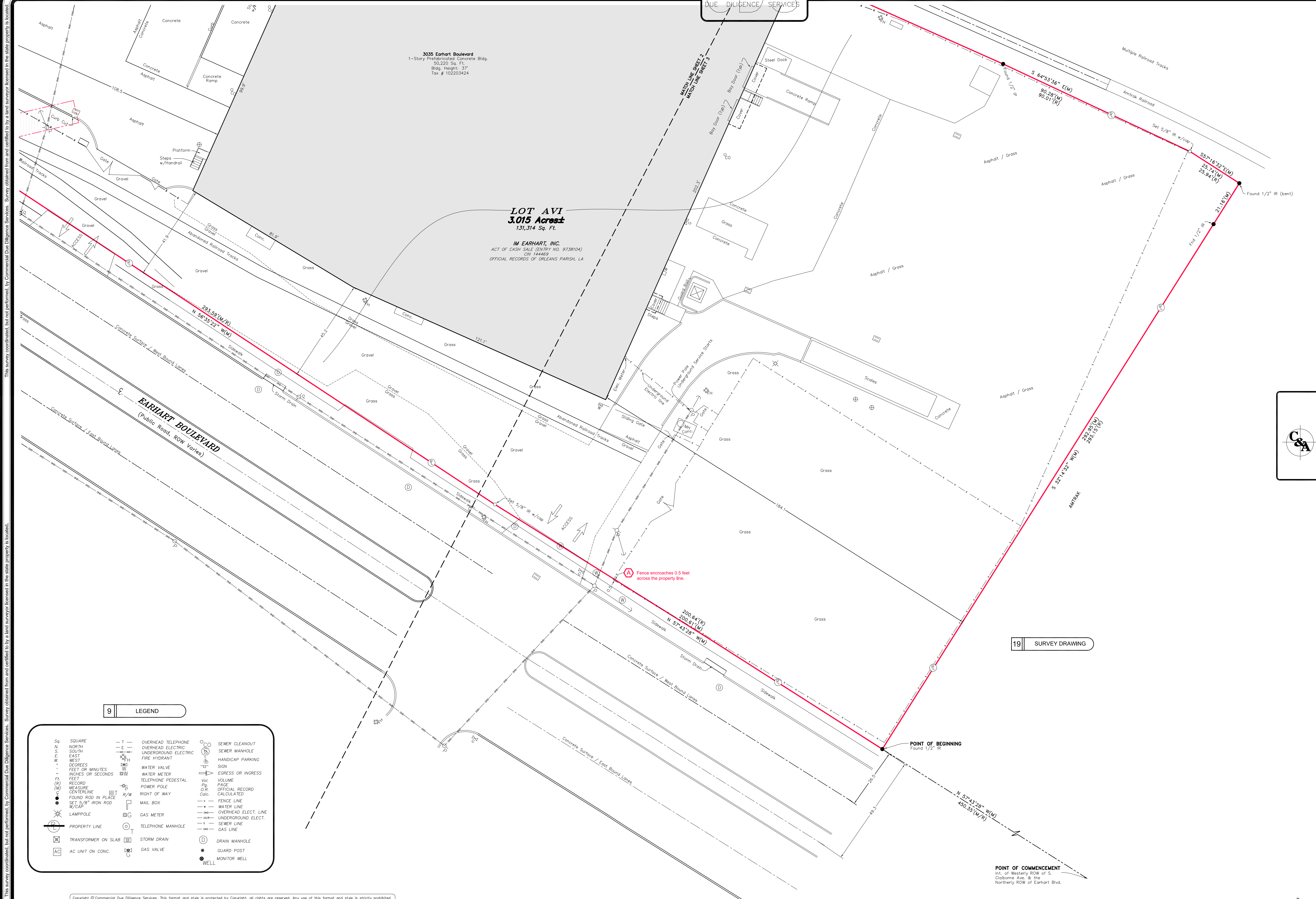
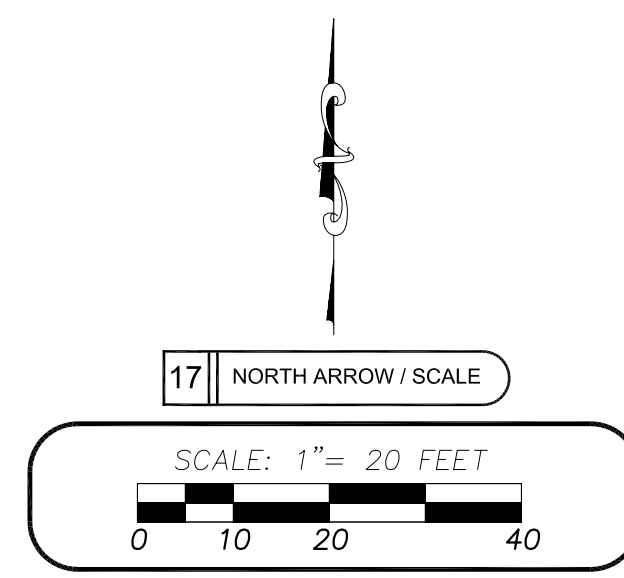
Client Ref. No: 10-09-030

Project Address:
3035 Earhart Boulevard
Project Location:
New Orleans, Louisiana
Project Name:
Iron Mountain 4
Job Number:
10-09-030



This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

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LOT AVI
3.015 Acres
131,314 Sq. Ft.
IM EARHART, INC.
ACT OF CASH SALE (ENTRY NO. 9738104)
ON 11/4/69
OFFICIAL RECORDS OF ORLEANS PARISH, LA

3035 Earhart Boulevard
1-Story Prefabricated Concrete Bldg.
50,220 Sq. Ft.
Bldg Height: 37'
Tax # 102203424

EARHART BOULEVARD
(Public Road, ROW Varies)

9 LEGEND

Sq	SQUARE	-T-	OVERHEAD TELEPHONE	⊙	SEWER CLEANOUT
N	NORTH	-E-	OVERHEAD ELECTRIC	⊙	SEWER MANHOLE
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E	EAST	⊙	FIRE HYDRANT	⊙	SIGN
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