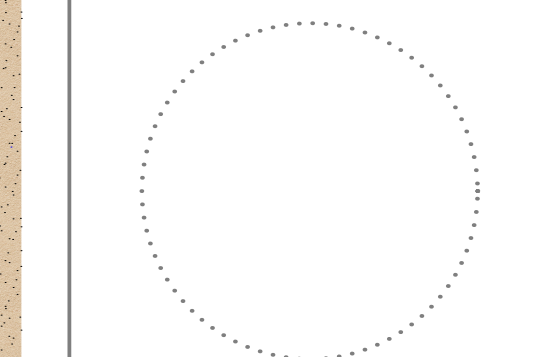




TITLE
1122 OCH Apartments 1122 Oretha Castle Haley Boulevard New Orleans, LA

[illegible]

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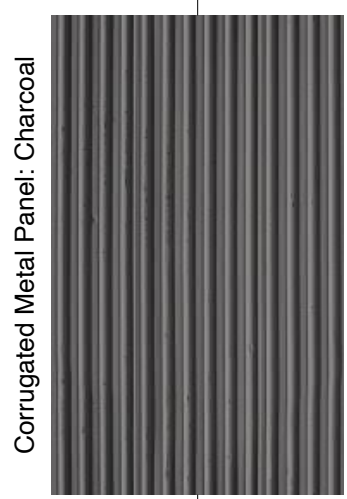
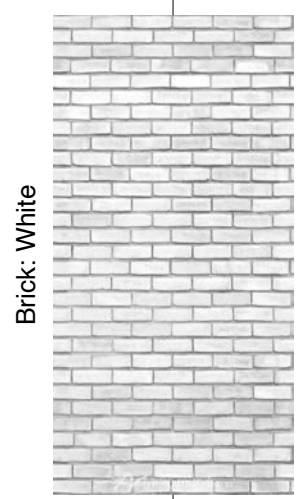


SHEET NO.

A3.1



2 Side Elevation - West
Scale: 3/16" = 1'-0"



1 Rear Elevation - South
Scale: 3/16" = 1'-0"

CPC AND DAC REVIEW

TITLE
1122 OCH
Apartments
1122 Oretha Castle Haley
Boulevard
New Orleans, LA

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TITLE
BUILDING ELEVATIONS



Oretha Castle Haley Blvd Facade

CPC AND DAC REVIEW

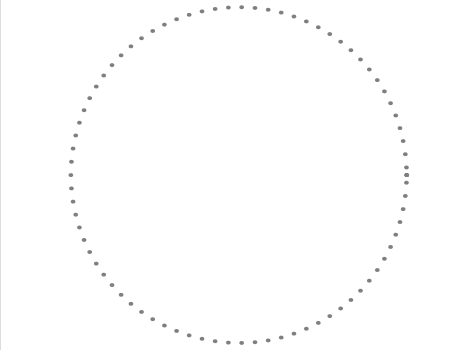
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TITLE

RENDERINGS



Oretha Castle Haley Blvd Streetscape



Oretha Castle Haley Blvd Entrance

CPC AND DAC REVIEW

TITLE

1122 OCH
Apartments
1122 Oretha Castle Haley
Boulevard
New Orleans, LA

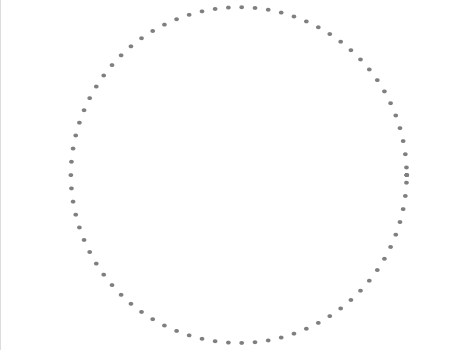
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TITLE

RENDERINGS



View from Expressway



Oretha Castle Haley Blvd Streetscape

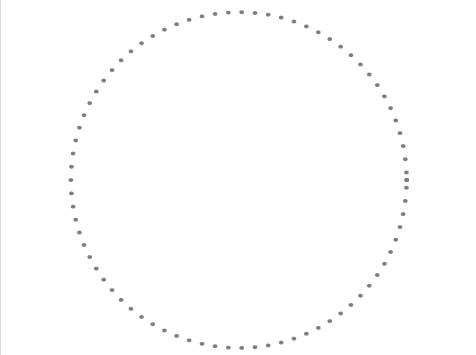
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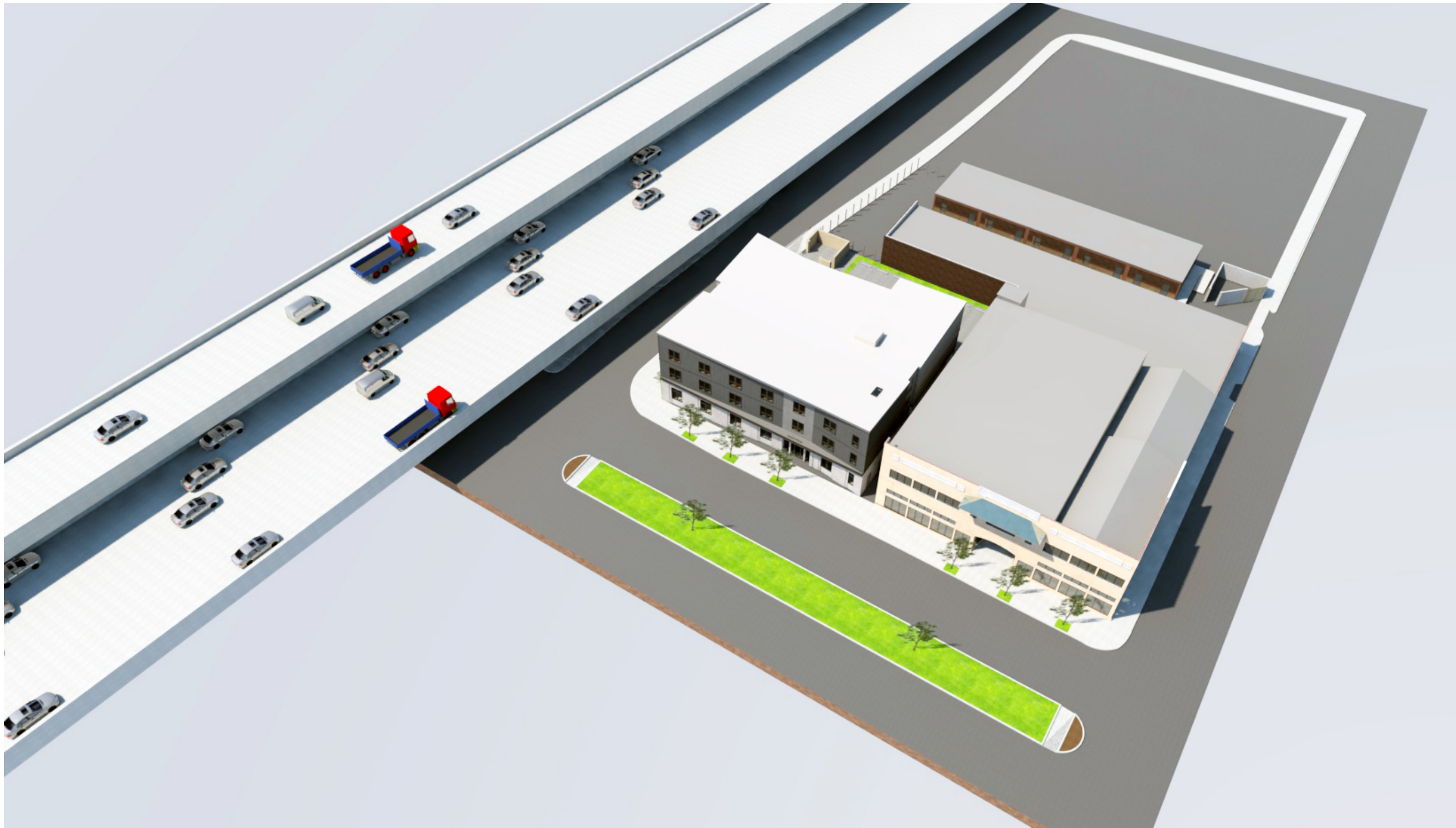
TITLE
RENDERINGS



Aerial View from Southeast



Aerial View from Northeast



Aerial View from Northwest

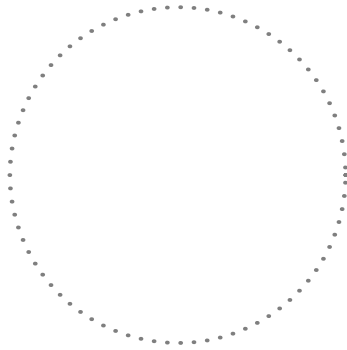
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TITLE
RENDERINGS



1 Site Plan
Scale: 1" = 10'

CPC AND DAC REVIEW

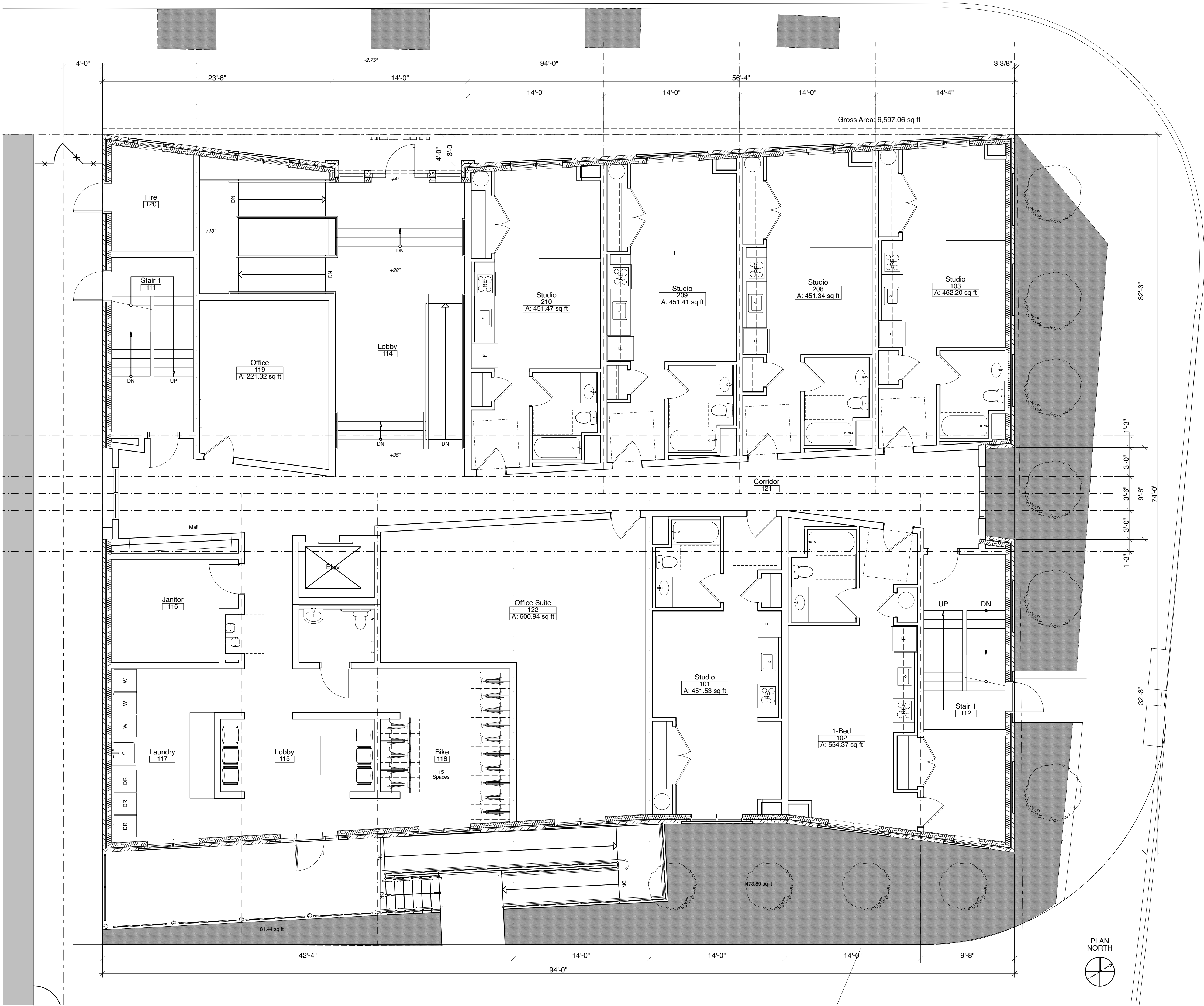
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TITLE
SITE PLAN



1 Ground Floor Plan

Scale: 3/16" = 1'-0"

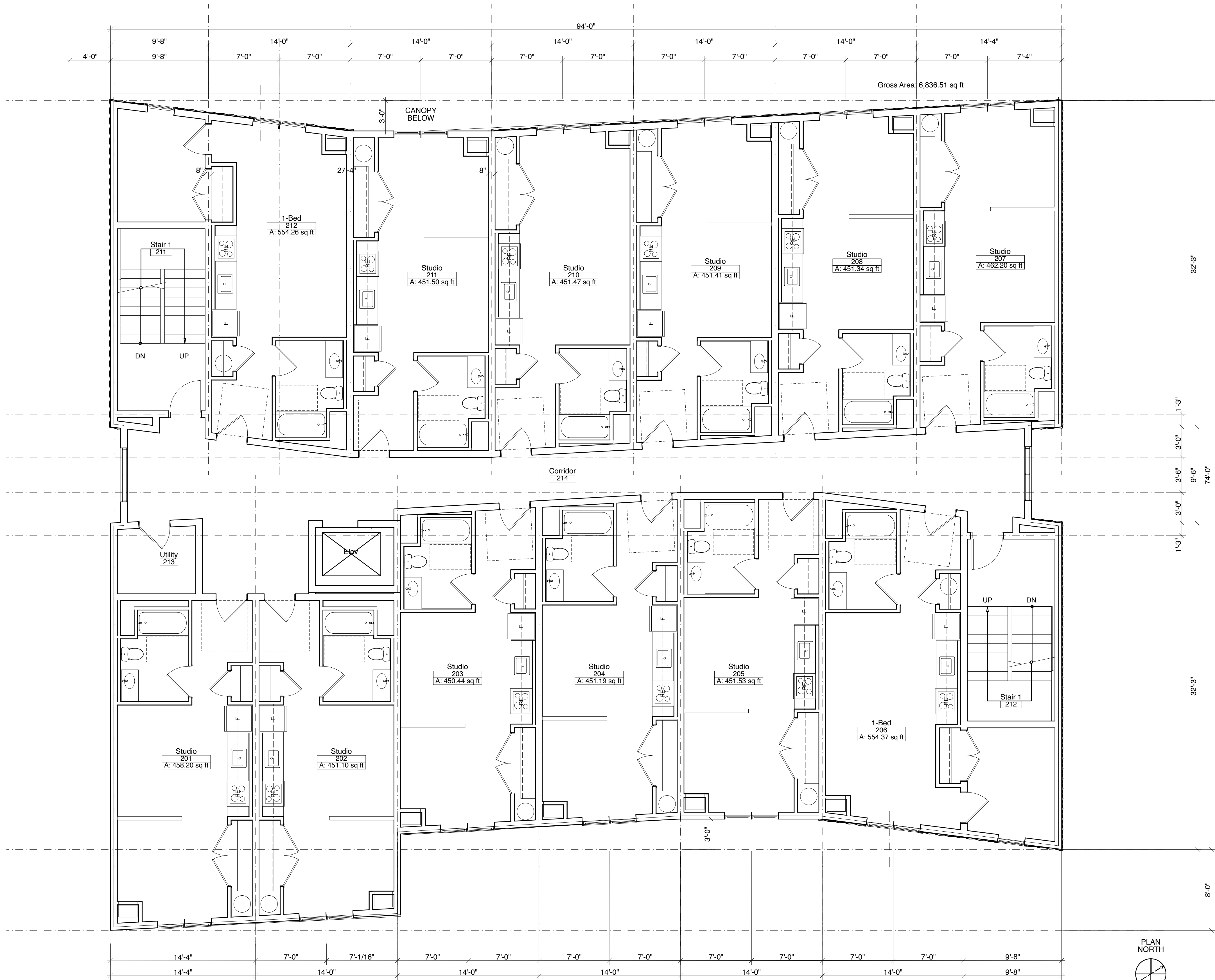
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TITLE
GROUND FLOOR PLAN



1 Second Floor Plan

Scale: 3/16" = 1'-0"

CPC AND DAC REVIEW

TITLE
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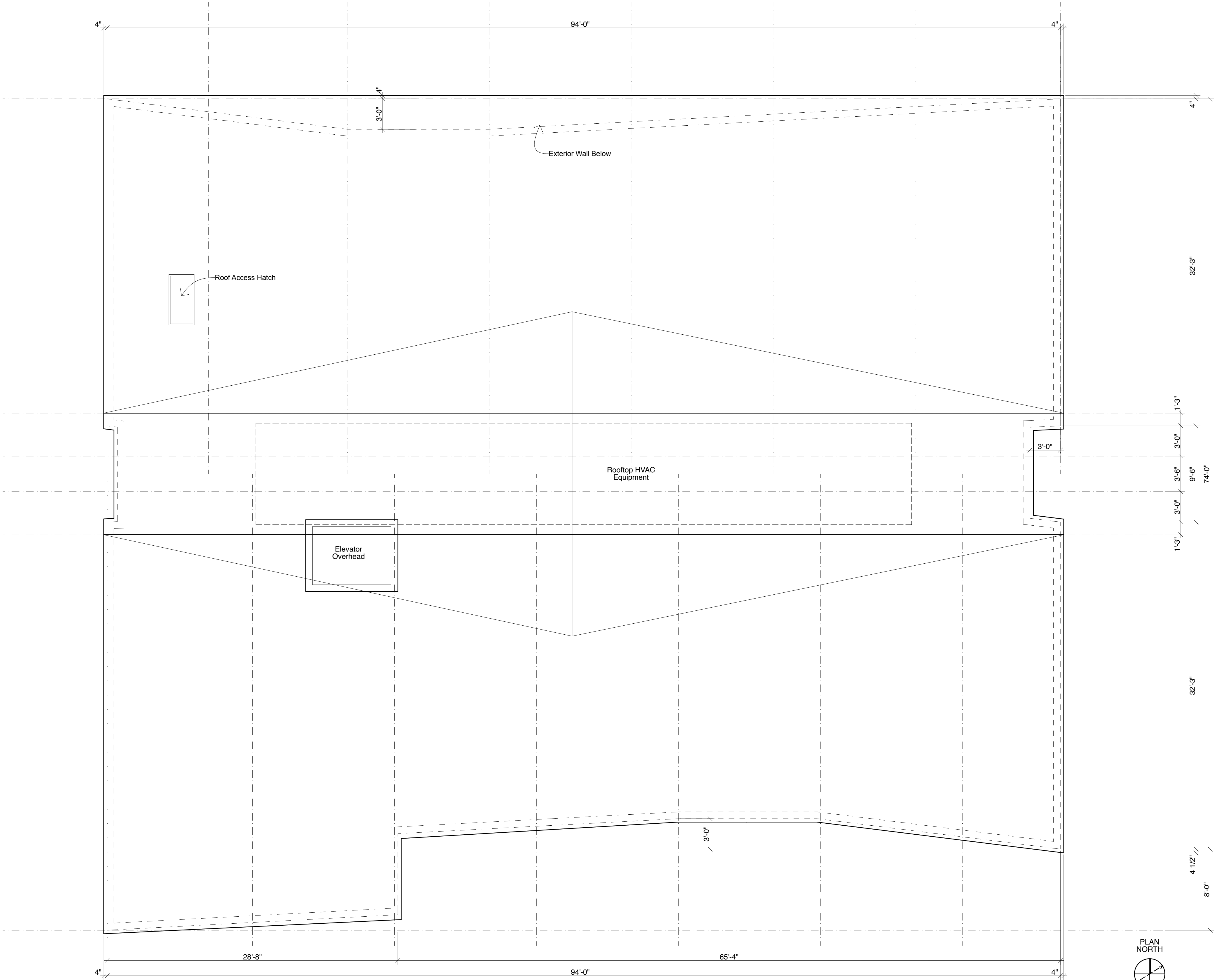
TITLE
THIRD FLOOR PLAN

SHEET NO.

A2.3



1 Third Floor Plan



3 Third Floor Plan

Scale: 3/16" = 1'-0"

CCWIV Architecture LLC
6303 Burgundy Street
New Orleans, Louisiana 70117
504.669.5057
www.ccwivarchitecture.com

Civil and Structural Engineer:

Fox:Nesbit Engineering, LLC
909 Poydras Street, Suite 1075
New Orleans, Louisiana 70131
504.500.9640
www.fox-nesbit.com

Mechanical and Plumbing Engineer:

Ritter Consulting Engineers
2014 West Pinhook Road, Suite 200
Lafayette, Louisiana 70508
337.984.8498
www.ritterconsultingengineers.com

Electrical Engineer:

EDS, Inc.
13430 North Leah Street, Suite B
Gonzales, Louisiana 70737
504.645.3482
www.salaobrien.com

Client:

Mission Properties Foundation
1134 Baronne Street
New Orleans, Louisiana 70113
504.523.2116
www.missionpropertiesfoundation.org

Client:

Gulf Coast Housing Partnership
1626 Oretha Castle Haley Blvd, Suite A
New Orleans, Louisiana 70013
504.525.2505
www.gchp.net

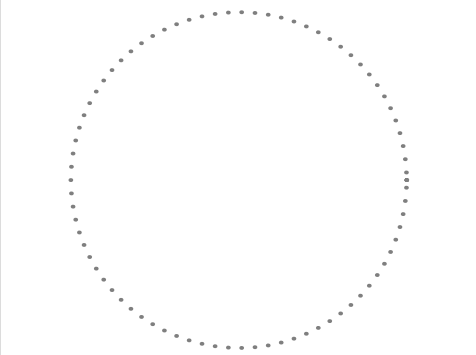
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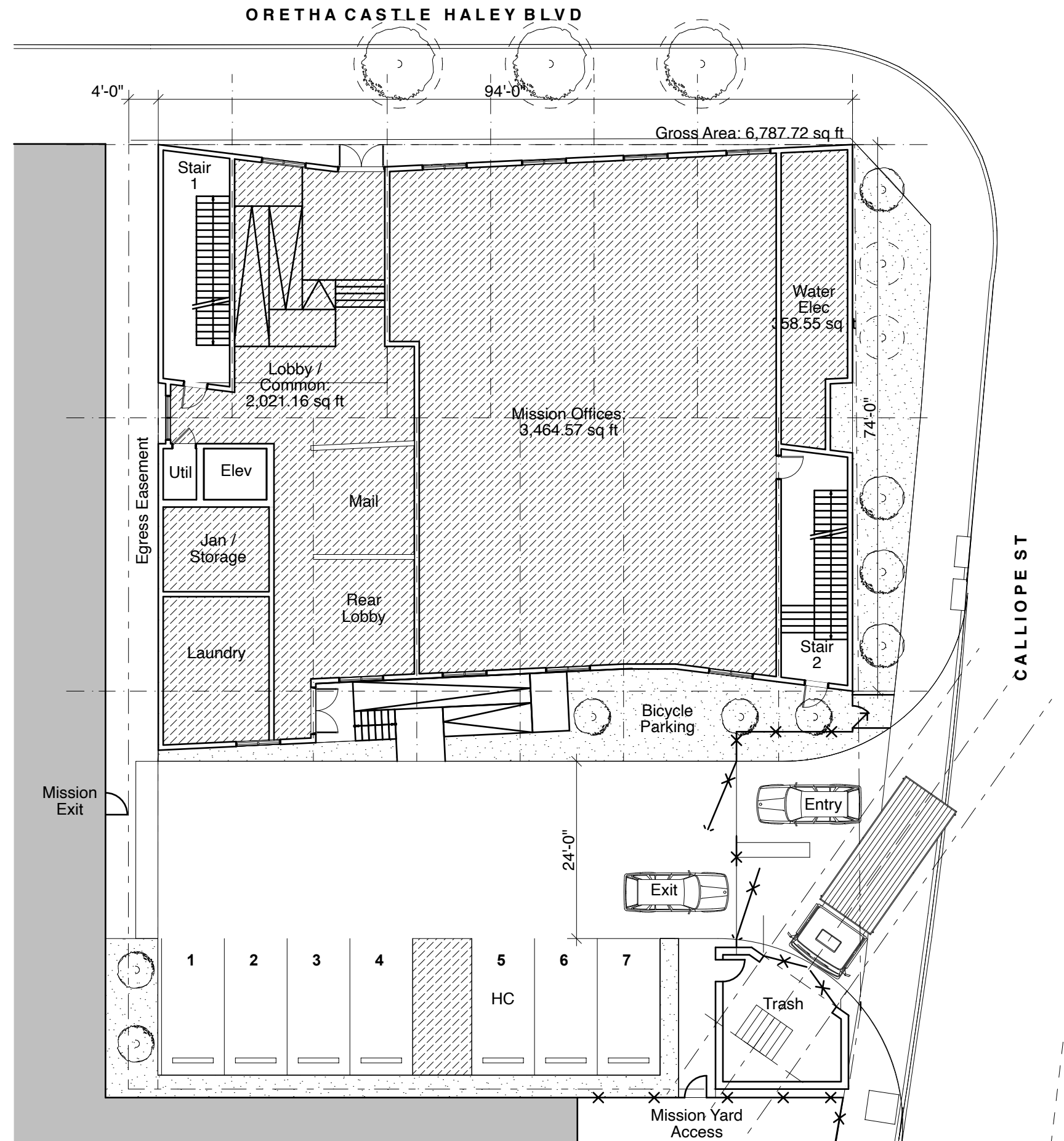
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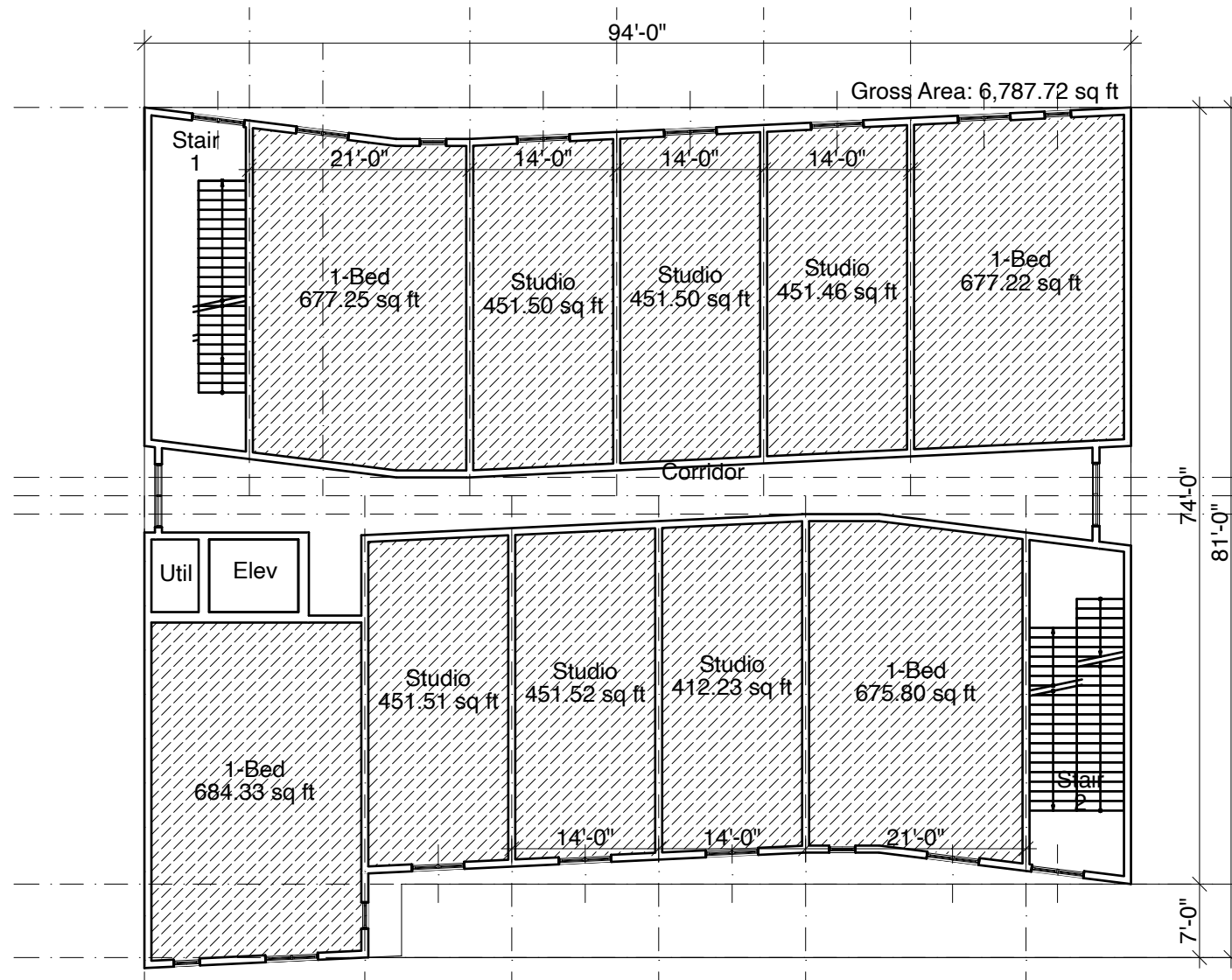
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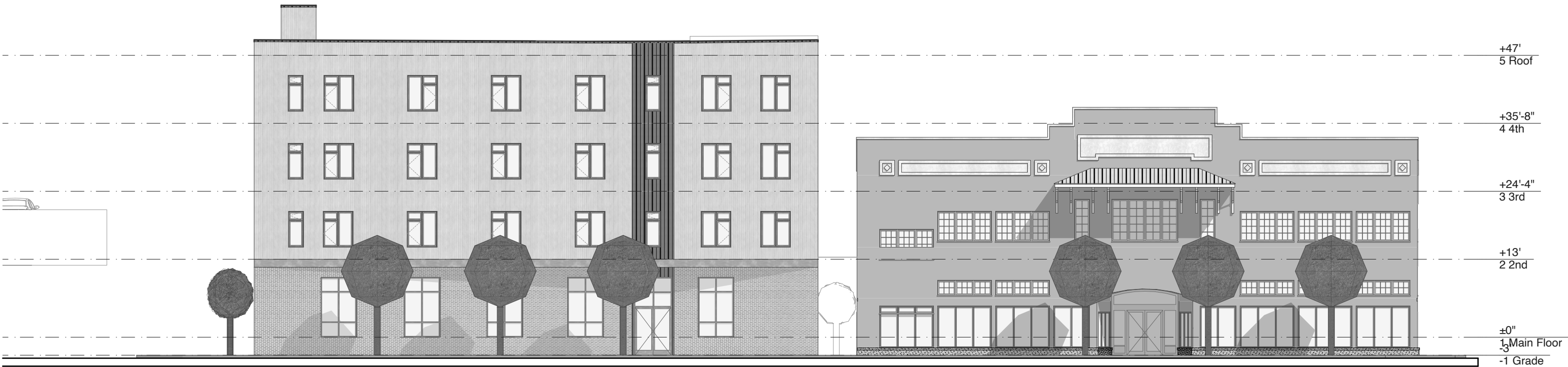
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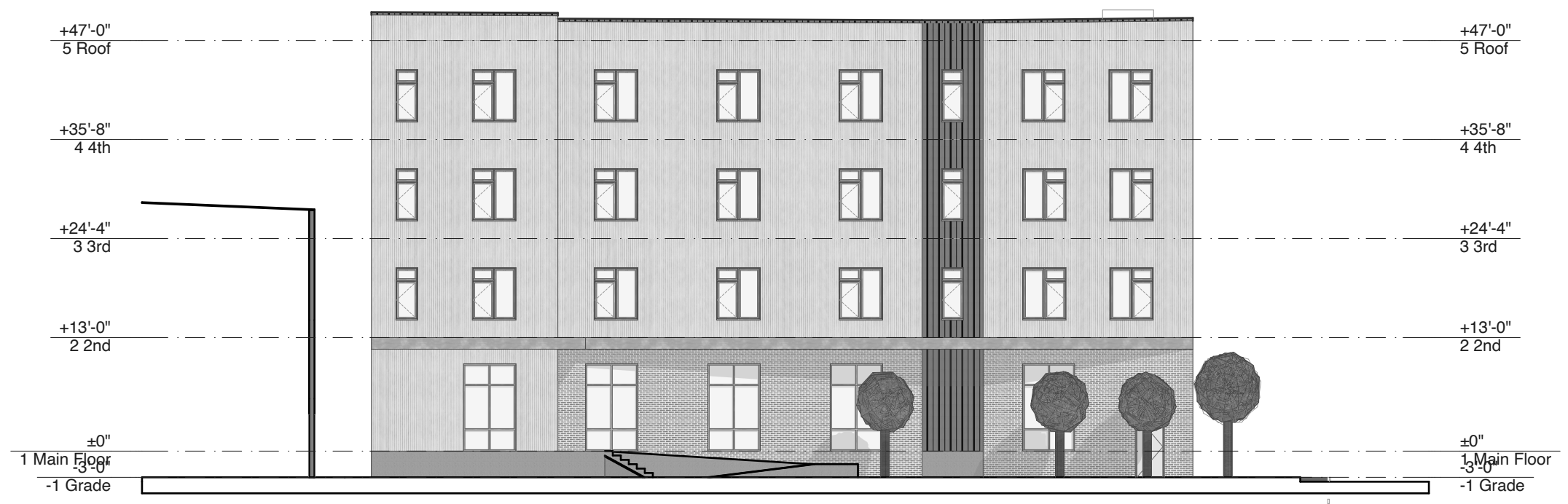
TITLE
ROOF PLAN

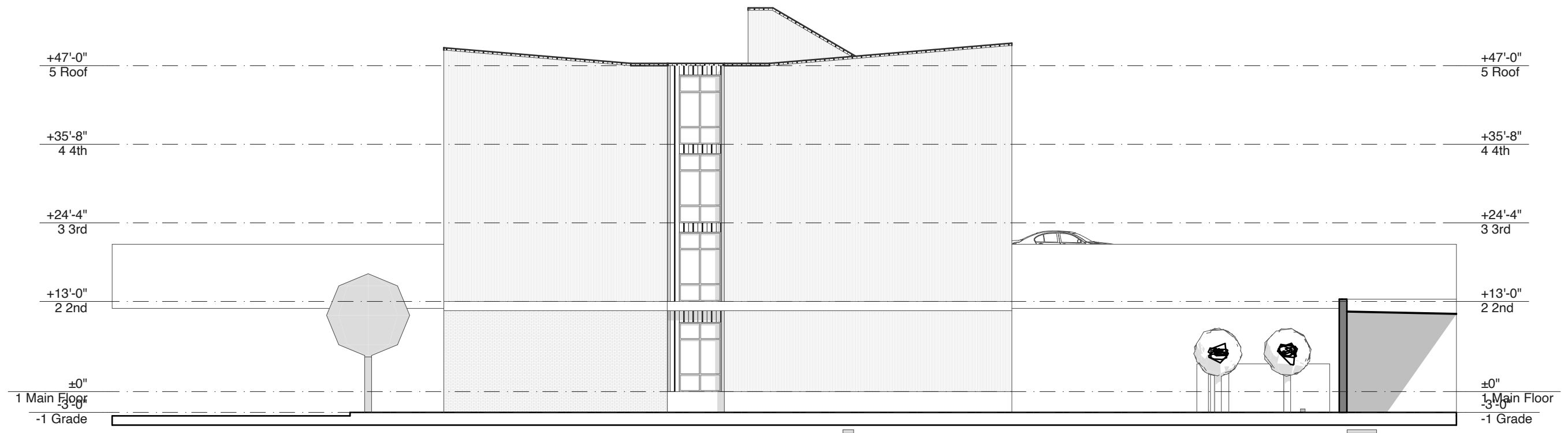










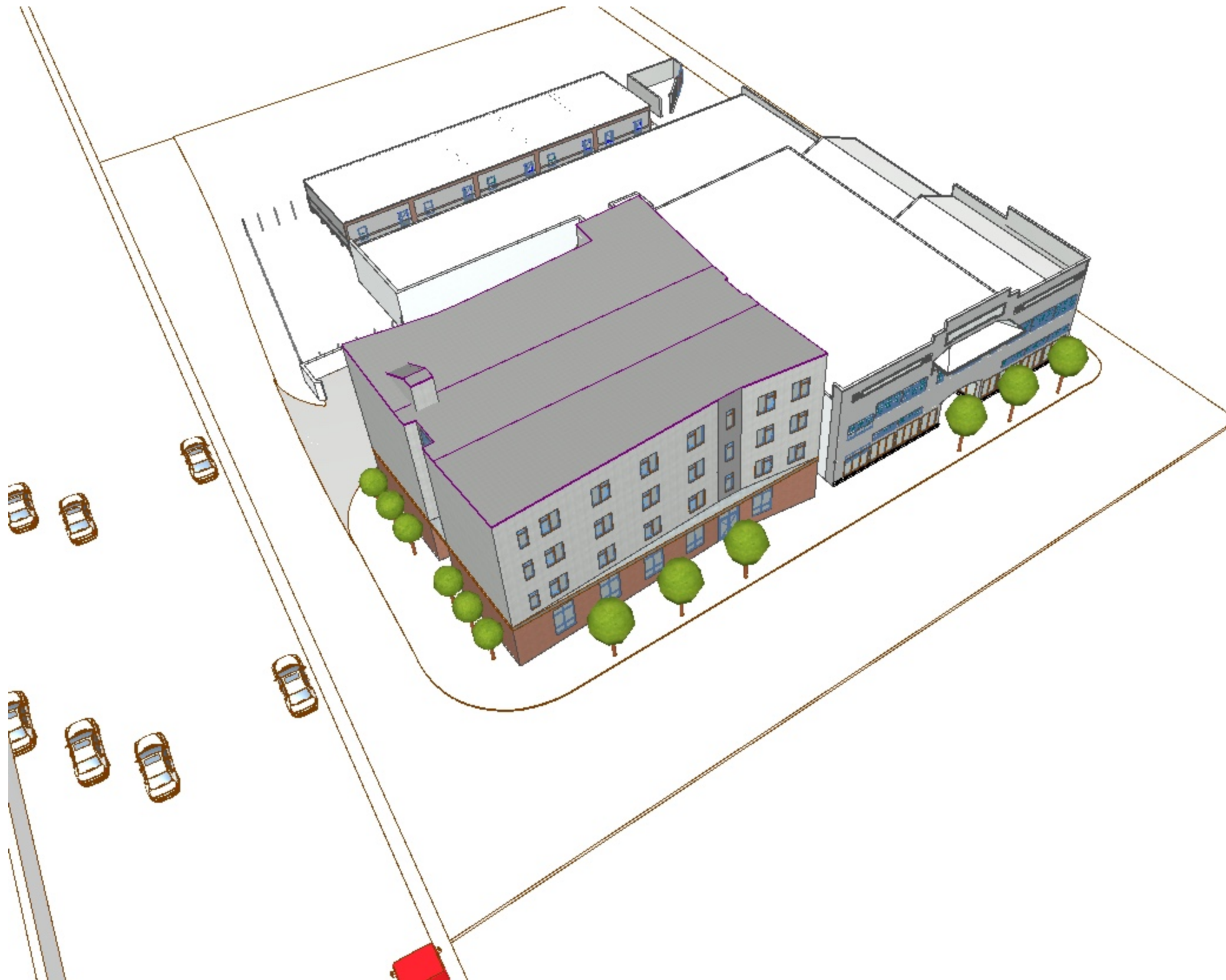


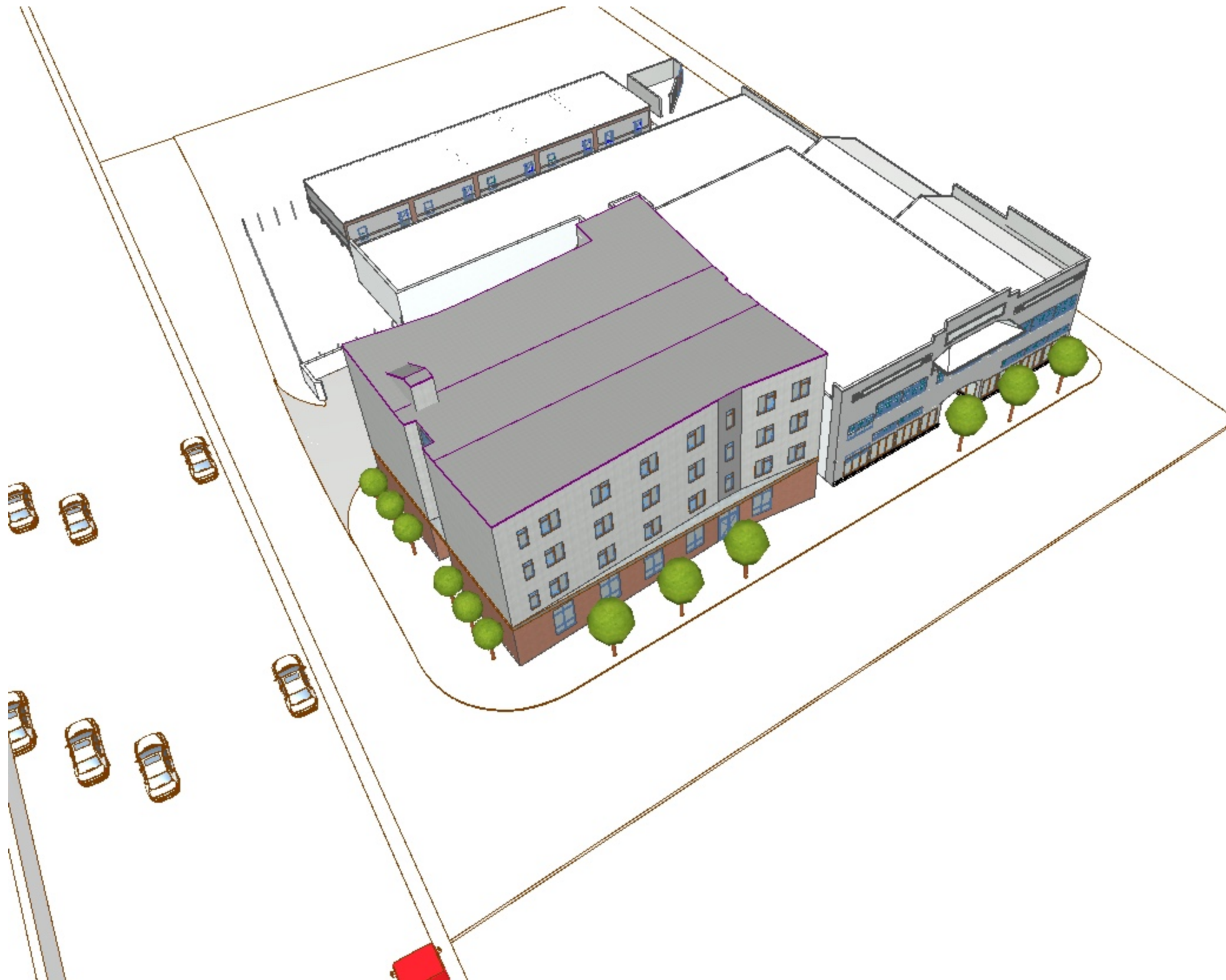




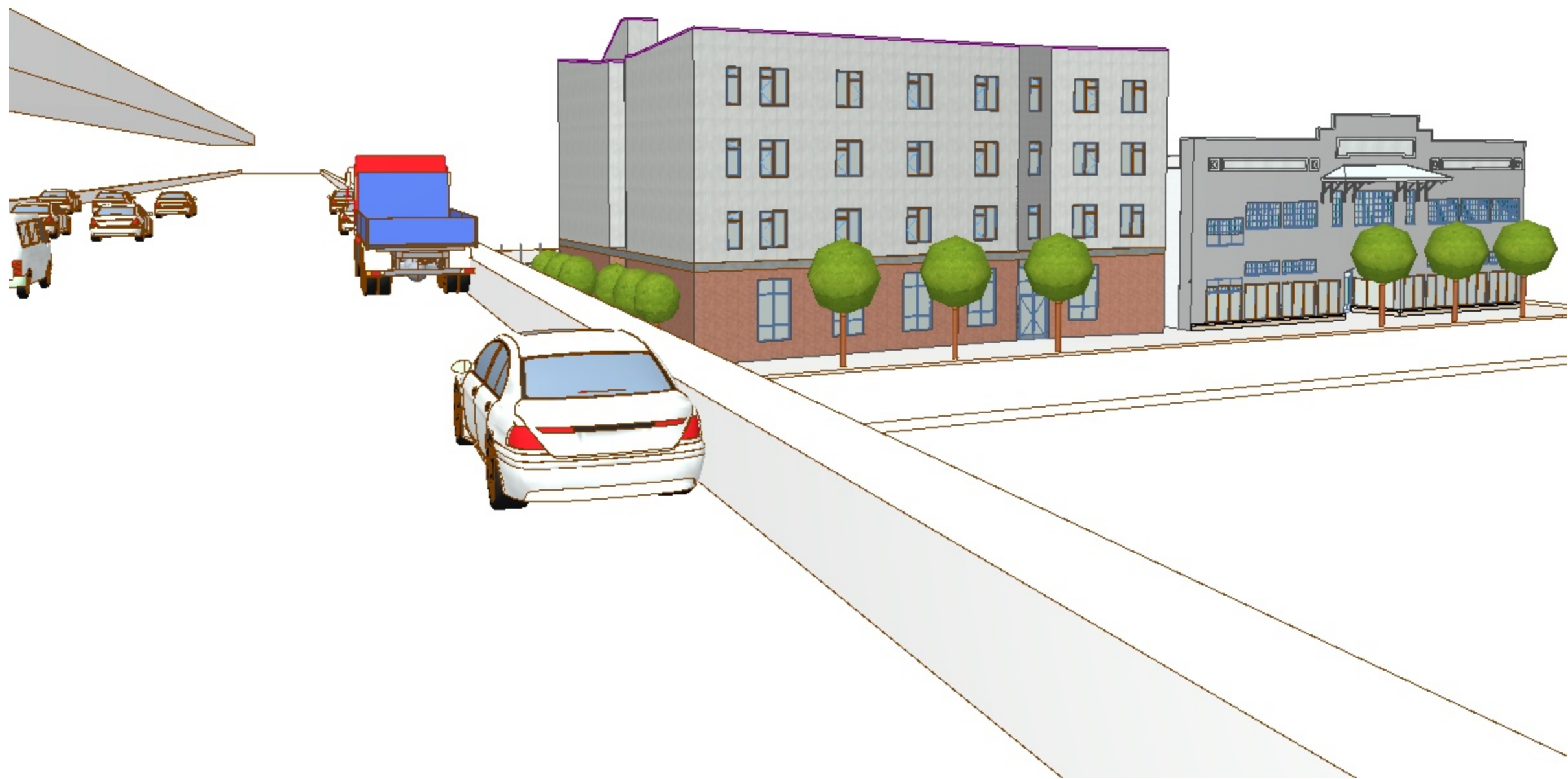














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Tracking Number _____	

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov. Applicants without the ability to submit via email should contact (504) 658-7300 to make alternative arrangements. Incomplete applications will not be accepted and will be returned to the applicant. Review time depends on the complexity of the project and can take up to 90 days.

Type of application: ☐ Design Review ☐ Interim Zoning Districts Appeal ☐ Moratorium Appeal

Property Location 1122 Oretha Castle Haley Boulevard, New Orleans, LA 70113

APPLICANT INFORMATION

Applicant Identity: ☐ Property Owner ☐ Agent

Applicant Name CCWIV Architecture / Christian Westerman

Applicant Address 6303 Burgundy Street

City New Orleans State LA Zip 70117

Applicant Contact Number 504-669-5057 Email ccwiv@ccwivarchitecture.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☐

Property Owner Name 1122 OCH, LLC / Will Bowling

Property Owner Address 1626A Oretha Castle Haley Boulevard

City New Orleans State LA Zip 70113

Property Owner Contact Number 504-525-2505 x201 Email bowling@gchp.net

PROJECT DESCRIPTION

A mixed use development with 30 residential rental apartments with 3,500 sf of commercial space. The project is being developed as an Affordable Housing Planned Development per Section 5.10.c of the Comprehensive Zoning Development. The project is located in the MU-2 Zoning District and the Oretha Castle Haley Boulevard Enhancement Corridor Design Overlay District.

REASON FOR REVIEW (REQUIRED FOR DESIGN REVIEW)

Design Overlay District Review

- ☐ Character Preservation Corridor
☐ Riverfront Design Overlay
☒ Enhancement Corridor
☐ University Area Design Overlay
☐ Corridor Transformation
☐ Greenway Corridor
☐ Others as required

Non-Design Overlay District Review

- ☐ Development over 40,000 sf
☐ Public Market
☐ CBD FAR Bonus
☐ Wireless Antenna/Tower
☐ Educational Facility

- ☐ Changes to Approved Plans
☐ DAC Review of Public Projects
☐ Others as Required

ADDITIONAL INFORMATION

Current Use Vacant Land

Proposed Use Mixed Use Multi-family

Square Number 254

Lot Number 2, 3, 4 and Part of 9

Permeable Open Space (sf) _____

New Development? Yes ☒ No ☐

Addition? Yes ☐ No ☒

Tenant Width _____

Existing Structure(s)? Yes ☐ No ☒

Renovations? Yes ☐ No ☒

Building Width 94'-0"

Change in Use? Yes ☐ No ☒

Existing Signs? Yes ☐ No ☒

Lot Width (sf) 98'-3 3/8"

New Sign(s)? Yes ☐ No ☒

Lot Area (sf) 12,619

Building Area (sf) 27,150



Date _____	Received by _____
Tracking Number _____	

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

REQUIRED ATTACHMENTS (One digital copy)

1. SITE PLAN

- ☐ North arrow, scale, and date of plan
- ☐ Location, dimensions, and area of permeable open space
- ☐ Name, address of the professional who prepared the plan
- ☐ Legend of symbols, patterns, and abbreviations used
- ☐ The entire lot(s), including area and property lines dimensioned (including gross area of the site)
- ☐ Curb cuts, interior streets, driveways, and parking and loading areas with dimensions and total area (sf)
- ☐ Location and dimensions of buildings and structures, including total floor area and distance from property lines
- ☐ Location of adjacent buildings
- ☐ Location of refuse storage locations
- ☐ Proposed right-of-way improvements including sidewalks and plantings, and pedestrian walkways
- ☐ Fence location, height, and materials

2. FLOOR PLAN

- ☐ Indicating the dimensions and square footage of proposed development
- ☐ Room use
- ☐ Location of all walls, doors, and windows
- ☐ Location of all plumbing fixtures
- ☐ Location of major appliances/mechanical equipment
- ☐ Stairway location
- ☐ Firewall location (if applicable)

3. ARCHITECTURAL ELEVATIONS

- ☐ Architectural elevations of each side of the proposed structure drawn to scale indicating height, ground floor ceiling, ground floor transparency, architectural elements, materials, colors, and textures proposed for any structures.

4. LIGHTING PLAN

- ☐ Location of all exterior lighting, including those mounted on poles and walls
- ☐ Types, style, height, and the number of fixtures
- ☐ Manufacturer's illustrations and specifications of fixtures

5. SIGNAGE PLAN

- ☐ Proposed Signage with overall height, width, and materials
- ☐ Building Elevation (including building width and height)
- ☐ Site plan showing the location of all proposed detached sign(s) along with setback dimensions.

6. LANDSCAPE PLAN

- ☐ Name and address of professional who prepared the plan.
- ☐ Landscape plans shall be prepared by a registered landscape architect licensed by the Louisiana Horticulture Commission
- ☐ All landscape plans shall meet the minimum requirements of site plans
- ☐ Legend defining all symbols, patterns, and abbreviations used
- ☐ Location, quantity, size, name, and condition (both botanical and common) of all existing and proposed plant materials and trees.
- ☒ Description of all tree preservation measures on-site and in the public right-of-way
- ☐ Width, depth, and area of landscaped area(s)
- ☐ Proposed right-of-way improvements and pedestrian walkways

Planting proposed in the right-of-way must have Parks and Parkways approval

7. PHOTOS

- ☐ Photographs of the subject site and/or building

8. NARRATIVE

- ☐ Narrative addressing compliance with applicable Comprehensive Zoning Ordinance requirements and design goals

9. COLOR ELEVATIONS/RENDERING (DAC ONLY)

- ☐ Color elevations and/or renderings are required for projects that trigger review by the Design Advisory Committee

10. SUPPLEMENT 'A' (UNIVERSITY AREA DESIGN OVERLAY)

- ☐ Additional submittal requirements for the University Area Design Overlay

FEES

Design Review	\$225
CBD Demolitions	\$500
Moratorium Appeals	\$1,000

Project Description:

The overall project is a new mixed-use development with 30 residential rental apartments and approximately 3,500 square feet of commercial space to be developed as an Affordable Housing Planned Development (AHPD) per Section 5.10 of the Comprehensive Zoning Ordinance. The site encompasses 12,619.91 square feet and a portion of Square 254 in the First District in an MU-2 Zoning District.

Per Table 5-11, the maximum permitted density with development bonus is 30 dwelling units: 12,619 sf lot area / 420 sf per dwelling unit. Additionally, Section 5.10.C allows a reduction of up to 50% of the required off-street residential parking. An RTA bus transit stop is located immediately in front of the property at Oretha Castle Haley Boulevard and Calliope Street. The proposed parking includes this reduction, resulting in 15 spaces required for the residential parking.

More than 50% of the dwelling units will be affordable as defined in the CZO. The affordable dwelling units are specifically broken down as follows:

	≤30% AMI	≤50% AMI	≤60% AMI	≤80% AMI	TOTAL
Studio Units		18			18
1 BR Units		12			12
TOTAL		30			30

The overall development fully complies with height, area, bulk, yard setback, and impervious area requirements of the CZO.

A total of 7 off-street parking spaces are proposed.

22 total spaces are typically required: a) 15 spaces required for the 30 dwelling units based on the AHPD parking reduction of 50%; and b) 7 spaces required for the combined commercial areas (3,500 sf total).

Utilizing the Collective Parking provisions of Section 22.15 and Table 22.15 for mixed-use projects, the peak maximum parking requirement is 15 (15.35) spaces on weekdays between 12am and 7am (see attached collective parking requirements).

The proposed AHPD thus includes a reduction of 8 spaces from the required off-street parking.



Oretha Castle Haley Boulevard



Oretha Castle Haley Boulevard and Clio Street



Clio Street



Received by _____
Sign Provided _____ Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

LAND-USE PROCESS

APPLICANT RESPONSIBILITIES	CITY ACTIONS	NOTES
Schedule a pre-application conference with the CPC staff.		The applicant or agent must meet with CPC staff to review the application.
Perform NPP Outreach		Staff will explain requirements including Neighborhood Participation Program outreach in pre-app meeting: https://www.nola.gov/city-planning/neighborhood-participation-program/
Submit Application to CPC Staff.	Review application/Return if incomplete and provide applicant with sign	All applications must be completed before being assigned a zoning docket number.
	Initiate legally required advertising of request.	Request is advertised 3 times in the newspaper and signs are posted in the vicinity of the request site.
Review staff's report prior to the public hearing.	CPC staff prepares a report of your request and forwards it to the Commission and petitioner.	Staff report on your request is forwarded to the Commission and to you prior to the Public Hearing.
Attend CPC Public Hearing.	Public Hearing is held approximately 6 weeks after a complete, correct application is received.	Proponents and opponents are allowed to address concerns and issues at the public hearing.
	CPC recommendation is forwarded to the City Council with a suggested hearing date.	The staff report (inc. CPC recommendation) is sent to the City Council. The Council schedules a hearing date.
	Petitioner and those who spoke at the CPC Hearing are notified by the Clerk of Council of hearing	Clerk of Council notifies proponents and opponents of the scheduled hearing date, ~ 10 days prior to hearing.
Attend City Council Public Hearing (City Hall-City Council Chambers).	City Council takes action	If Council votes for denial, the process ends here. If Council votes for approval, the Council will instruct the City Attorney's Office to prepare an ordinance. Once introduced, the ordinance must lay over for 21 days before it can be adopted. After adoption, the Mayor signs the ordinance.

If no site plan or title restriction is required, submit your application for permitting.

If title restrictions are required, submit recorded title restrictions per ordinance to the CPC (and Safety & Permits when applying for permits.)

If site plans are required, revised final plans must be submitted to CPC staff within 1 year final ordinance date.	CPC staff verifies compliance, and will approve the drawings.	The final site plans must contain all required information, including all Waivers & Provisos from the Final Ordinance must be listed on the title page.
Take 5 copies of the Final CPC Staff-approved plans for recordation Office of Conveyances.	CPC staff will give the applicant one copy of the approved drawings and the transmittal letter authorizing the recordation to the applicant.	CPC staff will notify the applicant when the final plans have been signed.
After recordation, the applicant must resubmit 1 recorded copy to CPC & Safety & Permits.	CPC staff will collect one (1) copy of the recorded plans.	Once plans have been recorded, the CPC staff is legally authorized to change the Zoning Map.

LAND-USE FEE SCHEDULE

Zoning Change:

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

Conditional Use/Planned Development:

- Structures between 0-4,999 sq ft \$1,160
- Structures between 5,000-24,999 sq ft \$2,320
- Structures between 25,000-74,999 sq ft \$3,480
- Structures of 75,000 sq ft or more \$4,640

Conditional Use Established Two-Family, Multi-Family, and Townhouse Dwellings:

- No increase in floor area \$500
 - Increase in floor area \$700
- Text Amendment: \$1,500



Received by _____
Sign Provided _____ Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

ATTACHMENTS	TEXT AMENDMENT	ZONING CHANGE	CONDITIONAL USE/PLANNED DEVELOPMENT
Completed application with all required information & signed by owner or authorized agent.	Required	Required	Required
Authorization from Property Owner. If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.		Required	Required
Accurate survey or legal description showing or describing the legal boundaries of the site.		Required	Required
Photographs of the subject site(s) and building(s).		Required	Required
Neighborhood Participation Program Documents including NPP summary report, contact list, NPP meeting invitation, NPP comment cards, neighborhood email notices, and meeting sign-in sheet. Refer to the Neighborhood Participation Guide for more information.	Required	Required	Required
Site Plan of the entire lot(s) showing property lines and all buildings or structures, with distance from property line indicated. All off-street parking areas, driveways, interior streets, paving, mechanical equipment, or other surfaces should be shown and dimensioned on the plans.			Required
Landscape Plans including the location, quantity, size, name, and condition of all existing and proposed plant materials and trees. All landscaped areas should be shown and dimensioned on the plans. A description of all tree preservation measures on-site and in the public right-of-way should be included.			Required
Architectural Elevations of each side of the proposed structure(s) indicating height, architectural elements such as windows, doors, materials, textures, and other information.			Required
Floor Plan(s) of the entire structure(s) showing room use, dimensions, walls, doors, windows, major appliances, plumbing fixtures, stairs, or other egress.			Required
Recommendations or approvals from HDLC, or VCC, or City Council (regarding demolition), where applicable.			May Be Required
Design Advisory Committee (DAC) Recommendation , when required by Article 4, Section 4.5.B of the Comprehensive Zoning Ordinance.			May Be Required



Received by	_____
Sign Provided	Date _____
Tracking Number	_____

LAND-USE REQUEST APPLICATION

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Type of application: Text Amendment Zoning Change Conditional Use/Planned Development

Address of Property for which this
application is being filed. _____

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name _____

Applicant Address _____

City _____ State _____ Zip _____

Applicant Contact Number _____ Email _____

PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name _____

Property Owner Address _____

City _____ State _____ Zip _____

Property Owner Contact Number _____ Email _____

SPECIFIC ZONING REQUEST

PROPERTY LOCATION

Square Number(s) _____ Lot Number(s) _____

Bounding Streets _____

Zoning _____ Municipal District _____

Tax Bill Number _____ Planning District _____

DESCRIPTION OF PROJECT (Attachments are acceptable)



Building/Construction
Related Permit



Received by	_____
Sign Provided <input type="radio"/> Date	_____
Tracking Number	_____

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. 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 and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature

Date May 16, 2025

Agent Signature

Date

If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the 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 to and subscribed before me this

16th

day of

May 2025

My Commission expires

at death



Project Description:

The overall project is a new mixed-use development with 30 residential rental apartments and approximately 3,500 square feet of commercial space to be developed as an Affordable Housing Planned Development (AHPD) per Section 5.10 of the Comprehensive Zoning Ordinance. The site encompasses 12,619.91 square feet and a portion of Square 254 in the First District in an MU-2 Zoning District.

Per Table 5-11, the maximum permitted density with development bonus is 30 dwelling units: 12,619 sf lot area / 420 sf per dwelling unit. Additionally, Section 5.10.C allows a reduction of up to 50% of the required off-street residential parking. An RTA bus transit stop is located immediately in front of the property at Oretha Castle Haley Boulevard and Calliope Street. The proposed parking includes this reduction, resulting in 15 spaces required for the residential parking.

More than 50% of the dwelling units will be affordable as defined in the CZO. The affordable dwelling units are specifically broken down as follows:

	≤30% AMI	≤50% AMI	≤60% AMI	≤80% AMI	TOTAL
Studio Units		18			18
1 BR Units		12			12
TOTAL		30			30

The overall development fully complies with height, area, bulk, yard setback, and impervious area requirements of the CZO.

A total of 7 off-street parking spaces are proposed.

22 total spaces are typically required: a) 15 spaces required for the 30 dwelling units based on the AHPD parking reduction of 50%; and b) 7 spaces required for the combined commercial areas (3,500 sf total).

Utilizing the Collective Parking provisions of Section 22.15 and Table 22.15 for mixed-use projects, the peak maximum parking requirement is 15 (15.35) spaces on weekdays between 12am and 7am (see attached collective parking requirements).

The proposed AHPD thus includes a reduction of 8 spaces from the required off-street parking.

Attachment B: 1122 OCH Collective Parking

1122 OCH Base Parking Calculations (Table 22-1)

Use	Min. Required Spaces	Parking Factor	
Dwelling, Multi-Family	1 per Dwelling Unit	30 Dwelling Units	30
Office	1 per 500 sf GFA	3,500 sf GFA	7
Total Required			37
Vehicle Charging	10% of Spaces		3.7

1122 OCH Base Parking with AHPD Reduction Calculations (Table 22-1)

Use	Min. Required Spaces	Parking Factor	
Dwelling, Multi-Family	0.5 per Dwelling Unit	30 Dwelling Units	15
Office	1 per 500 sf GFA	3,500 sf GFA	7
Total Required			22
Vehicle Charging	10% of Spaces		2.2

1122 OCH Weekend Parking Calculations (Table 22-4)

	Spaces per 22.1	12am - 7am		7 am - 6pm		6pm - 12am	
	with AHPD reduction	% Req'd	No. Req'd	% Req'd	No. Req'd	% Req'd	No. Req'd
Residential (30 DU)	15	100%	15	65%	9.75	75%	11.25
Office (3,500 SF)	7	0%	0	10%	0.7	10%	0.7
Total Required	22		15		10.45		11.95
Vehicle Charging	10% of Spaces		1.5				

1122 OCH Weekday Parking Calculations (Table 22-4)-1

	Spaces per 22.1	12am - 7am		7am - 6pm		6pm - 12am	
	with AHPD reduction	% Req'd	No. Req'd	% Req'd	No. Req'd	% Req'd	No. Req'd
Residential (30 DU)	15	100%	15	55%	8.25	85%	12.75
Office (3,500 SF)	7	5%	0.35	100%	7	5%	0.35
Total Required	22		15.35		15.25		13.1
Vehicle Charging	10% of Spaces		1.535				

1122 OCH Provided Parking

Use	Parking Spaces	Charging	Notes
Provided Parking	0	0	
Peak Parking Requirement	16	2	Peak Collective Parking calculation including AHPD 50% Reduction
Parking Excess	-16	2	Minimum excess, occurs Weekdays from 12am - 7am



Jay Dardenne

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

1122 OCH, LLC.

Domiciled at NEW ORLEANS, LOUISIANA,

Was filed and recorded in this Office on November 09, 2010,

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,

November 12, 2010


Secretary of State



Certificate ID: 10116295#WMJ62

To validate this certificate, visit the following web site, go to **Commercial Division, Certificate Validation**, then follow the instructions displayed.
www.sos.louisiana.gov

JG 40348838K

**ARTICLES OF ORGANIZATION
OF
1122 OCH, L.L.C.**

The undersigned, acting pursuant to the Limited Liability Company Law of Louisiana, La. R.S. 12:1301 et seq., hereby adopts the following Articles of Organization.

ARTICLE I

Name

The name of this Limited Liability Company (the "LLC") shall be 1122 OCH, L.L.C.

ARTICLE II

Purpose

The purpose of the LLC is limited solely to (i) acquiring, owning, developing, holding, selling, leasing, transferring, exchanging, operating and managing real property located in the City of New Orleans (the "Property"), including any buildings and improvements thereon, (ii) obtaining financing for the Property and for the accomplishment of any and all of the purposes described herein, (iii) the development, demolition, renovation, rehabilitation, and construction of improvements, new or existing, on the Property, and (iv) transacting any and all lawful business for which the LLC may be organized under the laws of the State of Louisiana that are incident, necessary and appropriate to accomplish the foregoing.

ARTICLE III

Manager

The business and affairs of the LLC shall be handled by a manager or managers, whose rights, powers, duties, authority, and limitations thereon shall be fixed by the Operating Agreement referred to in the next succeeding section. Any persons dealing with the LLC may rely upon a certificate of the manager to establish the membership of any member, the authenticity of the records of the LLC, or the authority of any person to act on behalf of the LLC, including but not limited to the authority to take actions referred to in Louisiana Revised Statute 12:1318(B).

ARTICLE IV

Operating Agreement

The internal affairs of the LLC shall be regulated by an Operating Agreement (the "Operating Agreement") between the members, except with respect to any matters covered by the Articles of Organization of the LLC, with respect to which the Articles of Organization of the

LLC, and not the Operating Agreement, shall govern. No provision of the Articles of Organization of the LLC may be varied, altered or eliminated by the Operating Agreement.

ARTICLE V
Limitation of Liability

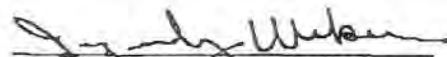
The members of the LLC shall have the benefit of all of the privileges, immunities, and limitations of liability provided in the Louisiana Limited Liability Company Law.

ARTICLE VI
Limitation of Agency

Except as provided in Article III above, no member or other person shall be considered a mandatary of the LLC or of any other member, and no party shall be entitled to rely upon the act of any individual member or other person as being binding on the LLC. Third parties must rely solely upon the actions of the LLC taken in compliance with the requirements of Article III above.

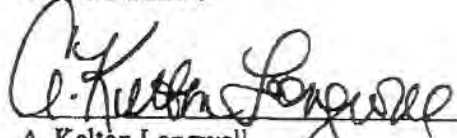
THUS DONE AND SIGNED this 9th day of November 2010.

WITNESSES:


James Weber


Stacy L. DePizzo

ORGANIZER:

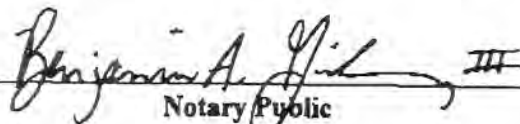

A. Kelton Longwell

ACKNOWLEDGMENT

STATE OF LOUISIANA

PARISH OF ORLEANS

On this 9th day of November 2010, before me personally appeared A. Kelton Longwell, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed it as her free act and deed.


Notary Public

Benjamin Alfred Guider, III, Notary Public
Orleans Parish - Louisiana
My Commission is for Life
La. Bar No. 29226

**INITIAL REPORT
OF
1122 OCH, L.L.C.**

STATE OF LOUISIANA

PARISH OF ORLEANS

**TO: The Secretary of State
Baton Rouge, Louisiana**

Complying with La. R.S. 12:1301 et seq., 1122 OCH, L.L.C., hereby makes its initial report as follows:

Registered Office

1610A Oretha Castle Haley Boulevard
New Orleans, LA 70113

Registered Agent

A. Kelton Longwell, Esq.
365 Canal Street, Suite 800
New Orleans, Louisiana 70130

Initial Manager

Gulf Coast Housing Partnership, L.L.C.
1610A Oretha Castle Haley Boulevard
New Orleans, LA 70113

Signed this 9th day of November 2010 at New Orleans, Louisiana.


A. Kelton Longwell
Organizer


**AFFIDAVIT OF ACCEPTANCE
BY REGISTERED AGENT**

STATE OF LOUISIANA

PARISH OF ORLEANS

To the Secretary of State of Louisiana:

On this 9th day of November 2010, before me, the undersigned Notary Public in and for the State and Parish aforesaid, personally appeared A. Kelton Longwell, who is to me known to be the person, and who, being duly sworn, acknowledged to me that she does hereby accept appointment as the Registered Agent of 1122 OCH, L.L.C., which is a limited liability company authorized to transact business in the State of Louisiana pursuant to the provisions of La. R.S. 12:1301 et seq.


A. Kelton Longwell
Registered Agent

Subscribed and sworn to before me on
This 9th day of November 2010.


Notary Public

Benjamin Alfred Guider, III, Notary Public
Orleans Parish - Louisiana
My Commission is for Life
La. Bar No. 29226

State of
Louisiana
Secretary of
State



COMMERCIAL DIVISION
225.925.4704

Fax Numbers
225.932.5317 (Admin. Services)
225.932.5314 (Corporations)
225.932.5318 (UCC)

Name	Type	City	Status
1122 OCH, L.L.C.	Limited Liability Company	NEW ORLEANS	Active

Previous Names

Business: 1122 OCH, L.L.C.

Charter Number: 40348838K

Registration Date: 11/9/2010

Domicile Address

1626A ORETHA CASTLE HALEY BLVD
NEW ORLEANS, LA 70113

Mailing Address

1626A ORETHA CASTLE HALEY BLVD
NEW ORLEANS, LA 70113

Status

Status: Active

Annual Report Status: In Good Standing

File Date: 11/9/2010

Last Report Filed: 10/28/2024

Type: Limited Liability Company

Registered Agent(s)

Agent: A. KELTON LONGWELL, ESQ
Address 1: 650 POYDRAS
Address 2: SUITE 2600
City, State, Zip: NEW ORLEANS, LA 70130
Appointment Date: 11/9/2010

Officer(s)

Additional Officers: No

Officer: GULF COAST HOUSING PARTNERSHIP, L.L.C.
Title: Manager
Address 1: 1626A ORETHA CASTLE HALEY BLVD
City, State, Zip: NEW ORLEANS, LA 70113

Amendments on File (1)

Description	Date
Domestic LLC Agent/Domicile Change	4/20/2023

Print

Filed by: BAYOU TITLE, INC.
1820 Belle Chasse Hwy, Ste. 205
Gretna, LA 70056
Telephone (504) 393-0315
Our File Number: GD421-10/1122 OCH, L.L.C.

NOTARIAL ARCHIVES OF ORLEANS PARISH
NA # 2010-46402 DT 12/02/10
TYPE: S FEE: \$30.00 PG: 5



ACT OF CASH SALE

BE IT KNOWN, that on these dates set forth hereinafter, before me, the undersigned Notary Public, duly commissioned in the Parish of Orleans, State of Louisiana, and in the presence of the undersigned competent witnesses, personally came and appeared:

SHEAR FAMILY HOLDINGS, L.L.C. (TAX ID# **-*2416)**, a limited liability company organized and existing under the laws of the State of Louisiana, domiciled in the Parish of Jefferson, appearing herein through and represented herein by Fred Shear, its Manager, duly authorized to act herein by virtue of a certificate of authority, an original of which is annexed hereto, whose mailing address is 127 Vincent Avenue, Metairie, LA 70005 (Vendor),

who, being by me first duly sworn, declared unto me, Notary, that Vendor does, by these presents grant, bargain, sell, convey, transfer, set over, assign, abandon and deliver, with all legal warranties and with full substitution and subrogation in and to all rights and actions of warranty which Vendor has or may have against all preceding owners and vendors, unto:

1122 OCH, L.L.C. (TAX ID#-***7511)**, a limited liability company organized and existing under the laws of the State of Louisiana, domiciled in the Parish of Orleans, appearing herein through and represented herein by Kathy Laborde, its Authorized Representative, whose mailing address is 1610A Oretha Castle Haley Blvd., New Orleans, Louisiana 70113 (Purchaser),

here present and accepting, purchasing for Purchaser, Purchaser's successors, heirs and assigns, and acknowledging due delivery and possession thereof, all and singular, the following described property, to-wit:

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all of the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, appurtenances, advantages and component parts thereunto belonging or in anywise appertaining thereto, situated in the FIRST DISTRICT of the City of New Orleans, State of Louisiana, in SQUARE 254, bounded by Dryades, Clio, Baronne and Calliope Street, which said piece or portion of ground commences at a distance of 95 feet, 11 inches, 5 lines from the corner of Dryades and Clio Streets, and measures thence 98 feet, 3 inches, 3 lines front on Dryades Street, a width in the rear of 99 feet, 3 inches, 9 lines, a depth on the side lines nearest Clio Street of 127 feet, 10 inches, 5 lines, and the same depth on the opposite side line, and is composed of the whole of original Lots 2, 3 and 4, and a portion of original Lot 9; all according to sketch of survey of Gilbert, Kelly and Couturie, James H. Couturie, C.E., dated March 16, 1972.

Improvements bear the municipal no. 1122 Oretha C. Haley Blvd., (formerly 1122 Dryades Street), New Orleans, Louisiana.

LESS AND EXCEPT:

One certain tract or parcel of land, together with all the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining situated in the parish of Orleans, State of Louisiana in the First District in Square 254, said Square being bounded by Dryades Street, Calliope Street, Baronne Street and Clio Street, identified as Parcel No.UR 8-1, on a white print of a plat of survey, consisting of sheet no. 8, made by Coleman Kuhn, Registered Land Surveyor, dated September 12, 1980, revised, September 28, 1984, said tract or parcel being outlined in red and shaded in yellow, and being more particularly described in accordance with said plat of survey, as follows:

PARCEL NO. UR 8-1:

Commence at a point located on northeastern property corner of Lot 4, Square 254, First District, Orleans Parish, Louisiana, thence proceed South 32 degrees, 9 minutes, 57 seconds West a distance of 1.8.7 feet to the point of beginning; thence proceed from this point of beginning south 32 degrees, 9 minutes, 57 seconds West continuing along the eastern boundary line of Lot 4, Square 254, an approximate distance of 33.6.1 feet (35.3.0 feet title, minus 1.8.7 feet) to a point located co-existent with southeastern most property corner of said Lot 4, Square 254; thence proceed South 57 degrees 48 minutes, 25 seconds East, a distance of 127.11.3 feet; thence proceed North 32 degrees, 9 minutes, 57 seconds east a distance of 11.10.5 feet; thence proceed along the arc of a curve having a chord bearing North 48 degrees, 31 minutes, 51 seconds West a distance of 84.7.2 feet with a radius of 1167.11.0 feet, an arc distance of 84.7.3 feet; thence proceed along the arc of a curve having a chord bearing North 47 degrees, 16 minutes, 28 seconds West a distance of 45.2.7 feet, with a radius of 1167.11.0 feet, an arc distance of 45.2.2 feet to the point of beginning.

Being the same property acquired by Vendor by Transfers dated 12/7/2009 and registered in CIN

446616 & 446617 of the official records of Orleans Parish, Louisiana (the Property).

All in accordance with survey by Gilbert, Kelly & Couturie, Inc., dated November 18, 2010, a copy of which is attached hereto.

THIS ACT IS MADE AND ACCEPTED SUBJECT TO THE FOLLOWING:

Any and all applicable covenants, conditions, restrictions, servitudes, rights of way, outstanding mineral interests and other matters which may appear in the chain of title of title or elsewhere in the public records of Orleans Parish, Louisiana, The reference to or enumeration of which shall not serve to interrupt or revive prescription thereon, recognize the validity thereof, or acknowledge, ratify or confirm same.

To have and to hold the Property and appurtenances appertaining thereto, unto Purchaser, Purchaser's successors, heirs and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of **TWO HUNDRED FIFTEEN THOUSAND AND 00/100 (\$215,000.00) DOLLARS** all cash, which Purchaser has well and truly paid, in ready and current money, to Vendor, who hereby acknowledges the sufficiency and receipt thereof and grants full acquittance and discharge therefor.

All ad valorem taxes due the City of New Orleans up to and including the taxes due and payable in the year 2010 have been paid. The responsibility for the application for a homestead exemption and/or the payment of taxes due in the year 1 and all future years is assumed by Purchaser. By reference to the Conveyance Certificate annexed hereto, it does not appear that the Property has been previously alienated by Vendor. By reference to the Mortgage Certificate annexed hereto, it does not appear that the Property has been encumbered by Vendor

Vendor and Purchaser acknowledge that the Conveyance and Mortgage Certificates are open, undated and unsigned and relieve and release Bayou Title, Inc., its Shareholders, Directors, officers, agents and employees and the undersigned Notary Public from any and all responsibility in connection therewith.

Vendor and Purchaser acknowledge that a current survey has not been produced in connection with this transaction and relieve and release Bayou Title, Inc., its shareholders, directors, agents and employees and the undersigned Notary Public from any and all responsibility for fence misalignments, servitudes, rights of way, encroachments, discrepancies in dimensions, rights of parties in possession and any and all other matters which might be disclosed on a current survey.

Vendor and Purchaser covenant and agree that the Property and all buildings, improvements and component parts thereon, and plumbing, electrical systems, mechanical equipment, heating and air conditioning systems, built-in appliances and all other items located on or in the Property are conveyed by Vendor and accepted by Purchaser "AS IS, WHERE IS," and "WITH ALL FAULTS," without any warranty of any kind whatsoever, except as to title, even as to metes and bounds, the operation or suitability of such property for the use intended by purchaser, and without regard to the presence of apparent or hidden defects and with purchaser's full and complete waiver of any and all rights for the return of all or any part of the purchase price by the reason of any such defects. Purchaser acknowledges and declares that neither vendor nor any party whomsoever, acting or purporting to act in any capacity whatsoever on behalf of vendor, has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, and upon which purchaser has relied, concerning the existence or non-existence of any quality, characteristic or condition of the property. Without limiting the foregoing, purchaser acknowledges and declares that neither vendor nor any party whomsoever, acting or purporting to act in any capacity whatsoever on behalf of vendor, has made any representation or warranty as to, and purchaser expressly waives any warranty as to: a) the quality, nature, adequacy or physical condition of the property including, but not limited to, the structural elements, foundation, roof, appurtenances, access, landscaping, parking facilities or the electrical, mechanical, hvac, plumbing, sewage or utility systems, facilities or appliances at the property, if any; b) the quality, nature, adequacy or physical condition of soils, sub-surface support or ground water at the Property; c) the existence, quality, nature, adequacy or physical conditions of any utilities serving the property, or access thereto; d) the development potential of the Property or its habitability, marketability, fitness, suitability or adequacy for any particular purpose; e) the zoning classification, use or other legal status of the Property; f) the property's, or its operations' compliance with any applicable codes, laws, regulations, statutes, ordinances, covenants, setback requirements, conditions or restrictions of any governmental or quasi-governmental entity or of any other person or entity; g) the quality of any labor or materials relating in any way to the property; or h) the nature, status and extent of any right of way, servitude, lease, right of redemption, possession, lien, encumbrance, license, reservation, covenant, condition, restriction or any other matter affecting title to the Property. Purchaser has had full, complete and unlimited access to the property for all tests and inspections which Purchaser, in Purchaser sole discretion, deems sufficiently diligent for the protection of Purchaser's interests. Purchaser expressly waives the warranty of fitness and the warranty against redhibitory vices and defects, whether apparent or latent, imposed by LSA - C.C. art. 2475, any other applicable state or federal law and the jurisprudence thereunder. Purchaser also waives any rights it may have in redhibition or to a reduction of the purchase price pursuant to LSA - C.C. arts. 2520 through 2548, inclusive, in connection with the property. Purchaser declares and acknowledges that these waivers have been brought to Purchaser's attention and explained in detail and that Purchaser has voluntarily and knowingly consented to these waivers. By its signature, purchaser expressly acknowledges all such waivers. Without limiting the foregoing, purchaser releases Vendor from any and all claims, demands, causes of action, judgments, losses, damages, liabilities, costs and expenses (including attorney's fees whether suit is instituted or not), whether known or unknown, liquidated or contingent (claims) arising from or related to: a) any defects, errors or omissions in the design or construction of the property, whether the same are a result of negligence or otherwise; b) other conditions (including environmental



SQ. No. 254
1ST DISTRICT

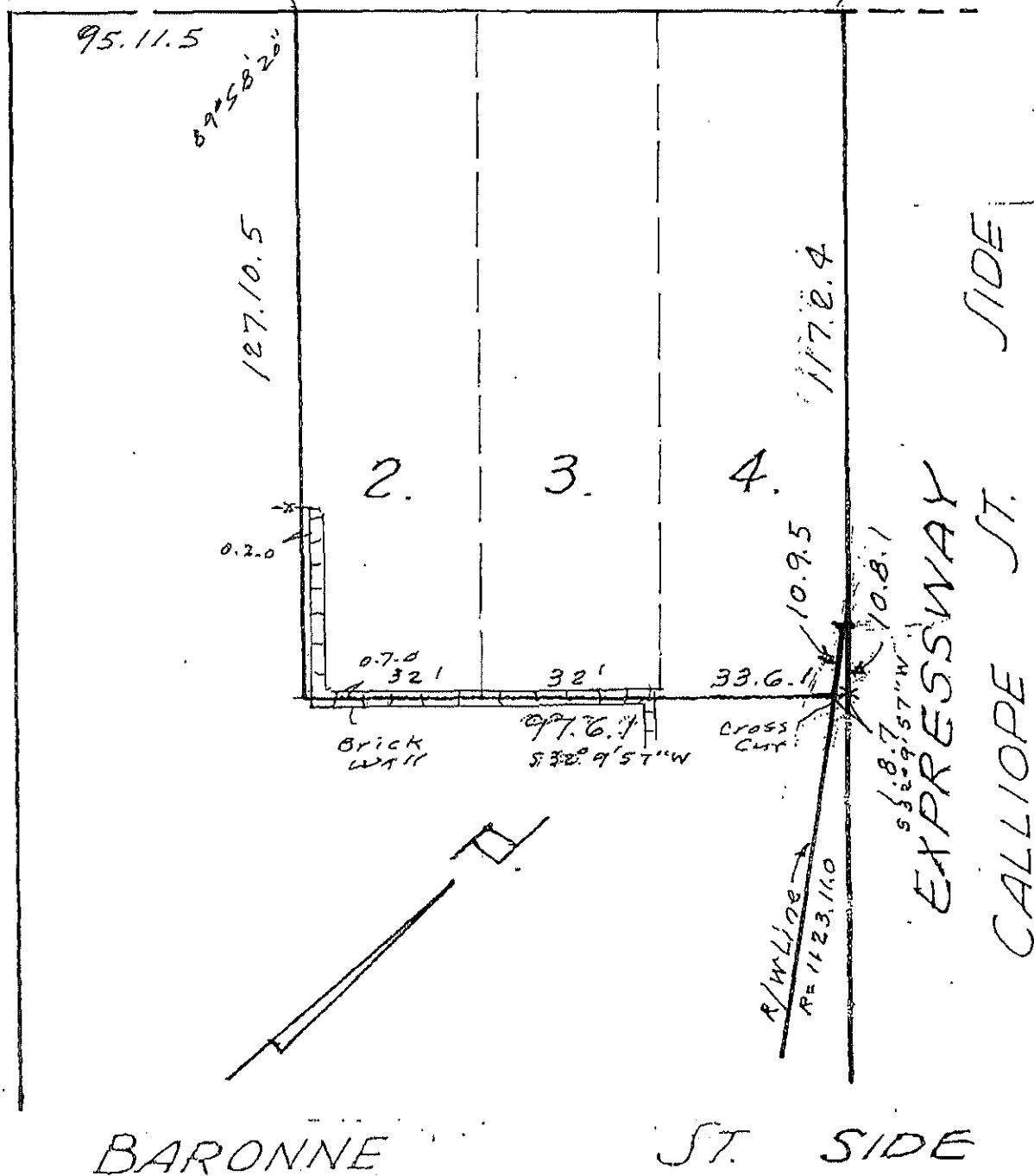
NEW ORLEANS, LA.
ORLEANS PARISH

ORETHA CASTLE HALEY BLVD.

CROSS CUT (Late Dryades St. 4.1.0 + 98.3.3 + 4.1.6

ST.

CLIO



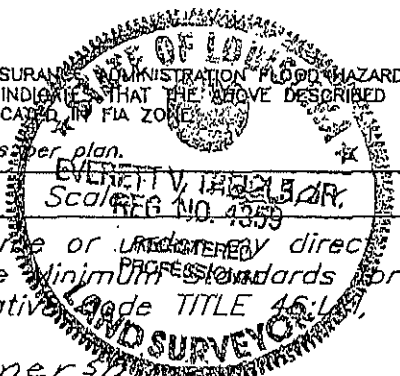
Note:
Improvements may not be to scale for clarity.
The dimensions shown prevail over scale.

THE SERVITUDES 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.

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FIA ZONE

Lot angles as per plan.

Date: November 18, 2010



This plat represents an actual ground survey made by the or UNREGISTERED direct supervision and control and meets the requirements for the Minimum Standards for Property Boundary Surveys as found in Louisiana Administrative Code TITLE 46:1, Chapter 25 for a Class "c" survey. Made at the request of Gulf Coast Housing Partnership

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

[Signature]

STATE OF LOUISIANA

PARISH OF ORLEANS

**CERTIFICATE OF AUTHORITY
TO ACT FOR
SHEAR FAMILY HOLDINGS, L.L.C.
A LIMITED LIABILITY COMPANY**

BE IT KNOWN, that Fred Shear did acknowledge and declare that he is the sole and managing member of Shear Family Holdings, L.L.C., (Hereinafter the "Company") a Louisiana Limited Liability Company organized under the laws of the State of Louisiana, whose Articles of Organization are recorded in the office of the Louisiana Secretary of State, and that the Articles of Organization provide that appearer is authorized to certify the authority of persons to act on behalf of said Company, and that he does hereby certify that Fred Shear, individually, and on behalf of said Company, has the unanimous consent of all of the members of said Company, and is authorized to act for and in the name of the said Company, to do the following:

To sell immovable property standing in the name of the Company, on such terms and conditions as she, in her sole discretion, deems fit and proper, to pay and discharge any and all charges, expenses and encumbrances in connection therewith, and to receive and receipt for the selling price.

The said person is authorized to sign all documents, of every kind whatsoever, for and in the name of said Company, and to take all such actions in its name as may, in the sole and exclusive judgment of said person, be necessary to accomplish the authority expressed above, the said Company ratifies and confirms any and all things done by said authorized signatory in furtherance of this certificate of authority.

The Company is duly organized and existing under the laws of the State of Louisiana; that all franchise and other taxes required to maintain its existence have been paid when due and that no such taxes are delinquent; that no proceedings are pending for forfeiture of its Charter or for its dissolution, voluntarily or involuntarily; that it is duly qualified to do business in the State of Louisiana and is in good standing with such State; that there is no provision in the Articles of Organization or Operating Agreement of said company limiting the power of the Managing Member or Members to execute this certificate of authority.


SHEAR FAMILY HOLDINGS, L.L.C.


BY:  / 11-23-10
FRED SHEAR, MANAGER DATE


conditions) affecting the property, patent or latent, whether the same are as a result of negligence or otherwise; c) Purchaser's ability or inability to obtain or maintain building permits, either temporary or final certificates of occupancy or other licenses for the use or operation of the property and/or certificates of compliance for the property; d) the actual or potential income or profits to be derived from the Property; or e) the real estate taxes or assessments now or hereafter payable thereon. The release set forth in this paragraph specifically includes any claims under any environmental laws, under the Americans with Disabilities Act of 1990 (42 U.S.C. § 12101 et seq.), or with respect to any environmental risk. "Environmental laws" include without limitation, the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act (42 U.S.C. § 6901, et seq.), the Emergency Planning and Community Right to Know Act (42 U.S.C. § 110, et seq.), the Clean Air Act (42 U.S.C. § 7401, et seq.), the Clean Water Act (33 U.S.C. § 1251 et seq.), the Toxic Substances Control Act (15 U.S.C. § 260, et seq.), the Hazardous Materials Transportation Act (49 U.S.C. § 1801, et seq.), the Occupational Safety and Health Act (29 U.S.C. § 651, et seq.), the Federal Insecticide, Fungicide and Rodenticide Act (7 U.S.C. § 136, et seq.), the Safe Drinking Water Act (42 U.S.C. § 300, et seq.), the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. § 9601, et seq.), the Louisiana Environmental Quality Act (LSA -R. S. 30:2001, et seq.) and the Superfund Amendment and Reauthorization Act, as any of the same may be amended from time to time, and any state or local law dealing with environmental matters, and any regulation, order, rule, procedure, guideline and the like promulgated in connection therewith, regardless of whether the same are in existence on the date of this act. "Environmental risk" consists of any risk to persons or the environment, including without limitation a) the presence of any friable, damaged asbestos upon the property; and/or b) the release or discharge of any "hazardous substance" or "hazardous waste" (as defined by any environmental laws) onto or from the property of such a nature or to such an extent as to require clean-up under applicable law.



 1122 OCH, L.L.C.
 BY: KATHY LABORDE, AUTH. REPRESENTATIVE

THUS DONE AND PASSED in my office in New Orleans, Orleans Parish, Louisiana, on the 23rd day, of November, 2010, in the presence of the undersigned competent witnesses, who hereunto sign their names with Vendor and Purchaser and me, Notary Public, after due reading of the whole.

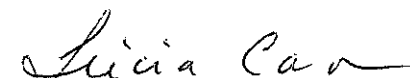

 Witness - Signature above line
 Printed Name: VICTORIA WELCH


 1122 OCH, L.L.C.
 BY: KATHY LABORDE, AUTH. REPRESENTATIVE



 Witness - Signature above line
 Printed Name: Cornelius Payne



 SCOTT R. SIMMONS
 NOTARY PUBLIC
 Louisiana Bar Roll No. 23304

THUS DONE AND PASSED in my office in New Orleans, Orleans Parish, Louisiana, on the 23rd day, of November, 2010, in the presence of the undersigned competent witnesses, who hereunto sign their names with Vendor and Purchaser and me, Notary Public, after due reading of the whole.


 Witness - Signature above line
 Printed Name: TRICIA CARON


 SHEAR FAMILY HOLDING, L.L.C.
 BY: FRED SHEAR, MANAGER


 Witness - Signature above line
 Printed Name: Tanya Gerrete


 SCOTT R. SIMMONS
 NOTARY PUBLIC
 Louisiana Bar Roll No. 23304

SQ. NO. 254
FIRST DISTRICT
(Lots 2, 3, 4, and Pt. 9)

ORLEANS PARISH
NEW ORLEANS, LA

LEGEND

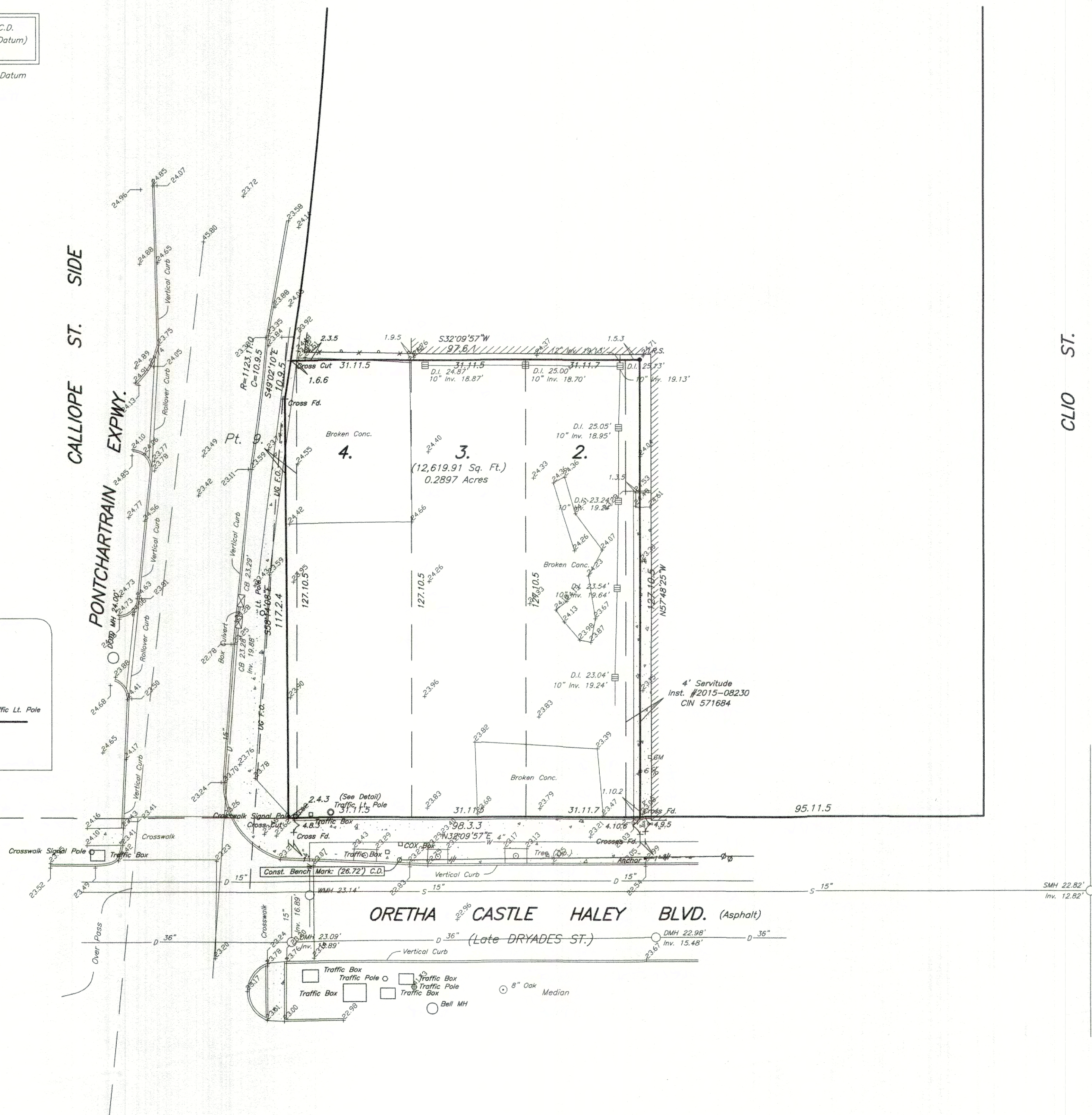
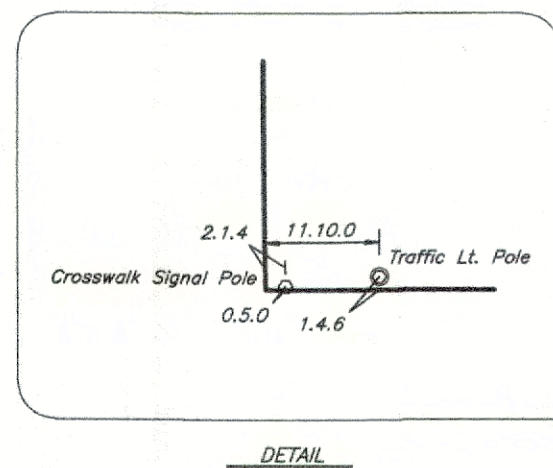
- I.R.S. Iron Rod Set
- I.R.F. Iron Rod Fd. (Found)
- I.P.S. Iron Pipe Set
- I.P.F. Iron Pipe Fd. (Found)
- Nail Set
- Nail Fd. (Found)
- PK Nail Set
- PK Nail Fd. (Found)
- Mon. Monument Fd. (Found)
- + Cross Cut
- + Cross Fd. (Found)
- T T Cut
- T T Fd. (Found)
- Arrow Cut
- Arrow Fd. (Found)
- └ Angle Cut
- └ Angle Fd. (Found)
- Anchor (Pole)
- CB Catch Basin
- D.I. Drop Inlet
- D.I. Drop Inlet
- D.S. Down Spout
- FH Fire Hydrant
- Handicap
- Hose Bibb
- LT (Light) Pole
- Power Pole
- Sign
- Tele. (Telephone) Pedestal
- Traffic Lt. (Light)
- 0.0% Drain Clean Out
- 0.5% Sewer Clean Out
- 0% Unknown Clean Out
- DMH Drain Manhole
- EMH Electric Manhole
- GMH Gas Manhole
- NOPSI MH NOPSI Manhole
- SCB MH South Central Bell Manhole
- SMH Sewer Manhole
- WMH Water Manhole
- EM Electric Meter
- GM Gas Meter
- WM Water Meter
- GV Gas Valve
- WV Water Valve
- CATV Cable Television Line
- D Drain Line
- G Gas Line
- S Sewer Line
- T Telephone Line
- W Water Line
- UG E Underground Electric Line
- UG T Underground Telephone Line
- Overhead Power Line
- Fence
- Property Line
- Concrete
- Building
- R/W Right of Way

Conversion: 0.00' NAVD = 20.43' C.D.
NAVD - (North American Vertical Datum)
C.D. - (Cairo Datum)

All elevation datum is in C.D. Cairo Datum

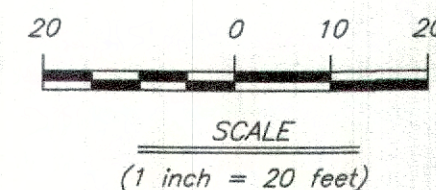
BARONNE ST. SIDE

CLIO ST.



all before
you dig.
Ticket No. 250168064

Ref. Bench Mark: ALCO (26.26') C.D. (+5.8') NAVD
Const. Bench Mark: Nail Set in Power Pole (26.72') C.D. (+6.29') NAVD
Note:
The locations of underground and other nonvisible utilities shown hereon have been determined from data and/or extracted from records made available to us by agencies controlling such records. Where found, the surface features of locations are shown. The ACTUAL nonvisible locations may vary from those shown hereon. Each agency should be contacted relative to the precise location of its underground installation prior to any reliance upon the accuracy of such locations shown hereon, including prior to excavation and digging.



Revised: April 3, 2025 to show additional field work.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

Note:
Improvements may not be to scale for clarity. The dimensions shown prevail over scale.
All lot bearings as per plan of sub.

Date: March 16, 2025

Scale: 1" = 20'

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:IXI, Chapter 29 for a Class "C" survey.
Made at the request of Gulf Coast Housing Partnership.

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



177289 176932



Oretha Castle Haley Boulevard



Oretha Castle Haley Boulevard and Clio Street



Clio Street

1122 OCH NPP Summary Report

Date of Report: 05/01/2025

Project Name: 1122 OCH

Project Address: 1122 Oretha Castle Haley Blvd

Contact: Will Bowling, bowling@gchp.net, (504) 525-2505 ext. 201, 1626 Oretha Castle Haley Blvd, New Orleans, LA 70113

Overview

This report provides results of the implementation of the Neighborhood Participation Program for the property located at 1122 Oretha Castle Haley Blvd, New Orleans, LA 70113. Mission Properties Foundation intends to file an application for a Planned Development to the City Planning Commission seeking approval for an Affordable Housing Planned Development (AHPD) for the project which is located in an MU-2 High-Intensity Mixed-Use District in accordance with Article 5, Section 5.10 of the Comprehensive Zoning Ordinance. The planned development is allowed through the conditional use process in Article 15, Section 15.2A (Table 15-1). With an allowed reduction of up to 50% of the residential multi-family parking space requirements per the AHPD and calculating the required number of spaces for a mixed-use project per Article 22.15 for Collective Parking (Table 22-4) 15 off-street parking spaces are required. We are proposing to have 7 off-street parking spaces, and will therefore be requesting a waiver of 8 off-street parking spaces. 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.

Neighborhood Meeting

A neighborhood meeting was held on Tuesday, April 22nd, 5:00pm at 1819 Cio St, New Orleans, LA 70113

62 persons/addresses were invited to the NPP meeting.

0 persons attended the meeting.

No emails, phone calls, or letters were received regarding this project.

April 1, 2025

Dear Neighbor,

We are writing to inform you of a proposed residential development at 1122 Oretha Castle Haley Blvd, which is subject to the Neighborhood Participation Program (NPP) process. As part of this process, we will be holding a meeting to discuss the project with neighbors and community members and to gather input before submitting our application to the City Planning Commission.

Date: Tuesday, April 22nd, 2025

Time: 5:00pm

Location: 1819 Clio st, New Orleans, LA 70113

Mission Properties Foundation is planning to develop a mixed-use building with 30 residential apartments and ground-floor office space. The building will front Oretha Castle Haley Blvd, be four stories tall, and will feature 1-bedroom and studio apartment units.

We are submitting an application for a Planned Development to the City Planning Commission seeking approval for an Affordable Housing Planned Development (AHPD) for the project which is located in an MU-2 High-Intensity Mixed-Use District in accordance with Article 5, Section 5.10 of the Comprehensive Zoning Ordinance. The planned development is allowed through the conditional use process in Article 15, Section 15.2A (Table 15-1).

With an allowed reduction of up to 50% of the residential multi-family parking space requirements per the AHPD and calculating the required number of spaces for a mixed-use project per Article 22.15 for Collective Parking (Table 22-4) 15 off-street parking spaces are required. We are proposing to have 7 off-street parking spaces, and will therefore be requesting a waiver of 8 off-street parking spaces.

The projected start time for construction is early 2026.

This letter is being delivered through U.S. Mail and through hand delivery. At the meeting, a sign-in sheet will be provided to obtain email addresses, so we can keep you informed of the project's progress. If you have any questions or comments, please feel free to reach us at the contact information below. We look forward to meeting you on April 22nd.

Sincerely,

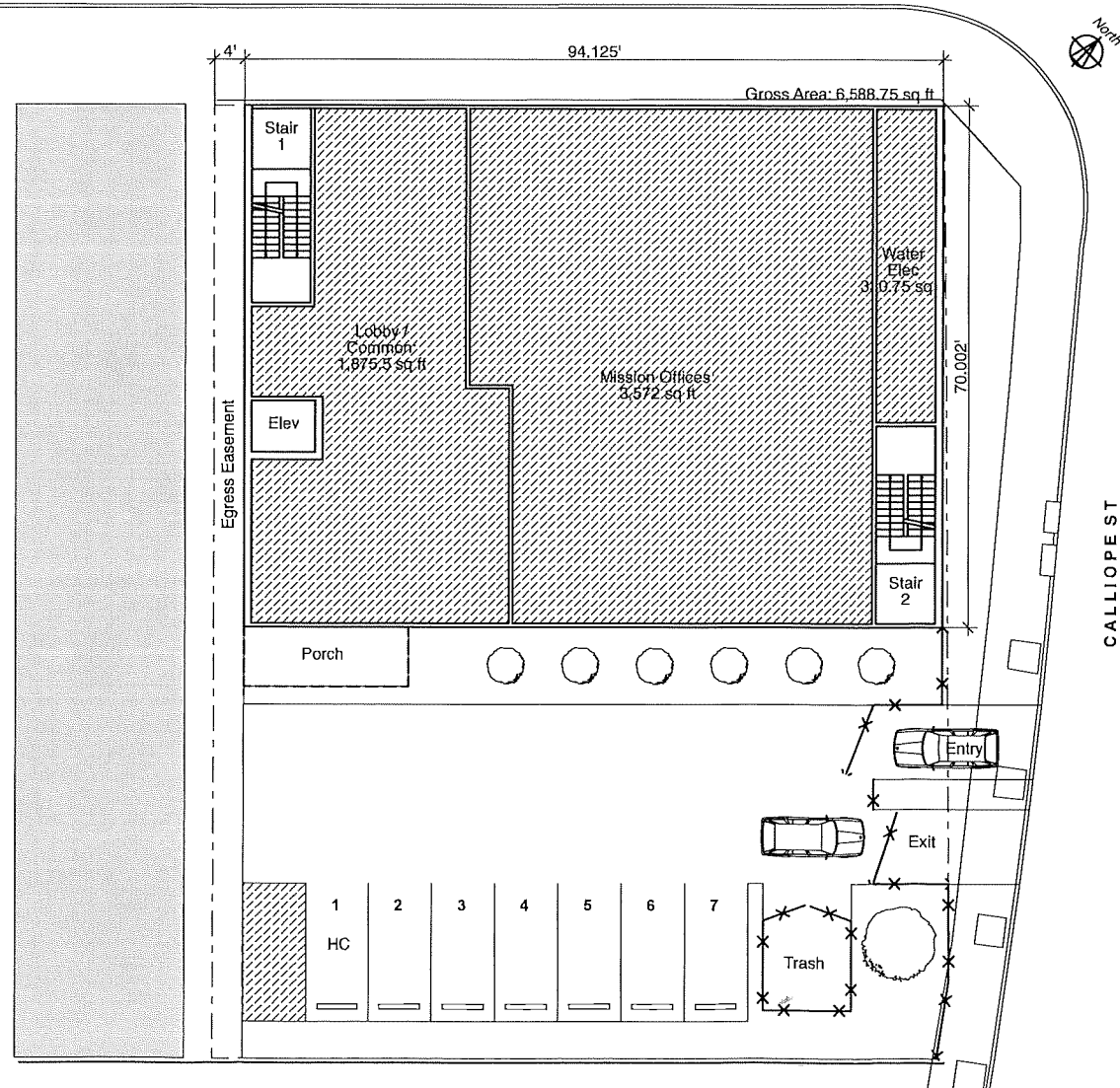
David Bottner

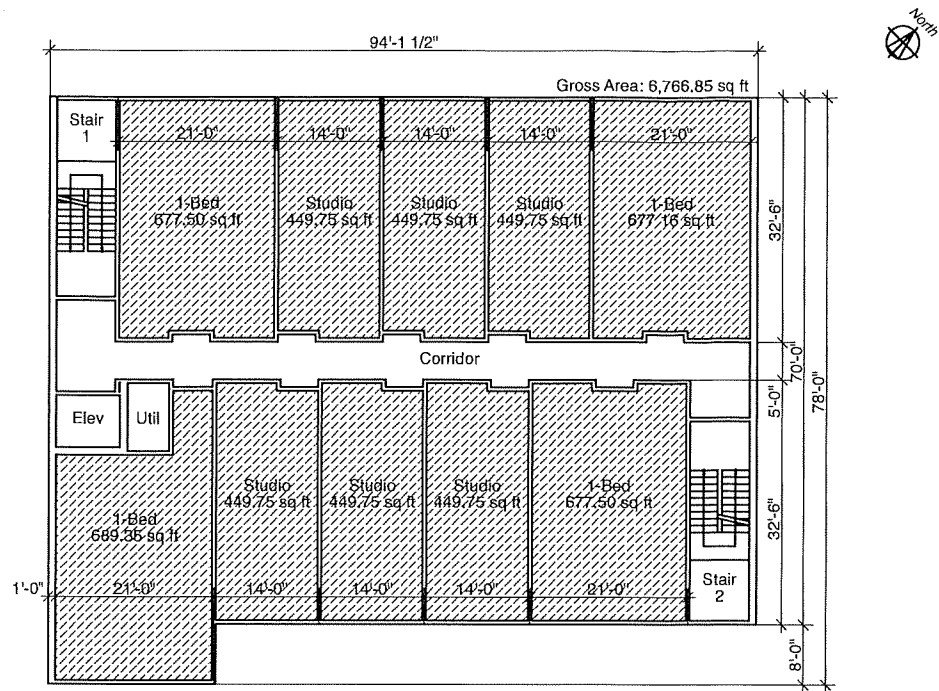
CEO, Mission Properties Foundation

P: (504) 523-2116

E: david@neworleansmission.org

ORETHA CASTLE HALEY BLVD





1122 OCH NPP Meeting

Meeting Sign-in sheet

An NPP meeting was held for this project on Tuesday, April 22nd, 2025 at 5pm. No persons attended the meeting. Below is the sign-in sheet for the meeting.

NPP Meeting - Sign-In Sheet

Project Address: 1122 Oretha Castle Haley, Blvd, New Orleans, LA 70113

Meeting Date / Time: Tuesday, April 22, 2025 / 5:00pm

Meeting Location: New Orleans Mission, 1819 Cléo St, New Orleans, LA 70113

	Name	Organization	Address	Phone Number	Email Address
1					
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21					

NPP Meeting - Sign-In Sheet

Project Address: 1122 Oretha Castle Haley, Blvd, New Orleans, LA 70113

Meeting Date / Time: Tuesday, April 22, 2025 / 5:00pm

Meeting Location: New Orleans Mission, 1819 Clio st, New Orleans, LA 70113

	Name	Organization	Address	Phone Number	Email Address
22					
23					
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42					

NPP Meeting - Sign-In Sheet

Project Address: 1122 Oretha Castle Haley, Blvd, New Orleans, LA 70113

Meeting Date / Time: Tuesday, April 22, 2025 / 5:00pm

Meeting Location: New Orleans Mission, 1819 Clio st, New Orleans, LA 70113

	Name	Organization	Address	Phone Number	Email Address
43					
44					
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1122 OCH NPP Meeting

Comment Cards

An NPP meeting was held for this project on Tuesday, April 22nd, 2025 at 5pm. No persons attended the meeting and no comment cards were received. Below is a sample of the comment cards that were brought to the meeting.

NPP MEETING COMMENT CARD

DATE: Tuesday, April 22nd, 2025

NAME/ADDRESS OF PROJECT: 1122 OCH
1122 Oretha Castle Haley Blvd, New Orleans, LA 70117

COMMENT/QUESTION:

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

NPP MEETING COMMENT CARD

DATE: Tuesday, April 22nd, 2025

NAME/ADDRESS OF PROJECT: 1122 OCH
1122 Oretha Castle Haley Blvd, New Orleans, LA 70117

COMMENT/QUESTION:

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

NPP MEETING COMMENT CARD

DATE: Tuesday, April 22nd, 2025

NAME/ADDRESS OF PROJECT: 1122 OCH
1122 Oretha Castle Haley Blvd, New Orleans, LA 70117

COMMENT/QUESTION:

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

NPP MEETING COMMENT CARD

DATE: Tuesday, April 22nd, 2025

NAME/ADDRESS OF PROJECT: 1122 OCH
1122 Oretha Castle Haley Blvd, New Orleans, LA 70117

COMMENT/QUESTION:

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

PROPERTY OWNERS AND RESIDENTS WITHIN 300 FEET

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
1122 Och LLC	1610 Oretha C Haley Blvd Apt A	New Orleans	LA	70113
1214 Och LLC	3218 St Claude	New Orleans	LA	70117
1217 Baronne LLC	1231 Baronne St	New Orleans	LA	70113
Cong St John The Baptist Catholic Church	1139 Oretha C Haley Blvd	New Orleans	LA	70113
Current Resident	1116 S Rampart St	New Orleans	LA	70113
Current Resident	1122 Oretha Castle Haley Blvd	New Orleans	LA	70113
Current Resident	1123 Baronne St	New Orleans	LA	70113
Current Resident	1127 Baronne St	New Orleans	LA	70113
Current Resident	1129 Baronne St	New Orleans	LA	70113
Current Resident	1130 Oretha Castle Haley Blvd	New Orleans	LA	70113
Current Resident	1133 Baronne St	New Orleans	LA	70113
Current Resident	1137 Baronne St	New Orleans	LA	70113
Current Resident	1139 Oretha Castle Haley Blvd	New Orleans	LA	70113
Current Resident	1140 Oretha Castle Haley Blvd	New Orleans	LA	70113
Current Resident	1141 Oretha Castle Haley Blvd	New Orleans	LA	70113
Current Resident	1201 Baronne St HM	New Orleans	LA	70113
Current Resident	1201 Baronne St Unit 1	New Orleans	LA	70113
Current Resident	1201 Baronne St Unit 2	New Orleans	LA	70113
Current Resident	1201 Baronne St Unit 3	New Orleans	LA	70113
Current Resident	1201 Baronne St Unit 4	New Orleans	LA	70113
Current Resident	1201 Baronne St Unit 5	New Orleans	LA	70113
Current Resident	1201 Baronne St Unit 6	New Orleans	LA	70113
Current Resident	1201 Oretha Castle Haley Blvd	New Orleans	LA	70113
Current Resident	1206 Oretha Castle Haley Blvd	New Orleans	LA	70113
Current Resident	1208 Oretha Castle Haley Blvd	New Orleans	LA	70113
Current Resident	1209 Baronne St	New Orleans	LA	70113
Current Resident	1210 Oretha Castle Haley Blvd	New Orleans	LA	70113
Current Resident	1211 Baronne St	New Orleans	LA	70113
Current Resident	1212 Oretha Castle Haley Blvd	New Orleans	LA	70113
Current Resident	1213 Baronne St	New Orleans	LA	70113
Current Resident	1214 Oretha Castle Haley Blvd	New Orleans	LA	70113
Current Resident	1217 Baronne St	New Orleans	LA	70113
Current Resident	1218 Oretha Castle Haley Blvd	New Orleans	LA	70113

Current Resident	1219 Baronne St	New Orleans	LA	70113
Current Resident	1220 Oretha Castle Haley Blvd	New Orleans	LA	70113
Current Resident	1816 Clio St	New Orleans	LA	70113
Current Resident	1818 Calliope St	New Orleans	LA	70113
Current Resident	1818 Clio St	New Orleans	LA	70113
Current Resident	1819 Clio St	New Orleans	LA	70113
Current Resident	1821 Calliope St	New Orleans	LA	70113
Current Resident	1822 Calliope St	New Orleans	LA	70113
Current Resident	1822 Clio St	New Orleans	LA	70113
Current Resident	1825 Clio St	New Orleans	LA	70113
Current Resident	1825 Clio St HM	New Orleans	LA	70113
Current Resident	1826 Clio St	New Orleans	LA	70113
Current Resident	1827 Clio St	New Orleans	LA	70113
Current Resident	1828 Calliope St	New Orleans	LA	70113
Current Resident	1832 Calliope St	New Orleans	LA	70113
Current Resident	1834 Clio St	New Orleans	LA	70113
Current Resident	1920 Clio St	New Orleans	LA	70113
Deeter Barrone LLC	1205 Sheldon CV Suite 1E	Austin	TX	78753
Housing Authority of New Orleans	4100 Touro St	New Orleans	LA	70122
La Dept Of Highways & Trans	1201 Capitol Access Rd	Baton Rouge	LA	70802
MH Properties LLC	1200 Baronne St	New Orleans	LA	70113
Philmat Inc	1000 Howard Ave Suite 1000	New Orleans	LA	70113
Properties Foudation Mission	1134 Baronne St	New Orleans	LA	70130
Properties Foundation Mission	1134 Baronne St	New Orleans	LA	70113
River Bridge Authority Mississippi	2001 Behrman Ave	New Orleans	LA	70114
Sidney F Monk	25298 US Hwy 96 S	Kirbyville	TX	75956
Sleepartnola Inc	7818 Berg St	New Orleans	LA	70128
Sms Development LLC	909 Poydras St Ste 1615	New Orleans	LA	70112
State Of Louisiana-Ccc	2001 Victory Park Dr	New Orleans	LA	70114
NEIGHBORHOOD ORGANIZATIONS				

Organization Name: Oretha Castle Haley Blvd. Merchants & Business Association

Point of Contact: Linda Pompa

Phone Number: 504-528-1806

Email: ochaleymainst@bellsouth.net

Street Address: 1712 Oretha Castle Haley Boulevard, Ste. 215

City: New Orleans

Zip: 70113

Organization Name: Faubourg Lafayette Community Association

Point of Contact: Keely Lewis

Phone Number: (504) 372-7599

Email: utopiantemple@gmail.com

Street Address: 701 Loyola Ave, 58542

City: New Orleans

Zip: 70113

CITY COUNCILPERSON

Lesli Harris

City Hall, Room 2W10

1300 Perdido Street

New Orleans, LA 70112

Phone: (504) 658-1020

Fax: (504) 658-1025

Lesli.Harris@nola.gov

CPC INFORMATION

City Hall, 7th floor

1300 Perdido Street

New Orleans, LA 70112

Phone: (504) 658-7033

cpcinfo@nola.gov

