



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) LSU Health Foundation New Orleans

PROPERTY LOCATION: Lots (s) PA Square (s) 529 & 546

Bounding Streets S. Galvez St., Poydras St., S. Broad St., and Perdido St.

Property Addresses : 601 S. Galvez St.

Municipal District: First

CIN 698345 Folio _____ Acquisition Date: 08/12/2021

Are there any easements, restrictions, etc. on the property? What is the history of the original of acquisition? Servitude in favor of the property for use of and passage over railroad spur tracks presently existing and located on the southern portion of the property identified as Lot GT and registered in COB 765/430; a non-exclusive servitude of drive registered in COB 768E/929-32; a common drive servitude registered in COB 763E/929; mineral reservations registered in COBs 602/249 and 677/375; and gutter, vent, building, and fence encroachments as shown on survey by Gilbert, Kelly & Couturie', Inc., dated June 4, 2021.

If the property under consideration is to be acquired by the City, what is the purpose of the acquisition? For NOPD's use for 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: Ashley Spangenberg Date: 02/28/2025

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 A4 or A5 SQUARE 529

Owner's Name Rite Choice Uniforms Inc.

Mailing Address 649 S. Galvez Street, New Orleans, LA 70119

LOT SMJ-A2 SQUARE 559, 546, 529

Owner's Name 2235 Poydras LLC & Montagnet Properties # 7 LLC

Mailing Address 731 St. Charles Ave., Suite C2, New Orleans, LA 70130

LOT SM1-A1 SQUARE 559, 546, 529

Owner's Name Poydras Allstars, LLC

Mailing Address 5924 Coliseum St., New Orleans, LA 70115

LOT 16, 17, 18 SQUARE 517

Owner's Name St. Mark's Fourth Baptist Church

Mailing Address 2130 Perdido St., New Orleans, LA 70112

LOT 19 SQUARE 517

Owner's Name St. Mark's Fourth Baptist Church

Mailing Address 2126 Perdido St., New Orleans, LA 70112

LOT 11 or 21 SQUARE 517

Owner's Name St. Mark's Fourth Baptist Church

Mailing Address 2130 Perdido St., New Orleans, LA 70112

LOT 22 SQUARE 517

Owner's Name St. Mark's Fourth Baptist Church of New Orleans

Mailing Address 2130 Perdido St., New Orleans, LA 70112

LOT A-1 SQUARE 517

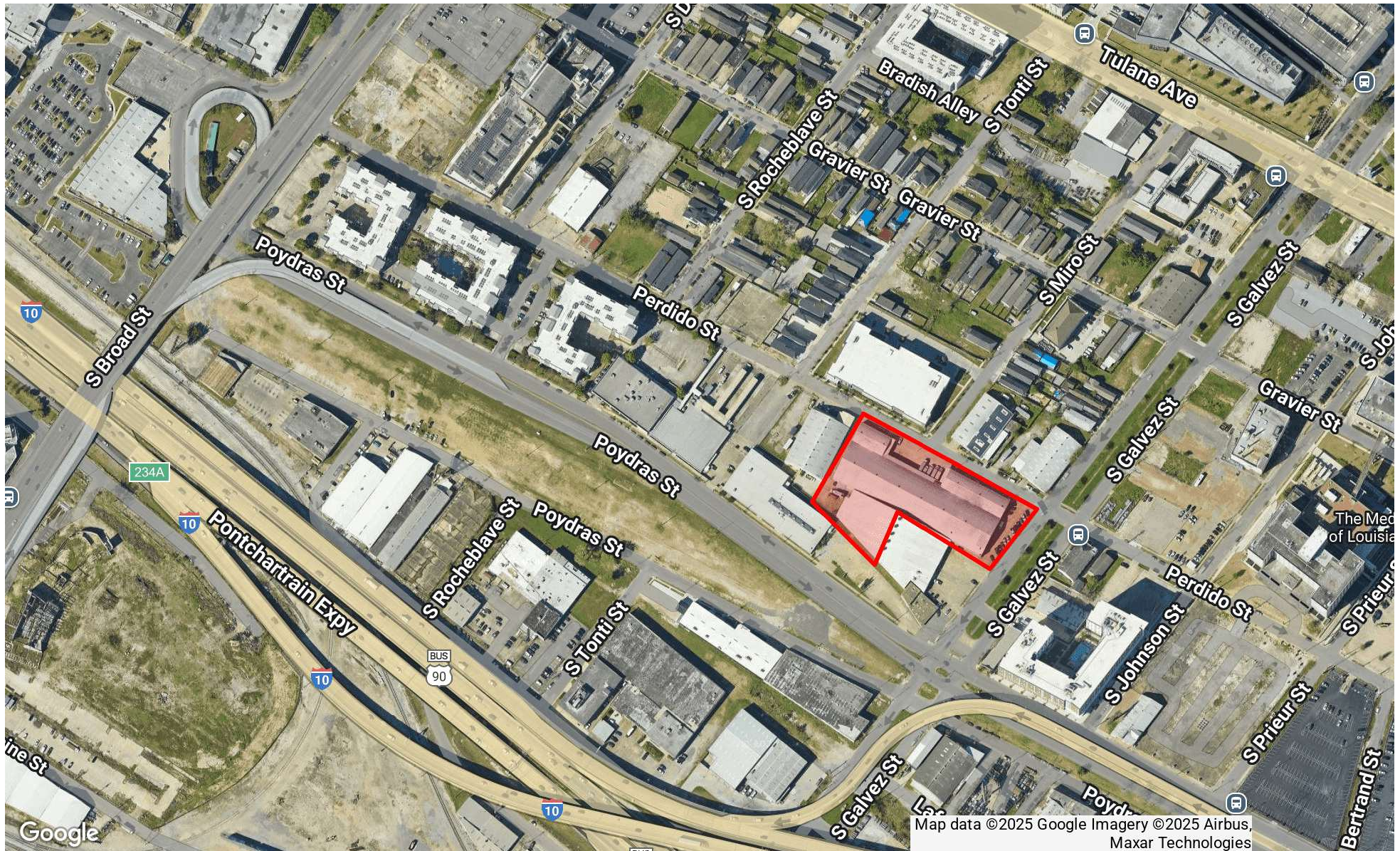
Owner's Name LSU A&M Board of Supervisors

Mailing Address 3180 W. Lakeshore Dr., Baton Rouge, LA 70803

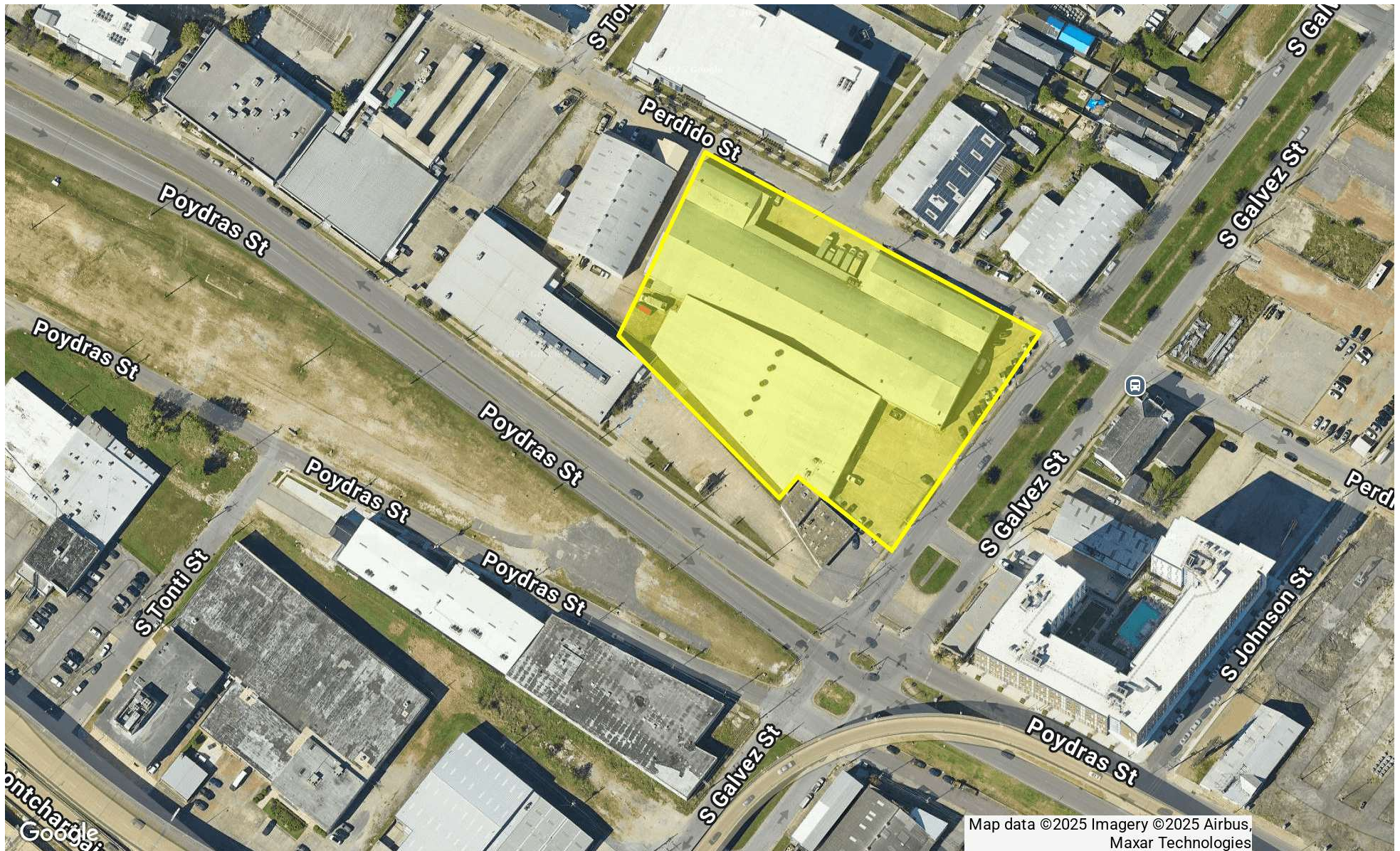
LOT 8 or 24 SQUARE 517

Owner's Name High Maintenance Properties, LLC

Mailing Address 2133 Poydras St., New Orleans, LA 70112



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA

ACT OF CASH SALE

ACT OF CASH SALE	*	UNITED STATES OF AMERICA
	*	
BY	*	STATE OF LOUISIANA
	*	
601 SOUTH GALVEZ, LLC	*	PARISH OF ORLEANS
	*	
TO	*	
	*	
LSU HEALTH FOUNDATION,	*	
NEW ORLEANS	*	

BE IT KNOWN, that on the date set forth on the signature page, before me, a Notary Public, duly commissioned and qualified, and in the presence of the undersigned competent witnesses, personally came and appeared:

601 South Galvez, LLC, a Limited Liability Company (the "**Seller**"), which is represented herein by M. Claire Durio, its Authorized Representative, who has been duly authorized to act herein by virtue of the Certificate of Authority of Manager of 601 South Galvez, LLC an original of which is attached hereto;

Mailing Address: 601 South Galvez, LLC
New Orleans, Louisiana 70119

Taxpayer Identification No.: xx-xxx9385

who, having been duly sworn, declared that it does hereby grant, bargain, sell, convey, transfer, assign, set over, abandon and deliver, with warranty of title and with substitution and subrogation in and to any and all rights and actions in warranty against all prior owners and vendors, unto:

LSU Health Foundation, New Orleans, a Non-Profit Corporation (the "**Buyer**"), represented herein by Timothy A. Hemphill, its Vice President and CFO, who has been duly authorized to act herein ;



CIN# : 698345

INST # : 2021-36976_08/16/2021 12:46:06 PM
Chelsey Richard Napoleon
CLERK OF CIVIL DISTRICT COURT

Mailing Address: 2000 Tulane Avenue, 4th Floor
New Orleans, LA 70112

Taxpayer Identification No.: xx-xxx5391

here present accepting, and purchasing for itself and its successors and assigns, and acknowledging due delivery and possession thereof, all and singular the following described property (the "**Property**"):

THAT CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the **FIRST DISTRICT** of the **CITY OF NEW ORLEANS, STATE OF LOUISIANA**, being a portion of **SQUARES 529 and 546** and closed South Miro Street, bounded by South Galvez, Perdido, closed South Tonti and Poydras Streets, designated as **LOT PA** in accordance with a plat of resubdivision prepared by Coleman Kuhn, C.E. & Land Surveyor, dated March 11, 1980, revised May 7, 1980, approved by the City Planning Commission under date of June 13, 1980, and registered in COB 765 folio 430 on June 27, 1980, according to which said Lot PA measures as follows, to-wit:

Commences at the intersection of Perdido and Galvez Streets which point is designated by the Letter "B" and is the point of beginning; measure thence along the westerly line of Galvez Street 319 feet to point C; turn right and measure in a northwesterly direction along the line separating Lot PA from Parcel A-5 a distance of 125.15 feet to point D; turn left and measure in the direction of Poydras Street a distance of 37.79 feet to point E; turn right and measure in the direction of former South Tonti Street 300.59 feet to point J; turn right and measure in the direction of Perdido Street 220.04 feet to the southerly line of Perdido Street to Point 14; turn right and measure in the direction of South Galvez Street 468.08 feet to point B; the point of beginning. Lot PA is comprised within the letters BC-D-E-J-FI-B and contains 123,651 square feet.

Together with that Servitude in favor of the property herein conveyed for use of and passage over those railroad spur tracks presently existing and located on the southern portion of that property identified as Lot GT on that survey by Gandolfo, Kuhn, Luecke & Associates, dated March 11, 1980, revised May 7, 1980, and registered in COB 765 folio 430, on June 27, 1980.

Together with a Non-Exclusive Servitude of Drive as created in act by Geo. H. Lehleitner & Co., Inc., dated May 20, 1980, before Andree Gelpi, Notary Public, registered in COB 768E, folio 929-932, as follows, to-wit:

Those certain portions of proposed Lots GT and PA, designated as "Common Drive Servitude" on plat of survey and resubdivision by office of Gandolfo, Kuhn, Luecke & Associates, dated March 11, 1980, revised May 7, 1980. (Dwg. No. E1401), and said servitude is more particularly described in accordance therewith as follows:

Begin at point H on the southerly line of Perdido Street, said point lying 468.08 feet from Galvez Street, and is on the proposed division line between future Lots GT and P A; thence along said line of Perdido Street go towards Galvez Street 10 feet to line of existing wall; thence go southerly towards Poydras Street, along the wall of existing building, 150.10 feet; thence go at 90 degrees southeasterly towards Galvez Street 58 feet, more or less, to a building corner; thence go 90 degrees southwesterly, towards Poydras Street along the wall of existing building, 93.5 feet more or less to the southerly boundary line of Lot PA; thence go northwesterly towards Broad Street, along said building line 72 feet, more or less, to point J on division line between proposed Lots GT and PA; thence continue towards Broad Street along the southerly boundary line of proposed Lot GT, 74.5 feet to the edge of existing concrete slab or paved area; thence go northerly towards Perdido Street along the edge of existing paved area, 27.6 feet, more or less, to rear wall of existing warehouse building; thence go along said wall southeasterly towards Galvez Street 60.3 feet, more or less, to building corner which is 9.94 feet from proposed division line between Lots GT and PA; thence go along wall line of existing building, northeasterly towards Perdido Street, 167.6 feet to the line of Perdido Street; thence go along said line southeasterly towards Galvez Street, 9.94 feet to Point H, and point of beginning.

Improvements thereon bear the Municipal No. 601 South Galvez Street.

THE ADDRESS IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

To have and to hold the Property unto Buyer, and Buyer's successors and assigns forever.

Buyer has had ample opportunity to inspect the condition of the Property and has satisfied itself with respect thereto. This sale is made and accepted without any express or implied warranty as to the condition of the Property. Buyer expressly waives any and all rights Buyer may have now or at any time hereafter because of the condition of the Property or because of one or more vices or defects in the Property, notwithstanding whether the vices or defects may be latent or apparent. This waiver includes a waiver of all rights of redhibition and/or quanti minoris and Buyer shall not have the right on account of any vice or defect in the Property to rescind the sale, reduce the purchase price, recover any expenses (including attorneys' fees), or recover any damages. Buyer hereby releases any and all rights Buyer may have now or at anytime hereafter against Seller and any of its members, managers, partners, officers, directors, shareholders,

employees, successors and assigns arising out of or related to the condition of the Property. This release includes without limitation a release of any and all rights, claims, obligations, damages, actions and causes of action Buyer may have now or hereafter against Seller or any of Seller's members, managers, partners, officers, directors, shareholders, employees, successors and assigns under any existing or future federal, state or local environmental laws, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act, as amended (42 U.S.C. § 9601 *et seq.*) and the Louisiana Environmental Quality Act, as amended (La. R.S. 30:2001 *et seq.*). Seller also makes no express or implied warranty, and Buyer hereby waives any and all such warranties, that the Property is fit for its intended, ordinary or any particular use, even if Seller knows the particular use that Buyer intends for the Property. **THESE WAIVERS AND RELEASES HAVE BEEN CALLED TO BUYER'S ATTENTION AND ARE GRANTED BY BUYER KNOWINGLY AND VOLUNTARILY.**

This sale is made and accepted for and in consideration of the price and sum described in the Acknowledgment of Sale Price by and between Seller and Buyer executed contemporaneously herewith. The recitation of the amount of the sale price is omitted from this Act of Cash Sale at the request of the parties. Seller hereby acknowledges receipt of the full amount of the sale price, which Buyer has well and truly paid, in ready and current money, and Seller hereby acknowledges the receipt thereof and grants full acquittance and discharge therefor. Seller hereby acknowledges the receipt and adequacy of the sale price and does hereby waive any resolatory condition and any right to rescind this sale.

Seller does hereby assign to Buyer all of Seller's right, title and interest in and to all governmental approvals, permits and licenses pertaining to the Property, all known or unknown claims for damages arising out of the environmental condition of the Property or a condemnation, expropriation or any similar public or quasi public taking, and all other incorporeal rights and interests with respect to the Property.

This conveyance is made and accepted subject to the following restrictive covenants, servitudes, encumbrances and other matters of public record (the "**Permitted Exceptions**"):

1. Any and all valid restrictions, exceptions, easements, conditions, servitudes, mineral leases, mineral conveyances, mineral assignments, mineral reservations, rights of way, building restrictions and/or other matters which may appear in the chain of title, but deleting any covenant, condition or restriction, if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that such covenants, conditions or restrictions (a) are exempt under Chapter 42, Section 3607 of the United States Code or (b) relate to handicap but do not discriminate against handicapped persons.
2. Servitudes and encroachments as shown on survey of Coleman Kuhn, C.E. & S., dated March 11, 1980, revised May 7, 1980, registered at COB 765, folio 430, NA#375571.

3. Any mineral or mineral rights leased, granted or retained by current or prior owners and all appurtenant surface rights, including servitudes, for the exploration, development, production and removal of said oil, gas, water and other minerals.
4. Servitudes and encroachments as shown on survey of Coleman Kuhn, C.E. & S., dated March 11, 1980, revised May 7, 1980, registered at COB 765, folio 430, NA#375571.
5. Common Drive Servitude, created by act registered at COB 763E, folio 929.
6. Non-Exclusive Servitude of Drive as created in act by Geo. H. Lehleitner & Co., Inc., dated May 20, 1980, before Andree Gelpi, Notary Public, registered in COB 768E, folio 929-932.
7. Mineral Reservation as contained in sale by Illinois Central Railroad Company to Hobson Development Corporation, dated December 3, 1954, by act before Brittmar P. Landry, Notary Public, registered in COB 602, folio 249.
8. Mineral Reservation as contained in sale by Illinois Central Railroad Company to George H. Lehleitner & Co., Inc., dated January 25, 1966, by act before Salvadore T. Mule, Notary Public, registered in COB 677, folio 375.
9. Gutter, vent, building and fence encroachments, as shown on survey of Gilbert, Kelly & Couturie', Inc., Professional Land Surveying, dated June 4, 2021.

By acquiring the Property subject to the Permitted Exceptions, Buyer does not acknowledge the validity or enforceability of those matters for any purpose, including, but not limited to, interruption of prescription.

The parties declared that all taxes up to and including taxes due and exigible in **2021** are paid in full. Taxes for the year **2021** have been prorated between the parties.

Pursuant to La. R.S. 9:2721(B), Buyer is responsible for all property taxes and assessments from and after the year **2021**, and the address to which property tax and assessment notices are to be mailed is **2000 Tulane Avenue, 4th Floor, New Orleans, LA 70112**.

The parties waive the production of mortgage and conveyance certificates and tax researches and relieve and release the undersigned notaries public from any liability in connection therewith. The parties further acknowledge that the undersigned notaries

**CERTIFICATE OF AUTHORITY
BY THE MANAGER OF
601 SOUTH GALVEZ, LLC**

The undersigned, being the Manager of 601 Galvez, LLC (the "Company"), a Louisiana limited liability company, authorized to do and doing business in Louisiana, hereby declares pursuant to La. R.S. 12:1317(C) that M. Claire Durio is designated as "Authorized Representative" and is hereby authorized and empowered to act in the name of and on behalf of the Company to:

1. Cause the Company to sell that certain tract of land situated in the Parish of Orleans, State of Louisiana, bearing the municipal address of 601 South Galvez, New Orleans, LA 70119, together with any and all (i) building(s), improvements or other structures located upon the land; and (ii) and all the rights, ways, privileges, servitudes, rights-of-way, and appurtenances thereunto belonging or in anywise appertaining to the land (collectively, the "Property").

2. Execute and deliver on behalf of the Company such documents and instruments as are required or appropriate and as may be necessary in order to consummate the sale of the Property, including (without limitation) any and all an act of sale, acknowledgments, affidavits, indemnities, contracts, settlement statements (with prorations and adjustments to the purchase price deemed acceptable to the Authorized Representative), commitments, assignments, agreements and instruments as may be necessary in order to consummate the sale of the Property and to obligate the Company to perform any obligations and exercise any and all rights created under or by virtue of the subject documents and instruments.

3. Cause the Company to take all actions and do all things deemed necessary or appropriate, in the Authorized Representative's sole discretion, in furtherance of the matters described herein.

The Manager further certifies that any and all actions heretofore taken in respect of the matters described in this Certificate be, and hereby are, ratified and confirmed by the Company as its act and deed.

The Manager, pursuant to La. R.S. 12:1317(C), does hereby warrant the correctness of the above information and further certifies that: (i) Manager's authority is in full force and effect and has not been limited, restricted or abrogated in any way by any action of the Company, and is in accordance with the provisions of the Articles of Organization and Operating Agreement of the Company; and (ii) that this Certificate of Authority may be relied upon by any third party in respect of the matters described in this Certificate.

THUS DONE AND SIGNED by the undersigned Manager of 601 South Galvez, LLC
on this 26th day of July, 2021.

By: 
Name: Peter Sather
Title: Manager

**LSU HEALTH FOUNDATION, NEW ORLEANS
RESOLUTION TO PURCHASE IMMOVABLE PROPERTY**

BE IT RESOLVED, that on the 14th day of July, 2021, the Executive Committee of the Board of Directors of LSU Health Foundation, New Orleans, agreed and consented to open a line of credit and/or to obtain a mortgage to purchase property described hereinbelow, for such amount and on such terms and conditions and with such clauses and stipulations contained in the Act of Sale and related documents as it thinks proper and advisable.

BE IT RESOLVED that on the 14th day of July, 2021, the Executive Committee of the Board of Directors of LSU Health Foundation, New Orleans, authorized Timothy A. Hemphill, Vice President and CFO, to execute all documents for a line of credit and/or mortgage, for the purpose of purchasing the property described hereinbelow, in the name of and on behalf of LSU Health Foundation, New Orleans, for such amount and on such terms and conditions and with such clauses and stipulations contained in the Act of Mortgage and related documents, which he thinks proper and advisable, and with further authority to do anything within the premises which may be necessary or advisable to carry out fully all or any of the purposes of this resolution.

I hereby certify that I am the Vice-Chairman and Secretary of the Board of LSU Health Foundation, New Orleans and that the above Resolution is a true and correct copy of a resolution/motion adopted by the Board of Directors conducted on 14th day of July, 2021, and that same has not been rescinded or revoked or modified in any manner.

LEGAL DESCRIPTION

THAT CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the **FIRST DISTRICT of the CITY OF NEW ORLEANS, STATE OF LOUISIANA**, being a portion of **SQUARES 529 and 546** and closed South Miro Street, bounded by South Galvez, Perdido, closed South Tonti and Poydras Streets, designated as **LOT PA** in accordance with a plat of re subdivision prepared by Coleman Kuhn, C.E. & Land Surveyor, dated March 11, 1980, revised May 7, 1980, approved by the City Planning Commission under date of June 13, 1980, and registered in COB 765 folio 430 on June 27, 1980, according to which said Lot PA measures as follows, to-wit:

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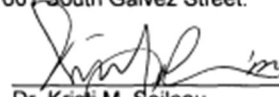
Together with that Servitude in favor of the property herein conveyed for use of and passage over those railroad spur tracks presently existing and located on the southern portion of that property identified as Lot GT on that survey by Gandolfo, Kuhn, Luecke & Associates, dated March 11, 1980, revised May 7, 1980, and registered in COB 765 folio 430, on June 27, 1980.

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Improvements thereon bear the Municipal No. 601-South Galvez Street.


Dr. Kristi M. Sojleau
Vice-Chairman and Secretary of the Board


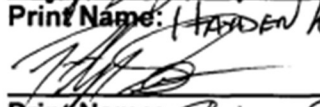
Title Ins. Provider: Erin M. Springer, Attorney
3351 Severn Avenue, Suite 201, Metairie, LA 70002
LA License #192925
Title Underwriter: WFG National Title Insurance Company
Title Opinion By: Erin M. Springer
LA Bar Roll #17709

public have not performed an examination of the title to the Property and express no opinion on the title to the Property.

This sale may be executed in multiple counterparts, which, when taken together, shall constitute one and the same instrument.


THUS DONE AND PASSED by Seller, in New Orleans, Louisiana, on the 12th day of August, 2021, in the presence of the undersigned competent witnesses, who hereunto sign their names with Seller and me, Notary, after due reading of the whole.

WITNESSES:


Print Name: HAIDEN W. WEEN, III

Print Name: Philip Shannon

SELLER: 601 South Galvez, LLC

By: 
Print Name: M. Claire Durio
Title: Authorized Representative


Erin M. Springer - Notary Public
Bar No. 17709

THUS DONE AND PASSED by Buyer, in New Orleans, Louisiana, on the 12th day of August, 2021, in the presence of the undersigned competent witnesses, who hereunto sign their names with Buyer and me, Notary, after due reading of the whole.

WITNESSES:

Print Name: Brandon W. Dean, Jr.

Print Name: Philip Seaman

**BUYER: LSU HEALTH FOUNDATION,
NEW ORLEANS**

By: Timothy A. Homphill

Print Name: Timothy A. Homphill

Title: Vice President and CFO

Erin M. Springer - Notary Public
Bar No. 17709

1340 Poydras Street, 4th Floor
New Orleans, Louisiana 70112



Land Records Division
Telephone (504) 407-0005

Chelsey Richard Napoleon
Clerk of Court and Ex-Officio Recorder
Parish of Orleans

DOCUMENT RECORDATION INFORMATION

Instrument Number: 2021-35976
Recording Date: 8/16/2021 12:46:06 PM
Document Type: SALE
Addtl Titles Doc Types:

Conveyance Instrument Number: 698345

Filed by: ERIN SPRINGER
3351 SEVERN AVE
SUITE 201
METAIRIE, LA 70002

**THIS PAGE IS RECORDED AS PART OF YOUR DOCUMENT AND
SHOULD BE RETAINED WITH ANY COPIES.**