



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) New Orleans Redevelopment Authority

PROPERTY LOCATION: Lots (s) Front pts. 19 & 20; rear pts. 19 & 20 Square (s) 160

Bounding Streets Elmira Ave., Homer St., Pacific Ave., and Newton St.

Property Addresses : 900 Elmira Ave. & 909-915 Homer St.

Municipal District: Fifth

COB CIN 614695 Folio _____ Acquisition Date: 01/01/2017

Are there any easements, restrictions, etc. on the property? What is the history of the original of acquisition? None known

If the property under consideration is to be acquired by the City, what is the purpose of the acquisition? To be acquired by the City as part of an exchange for 2021 Danneel St. and to be used as a park.

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: _____ Date: _____

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 18 SQUARE 160
Owner's Name Raymond Alvin Russell, II
Mailing Address 910 Elmira Ave., New Orleans, LA 70114

LOT 17 SQUARE 160
Owner's Name Paul D. Tucker & Abby Appell-McCullar Tucker
Mailing Address 916 Elmira St., New Orleans, LA 70114

LOT 16 SQUARE 160
Owner's Name Eric M. Howard, II, & Lisa A. Gallagher
Mailing Address 918 Elmira Ave., New Orleans, LA 70114

LOT ½ of 14, ½ of 15 SQUARE 160
Owner's Name Gilbert J. Romero & Renee C. Romero
Mailing Address 920 Elmira Ave., New Orleans, LA 70114

LOT 13 & ½ of 14 SQUARE 160
Owner's Name Lemuel Bys
Mailing Address 932 Elmira Ave., New Orleans, LA 70114

LOT 12 SQUARE 160
Owner's Name Paul J. Ferrand, Jr.
Mailing Address 940 Elmira Ave., New Orleans, LA 70114

LOT 11 SQUARE 160
Owner's Name Paul J. Ferrand, Jr.
Mailing Address 940 Elmira Ave., New Orleans, LA 70114

LOT Pts. 1-3 or D SQUARE 160
Owner's Name Fredia J. Richards
Mailing Address 917 Homer Ave., New Orleans, LA 70114

LOT Pts. 1-3 or C SQUARE 160
Owner's Name Erica L. Prout
Mailing Address 923 Homer Ave., New Orleans, LA 70114

LOT Pts. 1-3 or B SQUARE 160
Owner's Name Danielle L. Broussard
Mailing Address 925 Homer Ave., New Orleans, LA 70114

LOT Pts. 1-3 or A SQUARE 160
Owner's Name Kwan Howard
Mailing Address 931 Homer Ave., New Orleans, LA 70114

LOT 11 & rear pt. 12 SQUARE 145
Owner's Name Lorenzo Gustinell
Mailing Address 166 Linda Vista Dr., Daly City, CA 94014

LOT 10 SQUARE 145
Owner's Name Old Fashioned Missionary Baptist Church
Mailing Address 839 Pacific Ave., New Orleans, LA 70114

LOT Pt. 13 or 13-A SQUARE 146
Owner's Name Matthew Wiesen & Megan Wiesen
Mailing Address 615 Elmira Ave., New Orleans, LA 70114

LOT Undesignated (formerly pt. 22) SQUARE 159
Owner's Name Knoten Properties, LLC
Mailing Address 6064 Warrington Dr., New Orleans, LA 70122

LOT Pt. 21 or 21-A SQUARE 159
Owner's Name Ronald B. Vickers & Allyson D. Vickers
Mailing Address 907 Elmira Ave., New Orleans, LA 70114

LOT 20 SQUARE 159
Owner's Name The EER Holdings, LLC
Mailing Address 4857 Viola St., New Orleans, LA 70126

LOT 19 SQUARE 159
Owner's Name Harry Richard, Joseph V. Richard, John Richard, et als
Mailing Address 913 Elmira Ave., New Orleans, LA 70114

LOT 18 SQUARE 159
Owner's Name John Richard, Harry Richard, Joseph V. Richard, et als
Mailing Address 917 Elmira St., New Orleans, LA 70114

LOT 17 SQUARE 159
Owner's Name Burras Real Estate Services, Inc.
Mailing Address 5701 Westbank Expressway, Marrero, LA 70072

LOT 16 SQUARE 159

Owner's Name Sandras J. Turner

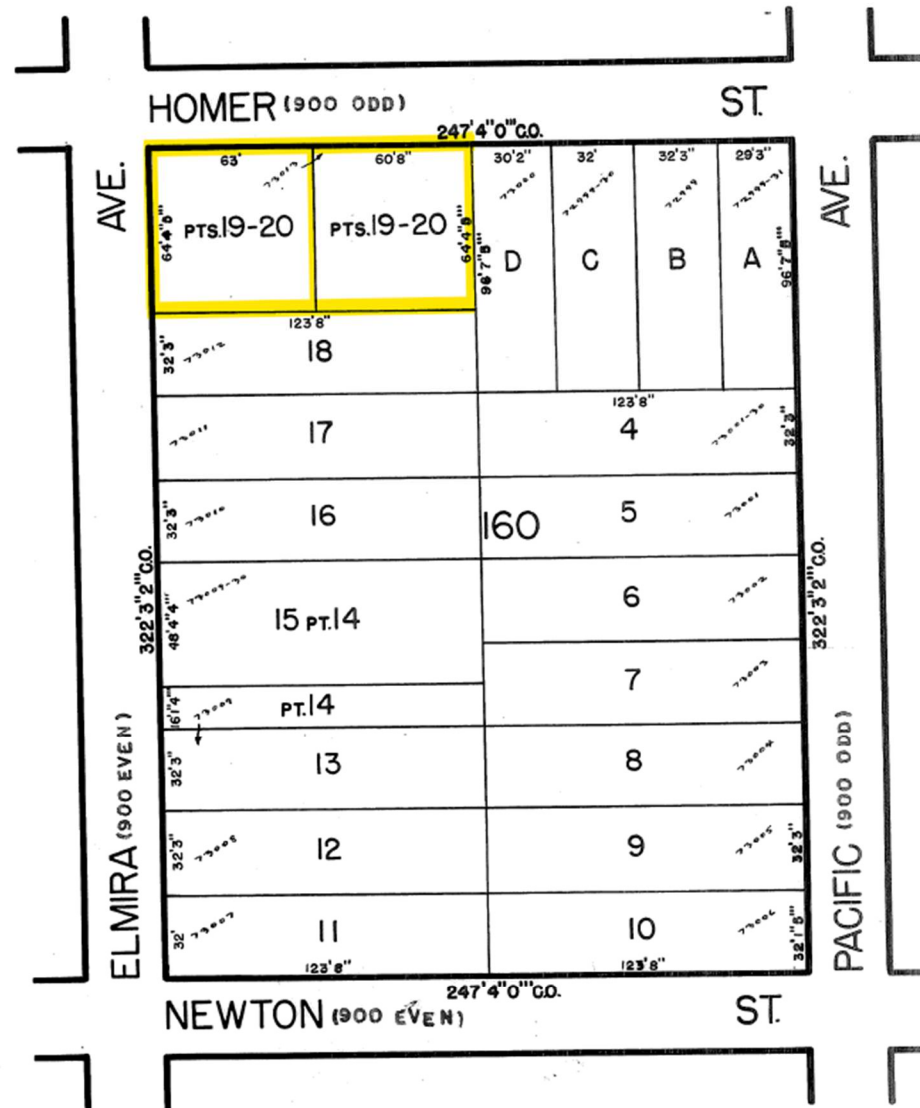
Mailing Address 1758 L.B. Landry Ave., New Orleans, LA 70114

LOT Pts. 13-15 or A SQUARE 159

Owner's Name LeBoeuf Street Properties, LLC

Mailing Address 300 Huey P. Long Ave., ste. E, Gretna, LA 70053





5M-13A SCALE 1" = 60'



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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) New Orleans Redevelopment Authority

PROPERTY LOCATION: Lots (s) Pt. 15; B, C, E, F; G Square (s) 459

Bounding Streets Third St., S. Tonti St., Second St., and S. Miro St.

Property Addresses : 3617 + 3621 + 3623 Third St.

Municipal District: Fourth

COB CIN 383608 Folio _____ Acquisition Date: 12/19/2007

Are there any easements, restrictions, etc. on the property? What is the history of the original of acquisition? **Lots are subject to and favored by a common alley which commences 116'4"5'" from the corner of S. Tonti and Third Streets and measures 5' front on Third St. by a depth of 118' between equal and parallel lines. Can be seen on the plat map.**

If the property under consideration is to be acquired by the City, what is the purpose of the acquisition? **To be acquired by the City as part of an exchange for 2021 Danneel St. and to be used for a potential stormwater project.**

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: _____ Date: _____

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 Pt. 14 SQUARE 459
Owner's Name Deuces 11, Ltd.
Mailing Address 2360 E. 9th St., ste. 860, Cleveland, OH 44114

LOT 13 SQUARE 459
Owner's Name Rebecca T. Jones (adjudicated to CNO)
Mailing Address 3609 Third St., New Orleans, LA 70125

LOT 12 SQUARE 459
Owner's Name C&H Development, LLC
Mailing Address PO Box 15935, New Orleans, LA 70175

LOT 11 SQUARE 459
Owner's Name Ahmed Properties NOLA, LLC
Mailing Address 2117 Veterans Blvd., Metairie, LA 70002

LOT 10 SQUARE 459
Owner's Name Elmer C. Bryant
Mailing Address 2519 S. Miro St., New Orleans, LA 70125

LOT 20 SQUARE 459
Owner's Name CLS Properties 12, LLC
Mailing Address 5101 Elysian Fields Ave., New Orleans, LA 70122

LOT A SQUARE 459
Owner's Name KBLACK Holdings, LLC
Mailing Address 1131 Clouet St., New Orleans, LA 70117

LOT D SQUARE 459
Owner's Name Lutricia Ward, LLC
Mailing Address P.O. Box 15935, New Orleans, LA 70175

LOT X SQUARE 459
Owner's Name C&H Development, LLC
Mailing Address 649 Park Blvd., New Orleans, LA 70114

LOT Y SQUARE 459
Owner's Name C&H Development, LLC
Mailing Address 264 Hollywood Dr., Metairie, LA 70005

LOT Z SQUARE 459
Owner's Name Richard Sutton, Youngs Management Corp.
Mailing Address PO Box 1838, Metairie, LA 70004-1838

LOT F SQUARE 458
Owner's Name C&H Development, LLC
Mailing Address PO Box 15935, New Orleans, LA 70175

LOT G SQUARE 458
Owner's Name Hong Tu Real Estate, LLC
Mailing Address 940 Homestead Ave., Metairie, LA 70005

LOT 7 SQUARE 458
Owner's Name First Morning Star Baptist Church
Mailing Address 3610 Third St., New Orleans, LA 70125

LOT 6 SQUARE 458
Owner's Name Hong Tu Real Estate, LLC
Mailing Address 940 Homestead Ave., Metairie, LA 70005

LOT 5 SQUARE 458
Owner's Name Hong Tu Real Estate, LLC
Mailing Address 940 Homestead Ave., Metairie, LA 70005

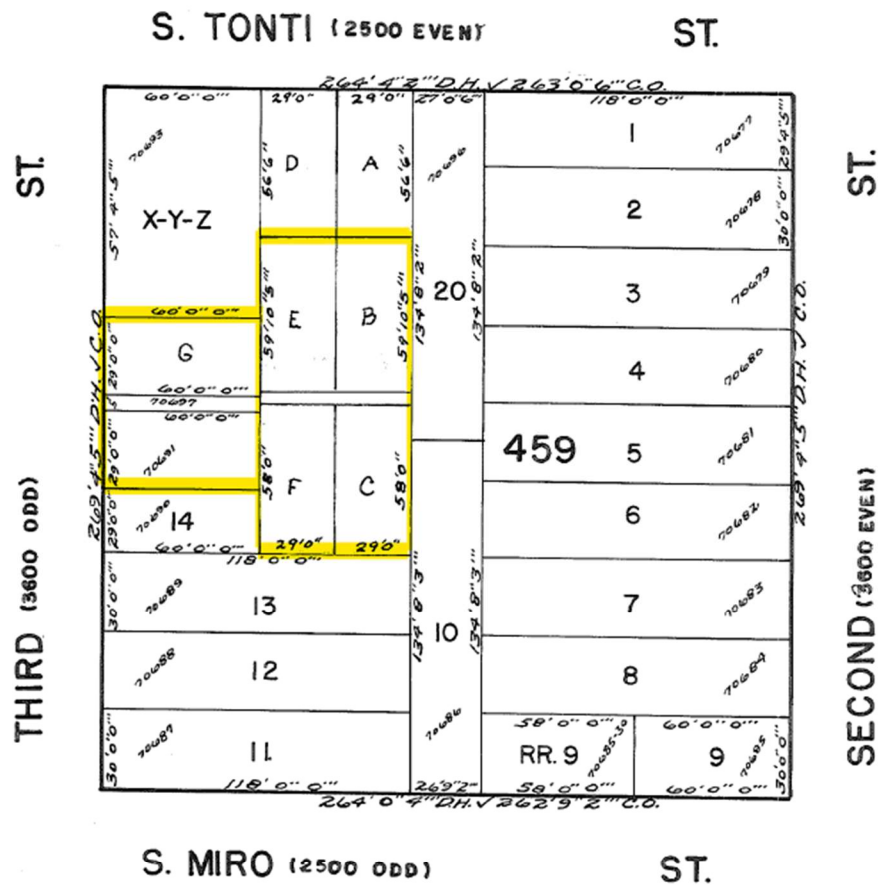
LOT 4 SQUARE 458
Owner's Name Ellis Tarleton
Mailing Address 4421 Baudin St., New Orleans, LA 70119

LOT 3 SQUARE 458
Owner's Name Ellis Tarleton
Mailing Address 4421 Baudin St., New Orleans, LA 70119

LOT 2 SQUARE 458
Owner's Name H.B. Nine, LLC
Mailing Address 4745 Avron Blvd., Metairie, LA 70006

LOT 1 SQUARE 458
Owner's Name Melva E. Stepter, Malcolm O. Stepter, Mario A. Stepter, Tanya M. Stepter, Angela A. Stepter, etal
Mailing Address 1918 Filmore St., New Orleans, LA 70122





4M-12A
SCALE = 1" = 60'

ACT OF TRANSFER

From

**NEW ORLEANS REDEVELOPMENT
UNLIMITED, INC.**

UNITED STATES OF

AMERICA

To

**NEW ORLEANS REDEVELOPMENT
AUTHORITY**

STATE OF LOUISIANA

PARISH OF ORLEANS

BE IT KNOWN, that on the 1st day of January, 2017;

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for State and the Parish aforesaid, and in the presence of the undersigned witnesses;

PERSONALLY CAME AND APPEARED:

NEW ORLEANS REDEVELOPMENT UNLIMITED, INC., (TIN: xx-xxx7961), a Louisiana Non-Profit Corporation, whose domicile and principal place of business is located at 1409 Oretha Castle Haley Boulevard, New Orleans, Louisiana 70113, represented herein by Wayne Woods, its President; (hereinafter sometimes referred to as "Transferor");

And

NEW ORLEANS REDEVELOPMENT AUTHORITY (TIN: xx-xxx6078), formerly known as the Community Improvement Agency, in and for the City of New Orleans, a body corporate and politic created by Act 170 of the Legislature of the State of Louisiana, July 19, 1968 as amended, whose mailing address is:

1409 Oretha Castle Haley Boulevard
New Orleans, Louisiana 70113

appearing herein through Brenda M. Breaux, its Executive Director, duly authorized by Resolution which was recorded at CIN 605879 in Orleans Parish (referred to herein as "**Transferee**"),

who declared that in a spirit of cooperation and in furtherance of each entity's goals in rebuilding New Orleans, the parties declare that they do by these presents, agree to the following in the express terms and conditions hereinafter set forth, as follows, to wit:

TRANSFEROR, does hereby grant, bargain, assign, set over, transfer and deliver, with all legal warranties and with full substitution and subrogation in and to all the rights and actions of warranty which it has or may have against all preceding owners and vendors, unto **NEW ORLEANS REDEVELOPMENT AUTHORITY** the properties (herein collectively referred to as "property") described in Exhibit A attached hereto and pursuant to the Resolution dated February 2, 2017 attached hereto as Exhibit B.

This transfer is made and delivered by **TRANSFEROR**, and accepted by **NEW ORLEANS REDEVELOPMENT AUTHORITY** to have and to hold the property described in Exhibit A attached hereto unto said **NEW ORLEANS REDEVELOPMENT AUTHORITY**, its heirs, successors and assigns forever.

Transferor and Transferee acknowledge that there are no Conveyance and Mortgage Certificates and relieve and release **TRANSFEROR**, its Shareholders, Directors, officers, agents and employees and the undersigned Notary Public from any and all responsibility in connection therewith.

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Hon. Dale N. Atkins
CLERK OF CIVIL DISTRICT COURT
INST # 2017-10035 03/20/2017 10:25:59 AM
TYPE: T 53 PG(S)

CIN# 614695



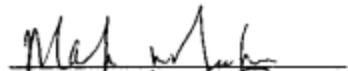
Transferee has read this waiver, has had it brought to Transferee's attention and explained to Transferee, and understands its terms

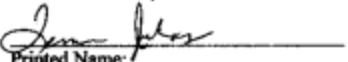

initials

TRANSFEEE EXPRESSLY AGREES THAT THE PROPERTY CONVEYED HEREIN IS BEING TRANSFERRED AS IS, WHERE IS, WITHOUT ANY WARRANTY WHATSOEVER WITH RESPECT TO THE CONDITION OF THE PROPERTY OR ANY OF ITS COMPONENTS OR PARTS OR CONTENTS, AND WITHOUT ANY WARRANTY WHATSOEVER WITH RESPECT TO THE FITNESS OF THE PROPERTY FOR ANY PARTICULAR OR GENERAL USE OR PURPOSE, SOIL CONDITIONS, ZONING OR OTHER USE RESTRICTIONS, COMPLIANCE WITH THE PROVISIONS OF THE AMERICAN WITH DISABILITIES ACT, OR ANY ENVIRONMENTAL MATTERS. TRANSFEEE HAS FULLY INSPECTED THE PROPERTY AND ITS COMPONENT PARTS AND IS COMPLETELY SATISFIED WITH ITS CURRENT CONDITIONS. TRANSFEEE EXPRESSLY ACKNOWLEDGES THE FOREGOING AND WAIVES ANY RIGHT OR CAUSE OF ACTION WHICH TRANSFEEE HAS OR MAY HAVE TO RESCIND OR RESOLVE THE TRANSFER OR TO DEMAND A RETURN, REDUCTION, SETOFF OR DIMINUTION OF THE PURCHASE PRICE BASED UPON THE EXISTENCE OF ANY REDHIBITORY OR OTHER VICES OR DEFECTS OR BASED UPON THE UNSUITABILITY OF THE PROPERTY OR ANY OF ITS COMPONENTS OR PARTS FOR TRANSFEEE IS INTENDED USE OR ANY OTHER USE. TRANSFEEE ACKNOWLEDGES AND AGREES THAT THE FOREGOING DISCLAIMER AND WAIVER OF WARRANTIES HAVE BEEN FULLY EXPLAINED TO TRANSFEEE AND THAT TRANSFEEE UNDERSTANDS THE SAME. TRANSFEEE ACKNOWLEDGES AND AGREES THAT THE FOREGOING WAIVERS AND DISCLAIMERS ARE OF THE ESSENCE OF THIS TRANSACTION AND THE SAME WOULD NOT OTHERWISE HAVE BEEN ENTERED INTO OR CONSUMMATED.

THUS DONE AND PASSED in New Orleans, LA, on the 18th day of January, 2017, in the presence of the undersigned competent witnesses, who herunto sign their names with the appearer and before me, Notary, after due reading of the whole.

WITNESSES:



Printed Name: Mark W. Jackson


Printed Name: Tenea Johnson

NEW ORLEANS REDEVELOPMENT
UNLIMITED, INC.


Wayne Woods, President

WITNESSES:


Printed Name: Mark W. Jackson


Printed Name: Tenea Johnson

NEW ORLEANS REDEVELOPMENT
AUTHORITY


Brenda M. Breaux, Executive Director

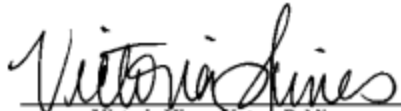

Victoria Hines, Notary Public
Louisiana Bar Roll# 29569
My Commission is for Life

Exhibit "A"

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, situated in the Parish of Orleans, State of Louisiana, in the **Fifth District** to the City of New Orleans, in **SQUARE NO. 160**, bounded by Elmira, Homer and Newton Streets and Pacific Avenue, designated as **front parts of Lots 20 and 19** on the survey made by Gilbert, Kelly & Couturie, Inc., Surveying & Engineering, dated May 5, 1975, and, according to said survey, said piece or portion of ground forms the corner of Elmira and Homer Streets, and measures 64 feet 4 inches and 5 lines front on Elmira Street, same width in the rear, by a depth and front on Homer Street of 63 feet, between equal and parallel lines. Said front parts of Lots No. 20 and 19 and rear parts of Lots 20 and 19 have a total measurement of 123 feet 8 inches, between equal and parallel lines.

Improvements thereon bear municipal number **900 Elmira Avenue**, New Orleans, LA 70114

A CERTAIN PIECE OR PORTION OF GROUND, together with all the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the **FIFTH DISTRICT** of the City of New Orleans, STATE OF LOUISIANA, in **SQUARE NO. 160**, bounded by HOMER, ELMIRA, and NEWTON STREETS and PACIFIC AVENUE, designated as **REAR PARTS OF LOTS NOS. 20 and 19** on the survey made by Gilbert, Kelly & Couturie, Inc., Surveying & Engineering, dated May 5, 1975, a copy of which is annexed to an act of purchase passed before me, Notary, dated this even date; and according to said survey. Said piece or portion of ground commences at a distance of 63 feet from the corner of Homer and Elmira Street, same width in the rear, by depth of 64 feet, 4 inches and 5 lines, between equal and parallel lines. Said portion of ground lies immediately in the rear of the adjoining front parts of Lots Nos. 20 and 19. The improvements thereof bear the Municipal Nos. **909-11 and 913-15 Homer Street**.

Improvements thereon bear municipal number 909 Homer Street, New Orleans, LA 70114



NEW
ORLEANS
REDEVELOPMENT
UNLIMITED, INC.

**A RESOLUTION OF THE DIRECTORS OF NEW ORLEANS REDEVELOPMENT
UNLIMITED, INC. APPROVING THE TRANSFER OF LAND-BANK PROPERTIES TO THE
NEW ORLEANS REDEVELOPMENT AUTHORITY**

RES. NO: 2017-02

MEETING: February 2, 2017

BY: Colin

SECONDED: Dang Le

The undersigned, being a director and the Secretary/Treasurer of **NEW ORLEANS REDEVELOPMENT UNLIMITED, INC.**, ("NORU") hereby certifies that by written consent, the following resolution was duly adopted:

WHEREAS, in accordance with the sub-recipient agreement executed between NORU and the New Orleans Redevelopment Authority ("NORA"), NORU has been engaged in two phases of operations: Land-banking of previously blighted properties which has led to NORU owning and maintaining 150 properties; and implementation of the Construction Lending program through which said properties are made available for disposition to developers to purchase and develop into single family homes; and

WHEREAS, NORU's costs to maintain and insure these properties has greatly outweighed the revenues generated from the sale of these properties; and

WHEREAS, NORU and NORA are partners in these efforts and NORA does not want NORU to continue experiencing such a deficit in its revenues; and

WHEREAS, in an effort to prevent a continued loss of revenues in connection with its Land-bank properties, NORU proposes the transfer of the inventory of Land-bank properties, in its entirety, to NORA for maintenance and disposition, effective January 1, 2017; a list of which is attached hereto as "Exhibit A"; and

THEREFORE BE IT RESOLVED that the staff is authorized to transfer the inventory of NORU's Land-bank properties, in its entirety, to NORA for maintenance and disposition, effective January 1, 2017.

THEREFORE BE IT FURTHER RESOLVED that staff is authorized to execute any and all documents necessary to effectuate this transfer.



NEW
ORLEANS
REDEVELOPMENT
UNLIMITED, INC.

**THE ABOVE WAS READ IN FULL, ROLL WAS CALLED ON ADOPTION OF SAME
AND THE VOTE RESULTED AS FOLLOWS:**

YEA(S): 5
NAY(S): 0
ABSENT: 3

AND THE RESOLUTION WAS ADOPTED.

I certify that the above resolution has been duly entered in NORU's records and that this is a correct and complete copy of the resolution, and that it has not been modified or rescinded and remains in full force and effect.

Darrick LeBeouf, Secretary/Treasurer

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

Telephone (504) 407-0005



Chelsey Richard Napoleon
Chief Deputy Clerk

Land Records Division

Hon. Dale N. Atkins
Clerk of Court and Ex-Officio Recorder
Parish of Orleans

DOCUMENT RECORDATION INFORMATION

Instrument Number: 2017-10035

Recording Date: 3/20/2017 10:25:56 AM

Document Type: TRANSFERS

Addl Titles Doc Types:

Conveyance Instrument Number: 614695

Filed by: NEW ORLEANS REDEVELOPMENT AUTHORITY
1409 ORETHA CASTLE HALEY BLVD

NEW ORLEANS, LA 70113

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

CIVIL DISTRICT COURT FOR THE PARISH OF ORLEANS

STATE OF LOUISIANA

NO. 2005-11620

DIVISION 'H'

DOCKET #

NEW ORLEANS REDEVELOPMENT AUTHORITY

VERSUS

PETER DIGGS, JOHNNY C. DIGGS, ELIZABETH DIGGS COLLINS,
GAIL DIGGS LEE, ILLENE DIGGS SIPPLO, CURTIS DIGGS, DORIS DIGGS, ROY
DIGGS, ROSEMARY DIGGS SIMMONS,
AND/OR THEIR SUCCESSIONS AND/OR ASSIGNS, DONALD DIGGS,
AND THE CITY OF NEW ORLEANS

Filed: _____

Deputy Clerk

JUDGMENT

This matter came on for trial on December 19, 2007. Present were petitioner, **New Orleans Redevelopment Authority**, appearing through Clarence Blanc and its attorney, Christopher Gobert; defendants **Peter Diggs, et al**, appearing through Steven M. Jupiter, court-appointed curator ad hoc; defendant **Donald Diggs**, appearing in proper person; and defendant **City of New Orleans**, appearing through Channing Warner Jr., Assistant City Attorney.

After reviewing the pleadings and exhibits, hearing the testimony of the witnesses and the argument of counsel, and considering the evidence and the applicable law:

IT IS ORDERED, ADJUDGED AND DECREED that 3228 Erato Street, New Orleans, is blighted and that the said property be expropriated and ownership thereof transferred to petitioner New Orleans Redevelopment Authority, free and clear of all taxes, liens, mortgages and other encumbrances, the property being more fully described as follows:

A CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all 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, in SQUARE NO. 487, bounded by Erato, South Prieur, Thalia and South Roman Streets, designated as LOT NO. 12 on the survey made by Gilbert, Kelly & Couturie, Inc., Surveying & Engineering, dated October 3, 1978, according to said survey, said Lot No. 12 commences at a distance of 60 feet, 11 inches and 2 lines from the corner of Erato and South Prieur Street, and measures thence 30 feet, 5 inches and 5 lines front on Erato Street, the same in width in the rear, by a depth of 127 feet, 10 inches and 5 lines, between equal and parallel lines.

The improvements thereon bear the Municipal Nos. 3228-30 Erato Street.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that 3617-19 Third Street is blighted and that the said property be expropriated and ownership thereof transferred to

NOTED, ORIGINAL OF QUALITY, PAR 131
NO. 2007-11620
TYPE: JUDGMENT FEE \$10.00
Internet Copy. For reference only, not for re-sale.

petitioner New Orleans Redevelopment Authority, free and clear of all taxes, liens, mortgages and other encumbrances, the property being more fully described as follows:

A 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 **FOURTH DISTRICT** of the City of New Orleans, Parish of Orleans, State of Louisiana, in **SQUARE 459**, bounded by Second, Third, S. Miro and S. Tonti Streets, designated as the **GREATER PORTION OF LOT 15** on the survey of Guy J. Seghers, Surveyor, dated February 10, 1944, and according thereto said lot commences at a distance of 121 feet, 4 inches from the corner of S. Tonti and Third Streets and measures thence 29 feet front on Third Street, same in width in the rear, by a depth between equal and parallel lines of 60 feet and includes the use of an alley 5 feet in width on the sideline nearest S. Tonti Street.

Improvements thereon bear the Municipal Nos. **3617-19 Third Street**.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that 3621-23-25-27 Third Street is blighted and that the said property be expropriated and ownership thereof transferred to petitioner New Orleans Redevelopment Authority, free and clear of all taxes, liens, mortgages and other encumbrances, the property being more fully described as follows:

THREE CERTAIN LOTS OR PORTIONS OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the **FOURTH DISTRICT** of the City of New Orleans, Parish of Orleans, State of Louisiana, in **SQUARE NO. 459** thereof, which square is bounded by Third, Second, S. Tonti and S. Miro Streets, and according to a sketch of survey made by Gilbert, Kelly and Couturie, Inc., Surveyors, dated June 12, 1969, a print of which is annexed to and made part of an act before Richard A. Hammel, Notary Public, dated June 16, 1969, said lots are designated as **LOTS B, E AND G** of said square, and measure as follows, to wit:

LOT 'B' commences 89 feet from the face of Third Street and measures thence on a common alley 5 feet wide in the direction of Second Street a distance of 29 feet, by a depth between equal and parallel lines of 59 feet, 10 inches and 5 lines in the direction of S. Tonti Street and a width in the rear of 29 feet.

Improvements thereon bear the Municipal Nos. **3621-A and 3623-A Third Street**.

LOT 'E' commences 60 feet from the face of Third Street and measures thence 29 feet front on a common alley 5 feet wide in the direction of Second Street, by a depth between equal and parallel lines of 59 feet, 10 inches and 5 lines in the direction of S. Tonti Street, and a width in the rear of 29 feet.

Improvements thereon bear the Municipal Nos. **3625-A and 3627-A Third Street**.

LOT 'G' commences 87 feet 4 inches and 5 lines from the corner of St. Tonti and Third Streets and measures thence 29 feet front on Third Street the same width in the rear by a depth between equal and parallel lines of 60 feet.

Improvements thereon bear the Municipal Nos. **3623-25 Third Street**.

And:

TWO CERTAIN LOTS OR PORTIONS OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the **FOURTH DISTRICT** of the City of New Orleans Parish of Orleans, State of Louisiana, in **SQUARE NO. 459** thereof, which square is bounded by Third, Second, S. Tonti and S. Miro Streets and according to a sketch of survey made by Gilbert, Kelly and Couturie, Inc., Surveyors, dated June 12, 1969, a print of which is annexed to and made a part of an act before Richard A. Hammel, Notary Public, dated June 16, 1969, said lots are designated as **LOTS C AND F** of said square, and measure as follows, to-wit:

LOT 'C' is shown with a point of beginning being from the corner of Third Street and S. Tonti Street, go 118 feet, 4 inches, 5 lines to a point on the face of Third Street, thence go on a line in the direction of Second Street, a distance of 89 feet to the point of beginning and measures thence 29 feet front on a common alley 5 feet wide in the direction of Second Street, by a depth between equal and parallel lines of 58 feet, in the direction of S. Miro Street and a width in the rear of 29 feet.

Improvements thereon bear the Municipal Nos. **3721-B and 3623-B Third Street.**

LOT 'F' is shown with a point of beginning being from the corner of Third Street and S. Tonti Street, go 116 feet, 4 inches 5 lines to a point on the face of Third Street, thence go, on a line in the direction of Second Street, a distance of 60 feet to the point of beginning and measures thence 29 feet front on a common alley 5 feet wide in the direction of Second Street, by a depth between equal and parallel lines of 58 feet, in the direction of S. Miro Street and a width in the rear of 29 feet.

Improvements thereon bear the Municipal Nos. **3625-B and 3627-B Third Street.**

IT IS FURTHER ORDERED that the fair market value of the property situated at 3228-30 Erato Street is SEVEN THOUSAND, SEVEN HUNDRED (\$7,700.00) DOLLARS; the fair market value of the property situated at 3617-19 Third Street is THREE THOUSAND, FIVE HUNDRED (\$3,500.00) DOLLARS; Lots B, C, E and F, Square 459 (Municipal Nos. 3621-A, 3623-A, 3621-B, 3623-B, 3625-A, 3627-A, 3625-B and 3727-B Third Street) is TWO THOUSAND, FIVE HUNDRED (\$2,500.00) DOLLARS; whereas the fair market value of Lot G, Square 459 (Municipal Nos. 3623-25 Third Street) is THREE THOUSAND, FIVE HUNDRED (\$3,500.00) DOLLARS; and that the combined fair market value of all subject properties is thus the sum of SEVENTEEN THOUSAND, TWO HUNDRED (\$17,200.00) DOLLARS, from which amount New Orleans Redevelopment Authority is **ORDERED** to deduct and pay all items taxed as costs of these proceedings, and further to deduct and pay to the City of New Orleans the sum of Nine Thousand, Eight Hundred, Eighty-Two and 27/100 (\$9,882.27) Dollars toward taxes, liens, penalties and interest currently outstanding against the subject properties; and **IT IS FURTHER ORDERED** that the balance of fair market value

remaining, if any such sums do remain, be deposited into the registry of court for the benefit of the person or persons entitled thereto, all pursuant to La.R.S. 19:10 and 19:11.

IT IS FURTHER ORDERED that Desiree M. Charbonnet, Recorder of Mortgages for the Parish of Orleans, partially cancel and erase from the records of her office the following inscriptions insofar as relating to the said properties:

MIN 444912 – JUDGMENT

Peter Diggs, Rosemary Diggs Simmons – 12/4/1997
REV – NATIONSBANK N.A. (South)
\$5,128.20 – 11/20/1997 - CDC # 97-6059 – Record in Full –

MIN 444913 – JUDGMENT

Illene Diggs Sippio - 12/4/1997
REV – NATIONSBANK N.A. (South)
\$5,128.20 – 9/9/1997 - CDC # 97-6059 – Record in Full –

MIN 444914 – JUDGMENT

Doris Diggs Collins - 12/4/1997
REV – NATIONSBANK N.A. (South)
\$5,128.20 – 9/9/1997 - CDC # 97-6059 – Record in Full –

MIN 444915 – JUDGMENT

Johnny C. Diggs - 12/4/1997
REV – NATIONSBANK N.A. (South)
\$5,128.20 – 9/9/1997 - CDC # 97-6059 – Record in Full –

MIN 444916 – JUDGMENT

Gail Diggs Lee - 12/4/1997
REV – NATIONSBANK N.A. (South)
\$5,128.20 – 9/9/1997 - CDC # 97-6059 – Record in Full –

MIN 456473 – JUDGMENT

Donald Diggs, Roy Diggs, Curtis Diggs - 3/12/1998
REV – NATIONSBANK N.A. (South)
\$5,128.20 – 2/12/1998 - CDC # 97-6059 – Record in Full –

MIN 461539 – JUDGMENT

Elizabeth Diggs Collins - 4/17/1998
REV – NATIONSBANK N.A. (South)
\$5,128.20 – 4/6/1998 - CDC # 97-6059 – Record in Full –

MIN 461747 – JUDGMENT

Elizabeth Diggs Collins - 4/21/1998
REV – NATIONSBANK N.A. (South)
\$5,128.20 – 4/6/1998 - CDC # 97-6059 – Record in Full –

MIN 797001 – CITY LIEN

Peter Diggs – 12/17/2004
REV – City of New Orleans
Statement of Sworn Property Lien –
\$809.00 – A.L. Compass, N.P., - 12/10/2004

MIN 709592 – CITY LIEN ZERO

Peter Diggs – 5/22/2003
REV – City of New Orleans
Demolition Service Charge –
\$2,115.00 – E.Crowley/S Culotta - 4/29/2003

MIN 274727 – CITY LIEN
Peter Diggs – 6/29/1994
REV – City of New Orleans
Statement of Sworn Property Lien –
\$345.00 – F.B. Haynes III, N.P. – 5/15/1994

MIN 368733 – CITY LIEN
Peter Diggs – 6/13/1996
REV – City of New Orleans
Statement of Sworn Property Lien –
\$595.00 – F.B. Hayne III, N.P. – 5/9/1996

MIN 370564 – CITY LIEN
Peter Diggs – 6/26/1996
REV – City of New Orleans
Statement of Sworn Property Lien –
\$395.00 – F.B. Hayne III, N.P. – 6/10/1996

MIN 414279 – CITY LIEN
Peter Diggs – 4/25/1997
REV – City of New Orleans
Uninhabitable Building Lien –
\$300.00 – T. Adams/L. Scramuzza - 3/31/1997

MIN 414280 – CITY LIEN
Peter Diggs – 4/25/1997
REV – City of New Orleans
Uninhabitable Building Lien –
\$300.00 – T. Adams/L. Scramuzza - 3/31/1997

MIN 418157 – CITY LIEN
Peter Diggs – 5/20/1997
REV – City of New Orleans
Uninhabitable Building Lien –
\$300.00 – DM Lee/T Jackson – 4/30/1997

MIN 418158 – CITY LIEN
Peter Diggs – 5/20/1997
REV – City of New Orleans
Uninhabitable Building Lien –
\$300.00 – DM Lee/T Jackson – 4/30/1997

MIN 422556 – CITY LIEN
Peter Diggs – 6/20/1997
REV – City of New Orleans
Uninhabitable Building Lien –
\$300.00 – T.Jackson/W. Russell – 5/21/1997

MIN 422766 – CITY LIEN
Peter Diggs – 6/23/1997
REV – City of New Orleans
Uninhabitable Building Lien –
\$300.00 – T.Adams/A Smith - 5/30/1997

MIN 426533 – CITY LIEN
Peter Diggs – 7/17/1997
REV – City of New Orleans
Uninhabitable Building Lien –
\$300.00 – DM Lee/W.Russell – 4/30/1997

MIN 426800 – CITY LIEN

Peter Diggs – 7/18/1997
REV – City of New Orleans
Uninhabitable Building Lien –
\$300.00 – T.Jackson/CP. Gonzalez – 6/30/1997

MIN 426801 – CITY LIEN
Peter Diggs – 7/18/1997
REV – City of New Orleans
Uninhabitable Building Lien –
\$300.00 – T.Jackson/CP. Gonzalez – 6/30/1997

MIN 445029 – CITY LIEN
Peter Diggs – 12/5/1997
REV – City of New Orleans
Uninhabitable Building Lien –
\$300.00 – T.Jackson/CP. Gonzalez – 9/30/1997

MIN 445031 – CITY LIEN
Peter Diggs – 12/5/1997
REV – City of New Orleans
Uninhabitable Building Lien –
\$300.00 – T.Jackson/CP. Gonzalez – 9/30/1997

MIN 554374 – CITY LIEN
Peter Diggs – 3/31/2000
REV – City of New Orleans
Statement of Sworn Property Lien –
\$604.00 – F.B. Hayne III – 3/1/2000

MIN 554375 – CITY LIEN
Peter Diggs – 3/31/2000
REV – City of New Orleans
Statement of Sworn Property Lien –
\$604.00 – F.B. Hayne III – 3/1/2000

MIN 554376 – CITY LIEN
Peter Diggs – 3/31/2000
REV – City of New Orleans
Statement of Sworn Property Lien –
\$614.00 – F.B. Hayne III – 3/1/2000

MIN 554377 – CITY LIEN
Peter Diggs – 3/31/2000
REV – City of New Orleans
Statement of Sworn Property Lien –
\$604.00 – F.B. Hayne III – 3/1/2000

MIN 554378 – CITY LIEN
Peter Diggs – 3/31/2000
REV – City of New Orleans
Statement of Sworn Property Lien –
\$804.00 – F.B. Hayne III – 3/1/2000

MIN 588847 – CITY LIEN
Peter Diggs – 1/9/2001
REV – City of New Orleans
Demolition Service Charge –
\$1,565.00 – K.Davis/L. Jefferson – 12/21/2000

MIN 662616 – CITY LIEN
Peter Diggs – 7/25/2002
REV – City of New Orleans

Statement of Sworn Property Lien –
\$300.00 – A.Haydel, N.P. – 6/21/2002

IT IS FURTHER ORDERED that Desiree M. Charbonnet, Recorder of Mortgages for the Parish of Orleans, fully cancel and erase from the records of her office the following inscription:

834559 – LIS PENDENS

10/10/2005 – Peter Diggs, Johnny C. Diggs, Elizabeth Diggs Collins,
Gail Diggs Lee, Illene Diggs Sippio, Curtis Diggs, Doris Diggs, Roy Diggs,
Romemary Diggs Simmoins, Donald Diggs,
City of New Orleans, The
REV – New Orleans Redevelopment Authority
N.P. – Rader Jackson – CDC # 2005-11620 – Record in Full

916664 – LIS PENDENS

10/16/2007 – Peter Diggs, Johnny C. Diggs, Elizabeth Diggs Collins,
Gail Diggs Lee, Illene Diggs Sippio, Curtis Diggs, Doris Diggs, Roy Diggs,
Rosemary Diggs Simmons, Donald Diggs,
City of New Orleans, The
REV – New Orleans Redevelopment Authority
N.P. – C.Gobert – CDC # 2005-11620 – Record in Full

IT IS FURTHER ORDERED that the December 14, 1992 adjudication for unpaid 1991 taxes assessed in the name of Peter Diggs, et al (tax bill # 102203413), reflected by act passed on September 29, 1993 and registered October 8, 1993 as CIN 76530, and the December 4, 1995 adjudication for unpaid 1994 taxes assessed in the name of Peter Diggs (tax bill # 412404616), reflected by act passed on December 30, 1996 and registered October 1, 1997 as CIN 147222, and the November 17, 1997 adjudication for unpaid 1996 taxes assessed in the name of Peter Diggs (tax bill # 412404623), reflected by act passed on July 24, 1998 and registered August 7, 1998 as CIN 163771, and the December 4, 1995 adjudication for unpaid 1994 taxes assessed in the name of Peter Diggs (tax bill # 412404617) reflected by act passed on December 30, 1996 and registered October 1, 1997 as CIN 147222, be and they are now canceled, annulled and set aside; and the same shall not impair title herein transferred; and **IT IS FURTHER ORDERED** that the Honorable Gasper J. Schiro, Registrar of Conveyances for the Parish of Orleans, make notation hereof in the records of his office.

IT IS FURTHER ORDERED that the following items be taxed as costs of these proceedings:

COSTS

COSTS DUE NORA:

3328 Erato Street.

Louisiana Property Counselors (Appraiser)

\$175.00

Bugage Appraisal Service (Review Appraisal)	\$150.00
Louisiana Property Counselors (Appraisal Update)	\$200.00

3617-19 Third Street.

Southern Land Consultants (Appraisal)	\$175.00
Irving & Associates, LLC (Review Appraisal)	\$150.00
Louisiana Property Counselors (Appraisal Update)	\$200.00
Paula R. George (Abstract and Opinion of Title)	\$250.00

3621-23 Third Street.

Southern Land Consultants (Appraisal)	\$150.00
Bugage Appraisal Service (Review Appraisal)	\$150.00
Louisiana Property Counselors (Appraisal Update)	\$200.00
Dennis H. Carriere, APLC (Title & Noticing)	\$482.00
Paula R. George (Abstract and Opinion of Title)	\$250.00

3623-25 Third Street.

Southern Land Consultants (Appraisal)	\$150.00
Bugage Appraisal Service (Review Appraisal)	\$150.00
Louisiana Property Counselors (Appraisal Update)	\$200.00
Dennis H. Carriere, APLC (Title Opinion & Noticing)	\$482.00
Paula R. George (Abstract and Opinion of Title)	\$250.00

Miscellaneous:

Postage (\$106.34) and Copies (\$32.80)	\$139.14
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TOTAL COSTS DUE NORA: \$3,903.14

COSTS DUE JACKSON & MCPHERSON:

Mortgage Certificate	\$246.00
Conveyance Certificate	\$244.00
Recordation of Lis Pendens (Mortgage)	\$24.00
Recordation of Lis Pendens (Notarial Archives)	\$10.00
Abstract and Opinion of Title	\$225.00
Postage and Copying	\$51.14

TOTAL COSTS DUE JACKSON & MCPHERSON: \$800.14

COSTS DUE COLLINS & GOBERT

<u>Costs Incurred Mortgage Office:</u>	
Recordation of Notice of Pendency of Action	\$ 24.00
Cancellation of Inscriptions	\$712.00

<u>Costs Incurred Conveyance Office:</u>	
Recordation of Judgment	\$108.00

<u>Notarial Archives:</u>	
Recordation of Notice of Pendency of Action	\$ 10.00
Recordation of Judgment	\$ 10.00

TOTAL COSTS DUE COLLINS & GOBERT \$1,056.00

Filing Fee, Clerk, Civil District Court	\$308.00
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Steven M. Jupiter, Curator Ad Hoc

\$1,250.45

TOTAL AMOUNT TAXED AS COSTS:

\$7,317.73

IT IS FURTHER ORDERED that within thirty (30) days hereof the City of New Orleans cancel and erase from its rolls all taxes, health liens, housing liens, grass liens or other liens of whatever nature or kind such that the properties above more fully described are transferred free and clear of said encumbrances.

IT IS FURTHER ORDERED that any lien or whatever nature or kind heretofore assessed by the City of New Orleans' various departments and commissions, but not now recorded, be declared null, void, unenforceable and otherwise without effect; further, that no such lien hereafter be assessed, levied or recorded against the referenced properties until 270 days shall have elapsed subsequent to rendition of this judgment.

JUDGMENT READ, RENDERED AND SIGNED DECEMBER 19, 2007.


JUDGE

PLEASE SERVE:

City of New Orleans, through Channing Warner
1340 Poydras Street, 11th Floor, NOLA 70112

City of New Orleans Department of Finance
Through Walter J. O'Brien, Room 1-W-22 - City Hall, NOLA 70112

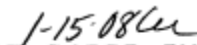
Honorable Gasper J. Schiro, Registrar of Conveyances
1340 Poydras Street, 4th Floor, NOLA 70112

A TRUE COPY


DEPUTY CLERK, CIVIL DISTRICT COURT
PARISH OF ORLEANS
STATE OF LA

PLEASE ISSUE NOTICE:

Donald Diggs, 1104 Lake Francis Drive, Gretna, LA 70056

1-15-08 
NA #: 07-84892 INST. #: 383608
TYPE: JUDGMENT
AMT: \$108.00
DATE: 12/19/2007 2:47:09 PM
Hon. Gasper J. Schiro
Registrar of Conveyances