



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) Louisiana State Building Authority

PROPERTY LOCATION: Lots (s) A (340), B, C (333) Square (s) 340, 333

Bounding Streets Gravier St, Perdido St, LaSalle St, Loyola Ave

Property Address 300 LaSalle St, 300 S. Liberty St, 301 Loyola Ave

Municipal District First

COB 601 Folio 497 Acquisition Date 2/14/1955 See attached deed.

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

If the property under consideration is to be acquired by the City, what is the purpose of the acquisition? To restore City's ownership of entire Duncan Plaza Site.

If the property under consideration is to be disposed of by the City, what are the intentions for its redevelopment? _____

Verified by: Toni Thompson Date: 10/4/2023

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 _____ SQUARE 332, 305, 341 (1300 Poydras Street)
Owner's Name City of New Orleans
Mailing Address 1300 Perdido Street, New Orleans LA 70112

LOT _____ SQUARE 365 (1515 Poydras Street)
Owner's Name East Skelly LLC c/p Faison Enterprises Inc.
Mailing Address 1515 Poydras Street, Suite 1970, New Orleans, LA 70112

LOT _____ SQUARE 366 (1523 Perdido Street)
Owner's Name Board of Adm of Charity Hosp
Mailing Address 1532 Tulane Ave, New Orleans, LA 70112

LOT _____ SQUARE 366 (435 LaSalle St)
Owner's Name Board of Adm of Charity Hosp
Mailing Address 1532 Tulane Ave, New Orleans, LA 70112

LOT _____ SQUARE 367 (1532 Tulane Ave)
Owner's Name Board of Adm of Charity Hosp
Mailing Address 1532 Tulane Ave, New Orleans, LA 70112

LOT _____ SQUARE 339 (29319 Gravier Street)
Owner's Name Administrators of the Tulane Educ. Fund
Mailing Address Attn: Director of Real Estate, 800 East Commerce Road, Ste 201, Harahan, LA 70123

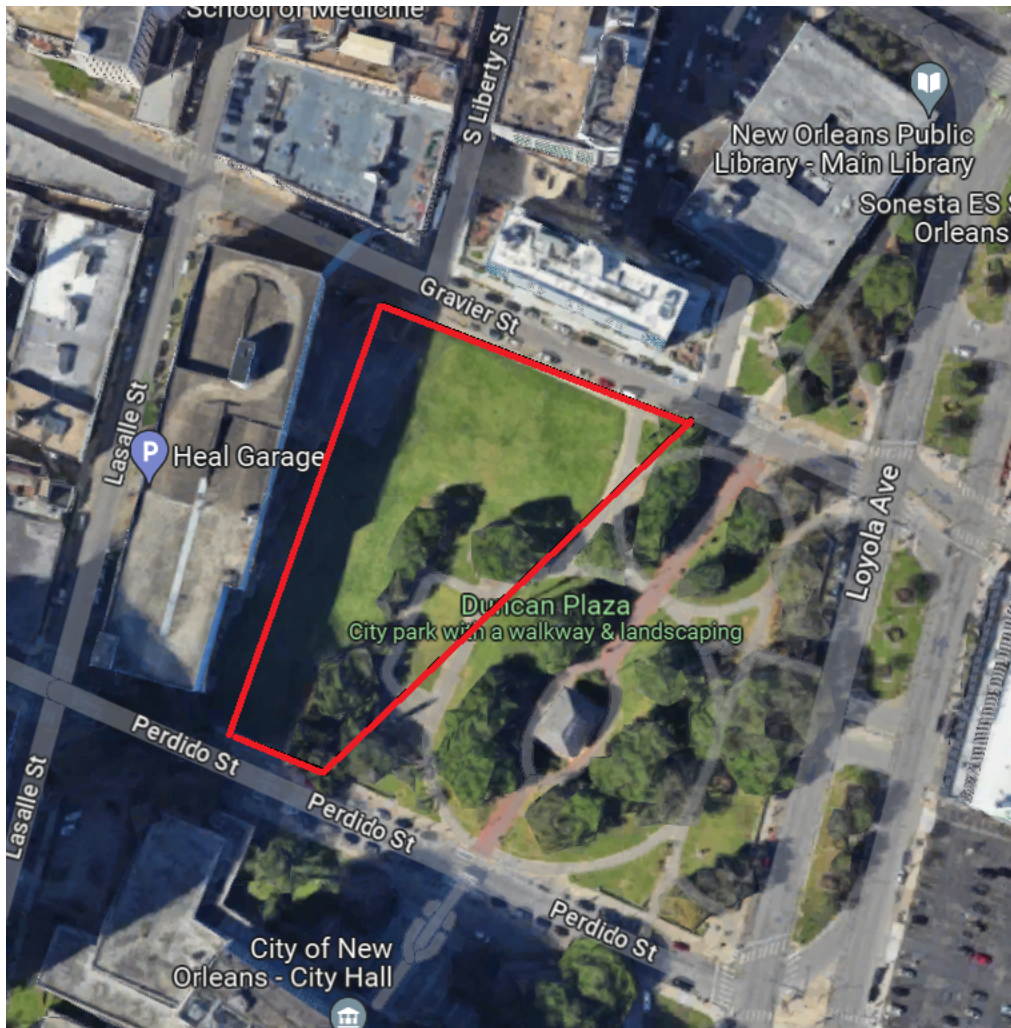
LOT _____ SQUARE 334 (1315 Gravier St)
Owner's Name 1315 Gravier Owner LLC
Mailing Address 2740 St. Louis Street, Suite B, New Orleans, LA 70119

LOT _____ SQUARE 334 (219 Loyola Ave)
Owner's Name City of New Orleans
Mailing Address 1300 Perdido Street, New Orleans, LA 70112

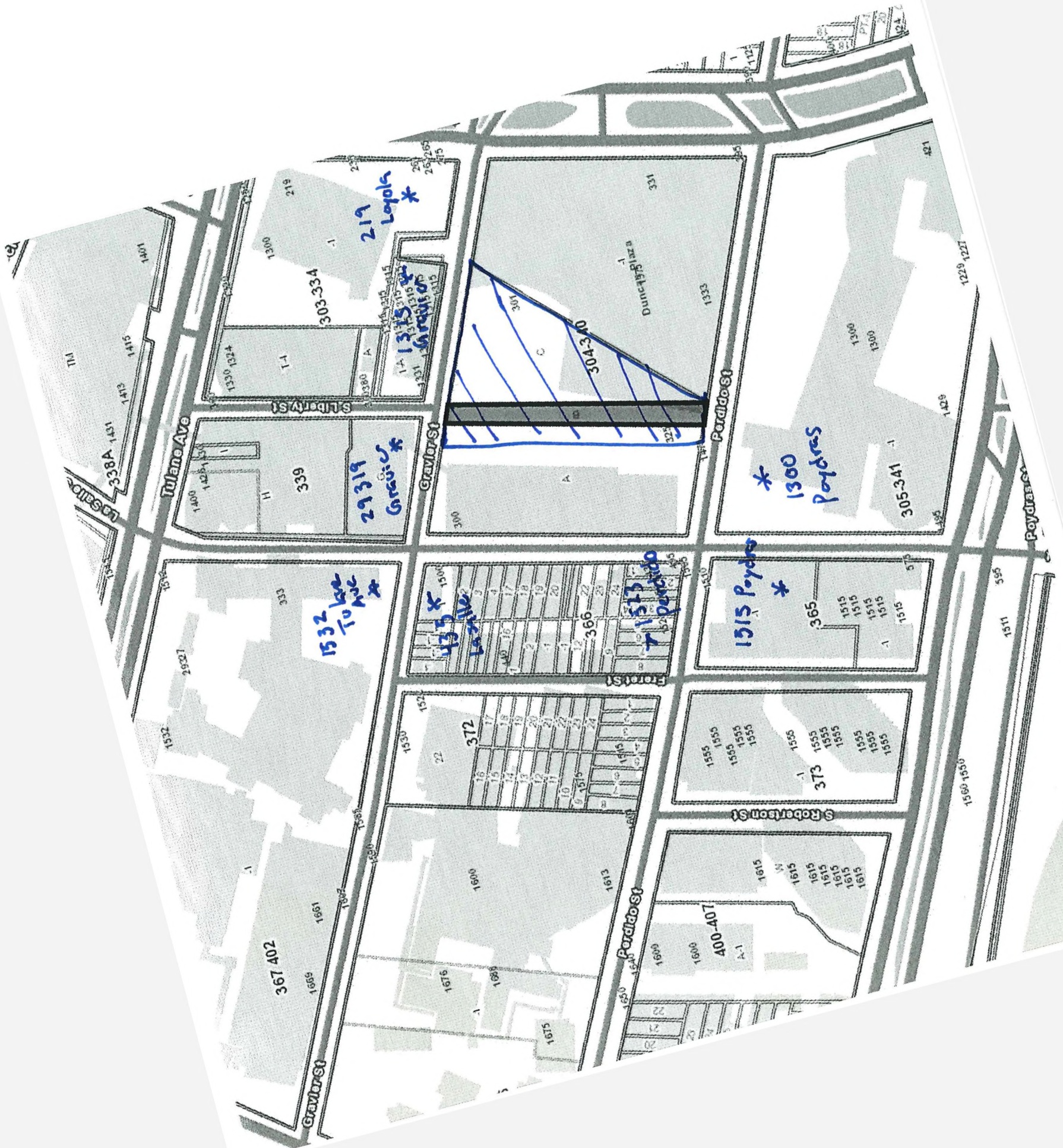
Attachment - Routing Form for Acquisition of Immovable Public Property – Duncan Plaza

General Property Description: The following property in the First Municipal District of the City of New Orleans, Parish of Orleans, State of Louisiana: a certain portion of ground designated as C in Square 333 bounded by Loyola Avenue and S. Liberty, Gravier, and Perdido Streets; a certain portion of street area in S. Liberty Street designated as B bounded by Square 340, Gravier Street, Square 333, and Perdido Street; and a certain portion of the ground designated as A in Square 340 bounded by Loyola Avenue and S. Liberty, Gravier, and Perdido Streets, which portion of Lot A is further generally described as a parcel 60' (more or less) in width parallel and adjacent to Lot B described above. *[Legal description to be finalized upon receipt of survey of property].*

General outline of the property to be acquired of shown in red below.



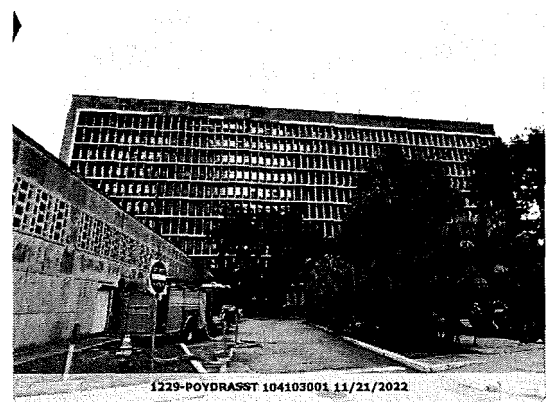
Adjacent Owner Information



Orleans Parish, LA

Summary

Tax Bill Number	104103001
Municipal District	1
Location Address	1229 POYDRAS ST
Property Class	E - EXEMPT - COMMERCIAL
Special Tax District	1-DDD
	Show Special Tax District Map
Subdivision Name	
Zoning District	Show Viewer (41032325)
Land Area (sq ft)	1
Building Area (sq ft)	0
Revised Bldg Area (sq ft)	0
Square	332
Book	14
Lot/Folio	/007
Line	001
Legal Description	1. SQ 332 LOT X OR 1 LOT 2 POYD 2. RAS AND LIBERTY 51 2X100 3 O 3. VER 111 1 LOTS 3THRU 6 POYD 4. RAS 113 24X480 15 LOT 7 POYD 5. RAS 19 11X120 4 6. LOT 8 POYDRAS 19 11X120 4 7. LOT 9 PT LOT 10 POYDRAS AND 8. LOYOLA 51 14X139 2 PT LOT 10 9. LOT 22 PERDIDO AND LOYOLA 10. 313 10X838 18 LOT 23 PT 27 11. PERDIDO AND LIBERTY 124X554 12. 28 LOT 24 OR PT 27 LIBERTY 13. 14 10X25 4 LOT O 13 OR 28 14. LIBERTY 26X101 8 15. LOT 29 LIBERTY 26X127 1 LOT 16. 30 LIBERTY 26X127 1 LOT 31 17. LIBERTY 26X127 1 LOTS 32 18. THRU 34 LIBERTY 104X508 4 19. LOT 35 LIBERTY 26X127 1 20. EXEMPT
Assessment Area	CBD COM 13
	Show Assessment Area Map
Parcel Map	Show Parcel Map



Owners

CITY OF NEW ORLEANS
1300 PERDIDO ST
NEW ORLEANS LA 70112

Quick Links

[Estimate Taxes](#)

[Tax Information](#)

Valuation

	2024 Uncertified	2023 Certified	2022 Certified
Land Value	\$2,088,600	\$2,088,600	\$2,088,600
+ Building Value	\$0	\$0	\$0
= Total Value	\$2,088,600	\$2,088,600	\$2,088,600
Assessed Land Value	\$208,860	\$208,860	\$208,860
+ Assessed Building Value	\$0	\$0	\$0
= Total Assessed Value	\$208,860	\$208,860	\$208,860
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$0	\$0	\$0
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

Photos

Orleans Parish, LA

Summary

Tax Bill Number	104103403
Municipal District	1
Location Address	1515 POYDRAS ST
Property Class	C - COMMERCIAL
Special Tax District	1-DDD
	Show Special Tax District Map
Subdivision Name	
Zoning District	Show Viewer (41030870)
Land Area (sq ft)	77766
Building Area (sq ft)	1062870
Revised Bldg Area (sq ft)	0
Square	365
Book	14
Lot/Folio	/015
Line	001
Legal Description	1. SQ 365 ENTIRE SQ 393X197 PTS 2. SQUARE 1 LA SALLE 193 11 FR 3. ERET 275 10 PERDIDO 197 5 4. M/A CHANGE 3/3/05 5. SEE E REC 6. 27 STORY CLASS A OFFICE BLDG 7. W/ 529,474 NET RENTABLE SQ 8. FT,BUILT IN 1983; 8% DECREAS 9. FROM KATRINA
Assessment Area	CBD COM 13
	Show Assessment Area Map
Parcel Map	Show Parcel Map



Owners

EAST SKELLY LLC
C/O FAISON ENTERPRISES INC
1515 POYDRAS ST., #1970
NEW ORLEANS LA 70112 0000

Notices

[2023 Assessment Notice \(PDF\)](#)

[2024 Assessment Notice \(PDF\)](#)

Quick Links

[Estimate Taxes](#)

[Tax Information](#)

Valuation

	2024 Uncertified	2023 Certified	2022 Certified
Land Value	\$8,165,400	\$7,776,600	\$7,776,600
+ Building Value	\$16,168,000	\$18,697,100	\$14,957,700
= Total Value	\$24,333,400	\$26,473,700	\$22,734,300
Assessed Land Value	\$816,540	\$777,660	\$777,660
+ Assessed Building Value	\$2,425,200	\$2,804,570	\$2,243,660
= Total Assessed Value	\$3,241,740	\$3,582,230	\$3,021,320
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$3,241,740	\$3,582,230	\$3,021,320
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

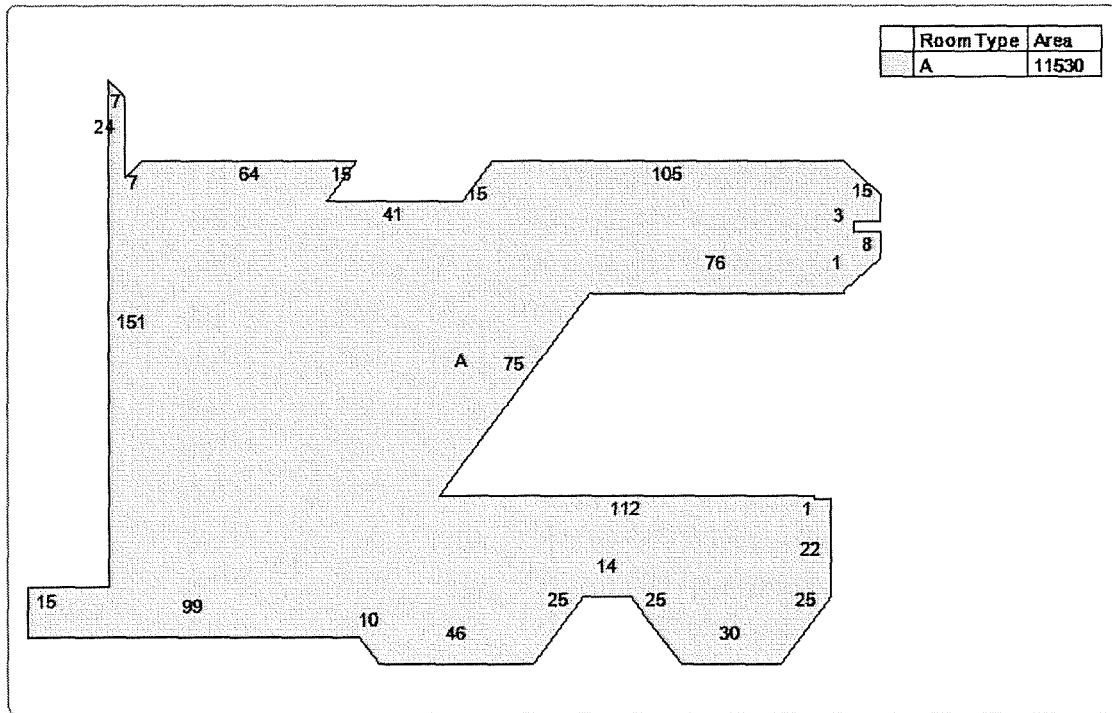
Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
11/16/2000	\$29,950,000		EAST SKELLY LLC	00-49467	000208097
11/1/1997	\$0			03132000	000150642
5/21/1997	\$1,572,500			06201997	000140397

Photos



Sketches



No data available for the following modules: Change Orders.

The Orleans Parish Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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 Last Data Upload: 10/4/2023, 6:39:29 AM

Contact Us

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 Schneider
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Orleans Parish, LA

Summary

Tax Bill Number	104103404
Municipal District	1
Location Address	1523 PERDIDO ST
Property Class	E - EXEMPT - COMMERCIAL
Special Tax District	1-DDD
	Show Special Tax District Map
Subdivision Name	
Zoning District	Show Viewer (41030818)
Land Area (sq ft)	56232
Building Area (sq ft)	60069
Revised Bldg Area (sq ft)	0
Square	366
Book	14
Lot/Folio	VAR5/017
Line	001
Legal Description	1. SQ 366 LOTS 1 THRU 4 PERDIDO 2. AND FRERET 98 9X100 LOT 5 PT 3. 6 PERDIDO 31 4X100 PT LOT 6 4. PERDIDO 18X100 LOT 7 PERDID 5. O 24 5X100 LOT 8 6. PERDIDO AND LA SALLE 7. 24 8X100 LOT 23 24 OR 9 10 8. LA SALLE 52 11X98 9 LOT 22 9. OR 11 LA SALLE 26 5X98 9 LOT 10. 12 LA SALLE 13 2X98 9 11. HF LOT 21 OR 13 LA SALLE 12. 13.2 X 98.9 LOT 14 LA SALLE 13. 26.10 X 98.9 LOT 15 LA SALLE 14. 26.9X91.5 LOT 16 LA SALLE 15. 26.5X98.9 LOT 17 LA SALLE 16. 26.5X98.9 LOT 18 LA SALLE 17. 27.7X98.9 LOT 19 LA SALLE 18. 28.4X98.9 LOT 20 LA SALLE 19. 24.3X98.9 EXEMPT
Assessment Area	CBD COM 13
	Show Assessment Area Map
Parcel Map	Show Parcel Map



1523-PERDIDOST 104103404 11/21/2022

Owners

BOARD OF ADM OF CHARITY HOSP
1532 TULANE AV
NEW ORLEANS LA 70112

Quick Links

[Estimate Taxes](#)

[Tax Information](#)

Valuation

	2024 Uncertified	2023 Certified	2022 Certified
Land Value	\$2,642,900	\$1,044,300	\$1,044,300
+ Building Value	\$2,424,800	\$2,424,800	\$2,424,800
= Total Value	\$5,067,700	\$3,469,100	\$3,469,100
Assessed Land Value	\$264,290	\$104,430	\$104,430
+ Assessed Building Value	\$363,720	\$363,720	\$363,720
= Total Assessed Value	\$628,010	\$468,150	\$468,150
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$0	\$0	\$0
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

Photos

Orleans Parish, LA

Summary

Tax Bill Number	104103405
Municipal District	1
Location Address	435 LA SALLE ST
Property Class	E - EXEMPT - COMMERCIAL
Special Tax District	1-DDD
	Show Special Tax District Map
Subdivision Name	
Zoning District	Show Viewer (51002394)
Land Area (sq ft)	33810
Building Area (sq ft)	146798
Revised Bldg Area (sq ft)	0
Square	366
Book	14
Lot/Folio	/019
Line	001
Legal Description	1. SQ 366 LOT 21 GRAVIER AND LASALLE 96' X 70' 6" LOTS 22 23 2. GRAVIER 25' 8" X 70' 6" PT LOT B OR 3. LOT 24 25 GRAVIER 20 6X70 4. 6 LOT 25 GRAVIER 5. 30 6X70 6 LOT 26 GRAVIER AND 6. FRERET 17 3X98 10 LOT 10 OR 7. LOT 27 FRERET 16 6X98 10 LOT 8. 11 OR LOT 28 FRERET 16 6X98 9. 10 LOT 29 FRERET 16 8X98 10 10. LOT 13 OR 30 FRERET 18 8X98 11. 10 LOT 16 OR 31 FRERET 12. 39X98 10 LOT 32 FRERET 13. 39 8X98 11 LOT 33 FRERET 14. 19 10X98 10 LOT 34 FRERET 30 15. X98 LOTS 35 36 FRERET 16. 81 9X98 9 EXEMPT
Assessment Area	CBD COM 13
	Show Assessment Area Map
Parcel Map	Show Parcel Map



Owners

BOARD OF ADM OF CHARITY HOSP
1532 TULANE AV
NEW ORLEANS LA 70112

Quick Links

Estimate Taxes	Tax Information
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Valuation

	2024 Uncertified	2023 Certified	2022 Certified
Land Value	\$1,589,100	\$783,200	\$783,200
+ Building Value	\$1,212,400	\$1,212,400	\$1,212,400
= Total Value	\$2,801,500	\$1,995,600	\$1,995,600
Assessed Land Value	\$158,910	\$78,320	\$78,320
+ Assessed Building Value	\$181,860	\$181,860	\$181,860
= Total Assessed Value	\$340,770	\$260,180	\$260,180
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$0	\$0	\$0
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

Photos

Orleans Parish, LA

Summary

Tax Bill Number	105103428
Municipal District	1
Location Address	1532 TULANE AV
Property Class	E - EXEMPT - COMMERCIAL
Special Tax District	1-DDD
	Show Special Tax District Map
Subdivision Name	
Zoning District	Show Viewer (41031423)
Land Area (sq ft)	397542
Building Area (sq ft)	0
Revised Bldg Area (sq ft)	0
Square	367
Book	18
Lot/Folio	/012
Line	001
Legal Description	1. SQS 367 402 405 THREE 2. SQUARES EXEMPT
Assessment Area	CBD COM 13
	Show Assessment Area Map
Parcel Map	Show Parcel Map



Owners

[BOARD OF ADM OF CHARITY HOSP](#)
1532 TULANE AV
NEW ORLEANS LA 70112

Quick Links

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Valuation

	2024 Uncertified	2023 Certified	2022 Certified
Land Value	\$25,045,100	\$23,852,500	\$23,852,500
+ Building Value	\$15,000,000	\$15,000,000	\$15,000,000
= Total Value	\$40,045,100	\$38,852,500	\$38,852,500
Assessed Land Value	\$2,504,510	\$2,385,250	\$2,385,250
+ Assessed Building Value	\$2,250,000	\$2,250,000	\$2,250,000
= Total Assessed Value	\$4,754,510	\$4,635,250	\$4,635,250
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$0	\$0	\$0
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

Sales

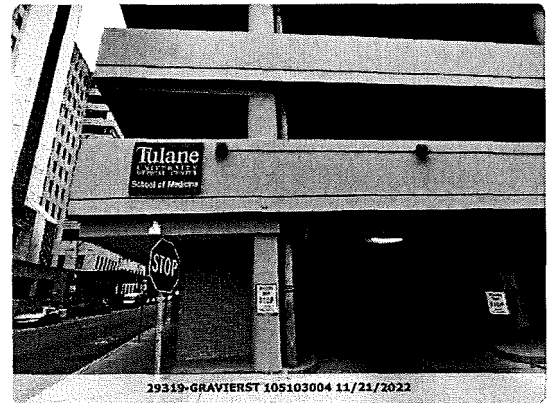
Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
11/21/1951	\$0		BOARD OF ADM OF CHARITY HOSP	00000000	000000000

Photos

Orleans Parish, LA

Summary

Tax Bill Number	105103004
Municipal District	1
Location Address	29319 GRAVIER ST
Property Class	E - EXEMPT - COMMERCIAL
Special Tax District	1-DDD
	Show Special Tax District Map
Subdivision Name	
Zoning District	Show Viewer (41201581)
Land Area (sq ft)	21567
Building Area (sq ft)	178486
Revised Bldg Area (sq ft)	0
Square	339
Book	17
Lot/Folio	VAR/093
Line	005
Legal Description	1. SQ 339 LOTS 6 THRU 10 2. GRAVIER AND LA SALLE 3. 154.2X100 PT LOT 5 GRAVIER 4. 30.9X100 LOT 4 GRAVIER AND 5. LIBERTY 30 9X100 6. EXEMPT
Assessment Area	CBD COM 13
	Show Assessment Area Map
Parcel Map	Show Parcel Map



Owners

ADMINISTRATORS OF THE TULANE EDUC. FUND
 ATTENTION: DIRECTOR OF REAL ESTATE
 800 EAST COMMERCE ROAD, SUITE 201
 HARAHAN LA 70123 3452

Quick Links

Estimate Taxes	Tax Information
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Valuation

	2024 Uncertified	2023 Certified	2022 Certified
Land Value	\$1,013,600	\$970,500	\$970,500
+ Building Value	\$4,117,500	\$4,117,500	\$4,117,500
= Total Value	\$5,131,100	\$5,088,000	\$5,088,000
Assessed Land Value	\$101,360	\$97,050	\$97,050
+ Assessed Building Value	\$617,630	\$617,630	\$617,630
= Total Assessed Value	\$718,990	\$714,680	\$714,680
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$0	\$0	\$0
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

Sales

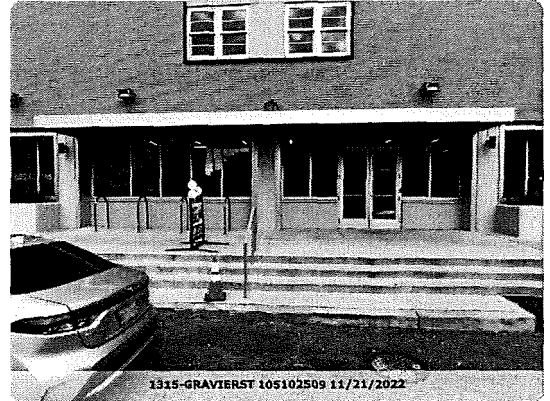
Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
6/27/1928	\$0		ADMINISTRATORS OF THE TULANE EDUCATIONAL	08231979	00000000

Photos

Orleans Parish, LA

Summary

Tax Bill Number	105102509
Municipal District	1
Location Address	1315 GRAVIER ST
Property Class	C - COMMERCIAL
Special Tax District	1-DDD
	Show Special Tax District Map
Subdivision Name	
Zoning District	Show Viewer (41031631)
Land Area (sq ft)	22352
Building Area (sq ft)	140729
Revised Bldg Area (sq ft)	0
Square	334
Book	17
Lot/Folio	1-A ALLE/080
Line	001
Legal Description	1. SQ 334 GRAVIER ST AND S LIBERTY ST 2. LOT 1-A 254.9.2/254.6.2X77.6/77.6.3 3. ALLEY 11X254; RTA #20190418
Assessment Area	CBD COM 13
	Show Assessment Area Map
Parcel Map	Show Parcel Map



Owners

1315 GRAVIER OWNER LLC
2740 ST. LOUIS ST
SUITE B
NEW ORLEANS LA 70119 0000

Notices

[2023 Assessment Notice \(PDF\)](#)

Quick Links

[Estimate Taxes](#)

[Tax Information](#)

Valuation

	2024 Uncertified	2023 Certified	2022 Certified
Land Value	\$1,050,500	\$1,005,800	\$1,005,800
+ Building Value	\$6,634,100	\$6,634,100	\$2,852,700
= Total Value	\$7,684,600	\$7,639,900	\$3,858,500
Assessed Land Value	\$105,050	\$100,580	\$100,580
+ Assessed Building Value	\$242,030	\$995,120	\$427,910
= Total Assessed Value	\$347,080	\$1,095,700	\$528,490
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$347,080	\$1,095,700	\$528,490
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			
	Restoration Tax Abatement	Restoration Tax Abatement	

Change Orders

Year	Date Approved	Reason	Assessed Land Value	Assessed Building Value	Total Assessed Value	Homestead Exemption Value	Taxable Assessment
2023	2/10/2023	Other - Reason: RTA #20190418; Effective years 2023 - 2027; Return IMP ASMT to the pre-renovation value of 242,030 per RTA rules and regulations	\$100,580	\$242,030	\$342,610	\$0	\$342,610

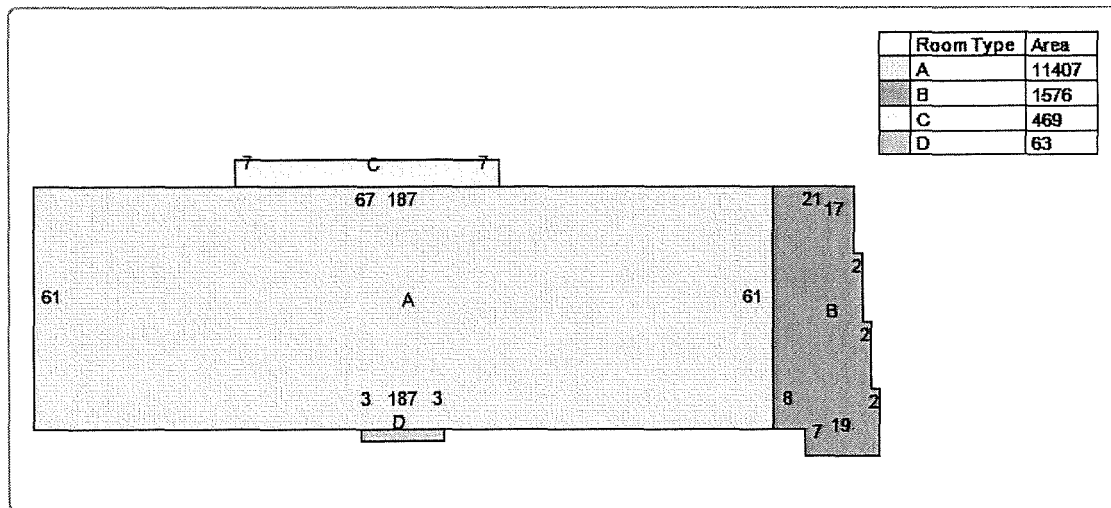
Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
8/17/2020	\$0	1315 GRAVIER OWNER LLC	1315 GRAVIER OWNER LLC	202029951	678311
6/3/2019	\$8,000,000	THE WARWICK CORPORATION	1315 GRAVIER OWNER LLC	201921525	657795
11/14/1997	\$1,300,000		THE WARWICK CORPORATION	97-63849	000149855
11/14/1997	\$0			12081997	000149854
9/23/1985	\$2,900,000			08231995	000000000
4/2/1985	\$1,165,000			05131997	000137544
11/4/1940	\$0			08221979	000000000

Photos



Sketches



No data available for the following modules: .

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 Last Data Upload: 10/4/2023, 6:39:29 AM

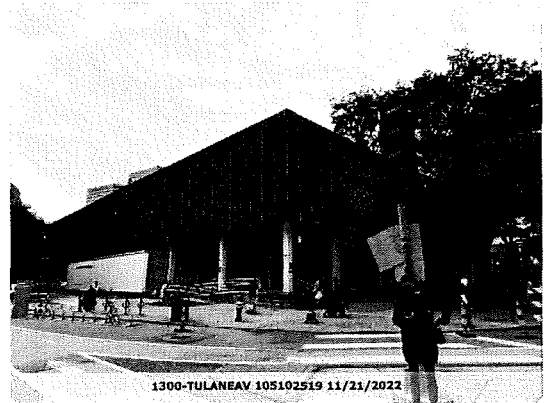
Contact Us

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Orleans Parish, LA

Summary

Tax Bill Number	105102519
Municipal District	1
Location Address	219 LOYOLA AV
Property Class	E - EXEMPT - COMMERCIAL
Special Tax District	1-DDD
	Show Special Tax District Map
Subdivision Name	
Zoning District	Show Viewer (41030982)
Land Area (sq ft)	93492
Building Area (sq ft)	152890
Revised Bldg Area (sq ft)	0
Square	334
Book	17
Lot/Folio	VAR/079
Line	007
Legal Description	1. SQ 334 LOT 5 TULANE 18 2 OVE 2. R OX54 4 OVER 55 4 LOT A-Z T 3. ULANE 55 4 OVER 30 1X69 11 O 4. VER VARIOUS LOT T OR REAR PT 5. 5 & 26 SARATOGA 6. 59.9 OVER 65.1X104 OVER 84 7. LOT D SARATOGA 36.4 OVER 36. 8. 5X76.10 OVER 45.8 LOT C TULA 9. NE 52.11 OVER 36.2X127.10 OV 10. ER VARIOUS LOT B TULANE 40.4
Assessment Area	CBD COM 13
	Show Assessment Area Map
Parcel Map	Show Parcel Map



Owners

[CITY OF NEW ORLEANS](#)
1300 PERDIDO ST
NEW ORLEANS LA 70112

Quick Links

Estimate Taxes	Tax Information
--------------------------------	---------------------------------

Valuation

	2024 Uncertified	2023 Certified	2022 Certified
Land Value	\$5,890,000	\$5,609,500	\$5,609,500
+ Building Value	\$223,100	\$223,100	\$223,100
= Total Value	\$6,113,100	\$5,832,600	\$5,832,600
Assessed Land Value	\$589,000	\$560,950	\$560,950
+ Assessed Building Value	\$33,470	\$33,470	\$33,470
= Total Assessed Value	\$622,470	\$594,420	\$594,420
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$0	\$0	\$0
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
1/5/1987	\$642,000		CITY OF NEW ORLEANS	00000000	000000000
2/18/1957	\$0			08221979	000000000

Photos

1955 Deed

AM88R011

STATE OF LOUISIANA
STATEWIDE LAND AND BUILDINGS SYSTEM
CONVEYANCE INFORMATION REPORT

DATE 08/04/98
TIME 10:53:35
PAGE 1

SITE CODE: 1-36-006 DOCUMENT NUMBER: 0001

FACILITY NAME: STATE OFFICE BLDG & SUPREME COURT-N.O.

VENDOR: CITY OF NEW ORLEANS

VENDEE: LOUISIANA STATE BUILDING AUTHORITY

PARISH: ORLEANS

PLAT: Y

LEASE/OWN: S MINERALS: INSTR TYPE: PU - PURCHASE

INSTR DATE: 02/14/1955 STATE COST: 500,000

ACQUISITION COST: 500,000 ENTRY NUMBER:

COB/FOLIO: 601/497 SEC-TWN-RNG: 026-13 S-11 E

RECORDATION DATE: 02/14/1955 MERIDIAN: S

----- ACRES -----	----- FUNDING SOURCE -----			
TOTAL: 3.62	GENERAL FUND:	00	SPECIAL-REVENUE:	00
OWNED: 3.62	CAPITAL OUTLAY:	00	FEDERAL:	00
LEASED: .00	DONATION:	00	PROPRIETARY:	00
TRANSFER: .00	SOURCE1:	00	SOURCE2:	00
ROW: .00	SOURCE2:	00	SOURCE3:	00

DESCRIPTION: PARCELS A, B, & C, SQ 340 & 333, IN THE 1ST MUNICIPAL DIST. FRONTING ON LOYOLA, PREDIDO, LASALLE, GRAVIER & OLD LIBERTY STREETS.

NOTES: STATE OFFICE BUILDING AND STATE SUPREME COURT BUILDING NOW ON THIS PARCEL -- (& HEAL PARKING GARAGE)

1967

ACT OF SALE
CITY OF NEW ORLEANS
TO

: UNITED STATES OF AMERICA
: STATE OF LOUISIANA
: PARISH OF ORLEANS

LOUISIANA STATE BUILDING AUTHORITY :
Acting for the benefit of the State of Louisiana :

CITY OF NEW ORLEANS

: : : : : :

SC
1-36-006
Doc 1



BE IT KNOWN, that on this 14th day of the month of February, in the year One Thousand Nine Hundred and Fifty-five (1955),

BEFORE ME, JACOB H. MORRISON, a Notary Public, duly commissioned and qualified in and for the Parish of Orleans, State of Louisiana, therein residing, being the official City Notary, and in the presence of the witnesses hereinafter named and undersigned,

PERSONALLY CAME AND APPEARED:

CITY OF NEW ORLEANS, a municipal corporation, herein appearing by and through the Honorable de Lesseps S. Morrison, its Mayor, under the authority of Ordinance No. 157 Mayor Council Series, adopted by the Council of the City of New Orleans on October 7, 1954 and approved by the Mayor on October 15th, 1954, as amended by Ordinance No. 281 Mayor Council Series, adopted by the Council of the City of New Orleans on February 4th, 1955 and approved by the Mayor on the same date; certified copies of each of said Ordinances being annexed hereto and made part hereof;

who declared that it does by these presents grant, bargain, sell, convey, transfer, assign, set-over, abandon 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 unto

LOUISIANA STATE BUILDING AUTHORITY, acting herein for the benefit of the State of Louisiana, under authority of Act 13 of 1954, duly represented herein by the Honorable Robert F. Kennon, Governor and President of the Louisiana State Building Authority pursuant to a resolution of said Authority passed on February 3, 1955, certified copy of which is annexed hereto and made part hereof;

here present and accepting and acknowledging due delivery for itself, its successors and assigns, the following described property, to-wit:

PARCEL "A"

A certain portion of ground designated as A in Square 340, 1st Municipal District, City of New Orleans, bounded by LaSalle, Gravier, S. Liberty, Perdido Streets, commencing at the intersection of S. Liberty and Gravier Streets and thence measuring 436.10' along S. Liberty Street, thence at an interior angle of 81°08'40" a distance and front of 199.89' along the new property line of Perdido Street, thence at an interior angle of 98°50'40" a distance and front of 436.26' along the new property line of LaSalle Street, thence at an interior angle of 81°03'55" a distance and front of 199.85' along Gravier Street, to the point of beginning.

PARCEL "B"

A certain portion of street area in S. Liberty Street designated as B, 1st Municipal District, City of New Orleans, bounded by Square 340, Gravier Street, Square 333 and Perdido Street, commencing at the intersection of Gravier and S. Liberty Streets and measuring along the

front of Square 340 a distance of 436.10', thence at an interior angle of $98^{\circ}51'15''$ a distance of 38.82' along the new property line of Perdido Street projected, thence at an interior angle of $81^{\circ}08'45''$ a distance of 436.03' along the front of Square 333, thence at an interior angle of $98^{\circ}56'40''$ a distance of 38.83' along the property line of Gravier Street, projected to the point of beginning.

PARCEL "C"

A certain portion of ground designated as C in Square 333, 1st Municipal District, City of New Orleans, bounded by S. Liberty, Gravier, Loyola and Perdido Streets, commencing at the intersection of S. Liberty and Gravier Streets, and measuring a distance of 436.03' along the front of Square 333, thence at an interior angle of $32^{\circ}26'46''$ a distance of 469.54', thence at an interior angle of $66^{\circ}29'42''$ a distance of 255.03' along the property line of Gravier Street to the point of beginning.

All in accordance with survey by C. A. Wethern, Jr., Asst. Survey and Research Engineer, and approved by L. M. Buja, Chief Engineer, Engineering Division, September 10, 1954 bearing Drawing #1/1-E-la-7872.

Said property was acquired by City of New Orleans by various acts of sale before the hereinafter named notaries on the dates stated, recorded as indicated next to each:

Property in SQUARE 340, First Municipal District,
Gravier, South Liberty, Perdido and LaSalle Streets

<u>Notary</u>	<u>Date</u>			
Kenneth C. Barranger	May 31, 1949	C.O.B.	566	Folio 298
Alexander E. Rainold	August 18, 1948	"	562	" 270
Kenneth C. Barranger	August 10, 1948	"	562	" 251
Alexander E. Rainold	July 29, 1948	"	559	" 200
Kenneth C. Barranger	May 10, 1949	"	567	" 143
Kenneth C. Barranger	December 6, 1948	"	560	" 559
Kenneth C. Barranger	August 10, 1948	"	562	" 251
Kenneth C. Barranger	September 18, 1949	"	567	" 424
Alexander E. Rainold	July 27, 1948	"	561	" 256
Alexander E. Rainold	July 29, 1948	"	560	" 250
Kenneth C. Barranger	October 22, 1948	"	559	" 388
Kenneth C. Barranger	May 26, 1950	"	571	" 415
Kenneth C. Barranger	May 10, 1949	"	567	" 143
Alexander E. Rainold	August 10, 1948	"	558	" 336
Alexander E. Rainold	July 27, 1948	"	558	" 281
Kenneth C. Barranger	May 24, 1949	"	563	" 214
Kenneth C. Barranger	June 27, 1949	"	565	" 341
Stewart J. Kepper	August 30, 1948	"	559	" 266
Alexander E. Rainold	August 19, 1948	"	558	" 325
Kenneth C. Barranger	August 5, 1948	"	562	" 242
Alexander E. Rainold	August 3, 1948	"	560	" 267
Alexander E. Rainold	August 3, 1948	"	559	" 216
Alexander E. Rainold	July 27, 1948	"	562	" 209

Property in SQUARE 333, First Municipal District,
Gravier, Old Loyola (Now Saratoga) Perdido and S.
Liberty Streets

<u>Notary</u>	<u>Date</u>			
Kenneth C. Barranger	November 24, 1948	C.O.B.	562	Folio 468
Stewart J. Kepper	August 20, 1948	"	562	" 279
Stewart J. Kepper	August 20, 1948	"	561	" 300
Stewart J. Kepper	August 20, 1948	"	561	" 300
Stewart J. Kepper	August 20, 1948	"	561	" 300
Stewart J. Kepper	August 20, 1948	"	558	" 347
Kenneth C. Barranger	May 23, 1949	"	567	" 174
Stewart J. Kepper	August 20, 1948	"	558	" 347

<u>Notary</u>	<u>Date</u>				
Stewart J. Kepper	August 25, 1948	C.O.B.	561	Folio	310
Kenneth C. Barranger	February 16, 1950	"	572	"	115
Kenneth C. Barranger	May 10, 1949	"	567	"	143
Kenneth C. Barranger	March 29, 1950	"	572	"	219
Kenneth C. Barranger	August 10, 1948	"	562	"	251

To have and to hold the above described property unto said vendee, its successors and assigns forever.

This sale is made for and in consideration of the sum of Five Hundred Thousand and no/100 (\$500,000.00) Dollars paid in cash, receipt of which is hereby acknowledged and acquittance and discharge granted therefor.

In the event there is a defect in the title to any portion of the property herein conveyed, such defect will be cured by the City of New Orleans at its expense in accordance with its warranty.

As will appear from the annexed mortgage and conveyance certificates of the Parish of Orleans, the above described property has never been alienated by Vendor and is subject to no mortgages, liens or encumbrances whatever.

The above described property being public property is exempt from taxation, as will appear from the annexed City and State tax researches.

As will appear from the annexed paving and other local improvement certificates annexed hereto, said property is subject to no assessment for same.

The parties hereto take cognizance of the fact that said certificates are open and undated and they relieve and release me, Notary, from any responsibility because of that fact.

THUS DONE AND PASSED in my office in the City of New Orleans, on the day and in the month and year herein first above written, in the presence of the undersigned witnesses of lawful age and residents of this City and me, Notary, after due reading of the whole.

WITNESSES:

Lillian E. Hugg

Beverly Mahoney

APPROVED AS TO FORM

William W. Miller

Harold R. ...
Asst. City Atty.
Asst. Atty. Genl.

CITY OF NEW ORLEANS

By

W. Lesley J. Morrison
Mayor

LOUISIANA STATE BUILDING AUTHORITY

By

Samuel ...
Governor

Stewart J. Kepper
Notary Public

RESOLUTION NO. II - Adopted by Louisiana State Building Authority February 3, 1955

WHEREAS, by Resolution No. XVI dated October 7, 1954, the Louisiana State Building Authority authorized the Secretary of the Authority to address a letter to the City of New Orleans stating that the Louisiana State Building Authority is prepared to go forward with the acquisition of a tract of land previously described for the site of the State Office Building and the new Supreme Court Building in the City of New Orleans, under certain conditions as proposed in said Resolution, and

WHEREAS, the City of New Orleans, by Ordinance No. 157, Mayor Council Series, as amended, authorized the sale of certain property to the Louisiana State Building Authority, which Ordinance is made a part of this Resolution by reference, and

WHEREAS, by Resolution No. X dated January 6, 1955, the Louisiana State Building Authority authorized, empowered and directed Robert F. Kennon, Governor and President of the Louisiana State Building Authority, to purchase the lands in question for the sum of Five Hundred Thousand and No/100 Dollars (\$500,000.00), from the City of New Orleans, and

WHEREAS, by letter dated October 25, 1954, from Alden W. Muller, Assistant City Attorney of the City of New Orleans, and letter dated January 7, 1955, from Henry B. Curtis, City Attorney of the City of New Orleans, they have certified that the City of New Orleans has a good and valid title to the property hereinafter described, and that the City of New Orleans has agreed to cure any defect which may develop in the title of said property at its own expense, and

WHEREAS, the Louisiana State Building Authority does hereby approve as to form and substance the Act of Sale prepared by Jacob H. Morrison, Attorney at Law and City Notary for the City of New Orleans, and forwarded to Allison R. Kolb, State Auditor and Secretary of the Louisiana State Building Authority by letter dated January 4, 1955, and made a part of this Resolution by reference;

NOW, THEREFORE, BE IT RESOLVED by the Louisiana State Building Authority that Hon. Robert F. Kennon, Governor and President of the Louisiana State Building Authority, be and he is hereby authorized, empowered and directed to execute the said Act of Sale referred to above for and in the name of the Louisiana State Building Authority for the use and benefit of the State of Louisiana under authority of Act 13 of 1954, the following described property from the City of New Orleans for the sum of Five Hundred Thousand and No/100 Dollars (\$500,000.00):

PARCEL "A"

A certain portion of ground designated as A in Sq. 340, 1st Municipal District, City of New Orleans, bounded by LaSalle, Gravier, S. Liberty, Perdido Sts., commencing at the intersection of S. Liberty and Gravier Sts. and thence measuring 436.10' along S. Liberty St., thence at an interior angle of 81 degrees 08'40" a distance and front of 199.89' along the new property line of Perdido St., thence at an interior angle of 98 degrees 50' 40" a distance and front of 436.26' along the new property line of LaSalle St., thence at an interior angle of 81 degrees 03'55" a distance and front of 199.85' along Gravier St. to the point of beginning.

PARCEL "B"

A certain portion of street area in S. Liberty St. designated as B, 1st Municipal District, City of New Orleans, bounded by Sq. 340, Gravier St., Sq. 333 and Perdido St., commencing at the intersection of Gravier and S. Liberty Sts. and measuring along the front of Sq. 340 a distance of 436.10', thence at an interior angle of 98 degrees 51'15" a distance of 38.82' along the new property line of Perdido St., projected, thence at an interior angle of 81 degrees 08'45" a distance of 436.03' along the front of Sq. 333, thence at an interior angle of 98 degrees 56'40" a distance of 38.83' along the property line of Gravier St. projected to the point of beginning.

PARCEL "C"

A certain portion of ground designated as C in Sq. 333, 1st Municipal District, City of New Orleans, bounded by S. Liberty, Gravier, Loyola and Perdido St., commencing at the intersection of S. Liberty and Gravier Sts., and measuring a distance of 436.03' along the front of Sq. 333, thence at an interior angle of 32 degrees 26' 46" a distance of 469.54', thence at an interior angle of 66 degrees 29' 42" a distance of 255.03' along the property line of Gravier St. to the point of beginning.

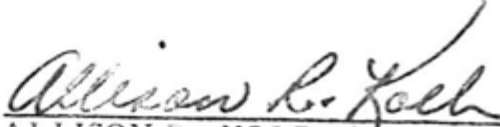
All in accordance with survey by C. A. Wethern, Jr., Asst. Survey & Research Engineer, and approved by L. M. Buja, Chief Engineer, Engineering Division, 9/10/54 bearing Drawing #1/1-E-1a-7872.

BE IT FURTHER RESOLVED by the Louisiana State Building Authority that the Treasurer of said Building Authority be and he is hereby authorized and directed to issue check for said lands described herein in the amount of \$500,000.00, made payable to City of New Orleans Bond Proceeds, Civic Center Account, Special, after such legal requirements as outlined by the Attorney General of Louisiana in his letter dated January 25, 1955, addressed to Allison R. Kolb, Secretary of the Louisiana State Building Authority, have been met.

STATE OF LOUISIANA
OFFICE OF THE STATE AUDITOR

I, ALLISON R. KOLB, State Auditor of Louisiana and Secretary of the Louisiana State Building Authority, do hereby certify that the foregoing is a true and correct copy of Resolution No. II adopted by the Louisiana State Building Authority at its meeting held February 3, 1955.

Baton Rouge, Louisiana, February 9, 1955.


ALLISON R. KOLB, State Auditor
Secretary of Louisiana State Building Authority

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL, Sept. 16, 1954

CALENDAR NO. 170

NO. 157 Mayor Council Series

APPROVED
SEP 29, 1954

By: MR. CLASEN, MR. SCHIRO, MR. BURKE, MR. CASSIBRY SAFETY & PROPERTY COMMITTEE

AN ORDINANCE to authorize the transfer of Square 340 and a portion of Square 333, in the First Municipal District of New Orleans, and that portion of LaSalle Street dividing said Squares, to the State of Louisiana

WHEREAS, the State of Louisiana, acting through the Louisiana State Building Authority, desires to acquire certain lands in the First District of New Orleans for the construction of a State Office Building and Supreme Court Building, and has offered to pay the City of New Orleans, the sum of \$500,000.00 therefor, all as more fully appears from a resolution adopted at a meeting of said authority on August 11, 1954; and

WHEREAS, the City of New Orleans can transfer said property to its advantage without impairing the purposes and needs of the proposed Civic Center; and

WHEREAS, the consideration to be received for said land is fair and just, and the Mayor and the City Planning Commission approve said transfer, therefore:

RECOMMENDED: September 15, 1954

F. S. Rutledge

ACTING DIRECTOR

DEPARTMENT OF PROPERTY MANAGEMENT

1. SECTION I. THE COUNCIL OF THE CITY OF NEW ORLEANS
2. HEREBY ORDAINS, That the Mayor be and he is hereby
3. authorized and directed to sell and transfer, with
4. full warranty and substitution and subrogation of
5. warranty, unto the State of Louisiana, acting through
6. said authority as may be directed by law to acquire
7. the same, the property more fully described as
8. follows:

PARCEL "A"

9. A certain portion of ground designated as
10. A in Sq. 340, 1st Municipal District, City
11. of New Orleans, bounded by LaSalle, Gravier,
12. S. Liberty, Perdido Sts., commencing at the
13. intersection of S. Liberty and Gravier Sts.
14. and thence measuring 436.10' along S. Liberty
15. St., thence at an interior angle of 81°08'40"
16. a distance and front of 199.89' along the new
17. property line of Perdido St., thence at an in-
18. terior angle of 98°50'40" a distance and front
19. of 436.26' along the new property line of La-
20. Salle St., thence at an interior angle of
21. 81°03'55" a distance and front of 199.85' along
22. Gravier St. to the point of beginning.

September 15, 1954

I approve recommendation of Francis
F. Rutledge, Acting Director, De-
partment of Property Management

de Lesseps S. Carrton

MAYOR

PARCEL "B"

23. A certain portion of street area in S. Liberty
24. St. designated as B, 1st Municipal District,
25. City of New Orleans, bounded by Sq. 340, Gravier
26. St., Sq. 333 and Perdido St., commencing at the
27. intersection of Gravier and S. Liberty Sts. and
28. measuring along the front of Sq. 340 a distance

9/15/54

Approved as to form
Alden W. Kuller
Acting City Atty.

29. of 436.10', thence at an interior angle
 30. of 98°51'15" a distance of 38.82' along
 31. the new property line of Perdido St. pro-
 32. jected, thence at an interior angle of
 33. 81°08'45" a distance of 436.03' along the
 34. front of Sq. 333, thence at an interior
 35. angle of 98°56'40" a distance of 38.83'
 36. along the property line of Gravier St.
 37. projected to the point of beginning.

PARCEL "C"

38. A certain portion of ground designated as
 39. C in Sq. 333, 1st Municipal District, City
 40. of New Orleans, bounded by S. Liberty,
 41. Gravier, Loyola and Perdido St., commencing
 42. at the intersection of S. Liberty and Gravier
 43. Sts., and measuring a distance of 436.03'
 44. along the front of Sq. 333, thence at an
 45. interior angle of 32°26'46" a distance of
 46. 469.54', thence at an interior angle of
 47. 66°29'42" a distance of 255.03' along the
 48. property line of Gravier St. to the point
 49. of beginning.

50. All in accordance with survey by C. A. Wethern,
 51. Jr., Asst. Survey & Research Engineer, and
 52. approved by L. M. Buja, Chief Engineer, En-
 53. gineering Division, 9/10/54 bearing Drawing
 54. #1/1-E-1a-7872.

1. SECTION 2. Said property shall be sold, conveyed
 2. and delivered in consideration of the payment of
 3. the sum of Five Hundred Thousand Dollars (\$500,000.00),
 4. which the Mayor is authorized to accept in behalf of
 5. the City of New Orleans.

1. SECTION 3. The Mayor is hereby authorized and
 2. directed to execute and deliver an authentic act
 3. of sale before the City Notary, or other deed or
 4. document under private signature, duly acknowledged
 5. before the City Notary, selling and transferring
 6. said property as aforesaid, for the construction
 7. thereon of public buildings in furtherance of the
 8. establishment of a Civic Center in the City of New
 9. Orleans, containing the usual clauses and provisions.
 10. Said property is to be transferred and delivered
 1. free and clear of any encumbrances or liens, in-
 2. cluding paving or tax liens or judgments.

1. SECTION 4. The amount received as above shall be
 2. placed to the credit of the City of New Orleans Bond
 3. Proceeds, Civic Center Account, Special.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS Oct. 7, 1954

Glenn P. Clasen
President of Council

Delivered to the Mayor
on Oct. 8, 1954

Approved:
~~Disapproved:~~ Oct. 15, 1954

Returned by the Mayor
on Oct. 15, 1954 at 9:30 A.M.

de Lesseps S. Morrison
Mayor

G. S. Weaver
Clerk of Council

CLERK'S OFFICE
COUNCIL OF THE CITY OF NEW ORLEANS

City Hall, OCT 26 1954 19

I hereby certify the above to be a true and correct copy of
Ordinance No. 157 Mayor-Council Series as Officially
promulgated and on file in Ordinance Book in this office.

M. A. Fato
ASST. CLERK OF COUNCIL

ORDINANCE
CITY OF NEW ORLEANS

CITY HALL January 28, 1955

NO. 281 Mayor Council Series

CALENDAR NO. 317

BY: MR. SCHIRO

AN ORDINANCE amending and re-ordaining the title of Ordinance No. 157 M.C.S. entitled "AN ORDINANCE to authorize the transfer of Square 340 and a portion of Square 333, in the First Municipal District of New Orleans, and that portion of LaSalle Street dividing said Squares, to the State of Louisiana", and adding thereto a new Section to be designated as Section 5.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That Ordinance No. 157 M.C.S. be and the same is hereby amended as follows:

AMENDMENT NO. 1

Delete all of the title and insert in lieu thereof the following:

AN ORDINANCE to authorize the transfer of Square 340 and a portion of Square 333, in the First Municipal District of New Orleans, and that portion of South Liberty Street dividing said Squares, to the State of Louisiana and declaring South Liberty Street between Gravier and Perdido Streets, to be no longer needed for public use as a public street and closing the same.

AMENDMENT NO. 2

Immediately following Section 4, add a new Section to be designated as Section 5, reading as follows:

SECTION 5. That the South Liberty Street area, as described in Parcel B, of Section 1 hereof be and the same is hereby declared to be no longer needed for public use as a public street and the same is hereby closed and discontinued as a public street or thoroughfare.

SECTION 2. That Ordinance No. 157 M.C.S., as above amended, be and the same is hereby re-ordained.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS FEB. 4, 1955

V. H. SCHIRO
President of Council

Delivered to the Mayor

on FEB. 4, 1955

Approved:
~~XXXXXXXXXX~~ FEB. 4, 1955

Returned by the Mayor

on FEB. 4, 1955 at 10:40 A.M.

deLESSEPS S. MORRISON
Mayor

G. S. WEAVER
Clerk of Council

CLERK'S OFFICE
CITY OF NEW ORLEANS
JAN 28 1955

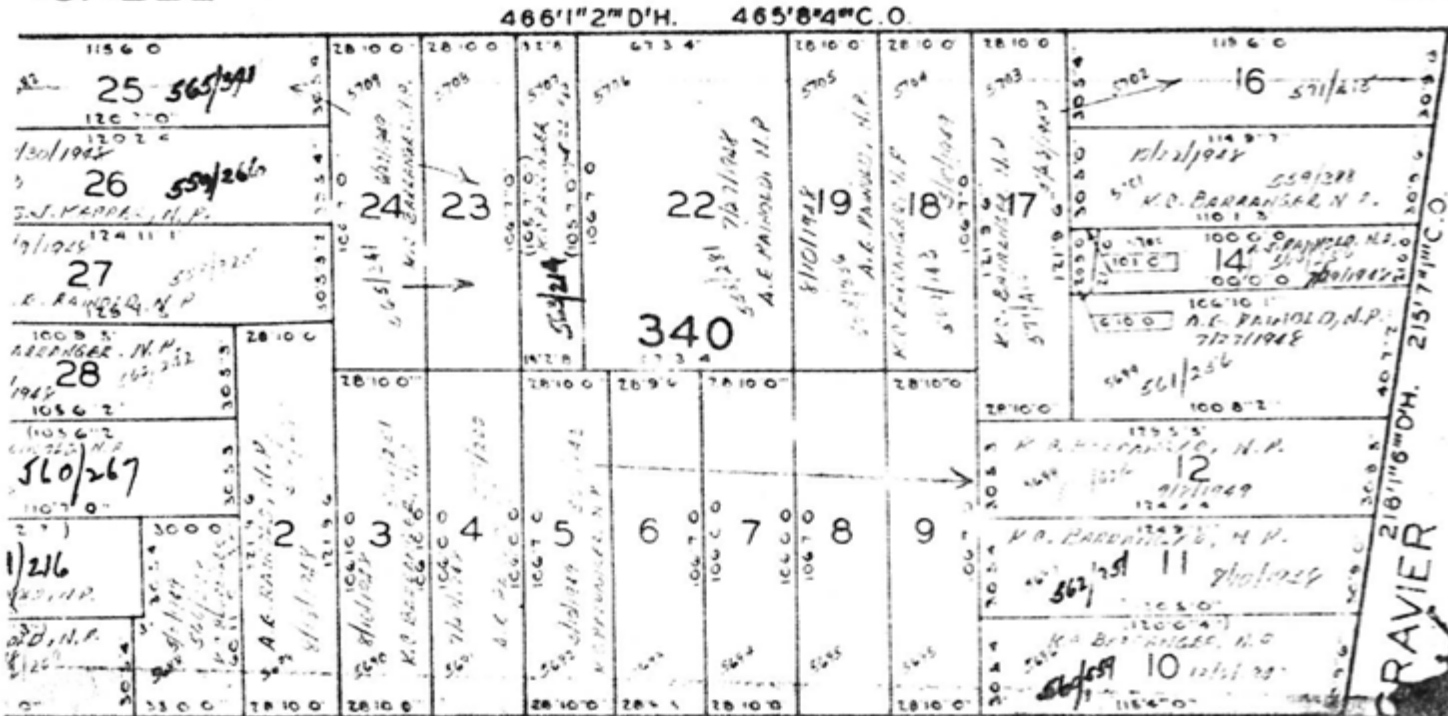
I hereby certify the above to be a true and correct copy of Ordinance No. 281 Mayor-Council Series as Officially promulgated and on file in Ordinance Book in this office.

A. H. Pelt
ASST. CLERK OF COUNCIL

DIVISION OF REVENUE & TAXATION
 Room 307, City Hall N. O., La.

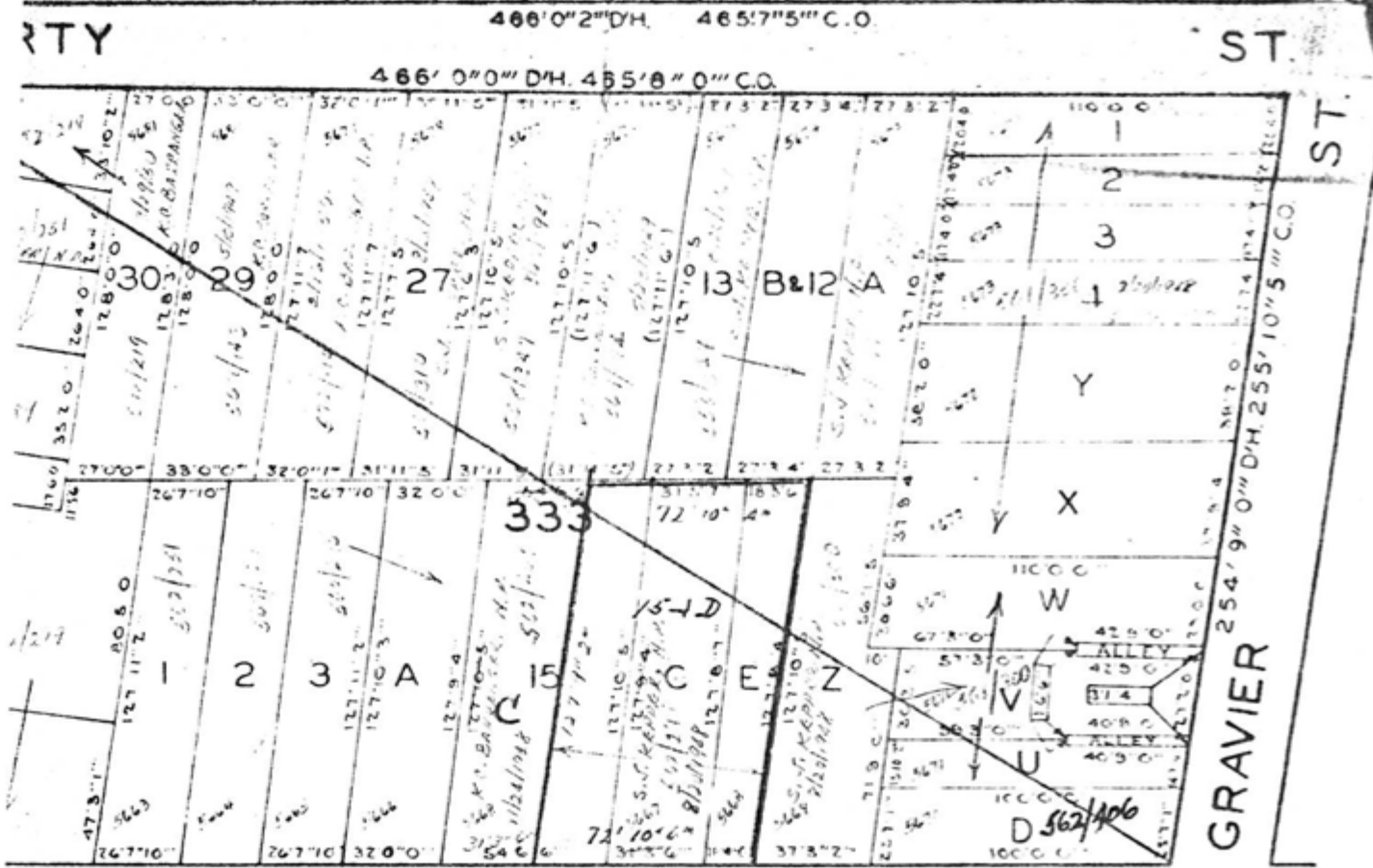
ASALLE

ST.



RTY

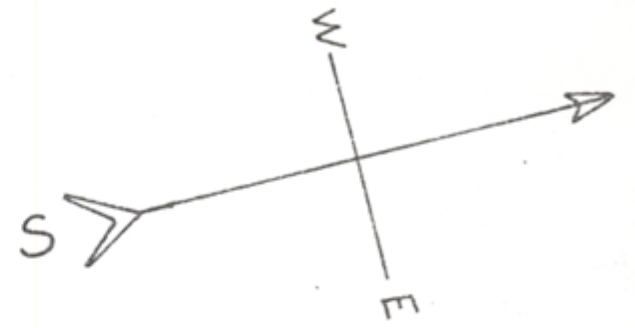
ST.



ST.

FIRST MUNICIPAL DISTRICT

LA SALLE ST.

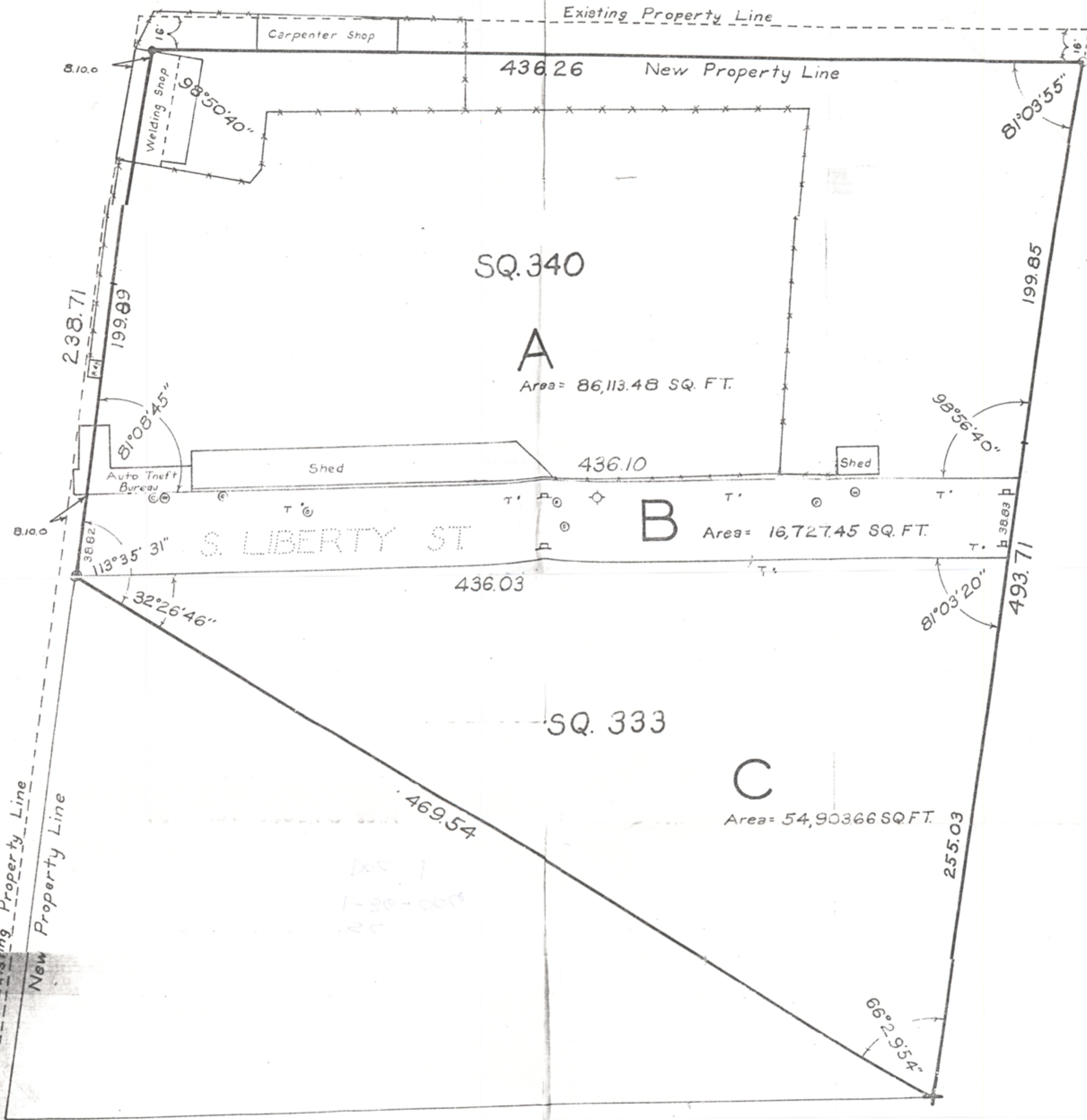


PERIDIDO ST.

ST.

GRAVIER

LOYOLA ST.



NOTE

- ▣ = Catch Basin
- ⊙ = Drain Manhole
- ⊗ = Sewer Manhole
- ⊕ = Water Meter
- T = N.O.P.S.I. Pole
- ⊙ = Drain Clean Out
- ⊙ = Plug
- = Pipe
- = Rod
- + = Cross

Total Area = 157,744.59 Sq. Ft.

Department of Streets Engineering Division New Orleans, La.	
SURVEY OF PORTION OF CIVIC CENTER TO BE TRANSFERRED TO STATE OF LA.	
Drawn by: R.T. Surveyed by:	Approved Chief Engineer
Date: 8/10/54	
Scale: 1" = 40'	

SC 1-36-006
Doc 1 MAP

2181-1a-7872

1-E-1a-7872