

NOTICE OF CONTRACT

By

ST. CLAUDE HOLDINGS L.L.C.
(OWNER)

and


RYAN GOOTEE GENERAL CONTRACTORS, L.L.C.
(CONTRACTOR)

1. This written notice of contract is executed on this 1st day of August, 2022, pursuant to Section 4811 of Title 9 of the Louisiana Revised Statutes.
2. As of July 15, 2022, a contract was entered into between: (a) St. Claude Holdings L.L.C., (as Owner) and (b) Ryan Gootee General Contractors, L.L.C. (as General Contractor).
3. The "Site" is the immovable property described in Exhibit A to this notice. The Site is the immovable property upon which the work under the contract is to be performed.
4. The Owner's mailing address is 135 Robert E. Lee Blvd., New Orleans, LA 70124. The Contractor's mailing address is 1100 Ridgewood Drive, Metairie, LA 70001.
5. The work under the contract is to be performed for a price of \$399,702.00.
6. The price is to be paid as follows: Stages, as work is done.
7. In general terms, the work to be performed consists of the following:

Robert's Fresh Market Tenant Space – 2221 North Rampart Street
New Orleans, LA
8. In witness whereof, this notice of contract has been signed on behalf of the Owner and the Contractor by their respective duly authorized agents.

OWNER:

ST. CLAUDE HOLDINGS L.L.C.

By:  8/8/22
Name: Marc Robert
Title: Vice President and General Manger

CONTRACTOR:

RYAN GOOTEE GENERAL
CONTRACTORS, L.L.C.
A LOUISIANA LIMITED
LIABILITY COMPANY

By: 
Name: Ryan Gootee
Title: President/CEO

NOTICE OF CONTRACT
EXHIBIT A – LEGAL DESCRIPTION

PROPERTY DESCRIPTION

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Beacon - Orleans Parish, LA - Report: 2221-NRAMPARTST



Orleans Parish, LA

Summary

Tax Bill Number	38W103216
Municipal District	3
Location Address	2221 N RAMPART ST
Property Class	C - COMMERCIAL
Special Tax District	
Subdivision Name	
Zoning District	Show Viewer (41185147)
Land Area (sq ft)	28179
Building Area (sq ft)	13687
Revised Bldg Area (sq ft)	0
Square	373
Book	01
Lot/Folio	A1/035
Line	018
Legal Description	1. SQ 373 20 N RAMPART ST, ELYSIAN FIELDS AVE & MARIGNY ST 2. LOT A1 243.9-69/312.9K108.6/83.5-25.1 3. 2221--NRAMPARTST
Assessment Area	MARIGNY COM 31 Show Assessment Area Map
Parcel Map	Show Parcel Map



Owners

[ST CLAUDE HOLDINGS LLC](#)
135 ALLEN TOUSSAINT BL
NEW ORLEANS LA 70124

Quick Links

Valuation

	2023 Uncertified	2022 Certified	2021 Certified
Land Value	\$84,400	\$84,400	\$84,400
+ Building Value	\$622,400	\$622,400	\$655,200
= Total Value	\$1,467,800	\$1,467,800	\$1,500,600
Assessed Land Value	\$84,540	\$84,540	\$84,540
+ Assessed Building Value	\$93,360	\$93,360	\$98,280
= Total Assessed Value	\$177,900	\$177,900	\$182,820
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$177,900	\$177,900	\$182,820
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
7/11/2017	\$100	MARKETFARE ST CLAUDE LLC	ST CLAUDE HOLDINGS LLC	201726907	621926
4/20/2017	\$0	MARKETFARE ST CLAUDE LLC	MARKETFARE ST CLAUDE LLC	201714618	616469
4/3/2013	\$0	BROWN MELBA S	MARKETFARE ST CLAUDE LLC	201312637	530953
1/10/2013	\$3,825	BROWN MELBA S	BROWN MELBA S	201310075	529813
10/31/2011	\$0	BROWN MELBA S	BROWN MELBA S	201142496	501102
7/29/2009	\$0	SCHWEGMANN JOHN JR	BROWN MELBA S	200930833	439008

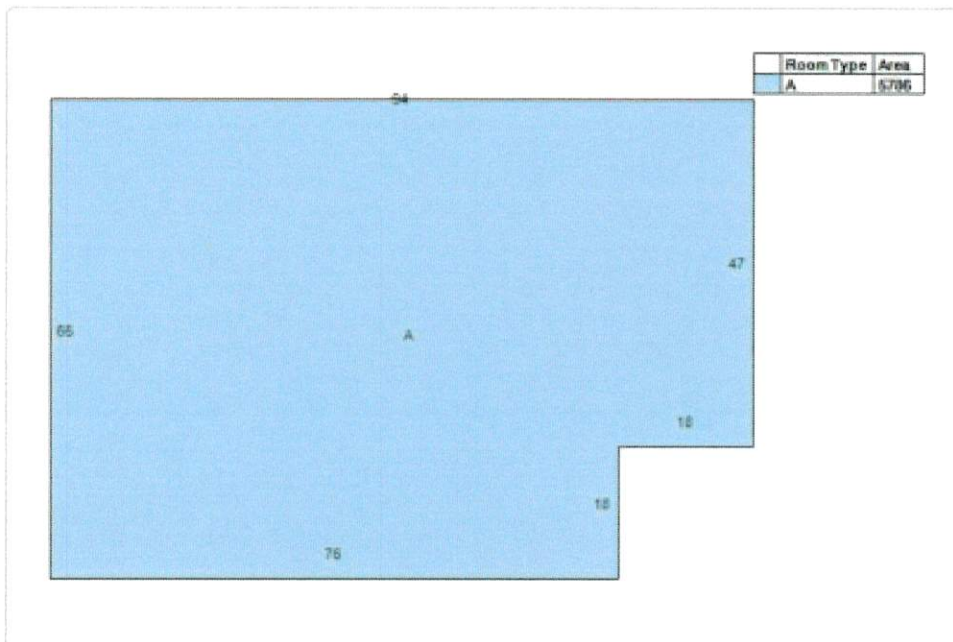
Photos

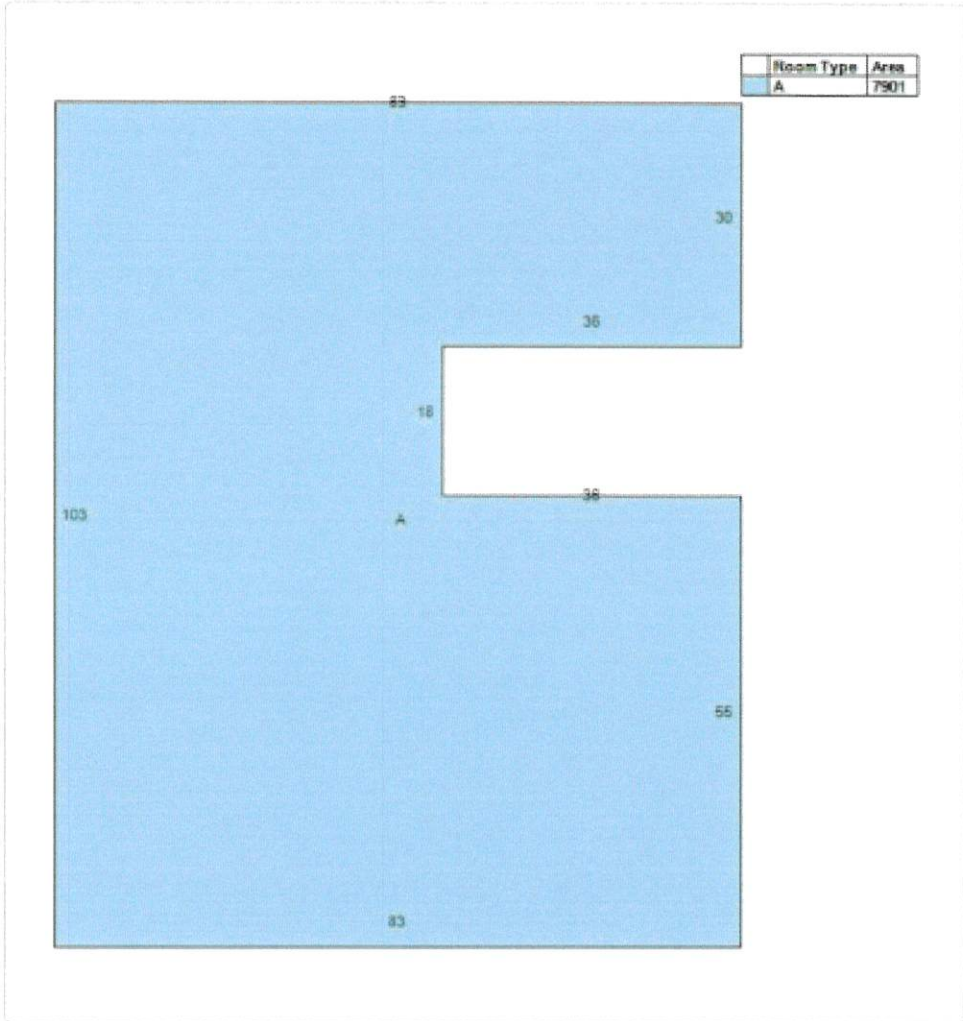
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Beacon - Orleans Parish, LA - Report: 2221-NRAMPARTST



Sketches





No data available for the following modules: Notices, Change Orders.

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