AIR RIGHT LEASEHOLD PARCEL

THOSE CERTAIN AIR RIGHTS CREATED PURSUANT TO THE AIR RIGHTS LEASE BY THE CITY OF NEW ORLEANS TO CG MULTIFAMILY–NEW ORLEANS, L.P. DATED APRIL 27, 2000, RECORDED UNDER NOTARIAL ARCHIVES NUMBER 2000-18613 AS CONVEYANCE OFFICE INSTRUMENT NUMBER 197204 ON APRIL 27, 2000, AS ASSIGNED BY ASSIGNMENT OF AIR RIGHTS BY CG MULTIFAMILY–NEW ORLEANS, L.P. TO THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF NEW ORLEANS, LOUISIANA, INC. DATED EFFECTIVE AS OF FEBRUARY 1, 2000, RECORDED UNDER NOTARIAL ARCHIVES NUMBER 2000-23617 AS CONVEYANCE OFFICE INSTRUMENT NUMBER 199022 ON JUNE 1, 2000) AS FURTHER ASSIGNED BY ASSIGNMENT OF AIR RIGHTS LEASE BY INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF NEW ORLEANS, LOUISIANA, INC. TO CG MULTIFAMILY–NEW ORLEANS, L.P. DATED EFFECTIVE AS OF FEBRUARY 1, 2000, RECORDED UNDER NOTARIAL ARCHIVES NUMBER 2000-27894 AS CONVEYANCE OFFICE INSTRUMENT NUMBER 200573 ON JUNE 29, 2000 (COLLECTIVELY THE 'AIR RIGHTS LEASE'), WHICH AFFECTS THE FOLLOWING PROPERTY:

PARCEL 1) – COMMENCING AT THE CORNER OF RACE STREET AND ANNUNCIATION STREET, BEING THE POINT OF BEGINNING, MEASURE THENCE ALONG THE RACE STREET R/W LINE AND RUNNING IN THE DIRECTION OF TCHOUPITOULAS STREET A DISTANCE OF 135' TO A POINT AND CORNER; THENCE ALONG A LINE RUNNING TOWARD THE CENTER LINE OF RACE STREET A DISTANCE OF 5' TO A POINT; THENCE ALONG A LINE RUNNING IN THE DIRECTION OF ANNUNCIATION STREET A DISTANCE OF 135' TO A POINT AND CORNER; THENCE ALONG A LINE PARALLEL TO ANNUNCIATION STREET RUNNING IN THE DIRECTION OF SQ. RP–4 A DISTANCE OF 5' TO A POINT, BEING THE POINT OF BEGINNING. ALL MEASUREMENTS MORE OR LESS AND SUBJECT TO SURVEY.

PARCEL 2) – COMMENCING AT THE CORNER OF RACE STREET AND ANNUNCIATION STREET, PROCEED ALONG THE EAST R/W LINE OF RACE STREET A DISTANCE OF 345' TO A POINT, BEING THE POINT OF BEGINNING, MEASURE THENCE ALONG THE RACE STREET R/W LINE AND RUNNING IN THE DIRECTION OF TCHOUPITOULAS STREET A DISTANCE OF 14' TO A POINT AND CORNER; THENCE ALONG A LINE RUNNING TOWARD THE CENTER LINE OF RACE STREET A DISTANCE OF 14' TO A POINT, THENCE ALONG A LINE RUNNING IN THE DIRECTION OF ANNUNCIATION STREET OF 28' TO A POINT AND CORNER, THENCE ALONG A LINE PARALLEL TO ANNUNCIATION STREET RUNNING IN THE DIRECTION OF SQ. RP–4 A DISTANCE OF 28' TO A POINT, BEING THE POINT OF BEGINNING. ALL MEASUREMENTS MORE OR LESS AND SUBJECT TO SURVEY.

PARCEL 3) – COMMENCING AT THE CORNER OF RACE STREET AND ANNUNCIATION STREET, PROCEED ALONG THE EAST R/W LINE OF RACE STREET A DISTANCE OF 898' TO A POINT, BEING THE POINT OF BEGINNING, MEASURES THENCE ALONG THE RACE STREET R/W LINE AND RUNNING IN THE DIRECTION OF TCHOUPITOULAS STREET A DISTANCE OF 120' TO A POINT AND CORNER; THENCE ALONG A LINE RUNNING TOWARD THE CENTER LINE OF RACE STREET A DISTANCE OF 5' TO A POINT, THENCE ALONG A LINE RUNNING IN THE DIRECTION OF ANNUNCIATION STREET A DISTANCE OF 120' TO A POINT AND CORNER, THENCE ALONG A LINE PARALLEL TO ANNUNCIATION STREET RUNNING IN THE DIRECTION OF SQ. RP–4 A DISTANCE OF 5' TO A POINT, BEING THE POINT OF BEGINNING. ALL MEASUREMENTS MORE OR LESS AND SUBJECT TO SURVEY.

SCHEDULE BII

10. APPARENT SERVITUDES FOR UTILITIES AS EVIDENCED BY THE FOLLOWING: CATCH BASINS, CULVERTS, DRIPS, HEADS, DRAIN LINES, MANHOLES, COMMUNICATIONS LINES, ELECTRICAL LINES, GAS LINES, GAS METERS, GAS VALVES, SEWER LINES, SEWER MANHOLES, TELEPHONE MANHOLES, UTILITY CLEANOUTS, UTILITY INTERFACES, UTILITY METERS, PEDESTAL, UTILITY VALVES, LIGHT STANDARDS, TRANSFORMER BOXES, ELECTRIC PANELS, TRAFFIC LIGHTS, FIRE HYDRANTS, ALL AS SHOWN ON SURVEY ENTITLED ALTA/ACSM SURVEY OF SQUARES RP–4, MF–1, FIRST DISTRICT, CITY OF NEW ORLEANS, LA, ORLEANS PARISH PREPARED BY RICHMOND W. KREBS, P.L.S. DATED AUGUST 20, 2008 BEARING JOB NUMBER 060178, 080358, 08220GS ('SURVEY'). AFFECTS PROPERTY

11. TERMS, CONDITIONS AND OBLIGATIONS OF THE AIR RIGHTS LEASE BY THE CITY OF NEW ORLEANS TO CG MULTIFAMILY–NEW ORLEANS, L.P. DATED APRIL 27, 2000 AND RECORDED UNDER NOTARIAL ARCHIVES NUMBER 2000–18613 AS CONVEYANCE OFFICE INSTRUMENT NUMBER 197204 ON APRIL 27, 2000, AS ASSIGNED BY ASSIGNMENT OF AIR RIGHTS BY CG MULTIFAMILY–NEW ORLEANS, L.P. TO THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF NEW ORLEANS, LOUISIANA, INC. DATED EFFECTIVE AS OF FEBRUARY 1, 2000, RECORDED UNDER NOTARIAL ARCHIVES NUMBER 2000–23617 AS CONVEYANCE OFFICE INSTRUMENT NUMBER 199022 ON JUNE 1, 2000) AS FURTHER ASSIGNED BY ASSIGNMENT OF AIR RIGHTS LEASE BY INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF NEW ORLEANS, LOUISIANA, INC. TO CG MULTIFAMILY–NEW ORLEANS, L.P. DATED EFFECTIVE AS OF FEBRUARY 1, 2000, RECORDED UNDER NOTARIAL ARCHIVES NUMBER 2000–27894 AS CONVEYANCE OFFICE INSTRUMENT NUMBER 200573 ON JUNE 29, 2000, AS ASSIGNED BY ASSIGNMENT AND ASSUMPTION OF LEASE BY CG MULTIFAMILY–NEW ORLEANS, L.P. AND ALLAN V. ROSE, ROSE–BRESLIN ASSOCIATES, LLC, RT–DOWNTOWN HOTEL PARTNERS AND HYATT CORP. AND AHR–SALEM, LLC DATED SEPTEMBER 17, 2008, RECORDED UNDER NOTARIAL ARCHIVES NUMBER 2008–51026 AS CONVEYANCE INSTRUMENT NUMBER 417596 ON SEPTEMBER 17, 2008 (AFFECTS AIR RIGHTS LEASEHOLD PARCEL ONLY). AFFECTS PROPERTY AS SHOWN ON SURVEY

12. DISCREPANCIES BETWEEN RECORD AND SURVEYED MEASUREMENTS AS SHOWN ON THE SURVEY (AFFECTS AIR RIGHTS LEASEHOLD PARCEL ONLY). AFFECTS PROPERTY AS SHOWN ON SURVEY

13. TERMS AND CONDITIONS OF MEMORANDUM OF AGREEMENT RECORDED AT BOOK 549626. DOES NOT AFFECT PROPERTY

14. RIGHT OF WAY RECORDED UNDER NATIONAL ARCHIVES NUMBER 1995–11442. DOES NOT AFFECT PROPERTY

15. RIGHT OF WAY RECORDED UNDER NATIONAL ARCHIVES NUMBER 1995–11444. DOES NOT AFFECT PROPERTY

16. SERVITUDE RECORDED UNDER NATIONAL ARCHIVES NUMBER 1995–12395. DOES NOT AFFECT PROPERTY

17. SERVITUDE RECORDED UNDER NATIONAL ARCHIVES NUMBER 1996–11164, AND CONSENT TO SAME RECORDED AS ENTRY 1996–11165. DOES NOT AFFECT PROPERTY

18. CONDITIONAL USE APPROVAL RECORDED UNDER NATIONAL ARCHIVES NUMBER 1999–46004. AFFECTS PROPERTY NOT PLOTTABLE

19. CONDITIONAL USE ORDINANCE TO PERMIT A MULTI–FAMILY APARTMENT COMPLEX IN EXCESS OF 10,000 SQUARE FEET DATED OCTOBER 7, 1999 AND RECORDED UNDER NATIONAL ARCHIVES NUMBER 1999–47116. AFFECTS PROPERTY NOT PLOTTABLE

20. TERMS AND CONDITIONS OF RESTRICTIVE SERVITUDE AGREEMENT RECORDED UNDER NATIONAL ARCHIVES NUMBER 1999–47116. UNABLE TO VERIFY

21. SERVITUDE BY BELLSOUTH TELECOMMUNICATIONS, INC. DATED DECEMBER 18, 2000 AND RECORDED UNDER NATIONAL ARCHIVES NUMBER 2001–04755 ON JANUARY 31, 2001. AFFECTS PROPERTY AS SHOWN ON SURVEY

22. CONDITIONAL USE ORDINANCE DOCKET NO. 84–01 TO PERMIT A FAST FOOD RESTAURANT RECORDED UNDER NATIONAL ARCHIVES NUMBER 2002–53924 ON OCTOBER 24, 2002. AFFECTS PROPERTY NOT PLOTTABLE

23. TERMS AND CONDITIONS CONTAINED IN MEMORANDUM OF AGREEMENT DATED NOVEMBER 13, 2007 AND RECORDED UNDER NATIONAL ARCHIVES NUMBER 2008–10369 ON MAY 23, 2008, ASSIGNED AND ASSUMED BY ASSIGNMENT AND ASSUMPTION OF D2O AGREEMENT RECORDED UNDER NATIONAL ARCHIVES NUMBER 2008–51027 ON SEPTEMBER 17, 2008. AFFECTS PROPERTY SERVITUDE BLANKET IN NATURE

TABLE A ITEMS

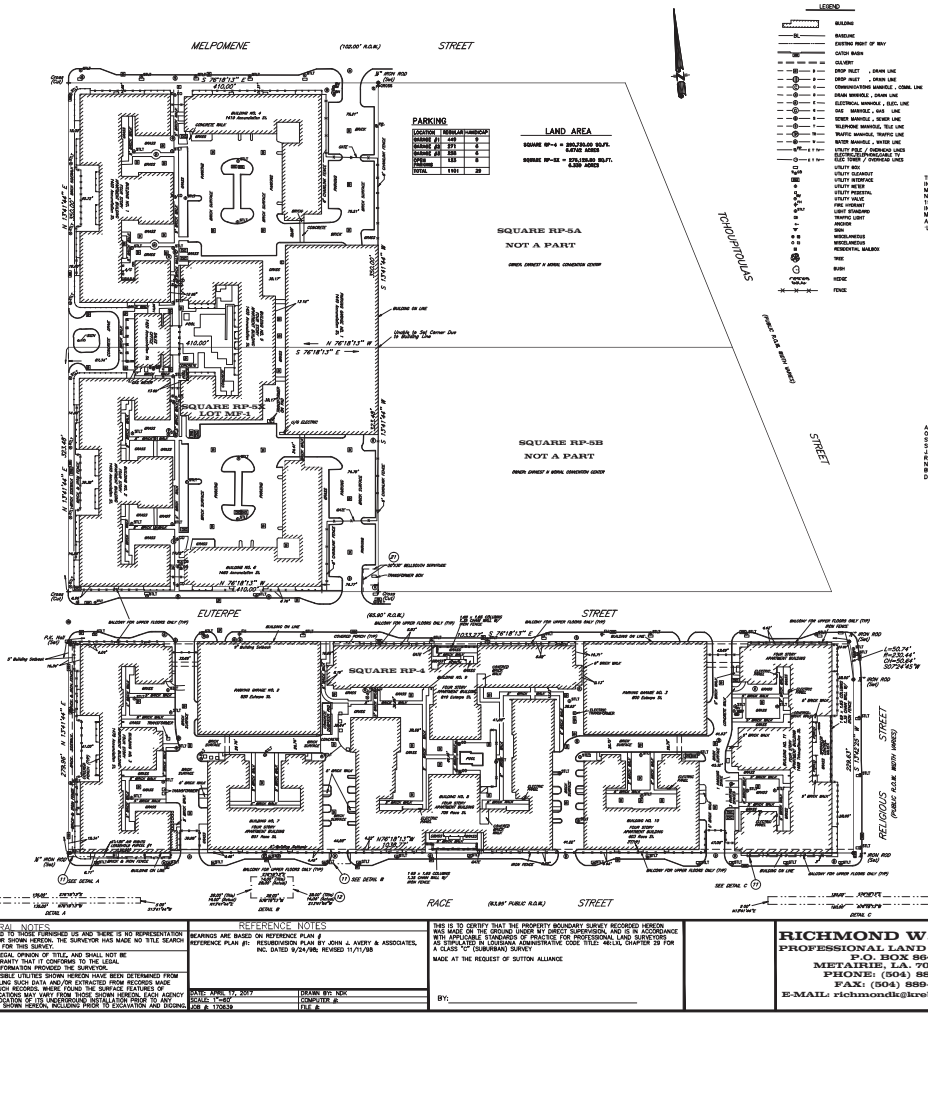
16. THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS

17. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES

18. NO WETLAND MARKERS WERE OBSERVED AT THE TIME OF THE SURVEY. THE SURVEYOR DID NOT CONDUCT A WETLAND DELINEATION ON THIS PROPERTY.

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.



PARKING		
LOCATION	REGULAR	HANDICAP
GARAGE @1	448	8
GARAGE @2	271	6
GARAGE @3	535	5
OPEN	133	0
PARKING		
TOTAL	1101	20

LEGAL DESCRIPTION

1.) LEASEHOLD PARCEL

THAT CERTAIN LEASEHOLD INTEREST CREATED PURSUANT TO THE LEASE AGREEMENT BY THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF NEW ORLEANS, LOUISIANA, INC. TO CG MULTIFAMILY–NEW ORLEANS, L.P. DATED AS OF FEBRUARY 1, 2000, RECORDED UNDER NOTARIAL ARCHIVES NUMBER 2000–23614 AS CONVEYANCE OFFICE INSTRUMENT NUMBER 199020 ON JUNE 1, 2000; AS AMENDED BY FIRST SUPPLEMENTAL LEASE AGREEMENT BY INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF NEW ORLEANS, LOUISIANA, INC. AND CG MULTIFAMILY–NEW ORLEANS, L.P. DATED AS OF JUNE 1, 2001, RECORDED UNDER NOTARIAL ARCHIVES NUMBER 2001–24700 AS ON 218422 ON JUNE 11, 2001(COLLECTIVELY THE 'LEASE'), AFFECTING THE FOLLOWING DESCRIBED PROPERTY:

Lot MF-1, Square RP-5A

A CERTAIN PARCEL OR TRACT OF GROUND SITUATED IN THE FIRST MUNICIPAL DISTRICT, ORLEANS PARISH, STATE OF LOUISIANA AND BEING FURTHER DESCRIBED AS A RESUBDIVISION OF SQUARE RP–5–A, A PORTION OF TCHOUPITOULAS STREET AND A PORTION OF SQUARE RP–5 AS SET FORTH ON THAT CERTAIN PLAN OF RESUBDIVISION PREPARED BY JOHN J. AVERY & ASSOCIATES, INC., DATED MAY 24, 1999, REVISED AUGUST 27, 1999, RECORDED UNDER NOTARIAL ARCHIVES NUMBER 99–44780 IN CONVEYANCE INSTRUMENT NUMBER 186157 ON SEPTEMBER 27, 1999 AND BEING BOUNDED BY ANNUNCIATION STREET, MELPOMENE STREET EXTENDED, LOT MF–1 AND THE RIVER AND BEING MORE FULLY DESCRIBED AS FOLLOWS: LOT MF–1 BEING MORE FULLY SHOWN ON A MAP OF SURVEY BY JOHN J. AVERY & ASSOCIATES, INC., DATED MAY 24, 1999, REVISED AUGUST 27, 1999, DRAWING #799–253A AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF ANNUNCIATION AND THE SOUTHERLY LINE OF MELPOMENE STREET EXTENDED; THENCE S76°18'13"E ALONG THE SOUTHERLY LINE OF MELPOMENE STREET EXTENDED A DISTANCE OF 410.00 FEET TO A POINT; THENCE S13°41'44"W ALONG THE WESTERLY LINE OF EUTERPE STREET A DISTANCE OF 410.00 FEET TO A POINT; THENCE LEAVING THE WESTERLY LINE OF EUTERPE STREET, THENCE N76°18'13"W ALONG THE NORTHERLY LINE OF EUTERPE STREET A DISTANCE OF 410.00 FEET TO A POINT, THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF EUTERPE STREET AND THE EASTERLY LINE OF ANNUNCIATION STREET; THENCE N13°41'44"E ALONG THE EASTERLY LINE OF ANNUNCIATION STREET A DISTANCE OF 673.48 FEET TO A POINT; THE POINT OF BEGINNING. SAID LOT OF GROUND CONTAINS 276,126.8 SQUARE FEET OR 6.339 ACRES.

Square RP-4

A CERTAIN PARCEL OR TRACT OF GROUND SITUATED IN THE FIRST MUNICIPAL DISTRICT, ORLEANS PARISH, STATE OF LOUISIANA BEING BOUNDED BY EUTERPE STREET, TCHOUPITOULAS STREET, RACE STREET AND ANNUNCIATION STREET AND BEING FURTHER DESIGNATED AS SQUARE RP–4 AS SET FORTH ON THAT CERTAIN PLAN OF RESUBDIVISION PREPARED BY JOHN J. AVERY & ASSOCIATES, INC., DATED SEPTEMBER 2, 1997, LAST REVISED AUGUST 31, 1998, RECORDED UNDER NOTARIAL ARCHIVES NUMBER 98–10349 IN CONVEYANCE INSTRUMENT NUMBER 174420 ON MARCH 4, 1998, ALL AS MORE FULLY SHOWN ON A MAP OF SURVEY BY JOHN J. AVERY & ASSOCIATES, INC., DATED MAY 24, 1999, REVISED AUGUST 27, 1999, DRAWING #799–253 A AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF ANNUNCIATION STREET AND THE SOUTHERLY LINE OF EUTERPE STREET; THENCE S76°18'13"E ALONG THE SOUTHERLY LINE OF EUTERPE STREET A DISTANCE OF 1033.27 FEET TO A POINT, THE INTERSECTION OF THE SOUTHERLY LINE OF EUTERPE STREET AND THE WESTERLY LINE OF TCHOUPITOULAS STREET, SAID POINT ALSO LIES ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 23.24 FEET; A CHORD BEARING OF S 27°26' 45"W AND A CHORD DISTANCE OF 32.64 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE TOWARDS RACE STREET A DISTANCE OF 35.74 FEET TO THE POINT OF TANGENCY; THENCE S12°42'30"W ALONG THE WESTERLY LINE OF TCHOUPITOULAS STREET A DISTANCE OF 229.63 FEET TO A POINT WHICH IS THE INTERSECTION OF THE WESTERLY LINE OF TCHOUPITOULAS STREET AND THE NORTHERLY LINE OF RACE STREET, THENCE N76°18'13" W ALONG THE NORTHERLY LINE OF RACE STREET A DISTANCE OF 1038.77 FEET TO A POINT WHICH IS THE INTERSECTION OF THE NORTHERLY LINE OF RACE STREET AND THE EASTERLY LINE OF ANNUNCIATION STREET; THENCE N13°41'44"E ALONG THE EASTERLY LINE OF ANNUNCIATION STREET A DISTANCE OF 279.96 FEET TO A POINT, THE POINT OF BEGINNING. SAID SQUARE OR TRACT OF GROUND CONTAINS 290,730 SQUARE FEET OR 6.6742 ACRES.

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 17, 2017.

DATE OF PLAT OR MAP: MAY 2, 2017

RICHMOND W. KREBS LA. PLS# 4836

ELEVATION NOTES

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: 9/20/16 FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A
COMMUNITY PANEL # 225203 0237 F

GENERAL NOTES

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

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE TO THE SURFACE FEATURES OF AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF US UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING

REFERENCE NOTES

BEARINGS ARE BASED ON REFERENCE PLAN #
REFERENCE PLAN #1: RESUBDIVISION PLAN BY JOHN J. AVERY & ASSOCIATES, INC. DATED 9/24/98, REVISED 11/11/98

DATE: APRIL 17, 2017	DRAWN BY: NDK
SCALE: 1"=80'	COMPUTER #
JOB #: 170628	FILE #

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:LXI, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF SUTTON ALLIANCE

BY:_____

RICHMOND W. KREBS
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ALTA/ACSM SURVEY OF SQUARES RP-4, MF-1, AND MF-2
FIRST DISTRICT
CITY OF NEW ORLEANS, LA
ORLEANS PARISH