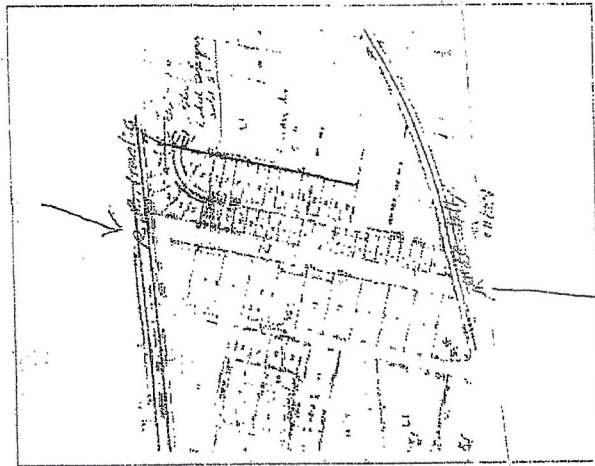


Presented for Your Consideration

Presented by: ANN FARMER  
DE MONTLUZIN INVESTMENTS  
ADEMONTLUZIN@COX.NET  
Phone: 504-895-1493  
Fax: 504-899-9013

Lease: GENTILLY RD \$325,000

Ref #: 55



196

Subdivision:		Zoning:	LI
Land Use:	Commercial	# Acres:	14.000
Lot Size:		Rear:	209.000
Frontage:	209.000	Right:	2799.000
Left:	2799.000		

*1/2 1/05 fee base  
request  
in air, beyond  
of prop on bld  
Gentilly Rd.*

*2/2/05 fee base  
request - did not  
get legal done  
in the mail.*

Lot Z on survey; 14 acres across from NASA

20107 40 01 000

## EXHIBIT "A"

### APPEARANCE:

RAYMOND PLUMBING, L.L.C. (Fed. I.D. #820-54-0140), a Louisiana limited liability company, represented herein by Janet Raymond-Swain and Scott Walter Raymond by virtue of a unanimous consent of all of the members of said company which is attached hereto and made a part hereof; its mailing address being:

5801 Lewis Road  
New Orleans, Louisiana 70126

### LEGAL DESCRIPTION:

A CERTAIN PORTION OF GROUND, with all improvements thereon and all the appurtenances thereunto belonging, situated in the **Third District of the City of New Orleans, Parish of Orleans, State of Louisiana, in Section "A" of Gentilly Road Sites Faubourg de Montluzin and designated as LOT "Z"**, all as per Plat Map by F. G. Gondalfo, Jr. dated May 1, 1956, being a resubdivision of part of Lots 17 & 19 of Gentilly Road Sites.

Said plat is recorded as an attachment to COB 612, page 97, records of Orleans Parish.

Also described on Exhibit "A" which is attached hereto and made a part hereof.

Also in accordance with survey by Dading, Marques & Associates, Inc. dated March 31, 2005, Job No. 521070 attached hereto.

## EXHIBIT "A"

A CERTAIN PORTION OF GROUND, with all improvements thereon and all the appurtenances thereunto belonging, situated in the Third District of the City of New Orleans, Parish of Orleans, State of Louisiana, in Section "A" of Gentilly Road Sites Faubourg de Montluzin, which portion of ground is composed of the Eastern 42/100 part of Plot No. Seventeen, and the Western 10/43 part of Plot No. Nineteen, on Plan of Section "A", Gentilly Road Sites by C. A. Roberts, C.E. and Surveyor, dated June 19, 1926, annexed to an act of purchase before J. L. Warren Woodville, Notary Public, on May 3, 1946. According to said Plan, said portion of ground fronts on Gentilly Boulevard or Road (Old U. S. Highway 90), and measures one hundred and eighty-seven 96/100 feet (187.96') in width, between parallel lines, and a depth of forty-one hundred twenty-eight 59/100 feet (4128.59') on the side line between it and the remainder of Plot No. Nineteen and a depth of four thousand and seventy-four 92/100 feet (4074.92') on the line between it and the remainder of Plot No. Seventeen.

### LESS AND EXCEPT

A CERTAIN LOT OR PORTION OF GROUND, with the improvements thereon, and all the appurtenances thereunto belonging, situated in the Third District of the City of New Orleans, in Section "A" of Gentilly Road Sites Faubourg de Montluzin, which said lots or portion of ground commences at a point 67 feet from the east boundary line of original Lot No. 17, or said point being 67 feet from the side line dividing original Lots Nos. 17 and 19 and being located within original Lot No. 19, thence running west from the point of commencement, said lot or portion of ground measures 100 feet front along the northern boundary line, or lake side, of the right of way of U. S. Highway No. 90, the same width in the rear, by a depth of 496 feet on each side line. The herein described lot of ground being a smaller portion of the tract of land more fully described in a plan of survey or subdivision made by C. A. Roberts, dated June 10th, 1926, a copy of which is annexed to an act of sale from R. E. E. de Montluzin Co., Inc. to Frederick G. McFarlane by act passed before George A. Dreyfous, N. P., on July 30th, 1929.

Being the same property acquired by Thelma Dora Brown from R. E. E. de Montluzin, Jr., by Act before Geo. W. Miller, Jr., N. P., dated June 20, 1950, and registered in C.O.B. 569, Folio 457, Parish of Orleans, State of Louisiana.

LESS AND EXCEPT

THAT PORTION 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 Third District of New Orleans, State of Louisiana, Faubourg de Montluzin, Section "A", Gentilly Road Sites, which portion of ground is designated as lot "Y" on a plan of re-subdivision of the east portion of original Lot 17 and the west portion of original Lot 19 of Section "A", Gentilly Road Sites in Faubourg de Montluzin, made by F. C. Gandolfo, Jr., Surveyor, dated July 3, 1953, revised May 1, 1956, approved by the City Planning Commission on May 3, 1956, registered in C.O.B. 612, Folio 97, on May 7, 1956. According to said plan, said Lot "Y" commences at a point 2593.88 feet north 67 degrees 17 minutes east and 22 feet south 5 degrees 42 minutes 27 seconds east from the intersection of west line of Faubourg de Montluzin and the present south right-of-way line of the Lee-Michoud Section of the New Orleans-Chef Menteur Highway (200 feet wide), and from said point it measures 196 feet front along a curve to the right having a radius of 34,255.48 feet, said line being parallel with and 22 feet distant at right angles and in a southerly direction from the present south right-of-way line of said highway. It has a width in the rear of 196.54 feet along the north right-of-way line of the Louisville & Nashville Railroad and a depth between parallel lines running South 5 degrees 42 minutes 27 seconds East measuring 398.6 feet on its west side and 396.73 feet on its east side.

Also all that portion or strip of ground lying and situated between the north line of Lot "Y" above described and the southerly line of the presently existing Lee-Michoud Section of the New Orleans-Chef Menteur Highway, being a strip of land 22 feet in width, is to be acquired by the City of New Orleans for proposed widening of said highway, all as more fully shown on said plan of resubdivision by Gandolfo, registered in C.O.B. 612, Folio 97.

Being the same property acquired by Wilfrad Meyer from R. E. E. de Montluzin, Jr., by Act of Geo. W. Miller, Jr., N. P., dated May 11, 1956, registered in C.O.B. 610, Folio 161, Parish of Orleans, State of Louisiana.

LESS AND EXCEPT

THAT PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Third District of the City of New Orleans, State of Louisiana, Faubourg de Montluzin, Section "A", Gentilly Road Sites, which portion of ground is designated as lot "X" on a plan of resubdivision of the east portion of original Lot 17 and the west portion of original

of Section "A", Gentilly Road Sites in Faubourg Montluzin, made by F. C. Gandolfo, Jr., Surveyor, July 3, 1953, revised May 1, 1956, approved by the Planning Commission on May 3, 1956, registered 612, Folio 97 on May 7, 1956. According to said said Lot "X" measures 95.88 feet front along a line parallel with and 22 feet distant, in a northerly direction (measured at right angles) from the northerly right-of-way line of the Lee-Michoud New Orleans Chef Menteur Highway, 230.73 feet in width in the rear along the rear boundary of the subdivision (rear line of the east portion of Lot 18 and the west portion of Lot 19), by the following: On its west side line, it measures 473.50 feet and on its east side line, it measures, in a northerly direction, or North 5 degrees 42 minutes 27 seconds West, a first distance of 473.07 feet to a point where it broadens 100 feet along a line parallel with said highway; thence it has a further depth along a line bearing North 5 degrees 42 minutes 27 seconds West, of 79.06 feet.

Together with that certain strip of land lying between the south or front boundary of Lot "X" above described, and the north right-of-way line of the Lee-Michoud New Orleans Chef Menteur Highway, said right-of-way line at a distance of 100 feet from the center line of said highway, and said strip measures 22 feet in width at right angles between equal and parallel lines and has a frontage of 95.9 feet along the North line of said Lee-Michoud Chef Menteur Highway and measures 95.88 feet along the south or front boundary of Lot "X", the east and west side lines coinciding with the east and west side lines of Lot "X" prolonged.

Being the same property acquired by Joseph M. Lavigne from R. E. Edgar de Montluzin, Jr., per act passed before Geo. W. Miller, Jr., N. P., dated April 2, 1962, registered in C.O.B. 645, folio 506, M.O.B. 2016, folio 76, Parish of Orleans, State of Louisiana.