

# BUILDING RESTRICTIONS

APPLYING TO

# LAKESHORE SUBDIVISION

These restrictions apply to all structures in "Lakeshore" Subdivision, which is Zone One of the Lakefront Development of The Board of Levee Commissioners of the Orleans Levee District, in the City of New Orleans, Louisiana. Said subdivision is bounded by Lake Pontchartrain on the north, Orleans Canal on the east, Robert E. Lee Boulevard on the south and New Basin Canal on the west.

## SECTION I

### DEFINITIONS

#### OFFICIAL MAP:

Where reference is made to the Official Map of "LAKESHORE", it refers to the Map entitled "LAKESHORE ON LAKE PONTCHARTRAIN, NEW ORLEANS, LOUISIANA, BOARD OF LEVEE COMMISSIONERS, ORLEANS LEVEE DISTRICT", dated May 3, 1931, File No. L. D. 2932, signed by A. L. Wilson, C. E., Registration No. 72.

#### ORLEANS LEVEE BOARD:

Where the name "Orleans Levee Board" appears it shall mean "The Board of Levee Commissioners of the Orleans Levee District".

#### ACCESSORY BUILDING:

A subordinate building, attached to or detached from the main building, the use of which is incidental to that of the main building and not used as a place of habitation or a living room, kitchen, dining room, parlor, bedroom, library, etc.

#### BASEMENT:

A basement is that portion of a building below the first story of a residence or apartment and may be above or below grade and used for storage, garages for use of occupants of the building, or other utilities (exclusive of room of habitation or assembly) common for the rest of the building. A basement used for the above purposes shall not be counted as a story.

#### HEIGHT OF BUILDING:

The height of a building is the perpendicular distance measured in a straight line from the top of the highest point of the roof beams in the case of flat roofs, and from the average height of the gable in case of a roof having a pitch of more than twenty degrees with a horizontal plane, downward to the established grade in the center of the front of the building.

## SECTION II

#### APPROVAL OF BUILDING PLANS:

Prior to beginning the construction of a residence, garage, fence, or other structure, the owner shall submit detailed plans and specifications of the proposed building or structure to the Orleans Levee Board for written approval and no work shall be permitted on the building until such written approval is received and building permits issued from City of New Orleans.

The approval of all structures will be based on the requirements of these restrictions.

Owners are cautioned that all structures erected on any parcel of ground in Lakeshore must comply to the Zoning Ordinances of the City of New Orleans. There will be cases when the City Ordinances are more restrictive than these title restrictions, in which case the former will govern.

## SECTION III

### GENERAL USE

Square No. 1 is dedicated to commercial uses recited hereinafter; Square No. 2 is dedicated to apartment development as recited hereinafter; Square No. 3 is dedicated to schools and apartment development as recited hereinafter; and Square No. 4 is dedicated to hotel development and such incidental commercial usage in connection therewith as recited hereinafter; the remainder of the lots in the entire "Lakeshore Subdivision", or "Zone One" of the Lakeshore Development, shall be devoted to single family dwelling, and further, all the usual uses normally allowed to private homes, such as by professional men who operate Dentists' and Doctors' offices, nurseries, clinics, etc., therein will not be permitted.

#### SQUARE No. 1

Square No. 1 is designated for commercial uses, including only the following: Banks; Medical Clinics; Offices; Public Halls; Picture Shows; Agencies; Shops for Beauticians and/or Barbers; Dressmaking and/or Tailoring; Florist Shops; Shops for Groceries, fruits and vegetables, poultry, meat, fish and other seafood; Restaurants; Soft Drinks;

Spirits; Liquors; Delicatessen Shops; Confectionery Shops; Druggeries; Drygoods; Furniture; Millinery, and Notion or Gift Shops; Shoe Repair Shops; Hemstitching Parlors; Book Stores and/or Book Lending Libraries; Hardware Stores for light stock and with limited paint and inflammable storage; Post Office Sub-Station; Agencies for delivering and receiving packages for Laundry, Cleaning and Pressing Shops; Oil Stations; Car washing and greasing and general servicing and all other allied lines incidental thereto in a community center or such operation.

The stores in the commercial section of Square No. 1 shall not exceed three stories in height and may face any of the various streets along the perimeter of said square. The total height of the three stories shall not exceed forty-eight (48) feet.

Any pendulous or equipment over the main roof shall not be considered as a story and shall not be included in determining the story height.

#### PUBLIC PARKING ADJOINING SQUARE No. 1

All of the parking areas surrounding and adjoining Square No. 1 are designated for the specific use of the public for parking and of the owners of the commercial property known as Square No. 1. The areas referred to are that between Squares No. 1 and Robert E. Lee Blvd., and the other between Sappho Street and Opel Street. In consideration for this dedication, the owners of the Commercial property, known as Square No. 1, will keep the improvements in these parking areas in repair and this dedication shall run under covenant with the ownership title of Square No. 1.

#### SQUARES No. 2, No. 3, AND No. 4

##### Square No. 2

The maximum usage in Square No. 2 shall be limited to apartments and apartment hotels with a maximum story height of eight stories not to exceed 108 feet. In conjunction with the main usage of Square No. 2, a restaurant may be operated in connection therewith.

##### Square (No. 3)

The maximum usage in Square No. 3 shall be limited to apartments, apartment hotels, cabins apartments, hotels and schools with a maximum story height of twelve (12) stories not to exceed 168 feet. In conjunction with the main usage of Square No. 3, a restaurant may be operated in connection therewith.

##### Square No. 4

The maximum usage in Square No. 4 is to be limited to hotels, apartments, apartment hotels and cabins apartments. The maximum usage of said square shall be limited to twelve stories, and shall not exceed 156 feet in story height. In conjunction with the main usage of Square No. 4, such incidental businesses may be operated as drug stores, photo studios, flower, barber, beauty, gift, haberdashery and millinery establishments, including restaurants and cocktail lounges where spirituous liquors may be sold, and a hotel laundry.

With respect to buildings constructed on Squares No. 2, No. 3 and No. 4, penthouses, or equipment above main roof will not be considered as a story and shall not be included in determining story height.

Owners of Squares No. 2, No. 3 and No. 4 have the unrestricted right to subdivide each square, except that Square No. 4 will not have more than three (3) subdivisions, and said subdivisions of Square No. 4 must be approved by the Orleans Levee Board.

The provisions recited hereinfor in sections 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13, shall have application to residential structures and no application whatever to Squares No. 1, No. 2, No. 3 and No. 4, recited above.

### SECTION IV

#### FRONTAGE:

No residence shall be built on less than one lot as shown on Official Map of "LAKESHORE"; except, however, that when any purchaser wishes to buy more than one site in order to erect a larger permitted residential building, this may be done provided that said lots or fractional lots are treated as one and the restrictions applying to a single lot are adhered to and no subdivision of lots shall be done which would leave remaining on the square a lot of an area or width below the average standard for said square as indicated on the Official Map of "LAKESHORE". No lot shall be shifted as to frontage. No lot shall be renumbered or lose its identity when subdivided. No lot shall be re-subdivided for private sale or otherwise unless first approved by the Orleans Levee Board.

#### HEIGHT:

Residences where permitted shall not exceed thirty-five feet in height, except on lots facing Canal Boulevard and Lakeshore Park, where the permitted height shall not exceed forty-five feet. Residences shall not contain more than three stories irrespective of their height.

### SECTION V

#### MINIMUM FRONT, SIDE AND REAR YARDS:

- (A) No part of any residence shall be built closer than 20 feet minimum distance from the front property line of the lot, nor closer to either side property line of the lot than six feet minimum distance. However, the combined width of both side yards shall be a minimum of twenty-four per cent (24%) of the width of the lot but need not exceed twenty-one (21) feet.
- (B) Bay or bow ariel, dormer and other projecting windows, stairways, landings or other structural parts shall not project beyond the front and side building lines.
- (C) Cornices, spouting, chimneys, brackets, plaster, grill work, trellises, and other similar projections and any projections for purely ornamental purposes may project beyond the front and side building lines; however, not exceeding two feet.
- (D) Unenclosed, uncovered or covered porches, balconies, steps and porta-cochettes, shall not project beyond the front or side building lines.
- (E) The rear yard measured from the farthest back projection of the principal building to the rear property line shall be not less than sixteen per cent (16%) of the depth of the lot, except that in deep lots said yard need not exceed, at any point, a maximum of 20 feet and on shallow lots no rear yard shall be less at any one point than a minimum of 15 feet.

## SECTION VI

### COVERAGES:

No residence shall cover more than thirty per cent (30%) of the total area of the building site. In computing the coverage, the ground floor area of a one-story garage, whether attached or detached from dwelling, may be added from the building area, but not to exceed two hundred (200) square feet.

## SECTION VII

### RULES:

No trucks, trailers, automobiles or other commercial vehicles bearing advertisements are to be stored or parked residential property or on streets, except when making deliveries. Passenger vehicles owned by a resident shall be parked on the residence ground and not on the street.

## SECTION VIII

### GARBAGE RECEPTACLES:

Each residence of Lakeshore Subdivision shall be provided with a garbage receptacle in the front sidewalk by a owner of said residence. This receptacle shall be of sufficient capacity to take care of the garbage cans used by the residence and shall be of an approved design. The receptacle shall have a nest cover flush with the sidewalk. Details of garbage receptacle shall be made part of the plans and specifications of the residence to be submitted to the Board of Levee Commissioners of the Orleans Levee District for approval. No garbage cans are to be exposed on the street or sidewalk in front of a residence.

## SECTION IX

### UTILITIES:

All services, such as gas, telephone, electric power, sewers, drains, and water pipes shall be placed underground from the property line to the building.

Relative to electric service, the owner shall lay or have laid a cable underground, from his meter to a Public Service manhole on a street adjoining his lot.

Relative to telephone service, the owner shall provide, at his own risk and expense, an open trench not less than fifteen inches (15") in depth from his house to a telephone hand hole on the street adjoining his property. Location of this trench to be designated by the Telephone Company. The Telephone Company will then lay the necessary cable in this trench and the owner, after the cable is laid, will then backfill this trench at his own expense.

## SECTION X

### PARKS:

Lakeshore Park is a public park, owned by the Orleans Levee Board, and is for the use of the General Public of the City of New Orleans. This Park will be maintained by the Orleans Levee Board.

Interior Parks are reserved for the common use of the property owners of Lakeshore and nothing shall be placed thereon, or its use shall be made thereby, to the detriment, inconvenience or annoyance of the resident, or owner of any part or portion of ground adjacent thereto. These parks are owned and are to be maintained by the Orleans Levee Board.

## SECTION XI

### FENCES:

Fences will be permitted as noted below:

Front yard fences, if and when erected, shall not exceed eighteen inches (18") in height and shall be of neat and substantial construction and shall extend across the front of the lot.

Side fences, when erected between the front building line and front property line, shall not exceed eighteen inches (18") in height and shall correspond in construction to the front fence.

Side yard fences, if and when erected, between front building line and rear property line, shall not exceed five (5) feet in height and must be of neat, substantial construction of either iron, wire, wood, brick or stone, or combination of any of these.

Rear yard fences, if and when erected, shall not exceed five (5) feet in height and must be of neat, substantial construction of either iron, wire, wood, brick or stone, or a combination of any of these.

Plans showing location and details of fences must be submitted for approval to the Orleans Levee Board before they are erected.

## SECTION XII

### PLANTING:

Fences and shrubbery may be grown along fence lines, but shall be restricted to a height of eighteen inches (18") along the front yard property lines, and shall be restricted to a height of five feet (5') on side and rear property lines.

Trees planted in the required side yards of one lot may not project into the required side yard of adjacent owner except upon agreement between the affected owners that said projection is not objectionable.  
 All trees, shrubbery, flowers, lawns or other vegetation on private residential lots shall be kept in good order by the private owners or their tenants.

SECTION XIII

REQUIRED COSTS OF RESIDENCES:

Residences erected in the West Half of Lakeshore Subdivision shall have the following Minimum cost:

Section	Square No.	Lots	Minimum Cost
5	1 to 12, inclusive		\$ 30,000
5	13 to 25, inclusive		20,000
6	1 to 18, inclusive		20,000
11	13, 14 and 16		20,000
13	1 to 13, inclusive		20,500
15	1 to 10, inclusive, and 20		15,000
6	19 to 32, inclusive		15,000
7	1 to 32, inclusive		15,000
8	1 to 19, inclusive		15,000
11	16 to 26, inclusive		15,000
13	14 to 24, inclusive		15,000
14	1 to 10, inclusive		15,000
15	11 to 19, inclusive		10,000
	REMAINDER OF LOTS (WEST HALF)		

REQUIRED COSTS OF RESIDENCES:

LAKESHORE SUBDIVISION—EAST HALF

Minimum cost for the residences in the EAST HALF of the Lakeshore Subdivision to be designated at the time that lots in the East Half are developed.

Dated Jan 3, 1957

*James H. ...*  
 Purchaser

Adopted May 3, 1951

200 582 plus 536

BE IT RESOLVED by the Board of Levee Commissioners of the Orleans Levee District at a special meeting held this 2nd day of May, 1956, at which a quorum is present, that the Board does hereby subdivide original Square No. 4, Lakeshore Subdivision (West) into Squares Nos. 4A and 4B all in accordance with and as shown upon plan of subdivision, File No. LD 2932-16, dated December 2, 1955, revised December 22, 1955 and April 4, 1956, signed and approved by A. L. Willard, C.E., La. Reg. 73, Chief Engineer, and further approved by the City Planning Commission for the City of New Orleans.

BE IT FURTHER RESOLVED by the Board, that, because of the aforesaid subdivision of original Square No. 4 into Squares Nos. 4A and 4B and the same into lots for single family dwellings, the Board does hereby amend, change and alter the said Building Restrictions applying to Lakeshore Subdivision, which is bounded by Lake Pontchartrain on the north, Orleans Canal on the east, Robert E. Lee Boulevard on the south, and New Basin Canal on the west, adopted by this Board on May 3, 1951 and registered in Book 582, Fo. 535 of the records of the office of the Register of Conveyances for the Parish of Orleans as aforesaid by deleting therefrom all provisions, as and where written therein, applicable and relating to Square No. 4, and to that extent only, and the Board does hereby make and adopt, as the building restrictions applying to the aforesaid Squares Nos. 4A and 4B, all provisions of Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of the above described Building Restrictions applying to Lakeshore Subdivision, except insofar as same may relate to Squares Nos. 1, 2, & 3, said restrictions to have the same binding force and effect in respect of said Squares Nos. 4A and 4B as though the aforesaid provisions of the above enumerated sections were set forth herein in extenso.

BE IT FURTHER RESOLVED that residences to be erected in the aforesaid Squares Nos. 4A and 4B, West Half of Lakeshore Subdivision, shall have the following minimum cost:

<u>SQUARE NO.</u>	<u>LOTS</u>	<u>MINIMUM COST</u>
4A	1 to 7 inclusive	\$ 20,000.00
4B	1 to 4 inclusive	\$ 30,000.00
4 B	5 to 14 inclusive	\$ 20,000.00.

I, OLAF J. FINK, SECRETARY, The Board of Levee Commissioners of the Orleans Levee District, do hereby certify that the above and foregoing is a true and correct copy of a resolution adopted, unannounced, by the Board at its Regular Monthly Meeting, duly called and held, according to law, On May 2nd, 1956.

/s/ Olaf J. Fink  
OLAF J. FINK, SECRETARY  
THE BOARD OF LEVEE COMMISSIONERS  
OF THE ORLEANS LEVEE DISTRICT

which note, after being paraphrased "Ne Varietur" by me, Notary, for identification herewith has been delivered unto the said vendor here present, who acknowledges due receipt thereof.

And now, in order to secure the full and punctual payment of the said note at maturity, together with all interest, costs, attorney's fee and premiums of insurances as well as taxes, paying and all other local improvement assessments, special mortgage and vendor's lien and privilege are hereby refreshed, and granted in favor of said vendor and of any future holder of said note on the property herein conveyed, which the said purchaser binds himself not to sell, alienate or in any wise encumber to the prejudice of this act, which said premises are to remain so mortgaged and hypothecated until the full and final payment of the aforesaid promissory note and interest, as well as all taxes, insurance premiums, attorney's fees and costs, paying said local improvement assessments.

The said purchaser does hereby confess judgment in favor of said vendor and any future holder of said promissory note for the full amount thereof, as hereinabove stipulated.

And the said purchaser declared that he does hereby specially covenant and agree to the faithful fulfillment of the following stipulations in favor of the vendor and any future holder of the note secured by this instrument, to-wit:

FIRST: To pay the sums of principal and interest as above specified.

SECOND: To keep the buildings and improvements on the property hereby mortgaged and hypothecated constantly insured against loss by fire, tornado and explosion, and against loss in such other forms of insurance as may be required by the vendor or by the holder of the said note in amounts satisfactory to the vendor or to the holder of said note until the full and final payment, of the said note, in companies acceptable to the vendor or to the holder of the said note, and to transfer the said insurances and all policies of insurance of whatever nature and of whatever amount taken out on said buildings and improvements to the vendor or to the holder of the said note in such appropriate form as will make the said insurance payable to the vendor or to the holder of the said note as its or their interest may appear, and to deliver all of the said policies to the vendor or to the holder of the said note and to pay, before the same shall become delinquent, all taxes, paying, improvement and assessments, local or otherwise, which may be levied on said herein conveyed property, and all taxes, assessments or charges which may be levied on the note secured hereby, or the interest thereon, and to present the vendor within ten days after demand, receipts evidencing the payment of such taxes, assessments or charges.

And in case of failure on the part of the purchaser so to pay such taxes or assessments, or so to insure and so to deliver such policies, then the said vendor or any future holder of said note may effect such insurance and pay the premiums thereon and may pay such taxes or assessments and the amounts so paid shall be immediately due and payable by the purchaser with interest at the rate of eight per centum (8%) per annum until paid, and such amounts, with interest as aforesaid, shall to the extent hereinafter stipulated, be deemed a part of the debt secured by this act, the tax receipt and the receipt of the insurance company showing such payment being hereby declared to be such authentic evidence of said payment as is necessary for executory process; or said holder may, if he sees fit, pay said taxes, and he ipso facto surrendered to the rights of the State, the French and all political or governmental sub-divisions; the vendor or holder of said note is authorized in the event of a sale of the property for non-payment of taxes, to redeem the same, which redemption shall be made in the name of the purchaser to the same extent as if done by said purchaser and for the sole benefit and interest of the said vendor or any future holder or holders of said note regardless of whether such redemption is effected before or after the period allowed by law for redeeming from tax sales; provided, however, that none of the above provisions shall be construed as obligating upon the vendor or the holder of said note or as making them liable for loss, damage or injury which may result from the non-insurance of the said buildings and improvements, the non-payment of said taxes or other failures; and provided further that in case any money is collected by the vendor or any future holder of said note on account of loss under such insurance policies such money may, at the option of the said vendor or the holder of the said note, be either paid to the insured or applied upon the liens of indebtedness secured hereunder, whether such items be due on not, in such order as the vendor or the holder of the note may direct. The said holder is hereby given the privilege and authority to make proof of loss and adjust and collect insurance and to assign the insurance policies to the purchaser at foreclosure sale and the said holder shall be entitled to any unearned premiums on insurance to apply on the indebtedness secured by this act.

THIRD: To keep all fences, buildings and other improvements now on the said premises or hereinafter put thereon, in good condition and repair and to permit no waste on said property, and generally to do to get by which the value of the said premises may be impaired. Failure to keep all fences, buildings and other improvements in proper repair shall constitute default hereunder, and the said vendor herein, or any future holder of said note, is authorized to put said fences, buildings and other improvements in repair, and all sums expended for such purpose shall be immediately due and payable together with eight per cent (8%) interest, and shall be secured by the mortgage and vendor's lien herein granted to the extent herein after stipulated, but nothing herein contained shall be construed as making the said repairs obligatory upon the vendor or any holder of said note. The vendor or future holder of said note is hereby authorized to enter upon the premises for the purpose of inspecting and of making the repairs herein referred to.

FOURTH: Failure by the purchaser to promptly pay any one of the installments of principal or interest of the said note, or in case of default on the part of the purchaser in the performance of any one of the above covenants and agreements, or in case any tax or assessment of the United States is levied against the interest of the purchaser, or in case the purchaser should become insolvent, or apply to the bankruptcy court to be adjudicated a voluntary bankrupt, or proceedings be taken against said purchaser, looking to put him in involuntary bankruptcy, or should any proceedings be taken against said purchaser, looking to the appointment of a receiver or syndic, or should the property herein mortgaged be seized under any writ or process of court, or by any trustee acting under any mortgage, then and in either or in any such event the whole indebtedness hereby secured shall, at the option of the vendor or any future holder of the said note, at once mature and become due and exigible, anything herein contained to the contrary notwithstanding, and it shall be lawful for and the purchaser does hereby authorize the vendor or the then holder of said note (without the necessity of a transfer of said note by authentic evidence, such authentic evidence being expressly waived) and without making a demand or a putting in default, a putting in default being hereby expressly waived, to cause all and singular the property herein described to be seized and sold under execution or other legal process issued by any competent court, or, in the event that the holder of said note should not desire to resort to executory process, the said purchaser does consent, agree and stipulate that the holder of said note may file suit in any court of competent jurisdiction and obtain judgment immediately by virtue of the confession of judgment herein contained, said purchaser waiving allotment, division and all legal disabilities and delays, and consenting that said judgment may be rendered, signed and executed immediately, either in vacation or in term time; the said purchaser seized and sold under execution or other legal process and consenting that said property be sold without appraisalment to the highest bidder for cash, or on such terms as the plaintiff in such proceedings may direct, and in the event of any such sale the property may be sold at the option of the vendor or the holder of the said note either as a whole or in such lots and parcels as the said vendor or the said holder of the said note may elect.

The maximum amount for which this act of vendor's lien and mortgage shall be deemed to secure the obligations of the purchaser as herein stipulated, to reimburse the vendor or any holder of said note, the amount paid for premium insurance, taxes, assessments and repairs as aforesaid, is hereby fixed at fifty per centum of the face value of said note.

As further security for the payment of all sums due hereunder, the said purchaser does by these presents specifically pledge unto the vendor or any future holder of said note, all of the rents and revenues which are or may be derived from the hereinabove described property, and the said purchaser does hereby specially grant unto the vendor or any future holder of the said note the right to seize the rents and revenues of the above described property immediately on default of any of the obligations herein contained, it being agreed that the right to seize the rents herein given may be exercised either in connection with and as part of proceedings via executiva, or ordinaria, or in some other appropriate proceedings at the option of the holder of the said note.

After expressly stipulated and agreed by the purchaser that any covenants or agreements in aent contained which might otherwise affect the character of the note secured hereby as a negoti-  
ment, to the contrary notwithstanding, the said note shall, as regards the said purchaser and the  
of the vendor and any future holder of the said note, be deemed a negotiable instrument within the  
earnings and increment of the laws of the State of Louisiana, with all of the qualities and characteristics  
thereof as stipulated in the said laws.

Any extensions granted or allowed for the payment of said note or any installment thereof, or for  
the performance of any other obligations assumed herein by the purchaser, shall not be construed as a  
waiver of any of the rights of the vendor or any holder of said note.

The said purchaser waives the benefit of all laws now passed, or which may hereafter be enacted,  
relative to the foreclosure of mortgages, covenanting and agreeing that he will not, by injunction, rule or  
any proceedings whatever, hinder or delay the foreclosure of this property in accordance with law, whether  
it be instituted by hypothecary action or via ordinaria, the said agreement herein made being of prime con-  
sideration to the lending of the money, as hereinabove set forth.

The said purchaser further declares that in favor of the vendor and any future holder of the note  
secured hereby and as regards the property hereby mortgaged, he waives any and all homestead exemptions  
to which he may be entitled under the Constitution and laws of the State of Louisiana.

The purchaser binds himself to pay the fees of any attorney at law who may be employed to recover  
the amount due, or any part thereof, in principal or interest, or to protect the interest of the holder hereof,  
or to compromise or to take other action with regard hereto which fees are hereby fixed at fifteen per  
centum (15%) on the amount then owing thereon, and sought to be collected, protected or preserved.

In this instrument whenever the context so requires the masculine gender includes the feminine and/or  
neuter, and the singular number includes the plural.

From the annexed Conveyance Certificate, it appears that the said vendor has not alienated the above-  
described property since his acquisition thereof to the prejudice of these presents.

From the annexed Mortgage Certificate, it appears there are no mortgages, liens, or encumbrances  
of record against the above-described property, except the mortgage recorded in M.O.B. Folio 662  
1905, folio 85 and the assumption thereof recorded in M.O.B. 1898, folio 100, which the vendor, said and obligate themselves to have cancelled in due course.

608 1-3-57  
E. J. ...

JAN-3-57 00069 - A SLE

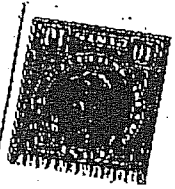
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From the annexed Paying Ordinance Certificate and Research, it appears that there are no paying  
liens or ordinances recorded against the above-described property nor any charges for paying.  
By reference to the Tax Researches attached hereto, it appears that all taxes due and exigible on the  
property herein conveyed up to and including 1956 have been paid. Taxes for 1957 are assumed  
by the purchaser.

The duties hereto are waived that at the signing hereof the mortgage, conveyance and paying cer-  
tificates hereto annexed are unaltered and unassigned and hold me, Notary, and my surety, harmless and blame-  
less in the premises.

T. S. Internal Revenue Stamps in the sum of \$ 15.40 are annexed hereto and duly cancelled

By me, Notary,



THIS DONE AND PASSED in my office at New Orleans, Louisiana, on the day, month, and year  
first heretofore written, in the presence of the undersigned competent witnesses, who herewith signed their  
names with the said appears and me, Notary, after due reading of the whole.

WITNESSES:

James ...  
TERESA SUEAN  
James ...  
PRICE THOMAS

EDWARD J. BOYLE  
324 CASSE ST., New Orleans, La.  
MRS. WILLIE MAE ROCHE WRIGHT  
84 Topaz St. New Orleans, La.  
SAMUEL A. WRIGHT  
234 Topaz Street, New Orleans, La.

DUDLEY A. PHILLIPS, NOTARY PUBLIC

REGISTERED IN C.O.B. FOLIO 630, 1/3/57  
RECORDED IN M.O.B. 1907

A TRUE COPY

NOTARY PUBLIC