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**COOPERATIVE ENDEAVOR GOOD
NEIGHBOR AGREEMENT**

UNITED STATES OF AMERICA

BY AND BETWEEN

THE NEW ORLEANS BUILDING
CORPORATION

STATE OF LOUISIANA

AND

PARISH OF ORLEANS

THE FAUBOURG MARIGNY
IMPROVEMENT ASSOCIATION

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BE IT KNOWN that on the dates set forth below, before me, the undersigned notary public, duly commissioned and qualified for the Parish and the State, and in the presence of the undersigned competent witnesses, personally came and appeared:

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The City of New Orleans (the “City”), by and through the New Orleans Building Corporation (the “NOBC”) (TIN 72-1503187), its successors, assignees and sub-lessees (TIN 72-1503187), including anyone subsequently delegated, assigned or otherwise granted control over the Project or Special Events described herein, duly organized and existing under the laws of the State of Louisiana, having a permanent mailing address at **2 Canal Street, Suite 1843, New Orleans, LA 70130** represented herein by **C. Ray Nagin** its **President and Chairman;**

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and

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The Faubourg Marigny Improvement Association (TIN _____) (the “Association”), a nonprofit corporation organized and existing under the laws of the State of Louisiana, represented herein by _____, its President;

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who- enter into this Cooperative Endeavor Agreement (the “Agreement”). They declare and acknowledge as follows:

26

1 **WHEREAS**, the City is a political subdivision of the State of Louisiana; and

2 **WHEREAS**, pursuant to the authority contained in Article 7, Section 14 of the Louisiana
3 Constitution of 1974, and statutory authority supplemental thereto, the State of Louisiana and its
4 political subdivisions may enter into agreements with each other, or with any public or private
5 corporation or individual for a public purpose; and further, pursuant to Section 9-314 of the
6 Home Rule Charter of the City of New Orleans, the City, its political subdivisions and related
7 public benefit corporations, including the NOBC, may enter into cooperative endeavors with any
8 public or private association, corporation or individual for activities in support of economic
9 growth and other public purposes; and

10 **WHEREAS**, the City, by and through the NOBC pursuant to Article X, Section X.10 of
11 the Cooperative Endeavor Agreement (“the CEA”) between the City and the Port of New
12 Orleans dated 15 November 2006, is developing the Reinventing the Crescent Downriver Park
13 (the “Project”), a major component and first phase of the overall Reinventing the Crescent
14 Development Plan published 27 February 2008; and

15 **WHEREAS**, the Project will reconnect the city to its riverfront, provide linear access
16 along the riverfront, offer compelling new architecture, and create places for recreation, civic
17 gathering, cultural amenities and natural habitat; and

18 **WHEREAS**, with the Project, the City aspires to create greater prosperity and lasting
19 economic growth by transforming its riverfront, and thereby fundamentally increasing the quality
20 of life in proximate neighborhoods and throughout the city; and

21 **WHEREAS**, the Project includes the adaptive re-use of the Mandeville Wharf, over forty
22 (40) acres of public open space including 1.4 miles of continuous linear pathway and gardens,
23 and the adaptive re-use of the Piety Wharf. Each element incorporates customary park
24 amenities such as recreational facilities, playgrounds, seating, lighting, fencing, security systems,
25 parking -and the like; and

26 **WHEREAS**, the Project includes all riparian parcels of immovable property, and
27 wharves thereon, bounded by the downriver-most edge of Elysian Fields Avenue and the
28 downriver-most edge of Mazant Street from the ordinary low stage of the Mississippi River to
29 the waterside curb of South Peters Street between Elysian Fields Avenue and St. Ferdinand
30 Street, to the floodwall between St. Ferdinand Street and Piety Street, and to the waterside curb

1 of Chartres Street between Piety and Mazant, in which the City now holds or hereafter acquires a
2 leasehold or ownership interest, all pursuant to the CEA, in whole or in part (the "Property"); and
3

4 **WHEREAS**, the City Council initiated the rezoning of the Property from HMLI-Historic
5 Marigny/Treme Light Industrial District and LI-Light Industrial to P-Park and Recreation with
6 Motion No. 09-366 on 23 July 2009; and

7 ~~WHEREAS, it is not the policy of the City to place regulations within the zoning of the~~
8 ~~Property that restrict use or operations beyond that which is codified in applicable City~~
9 ~~ordinances; and~~

10 **WHEREAS**, the Association is an officially recognized neighborhood association, as
11 defined by its By-laws, dated _____, for the Faubourg Marigny Neighborhood, adjacent to a
12 portion of the Project, attached hereto as Exhibit A; and

13 **WHEREAS**, the Association warrants to represent the sometimes divergent views of its
14 constituents with respect to the City, the NOBC and the Project, and that the Bylaws of the
15 Association provide for democratic elections by the general membership of a Board of Directors
16 which Board members vote on official positions taken by the Association, and further certifies
17 by the attached Resolution (Exhibit B) that the President, on behalf of the Board of Directors, is
18 duly-authorized to enter into this Agreement; and

19 ~~WHEREAS, the Association undertakes numerous acts for public purposes, including~~
20 ~~working to preserve the architecture and culture of a National Historic District, the Faubourg~~
21 ~~Marigny, and maintaining the one current only public park currently in is district, Washington~~
22 ~~Square Park.~~

23 ~~WHEREAS, the Project will include the adaptive reuse of the Mandeville Street Wharf,~~
24 ~~including making it able to be used for Special Events, defined as any event in which the~~
25 ~~expected attendance expected will be greater than 200 people; and~~

26 ~~WHEREAS, the Special Events will impose a parking, vehicular circulation, and noise~~
27 ~~burden on the constituents of the Association, who live in the historic neighborhood (the~~
28 ~~Faubourg Marigny)-that is directly adjacent to the Mandeville Street Wharf; and~~

29 **WHEREAS**, the Association, interested neighbors and the NOBC have met multiple
30 times throughout the Reinventing the Crescent design process, during which the Association and
31 neighbors have expressed support for the Project as well as a ~~need desire~~ to safeguard "quality of

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1 | life” with regard to park access and use, noise, vehicular circulation and ~~automobile~~ parking
2 | associated with the Project and any Special Events; and

3 | **WHEREAS**, the NOBC and the Association have ~~has~~ made good-faith efforts to resolve
4 | ~~thoughtfully address~~ the Association’s “quality of life” concerns, including through the
5 | limitations expressed in this Agreement; and

6 | **WHEREAS**, with the Project, the NOBC and the Association mutually desire to
7 | safeguard, preserve and enhance the “quality of life” citywide and in the adjacent neighborhoods;
8 | and

9 | **WHEREAS**, this Agreement is being entered into to further public purposes, including
10 | the economic development and reuse of the Mandeville Street Wharf as a venue for periodic
11 | Special Events, with those lease funds to be dedicated to funding and maintaining park and
12 | neighborhood improvements in and adjacent to the National Historic District of the Faubourg
13 | Marigny.,
14 |

1
2 **NOW, THEREFORE**, in consideration of the mutual benefits and exchange of
3 consideration associated with the Project (including the constituents of the Association agreeing to
4 bearing the parking, noise and traffic burdens associated with Special Events~~imposed on the~~
5 ~~constituents of the Association from certain uses of the Project)~~, the other covenants and agreements
6 expressed herein and for other good and valuable consideration, the receipt and sufficiency of which
7 are hereby acknowledged, the NOBC and the Association hereby establish, dedicate and impose the
8 following additional regulations and contractual terms~~restrictions (the "Agreement")~~:

9
10 **I. Noise**

11 ~~Any use of the Project, including Special Events, shall cause no noise greater than [x]~~
12 ~~dBa at maximum and [x] dBA for more than ten percent of any measurement period.~~
13 ~~Special Event~~

14 ~~a. The City's Noise Ordinance is defined by Chapter 66, Article IV, Section 66 of the~~
15 ~~City Code (Exhibit C). The NOBC agrees to diligently comply with the current~~
16 ~~municipal Noise Ordinance and further agrees that events or activities which emit~~
17 ~~noise, as measured at the Riverside curb of the nearest residence, which exceeds a~~
18 ~~level set at five (05) decibels less than the maximum provided for in the City's then~~
19 ~~current Noise Ordinance. Any Special Events, shall end no later than 10:30 PM~~
20 ~~Central Time, unless the Special Event causes noise less than [x] dBA at maximum~~
21 ~~and [x] dBA for more than ten percent of any measurement period, as measured at the~~
22 ~~Riverside curb of the nearest residence, in which case the Special Event can continue~~
23 ~~until midnight on Friday & Saturday nights.~~

24 ~~a.b. NOBC and the City agrees to use diligent efforts to enforce these noise restrictions,~~
25 ~~including (i) adding these noise restrictions to any contract leasing the use of the~~
26 ~~Mandeville Street Wharf for Special Events, with the shutdown of the event and a~~
27 ~~\$5,000 contractual penalty (payable to the Association) fine imposed on the lessee for~~
28 ~~any violation of these noise restrictions; (ii) requiring any lessee whose intended use~~
29 ~~is an amplified concert to deposit \$5,000 in escrow (to be held by NOBC) to pay for~~
30 ~~any noise penalty, and (iii) making enforcement of the noise restrictions part of the~~
31 ~~security and law enforcement functions for the Project. Repeated violation of these~~
32 ~~noise restrictions further entitles the Association to have a court enjoin and prohibit~~

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1 ~~any further use of the Mandeville Street Wharf for any amplified concerts or other~~
2 ~~category of Special Events that is causing the noise violations.~~ ~~any Special Events~~
3 ~~absent court approval for any such action.~~

4
5 **II. Parking**

6 ~~a. P Park and Recreation zoning, with regulations set forth in Article 10, Section 10.4 of~~
7 ~~the City's Comprehensive Zoning Ordinance (the "CZO"), does not require any~~
8 ~~parking spaces for daily use. Furthermore, Article 15 of the CZO No. 4264 M.C.S. as~~
9 ~~amended, provides regulations for off street parking and does not establish any~~
10 ~~requirements for the daily use of an adjacent park. However, t~~ ~~The NOBC agrees to~~
11 ~~provide use its best efforts to maintain~~ a minimum of 180 proximate parking spaces,
12 as more fully depicted in Exhibit D, ~~for full time use of the regular use of the Project.~~

13 ~~a.b. Special Events will by their re-very nature (i.e., expected attendance over 200) will~~
14 ~~impose a substantial parking burden. a generous ratio of parking spaces as~~
15 ~~demonstrated by (i) the NOBC in its study of similar parks in the city and throughout~~
16 ~~the nation (Exhibit E) and (ii) Urban Systems, Inc's Parking evaluation (Exhibit F).~~

17 ~~c. [PREFERRED ALTERNATIVE] On-site parking (defined as parking on or directly~~
18 ~~adjacent to the Mandeville Street Wharf or the Esplanade Wharf) will be provided for~~
19 ~~Special Events, in the ratio of 1 parking spot to every [2.5] projected attendees.~~

20 ~~b.d. [DISFAVORED APPROACH TENDERED BY NOBC] Neither the P Park and~~
21 ~~Recreation zoning regulations, nor Article 15 of the CZO which governs off street~~
22 ~~parking, require parking provisions for special events. However, t~~ ~~To accommodate~~
23 parking associated with special events, the NOBC agrees to offer parking at
24 proximate public facilities, currently providing over one thousand (1000) proximate
25 spaces, as shown in Exhibit G, as well as to encourage ridership on means of public
26 transportation, such as the riverfront streetcar and bus lines. It also agrees to
27 diligently comply with applicable parking Ordinances and Programs then in effect.
28 And, it further agrees to implement parking shuttle programs from off-site parking
29 facilities, as reasonably necessary.

30
31 **III. Vehicular Circulation**

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1 a. Although Urban Systems, Inc. concludes that the associated circulation of vehicles
2 other than during Special Events will not adversely impact the adjacent
3 neighborhoods (Exhibit H), at the written request of the Association, the NOBC will
4 support a Residential Parking Program if the residents in the affected area so desire,
5 in accordance with the provisions set forth in City Code of Ordinances Chapter 154,
6 Article VIII, Division 10 Residential Permit Parking Program.

7 b. Moreover, the NOBC agrees to also implement reasonable plans for the orderly
8 egress of vehicles associated with periodic ~~s~~Special ~~e~~Events, causing peak traffic to
9 flow onto larger streets such as North Peters Street and Elysian Fields Avenue.

10 ~~b.c. [PREFERRED ALTERNATIVE] For Special Events, sufficient law enforcement~~
11 ~~personnel will be provided to direct traffic to and from the on-site parking provided~~
12 ~~for the Special Event.~~

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15 **IV. Security**

16 a. ~~P Park and Recreation zoning regulations do not require the provision of security.~~
17 ~~However,~~ The NOBC shall provide security patrol on a 24-hour basis, as well as
18 enhance and support the patrol with an electronic surveillance system. ~~S~~Periodic
19 ~~s~~special ~~e~~Events will require the presence of an appropriate number of officers from
20 the New Orleans Police Department (NOPD) or other law enforcement organization,
21 such as but not limited to the Louisiana State Police.

22
23 **V. Special Events: Frequency, Size and Park AccessSpecial Permission**

24 Special Events are defined as any event scheduled for the Mandeville Street Wharf in
25 which the expected attendance is greater than 200. Other than Special Events held
26 during Mardi Gras or French Quarter Festival, no Special Event shall exceed twelve
27 hours in duration. Special Events

28 a. While ~~P Park and Recreation zoning permits special events and activities, it does not~~
29 regulate these events and activities other than through City ordinances. Importantly
30 ~~too, special events~~ are an important source of money, and the revenues from those
31 Special Events are specifically dedicated and limited to ~~that can~~ fund repairs,
32 maintenance and capital replacement for the Project and to fund the Association's

maintenance of Washington Square Park and infrastructure improvements in the National Historic District, the Faubourg Marigny. -

b. Special Events held during (i) Mardi Gras (defined as the Friday before Fat Tuesday to Fat Tuesday); (ii) French Quarter Festival (defined as the Friday, Saturday and Sunday of the weekend of the French Quarter Festival) shall not be included in the limits on ~~when determining~~ the permitted yearly number of Special Events set forth ~~per~~ below.

c. The Association is also entitled to lease the Mandeville Street Wharf for Special Events up to twice a year at the nominal charge of one dollar an event. The Association may use these Special Events for any purpose permitted by its By-Laws and its 501(c)(3) status, including fund-raising for the Association. These Special Events for the Association shall not be included in the limits on the permitted yearly number of Special Events set forth ~~per~~ below.

d. The Association is entitled to [10%] of the lease proceeds from Special Events. The NOBC agrees to account for and pay the Association these proceeds no less than once a quarter. The Association represents and warrants that these proceeds shall be dedicated to maintaining Washington Square Park or to infrastructure improvements (e.g., signage, sidewalks, plantings and trees) within the National Historic District of the Faubourg Marigny.

e. [PREFERRED ALTERNATIVE OF ONSITE PARKING] Onsite parking will ~~is to~~ be provided for all Special Events. In light of this, the NOBC may permit up to four Special Events a month, no more than two of which may have expected attendance greater than 1,000—.

f. [PARKING PER NOBC APPROACH]. The NOBC may permit up to ten Special Events a year, no more than five of which may have expected attendance greater than 1,000.

g. The NOBC agrees that public access to the Project will be maintained at the Esplanade and Marigny ramp during Special Events and/or a public ramp access will be added at Spain Street that permits access to the Project during Special Events. Special Events may bar public access only from [the covered part of the Mandeville Street Wharf], and any adjacent on-site parking. Public access from this area may be barred only during the Special Event and a reasonable amount of time to set up and

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1 ~~take down any stage or related items provided with the Special Event, but in no event~~
2 ~~may the total time of barred public access exceed one twenty-four hour period ~~day~~~~
3 ~~per Special Event.~~

- 4 ~~==~~
- 5 ~~a. Thus, public or private events may be held on the Property provided, however,~~
6 ~~that the NOBC shall not allow more than three (03) events in any calendar month,~~
7 ~~at which the daily attendance is expected to exceed three thousand (3000) people.~~
- 8 ~~b. If the NOBC desires to host more than three (03) events in a calendar month at~~
9 ~~which the attendance is expected to exceed three thousand (3000) people, then it~~
10 ~~shall be required to obtain prior written consent from the Association, which~~
11 ~~consent shall not be unreasonably withheld. If such written consent is required,~~
12 ~~the NOBC shall request permission from the Association's Board of Directors at~~
13 ~~least thirty (30) days before such event by providing written notice (the "Notice")~~
14 ~~to the Association containing the following information: (i) a general description~~
15 ~~of the event, (ii) the identity of the person(s) conducting the event, (iii) the~~
16 ~~anticipated number of attendees at the event, (iv) the anticipated hours of the~~
17 ~~event, (v) the date(s) of the event and (vi) its operational plan for how the event~~
18 ~~will address the issues of noise, parking and traffic circulation.~~
- 19 ~~b. The Association shall have ten (10) days from the date of Notice to deliver written~~
20 ~~notice of its approval or disapproval to the NOBC. The Association shall be~~
21 ~~deemed to have granted its consent unless NOBC shall have received a response~~
22 ~~from the Association to the NOBC's written notice within such ten (10) day~~
23 ~~period.~~
- 24 ~~b. Any notice, demand, approval or disapproval, or consent required hereunder~~
25 ~~(hereinafter, collectively, any "Notice") shall be in writing, and any such Notice~~
26 ~~shall be sent to the Association or the NOBC by registered or certified mail,~~
27 ~~return receipt requested, electronic mail, hand delivery, or by overnight delivery,~~
28 ~~postage prepaid, to the address in the United States of America as such party may~~
29 ~~designate from time to time by notice to the other or to the registered address of~~
30 ~~the party in the event no such address is provided. In the event such Notice is~~
31 ~~given or delivered by hand delivery, the date of actual delivery shall fix the time~~

1 thereof. In the event Notice is given or delivered by other means, it shall be
2 deemed to have been provided on the earlier of (i) immediately after having been
3 sent by electronic mail, (ii) forty eight (48) hours after having been sent as
4 certified or registered mail by the United States Postal Service, postage prepaid,
5 return receipt requested, to the address of such party which is set forth
6 hereinabove or to such other address in the United States of America as such party
7 may designate from time to time by notice to the other, or (iii) twenty four (24)
8 hours after having been sent, delivery charges prepaid, via Federal Express or
9 similar overnight delivery service to the address of such party which is set forth
10 herein above, or to such other address in the United States of America as such
11 party may designate from time to time by notice to the other.

12 b. In the event that either party shall employ an attorney or attorneys to enforce any of
13 the provisions hereof or to protect its interests in any manner arising under this
14 Agreement, the non-prevailing or defaulting party in any action pursued in courts
15 of competent jurisdiction (the finality of which is not legally contested) agrees to
16 pay to the prevailing party all reasonable and documented costs, damages and
17 expenses, including attorneys' fees, expended or incurred in connection therewith.

18
19 **VI. General Provisions**

20 a. In the event that the Association either party shall employ an attorney or attorneys
21 to enforce against NOBC any of the provisions hereof or to protect its interests in
22 any manner arising under this Agreement, the non-prevailing or defaulting party
23 in any action pursued in courts of competent jurisdiction (the finality of which is
24 not legally contested) and the Association's position was not found to be frivolous
25 or taking in bad faith, the Association shall recover agrees to pay to the prevailing
26 party all reasonable and documented costs, damages and expenses, including
27 attorneys' fees, expended or incurred in connection therewith.

28
29 a-b. Headings. The description article and section headings of this Agreement are
30 inserted for convenience only and are not intended to and shall not be construed to

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1 limit, enlarge or affect the scope or intent of this Agreement nor the meaning of
2 any provision hereof.

3 c. Notices. All notices, consents, waivers, or other communications provided for
4 under this Agreement shall be addressed as follows:

<u>If to the NOBC:</u> <u>Chief Executive Officer</u> <u>New Orleans Building Corporation</u> <u>2 Canal Street</u> <u>Suite 1843</u> <u>New Orleans, Louisiana 70130;</u>	<u>With Copy to:</u> <u>City Attorney</u> <u>City of New Orleans</u> <u>City Hall, Room 5E03</u> <u>1300 Perdido Street</u> <u>New Orleans, Louisiana 70112;</u>
<u>And, If to the Association:</u> <u>President</u> <u>Faubourg Marigny Improvement Association</u> <u>Street Address</u> <u>New Orleans, Louisiana 70117</u>	<u>With copy to:</u> <u>General Counsel</u> <u>Street Address</u> <u>New Orleans, Louisiana Zip.</u>

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~~If to the NOBC:~~

~~Chief Executive Officer
New Orleans Building
Corporation
2 Canal Street
Suite 1843
New Orleans, Louisiana
70130;~~

~~With Copy to:~~

~~City Attorney
City of New Orleans
City Hall, Room 5E03
1300 Perdido Street
New Orleans, Louisiana
70112;~~

And, If to the Association:

President
Faubourg Marigny
Improvement Association
Street Address
New Orleans, Louisiana
70117;

With copy to:

General Counsel
Street Address
New Orleans, Louisiana Zip

e.d. Severability. If any terms or provisions of this Agreement, or the application thereof to any circumstance, shall be invalid or unenforceable, the remainder of this Agreement or the application, term, provision or application to circumstances that is not held invalid or unenforceable shall not be affected thereby and each term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

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e.e. Interpretation of Agreement. This Agreement is deemed to be a jointly drafted document and is not to be construed against either the Association or the NOBC as the primary or sole drafter of the document.

e.f. Entire Agreement. This Agreement embodies the entire agreement between the parties as to the subject matter hereof and supersedes all prior agreements and understandings, if any, and may be amended or supplemented only by a written instrument executed by the parties.

f.g. Amendments, Supplements and Modifications. This Agreement may not be amended, supplemented or modified, except in writing and executed by the parties hereto.

f.h. Execution in Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute one and the same instrument.

f.i. NOBC as Agent of the City. The parties hereto acknowledge and agree that the Property subject to non-maritime use shall be managed on behalf of the City by the NOBC as its duly authorized agent or lessee.

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THUS DONE, SIGNED AND PASSED by the City and the NOBC at New Orleans, Louisiana on the ___ day of _____, 2009 in the presence of the undersigned competent witnesses and me, notary, after due reading of the whole.

WITNESSES:

Print Name: _____

Print Name: _____

NOBC:

By: _____
Name: C. Ray Nagin
Title: President and Chairman

CITY OF NEW ORLEANS

By: _____
Name: C. Ray Nagin
Title: Mayor

NOTARY PUBLIC
Print Name: _____
Bar/Commission No. _____
My Commission Expires _____
(Affix Seal)

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THUS DONE, SIGNED AND PASSED by the Faubourg Marigny Improvement Association at New Orleans, Louisiana on the ___ day of _____, 2009 in the presence of the undersigned competent witnesses and me, notary, after due reading of the whole.

WITNESSES:

**FAUBOURG MARIGNY IMPROVEMENT
ASSOCIATION:**

Print Name: _____

By: _____
Name:
Title:

Print Name: _____

NOTARY PUBLIC
Print Name: _____
Bar/Commission No. _____

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COOPERATIVE ENDEAVOR ~~GOOD NEIGHBOR~~ AGREEMENT
BY AND BETWEEN
THE NEW ORLEANS BUILDING CORPORATION
AND
THE FAUBOURG MARIGNY IMPROVEMENT ASSOCIATION

EXHIBIT A
BY-LAWS OF THE FAUBOURG MARIGNY IMPROVEMENT ASSOCIATION

See attached

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COOPERATIVE ENDEAVOR ~~GOOD NEIGHBOR~~ AGREEMENT
BY AND BETWEEN
THE NEW ORLEANS BUILDING CORPORATION
AND
THE FAUBOURG MARGIGNY IMPROVEMENT ASSOCIATION

EXHIBIT B
RESOLUTION OF THE BOARD OF DIRECTORS

See attached

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COOPERATIVE ENDEAVOR ~~GOOD NEIGHBOR~~ AGREEMENT
BY AND BETWEEN
THE NEW ORLEANS BUILDING CORPORATION
AND
THE FAUBOURG MARGIGNY IMPROVEMENT ASSOCIATION

EXHIBIT C
CITY OF NEW ORLEANS NOISE ORDINANCE

See attached

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COOPERATIVE ENDEAVOR ~~GOOD NEIGHBOR~~ AGREEMENT
BY AND BETWEEN
THE NEW ORLEANS BUILDING CORPORATION
AND
THE FAUBOURG MARGIGNY IMPROVEMENT ASSOCIATION

EXHIBIT D
PARKING PLAN FOR THE DOWNRIVER PARK

See attached

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GOOD NEIGHBOR COOPERATIVE ENDEAVOR AGREEMENT
BY AND BETWEEN
THE NEW ORLEANS BUILDING CORPORATION
AND
THE FAUBOURG MARGIGNY IMPROVEMENT ASSOCIATION

EXHIBIT E
COMPARATIVE PARKING STUDY

See attached

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COOPERATIVE ENDEAVOR ~~GOOD NEIGHBOR~~ AGREEMENT
BY AND BETWEEN
THE NEW ORLEANS BUILDING CORPORATION
AND
THE FAUBOURG MARGIGNY IMPROVEMENT ASSOCIATION

EXHIBIT F
URBAN SYSTEMS PARKING STUDY

See attached

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COOPERATIVE ENDEAVOR ~~GOOD NEIGHBOR~~ AGREEMENT
BY AND BETWEEN
THE NEW ORLEANS BUILDING CORPORATION
AND
THE FAUBOURG MARGIGNY IMPROVEMENT ASSOCIATION

EXHIBIT G
SPECIAL EVENTS PARKING PLAN

See attached

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EXHIBIT H
URBAN SYSTEMS TRAFFIC STUDY

See attached