

# FOR SALE

Vacant Land  
20 acres +/-

Excellent accessibility in New Orleans.

Suitable for multi or single family, possibly industrial.

12055 Chef Menteur Hwy  
New Orleans, LA 70129

\$2,000,000

Contact Gary L. Vandenberg, CCIM, ALC, SEC  
Certified Commercial Investment Member  
Cell - 616-340-3600



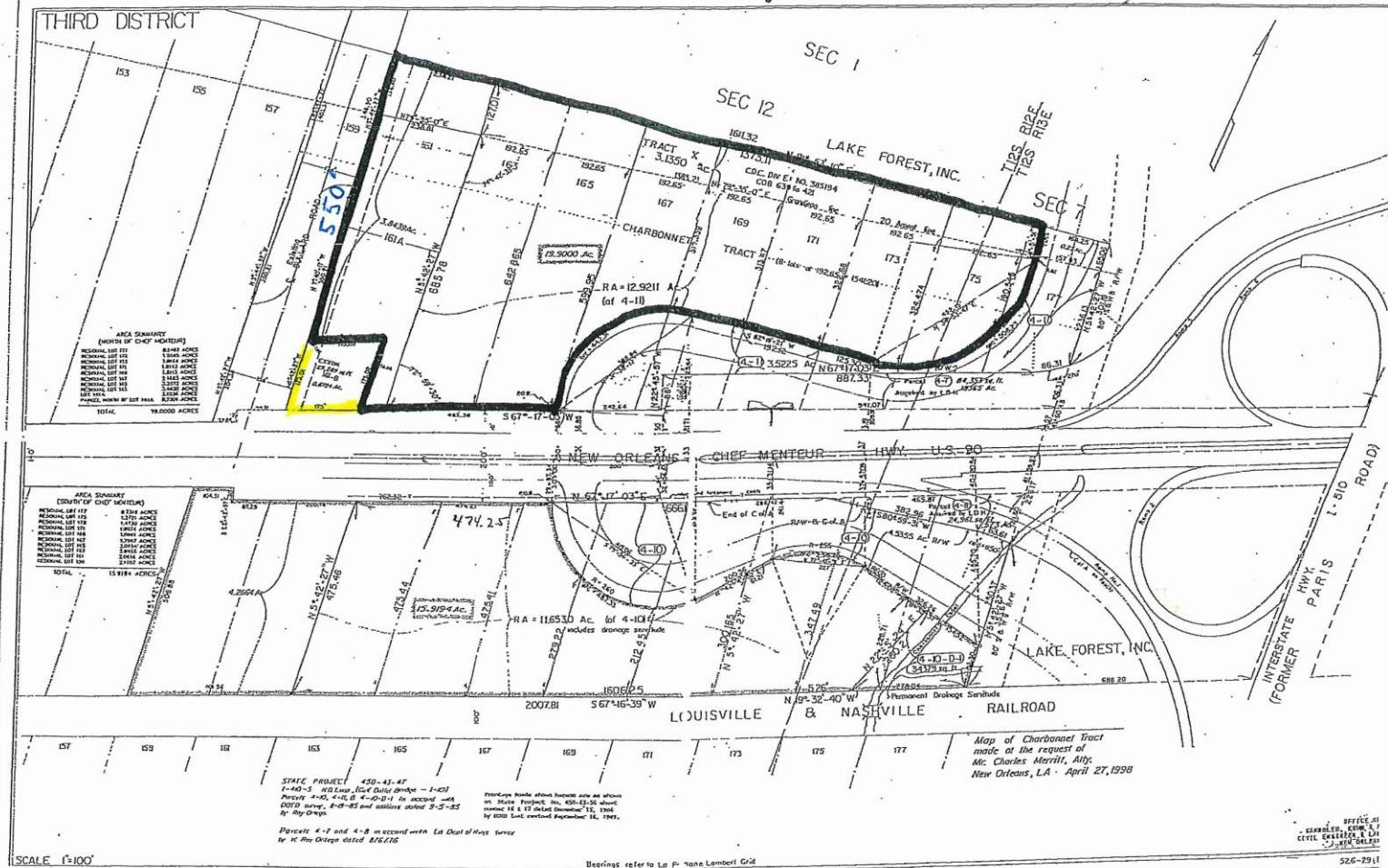
Bullard Avenue

Subject  
Property

Chef Menteur Highway

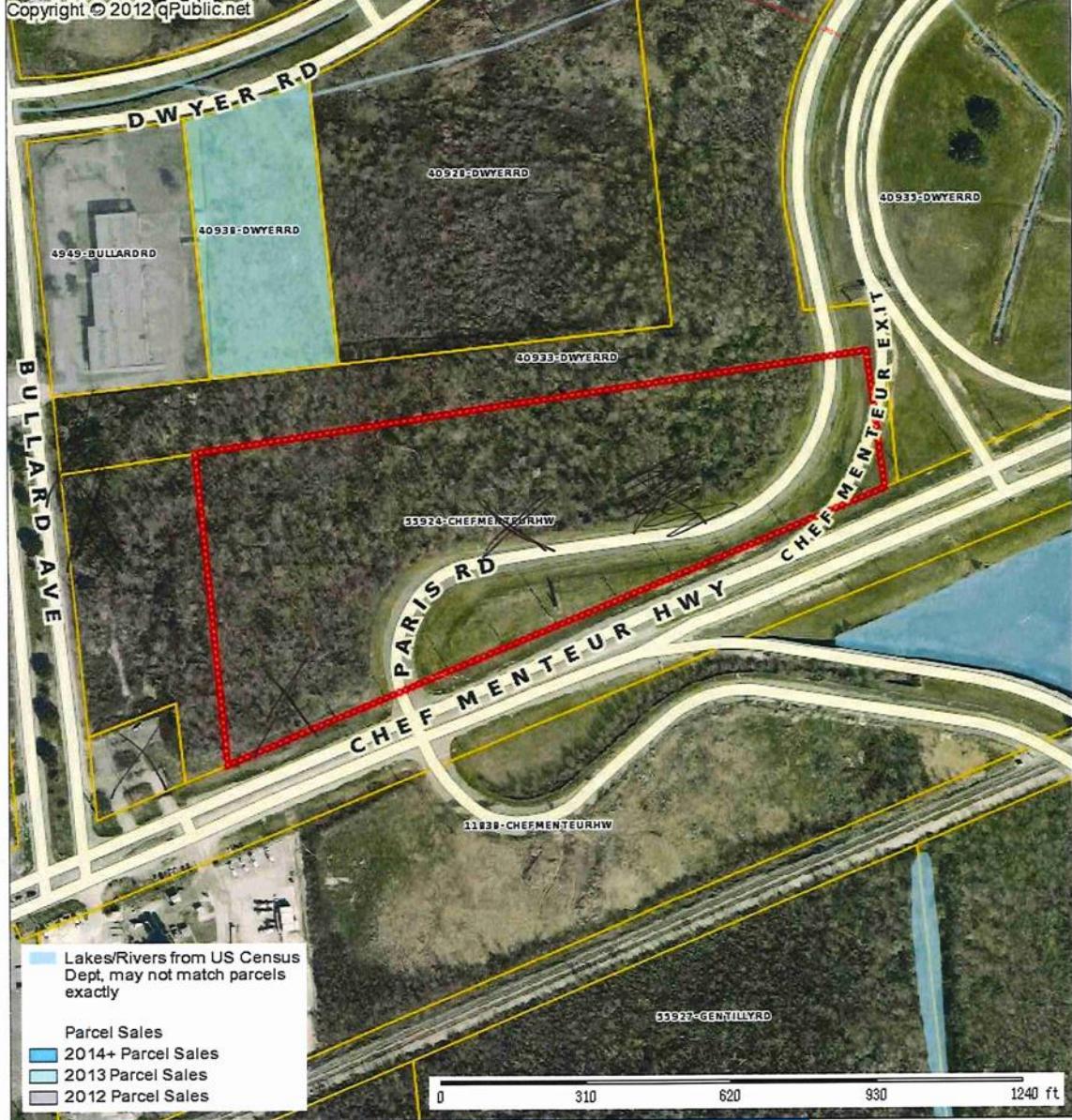
I-510

Exhibit "A"



## Average Daily Traffic Count

Chef Menteur Hwy (US 90)	16,366
I-510	28,504



175'X175'

*"Description of Property"*

X A certain tract or parcel of land, together with all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Third District, Parish of Orleans, State of Louisiana, comprised of portions of Arpent Lots 161-A through 177, bounded by Bullard Road, Chef Menteur Highway, Interstate Highway I-510 and Property of Lake Forest, Inc., as shown on a map by Gadolfo, Kuhn & Associates, dated April 27, 1908, Drawing No. E-175-2, being more particularly described as follows:

Beginning at a point on the northerly right of way of Chef Menteur Highway (U.S. 90) which lies a distance of 100 feet from the centerline of said highway at Highway Survey Station 30+07.36 of State Project No. 450-43-47; thence follow the arc of a right hand curve of radius 250.00 feet (the chord of which bears N 31 degrees 38 minutes 17 seconds E and is 386.84 feet long), an arc distance of 442.31 feet; thence proceed N 82 degrees 19 minutes 21 seconds E, a distance of

446.78 feet to a point of curvature located 209.51 feet opposite the centerline of US 90 at approximate Highway Survey Station 37+53.19; thence follow the arc of a left hand curve of radius 307.00 feet (the chord of which bears N 34 degrees 53 minutes 47 seconds E and is 452.15 feet long), an arc distance of 508.23 feet; thence proceed N 11 degrees 05 minutes 51 seconds W, a distance of 81.06 feet to the judgment line established in CDC Division E., No. 385194, recorded in COB 639, folio 421 on June 12, 1961; thence along said line S 81 degrees 53 minutes 10 seconds W, 1611.32 feet to the easterly line of Bullard Road, 134 feet wide, thence along the said line S 05 degrees 42 minutes 27 seconds E, 348.90 feet; thence S 07 degrees 40 minutes 17 seconds E, 350.21 feet to a point on the division line between Lot 161-A and 161-B; thence along said line N 67 degrees 17 minutes 03 seconds E, 175.07 feet to a point; thence S 05 degrees 42 minutes 27 seconds E 175.02 feet to the northerly line of Chef Menteur Highway, thence along said line N 67 degrees 17 minutes 03 seconds E, 483.38 feet to the Point of Beginning.

Being the same property acquired by Gamech, LLC, per act May 13, 2003, registered at CIN 260532.