

Minimum Standards Governing Activities on Lakefront Airport

All Insurance Information in this Document is in the
process of being updated.

INDEX

ACTIVITY	PAGE
POLICY STATEMENT	2
AERIAL APPLICATION	4
DISPENSING OF FUELS, OILS, AND OTHER LUBRICANTS	8
AIRCRAFT RENTAL	14
AIRCRAFT SALES	18
AIRFRAME AND/OR POWER PLANT REPAIR	23
AIR TAXI SERVICE	27
FLIGHT TRAINING	31
FLYING CLUBS	35
MULTIPLE SERVICES	39
RADIO, INSTRUMENT, PROPELLER REPAIR, OR OTHER SPECIALTY REPAIR SERVICE	44
SPECIALIZED COMMERCIAL FLIGHT SERVICES	48

POLICY STATEMENT FOR
MINIMUM STANDARDS GOVERNING ACTIVITIES ON
NEW ORLEANS LAKEFRONT AIRPORT

The grant of an exclusive right for the conduct of any aeronautical activity on an airport on which Federal funds, administered by the Federal Aviation Administration, have been expended is regarded as contrary to the requirements of applicable laws, whether such exclusive right results from an express agreement, from the imposition of unreasonable standards of requirements, or by any other means. The Airport has further assured and certified that it will comply with the regulations, policies, guidelines and requirements, including Office of Management and Budget circulars A-87, A-95, and A-102, as they relate to the acceptance and use of funds for federal assistance in airport improvement projects.

The Federal Aviation Administration considers that the existence of an exclusive right to conduct any aeronautical activity limits the usefulness of an airport and deprives the using public of the benefits of competitive enterprise. Apart from the legal considerations, it is Federal Aviation Administration's policy that it is clearly inappropriate to apply Federal funds to the improvement of an airport where full realization of the benefit would be restricted by the exercise of an exclusive right to engage in aeronautical activities.

It is the intent of this policy to promote fair competition at New Orleans Lakefront Airport and not to expose those who have undertaken to provide commodities and services to

irresponsible competition. The Board of Commissioners of the Orleans Levee District, the owners and operators of New Orleans Lakefront Airport, adopts and enforces these Minimum Standards for Aeronautical Activities to be met by those who propose to conduct a commercial aeronautical activity. These standards, by expressing minimum levels of service that must be offered, relate primarily to the public interest; and, appropriate standards uniformly applied discourage sub-standard enterprises, thereby, protecting both the established aeronautical activity and the airport's patrons.

These minimum standards for each type of aeronautical activity apply to sub-tenants; i.e. tenants who lease space from someone or some company other than the Airport. Multiple use of personnel and required space may be appropriate as determined by the Director of Aviation when occurring (i.e. aerial application and aircraft rental).

AERIAL APPLICATIONS

I.

LAND

Leasehold shall contain 20,000 square feet of land to provide for buildings, aircraft parking and tie down, and parking space for loading vehicles and equipment.

II.

BUILDINGS

Lease or construct 1,000 square feet of building space for office and storage. Telephone.

III.

PERSONNEL

One person holding current FAA commercial certificate, properly rated for the aircraft to be used and meeting the requirements of Part 137 of the FAA Regulations and applicable EPA and state and local regulations.

IV.

AIRCRAFT

One aircraft which will be airworthy, meeting all the requirements of Part 137 of the FAA Regulations and applicable regulation of the Environmental Protection Agency and the State of Louisiana and City of New Orleans. This aircraft shall be owned or leased by agreement in writing and based on the lessee's leasehold.

V.

FACILITIES

A segregated chemical storage area protected from public access. Centrally drained, paved area for aircraft loading, washing, servicing, and dumping facility, 1,000 square feet in area meeting all governmental regulations and requirements. Tank trucks for handling of liquid

spray and mixing liquids. Adequate ground equipment for handling and loading of dusting materials.

VI.

HOURS OF OPERATION

Available on call 24 hours during the normal aerial application season.

VII.

REQUIRED INSURANCE COVERAGE

A. GENERAL REQUIREMENTS

1. The Lessee shall obtain and maintain during the life of the Lease, Insurance Policies which shall be issued through Insurance Companies licensed to do business in the State of Louisiana. Evidence of all Insurance Policies covering Insurance Requirements must be furnished to, and approved by the owner including any renewals thereof.

2. To provide evidence of coverages, Standard Certificates of Insurance shall be provided to the Owner prior to commencement of any business operation begins, and shall be signed and authorized by the Insurance Company covering the risk. Further, the Certificates of Insurance shall specifically name the Board of Commissioners of the Orleans Levee District as additional insured; have and expiration date; and provides that the Insurance Company will notify the Orleans Levee Board at least thirty (30) days in advance of any policy changes including cancellation or reduction.

1. GENERAL LIABILITY

- a. Bodily Injury limits of ~~\$1~~⁵,000,000 each occurrence for all damages because of bodily injury sustained by any person(s) as the result of one occurrence.
- b. Property Damage limits of ~~\$1~~⁵,000,000 for all damages because of property damage sustained by one or more persons or organizations as the result of any one occurrence.

2. HANGAR KEEPERS' LIABILITY

Limit of liability ~~\$1~~⁵,000,000 for each aircraft, \$2,000,000 for each loss for injury to or destruction of aircraft of others in custody of Lessee for storage or for bodily injury and property damage liability, Lessee safe keeping.

3. The above coverages under 1 and 2 above shall be endorsed to include the Lessor as an additional named insured and shall be so indicated in the Certificate of Insurance.

B. WORKERS COMPENSATION AND EMPLOYERS LIABILITY:

Statutory Workers Compensation and Employers Liability, for the limit of \$100,000. Bodily Injury Each Accident, \$500,000. Bodily Injury by Disease Policy Limit, and \$100,000. Should exposures involve U.S. Federal Longshoremen's Act or

Employers Maritime Liability, prior evidence of insurance shall be submitted for approval by the Owner.

C. AUTOMOBILE PUBLIC LIABILITY:

All owned vehicles, including hired and non-owned vehicles, with limits not less than: (1) Bodily Injury ~~\$300,000~~ ^{1,000,000} each person and ~~\$500,000~~ ^{1,000,000} each occurrence; (2) Property Damage ~~\$500,000~~ ^{1,000,000} each occurrence. This coverage shall be endorsed to include the lessor as additional named insured and shall be so indicated in the Certificate of Insurance.

D. AIRCRAFT LIABILITY INSURANCE:

1. Bodily Injury - excluding passengers; \$500,000 each person; \$2,000,000 each occurrence.
 2. Property Damage - \$2,000,000 each occurrence
 3. Passenger Liability - \$500,000 each person.
- Policy shall include the lessor as an additional named insured and shall be so indicated on the Certificate of Insurance.

All insurance requirements subject to renew and increase in accordance with prevailing standards every five years. When appropriate, the Consumer Price Index (CPI) will be applied to the existing rents. Insurance shall, at a minimum, reflect this CPI increase rounded to the highest \$1,000.00 increment.

DISPENSING OF FUELS, OILS AND/OR OTHER LUBRICANTS

Lessee desiring to dispense fuels, oils and/or other lubricants for resale on New Orleans Lakefront Airport must meet the following requirements, at least as a minimum.

1. Lessee must be a direct lessee of the airport. No sub-lessee, contractor or sub-contractor of a tenant will be allowed to dispense any fuels, oils, and/or other lubricants, except by permit for auto (MOGAS) issued by the Director of Aviation.
2. All fuels to be dispensed on New Orleans Lakefront Airport must be stored in the Airport's Fuel Storage Facility. A waiver for those underground fuel storage facilities now in existence and meeting EPA requirements may be issued by the Director of Aviation. Waiver will be for the period of the current lease. Those facilities having waivers must conduct all tests in accordance with EPA requirements immediately. Results of monitoring wells will be forwarded to the Director of Aviation monthly.
3. The lessee must comply with the following rules and regulations as they pertain to fuel handling and dispensing:
 - A. Federal Aviation Regulation 139
 - B. Environmental Protection Agency CFR 40 Parts 280 and 281 as applicable.
 - C. FAA Advisory Circulars Series 150.

D. tional Fire Protection Association.

4. The leasehold shall contain an area of at least 65,000 square feet to provide space for all buildings, aircraft parking, paved ramp area, employee parking and customer parking.

5. Lessee shall lease directly from the airport or construct a building which will provide a minimum of 22,500 square feet of properly lighted and heated space to perform work, office space, storage,, public waiting area that includes indoor restroom facilities, and public use telephone.

6. As a minimum, lessee will have three properly trained and certificated persons, one of which will be a FAA certified A&P mechanic, on duty during normal operating hours. At least one person must be certificated by the Airport's AARF instructor: that person, in turn, must certify the remaining persons.

7. Aircraft service and support equipment will include all necessary equipment items that would be required to properly service and provide support for the aircraft that are based on and/or normally transit the airport. Said equipment shall include but not limited to adequate fire extinguishers, aircraft tugs of various sizes, ground power starting units, and auxiliary power units.

8. The Lessee must provide at least the following services; fueling parking, hangaring, tie down of

aircraft. Other services to include; aircraft grooming, engine oil changes, on airport ground transportation for crews and passengers, and repairs to aircraft requiring at least an A&P certified mechanic.

9. The lessor must provide at least one metered, filter, equipped mobile fuel dispenser for dispensing 100 LL AVGAS and at least one metered, filter equipped mobile dispenser for dispensing JET A fuel from the airport provided fuel storage facility. Mobile dispensing equipment shall have a minimum capacity of 1200 gallons for the 100LL AVGAS and 2500 gallons for the JET A. The mobile dispensing equipment shall be equipped with bottom loading system capable of connecting with the equipment at the airport's fuel storage equipment. The equipment shall also be equipped with overflow monitoring devices capable of connecting to the Sculley system.

10. The mobile dispensing equipment shall be maintained in good operating order at all times capable of passing an equipment inspection in accordance with FAR 139 at any time; but, at least quarterly.

INSURANCE REQUIREMENTS

A. GENERAL

1. The Lessee shall obtain and maintain during the life of the Lease, Insurance Policies which shall

be issued through Insurance Companies licensed to do business in the State of Louisiana. Evidence of all Insurance Policies covering Insurance Requirements must be furnished to, and approved by the owner including any renewals thereof.

2. To provide evidence of coverages, Standard Certificates of Insurance shall be provided to the Owner prior to commencement of any business operation begins, and shall be signed and authorized by the Insurance Company covering the risk. Further, the Certificates of Insurance shall specifically name the Board of Commissioners of the Orleans Levee District as additional insured; have and expiration date; and, a provides that the Insurance Company will notify the Orleans Levee Board at least thirty (30) days in advance of any policy changes including cancellation or reduction.

B. AIRPORT LIABILITY COVERAGE

1. GENERAL LIABILITY

- a. Bodily Injury limits of \$2,000,000 each occurrence for all damages because of bodily injury sustained by any person(s) as the result of one occurrence.
- b. Property Damage limits of \$2,000,000 for all damages because of property damage sustained by one or more persons or organizations as the result of any one occurrence.

2. HANGAR KEEPERS' LIABILITY

Limit of liability \$2,000,000 for each aircraft, \$2,000,000 for each loss for injury to or destruction of aircraft of others in custody of Lessee for storage or safe keeping.

3. The above coverages under 1 and 2 above shall be endorsed to include the Lessor as an additional named insured and shall be so indicated in the Certificate of Insurance.

B. WORKERS COMPENSATION AND EMPLOYERS LIABILITY:

Statutory Workers Compensation and Employers Liability, for the limit of \$100,000. Bodily Injury Each Accident, \$500,000. Bodily Injury by Disease Policy Limit, and \$100,000. Should exposures involve U.S. Federal Longshoremen's Act or Employers Maritime Liability, prior evidence of Insurance shall be submitted for approval by the Owner.

C. AUTOMOBILE PUBLIC LIABILITY:

All owned vehicles, including hired and non-owned vehicles, with limits not less than: (1) Bodily Injury \$300,000 each person and \$500,000 each occurrence; (2) Property Damage \$500,000 each occurrence. This coverage shall be endorsed to include the Lessor as additional named insured and shall be so indicated in the Certificate of Insurance.

D. AIRCRAFT LIABILITY INSURANCE:

1. Bodily Injury - excluding passengers; \$500,000 each person; \$2,000,000 each occurrence.
 2. Property Damage - \$2,000,000 each occurrence
 3. Passenger Liability - \$500,000 each person.
- Policy shall include the Lessor as an additional named insured and shall be so indicated on the Certificate of Insurance.

All Insurance requirements subject to renew and increase in accordance with prevailing standards every five years. When appropriate, Consumer Price Index (CPI) is applied to the existing rents. Insurance shall, at a minimum, reflect this CPI increase rounded to the next highest \$1,000.00 increment.

AIRCRAFT RENTAL

Any Lessee desiring to engage in the rental of aircraft to the public must provide as a minimum the following:

I. LAND

The leasehold shall contain 15,000 square feet of land to provide space for aircraft parking, paved ramp area and paved walkway.

II. BUILDINGS

Lease or construct building which will provide 1,000 square feet of properly heated and lighted office space, including adequate space for the public. (*Lease or construct 5,000 square feet of paved aircraft storage space.*)

III. PERSONNEL

One person having a current commercial pilot certificate with appropriate ratings. Office to be attended during hours of operation.

IV. AIRCRAFT

Two airworthy aircraft owned or leased in writing to the Lessee. At least one aircraft shall be equipped for flight under instrument conditions.

V. HOURS OF OPERATION

The operating hours will be from 8:00 AM to 5:00 PM six days a week.

VI. INSURANCE REQUIREMENTS

A. GENERAL

1. The Lessee shall obtain and maintain during the life of the Lease, Insurance Policies which shall be issued through Insurance Companies licensed to do business in the State of Louisiana. Evidence of all Insurance Policies covering Insurance Requirements must be furnished to, and approved by the owner including any renewals thereof.

2. To provide evidence of coverages, Standard Certificates of Insurance shall be provided to the Owner prior to commencement of any business operation begins, and shall be signed and authorized by the Insurance Company covering the risk. Further, the Certificates of Insurance shall specifically name the Board of Commissioners of the Orleans Levee District as additional insured; have and expiration date; and, a provides that the Insurance Company will notify the Orleans Levee Board at least thirty (30) days in advance of any policy changes including cancellation or reduction.

B. AIRPORT LIABILITY COVERAGE

1. GENERAL LIABILITY

a. Bodily Injury limits of \$2,000,000 each occurrence for all damages because of bodily injury sustained by any person(s) as the result of one occurrence.

- b. Property Damage limits of \$2,000,000 for all damages because of property damage sustained by one or more persons or organizations as the result of any one occurrence.

2. HANGAR KEEPERS' LIABILITY

Limit of liability \$2,000,000 for each aircraft, \$2,000,000 for each loss for injury to or destruction of aircraft of others in custody of Lessee for storage or safe keeping.

3. The above coverages under 1 and 2 above shall be endorsed to include the lessor as an additional named insured and shall be so indicated in the Certificate of Insurance.

B. WORKERS COMPENSATION AND EMPLOYERS LIABILITY:

Statutory Workers Compensation and Employers Liability, for the limit of \$100,000. Bodily Injury Each Accident, \$500,000. Bodily Injury by Disease Policy Limit, and \$100,000. Should exposures involve U.S. Federal Longshoremen's Act or Employers Maritime Liability, prior evidence of insurance shall be submitted for approval by the Owner.

C.

AUTOMOBILE PUBLIC LIABILITY:

All owned vehicles, including hired and non-owned vehicles, with limits not less than: (1) Bodily Injury \$300,000 each person and \$500,000 each occurrence; (2) Property Damage \$500,000 each

occurrence. This coverage shall be endorsed to include the Lessor as additional named insured and shall be so indicated in the Certificate of Insurance.

D. AIRCRAFT LIABILITY INSURANCE:

1. Bodily Injury - excluding passengers; \$500,000 each person; \$2,000,000 each occurrence.
 2. Property Damage - \$2,000,000 each occurrence
 3. Passenger Liability - \$500,000 each person.
- Policy shall include the Lessor as an additional named insured and shall be so indicated on the Certificate of Insurance.

All insurance requirements subject to renew and increase in accordance with prevailing standards every five years. When appropriate, Consumer Price Index (CPI) is applied to the existing rents. Insurance shall, at a minimum, reflect this CPI increase rounded to the next highest \$1,000.00 increment.

AIRCRAFT SALES

Any Lessee desiring to engage in the sale of new or used aircraft must lease and/or provide as a minimum the following:

I. LAND

The leasehold shall contain 15,000 square feet of land to provide space for building, storage and display of aircraft, private auto parking, paved pedestrain access walkway and paved apron from hangar to appropriate lot line.

II. BUILDINGS

Lease or construct 1,000 square feet of properly lighted and heated space for office and public lounge and public use telephone. Lease or construct 5,000 square feet of paved aircraft storage space. Provide indoor restrooms.

III. PERSONNEL

One person having a current commercial pilot certificate with ratings appropriate for the types of aircraft to be demonstrated. Provide for office to be attended during hours of operation.

IV. DEALERSHIPS

New aircraft dealers shall hold an authorized factory or subdealership. All aircraft dealers shall hold a dealership license or permit.

V. AIRCRAFT

A dealer of new aircraft shall have available or on call one current model demonstrator. Provide for

demonstrations of additional models of the manufacturer for which a dealership is held.

VI. SERVICES

Provide for adequate servicing of aircraft and accessories during warranty periods (new aircraft). Provide an adequate supply of parts for the type of aircraft sold (new). Provide for the repair and servicing of aircraft during warranty period by own facilities or through written agreement with repair shop specializing in the make of aircraft sold.

VIII. HOURS OF OPERATION

Hours of operation will be from 8:00 AM to 5:00 PM a minimum of five days a week.

XI. INSURANCE REQUIREMENTS

A. GENERAL

1. The Lessee shall obtain and maintain during the life of the Lease, Insurance Policies which shall be issued through Insurance Companies licensed to do business in the State of Louisiana. Evidence of all Insurance Policies covering Insurance Requirements must be furnished to, and approved by the owner including any renewals thereof.
2. To provide evidence of coverages, Standard Certificates of Insurance shall be provided to the Owner prior to commencement of any business operation begins, and shall be signed and authorized by the Insurance Company covering the

risk. Further, the Certificates of Insurance shall specifically name the Board of Commissioners of the Orleans Levee District as additional insured; have and expiration date; and, a provides that the Insurance Company will notify the Orleans Levee Board at least thirty (30) days in advance of any policy changes including cancellation or reduction.

B. AIRPORT LIABILITY COVERAGE

1. GENERAL LIABILITY

- a. Bodily Injury limits of \$2,000,000 each occurrence for all damages because of bodily injury sustained by any person(s) as the result of one occurrence.
- b. Property Damage limits of \$2,000,000 for all damages because of property damage sustained by one or more persons or organizations as the result of any one occurrence.

2. HANGAR KEEPERS' LIABILITY

Limit of liability \$2,000,000 for each aircraft, \$2,000,000 for each loss for injury to or destruction of aircraft of others in custody of Lessee for storage or safe keeping.

- 3. The above coverages under 1 and 2 above shall be endorsed to include the Lessor as an additional named insured and shall be so indicated in the Certificate of Insurance.

B. WORKERS COMPENSATION AND EMPLOYERS LIABILITY:

Statutory Workers Compensation and Employers Liability, for the limit of \$100,000. Bodily Injury Each Accident, \$500,000. Bodily Injury by Disease Policy Limit, and \$100,000. Should exposures involve U.S. Federal Longshoremen's Act or Employers Maritime Liability, prior evidence of Insurance shall be submitted for approval by the Owner.

C.

AUTOMOBILE PUBLIC LIABILITY:

All owned vehicles, including hired and non-owned vehicles, with limits not less than: (1) Bodily Injury \$300,000 each person and \$500,000 each occurrence; (2) Property Damage \$500,000 each occurrence. This coverage shall be endorsed to include the Lessor as additional named insured and shall be so indicated in the Certificate of Insurance.

D.

AIRCRAFT LIABILITY INSURANCE:

1. Bodily Injury - excluding passengers; \$500,000 each person; \$2,000,000 each occurrence.
 2. Property Damage - \$2,000,000 each occurrence
 3. Passenger Liability - \$500,000 each person.
- Policy shall include the Lessor as an additional named insured and shall be so indicated on the Certificate of Insurance.

All Insurance requirements subject to renew and increase in accordance with prevailing standards every five years. When appropriate, Consumer Price Index (CPI) is applied to the existing rents. Insurance shall, at a minimum, reflect this CPI increase rounded to the next highest \$1,000.00 increment.

AIRFRAME AND/OR POWER PLANT REPAIR

Any Lessee desiring to engage in airframe and/or power plant repair service must provide as a minimum the following:

I. LAND

The leasehold shall contain an area of 15,000 square feet to provide space for all buildings and temporary parking of aircraft, private auto parking, paved ramp area to appropriate lot line and paved pedestrian access walkway.

II. BUILDINGS

Lease existing facility or construct a building sufficient to provide 1,600 square feet of shop space meeting local and state industrial code requirements. Provide public telephone. Lease or construct building of 600 square feet of properly lighted and heated space for office, customer lounge and restrooms.

III. PERSONNEL

One person currently certified by FAA with ratings appropriate for work being performed who may hold an airframe and/or power plant rating. Office shall be attended during required operating hours.

IV. HOURS OF OPERATION

The normal operating hours shall be from 8:00 AM to 5:00 PM five days a week. Provide for mechanical service during weekends and off duty hours on a call basis.

V. EQUIPMENT

Sufficient equipment, suppliers and availability of parts to perform maintenance in accordance with manufacturer's recommendations or equivalent.

VI> INSURANCE REQUIREMENTS

A. GENERAL ,

1. The Lessee shall obtain and maintain during the life of the Lease, Insurance Policies which shall be issued through Insurance Companies licensed to do business in the State of Louisiana. Evidence of all Insurance Policies covering Insurance Requirements must be furnished to, and approved by the owner including any renewals thereof.

2. To provide evidence of coverages, Standard Certificates of Insurance shall be provided to the Owner prior to commencement of any business operation begins, and shall be signed and authorized by the Insurance Company covering the risk. Further, the Certificates of Insurance shall specifically name the Board of Commissioners of the Orleans Levee District as additional insured; have and expiration date; and, a provides that the Insurance Company will notify the Orleans Levee Board at least thirty (30) days in advance of any policy changes including cancellation or reduction.

B. AIRPORT LIABILITY COVERAGE

1. GENERAL LIABILITY

- a. Bodily Injury limits of \$2,000,000 each occurrence for all damages because of bodily injury sustained by any person(s) as the result of one occurrence.
- b. Property Damage limits of \$2,000,000 for all damages because of property damage sustained by one or more persons or organizations as the result of any one occurrence.

2. HANGAR KEEPERS' LIABILITY

Limit of liability \$2,000,000 for each aircraft, \$2,000,000 for each loss for injury to or destruction of aircraft of others in custody of Lessee for storage or safe keeping.

- 3. The above coverages under 1 and 2. above shall be endorsed to include the Lessor as an additional named insured and shall be so indicated in the Certificate of Insurance.

B. WORKERS COMPENSATION AND EMPLOYERS LIABILITY:

Statutory Workers Compensation and Employers Liability, for the limit of \$100,000. Bodily Injury Each Accident, \$500,000. Bodily Injury by Disease Policy Limit, and \$100,000. Should exposures involve U.S. Federal Longshoremen's Act or Employers Maritime Liability, prior evidence of insurance shall be submitted for approval by the Owner.

C. AUTOMOBILE PUBLIC LIABILITY:

All owned vehicles, including hired and non-owned vehicles, with limits not less than: (1) Bodily Injury \$300,000 each person and \$500,000 each occurrence; (2) Property Damage \$500,000 each occurrence. This coverage shall be endorsed to include, the Lessor as additional named insured and shall be so indicated in the Certificate of Insurance.

D. AIRCRAFT LIABILITY INSURANCE:

1. Bodily Injury - excluding passengers; \$500,000 each person; \$2,000,000 each occurrence.
 2. Property Damage - \$2,000,000 each occurrence
 3. Passenger Liability - \$500,000 each person.
- Policy shall include the Lessor as an additional named insured and shall be so indicated on the Certificate of Insurance.

All insurance requirements subject to renew and increase in accordance with prevailing standards every five years. When appropriate, Consumer Price Index (CPI) is applied to the existing rents. Insurance shall, at a minimum, reflect this CPI increase rounded to the next highest \$1,000.00 increment.

AIR TAXI SERVICE

Lessees desiring to engage in air taxi service must hold an FAA Air Taxi Commercial Operator Certificate with ratings appropriate to the functions to be accomplished and provide as a minimum the following:

I. LAND

The leasehold shall contain 15,000 square feet of land for building, private auto parking, paved hangar apron and paved public access walkways.

II. BUILDINGS

Lease or construct a building providing a minimum of 1,000 square feet of properly heated and lighted space for office and customer lounge, and an additional amount to properly house aircraft utilized in the performance of the Air Taxi Service. Provide a public use telephone and restrooms. Lease existing facility or construct 5,000 square feet of paved aircraft storage space.

III. PERSONNEL

Two FAA certificated commercial pilots who are appropriately rated to conduct air taxi service offered.

IV. AIRCRAFT

Two aircraft meeting all the requirements of the Air Taxi/Commercial Operator Certificate held. At least one aircraft must be multi-engine and

capable of instrument operations under Part 135.

NOTE - Aircraft shall be owned or leased by agreement in writing and meet all the relevant requirements of Part 135 of the FAA Regulations.

V. HOURS OF OPERATION

The hours of operation shall be from 8:00 AM to 5:00 PM, six days a week. Provide on-call service during non-operating hours. Provide a manned office during hours of operation.

VI. INSURANCE REQUIREMENTS

A. GENERAL

1. The Lessee shall obtain and maintain during the life of the Lease, Insurance Policies which shall be issued through Insurance Companies licensed to do business in the State of Louisiana. Evidence of all Insurance Policies covering Insurance Requirements must be furnished to, and approved by the owner including any renewals thereof.

2. To provide evidence of coverages, Standard Certificates of Insurance shall be provided to the Owner prior to commencement of any business operation begins, and shall be signed and authorized by the Insurance Company covering the risk. Further, the Certificates of Insurance shall specifically name the Board of Commissioners of the Orleans Levee District as additional insured; have and expiration date; and, a provides that the Insurance Company will notify the Orleans Levee

Board at least thirty (30) days in advance of any policy changes including cancellation or reduction.

B. AIRPORT LIABILITY COVERAGE

1. GENERAL LIABILITY

- a. Bodily Injury limits of \$2,000,000 each occurrence for all damages because of bodily injury sustained by any person(s) as the result of one occurrence.
- b. Property Damage limits of \$2,000,000 for all damages because of property damage sustained by one or more persons or organizations as the result of any one occurrence.

2. HANGAR KEEPERS' LIABILITY

Limit of liability \$2,000,000 for each aircraft, \$2,000,000 for each loss for injury to or destruction of aircraft of others in custody of Lessee for storage or safe keeping.

- 3. The above coverages under 1 and 2 above shall be endorsed to include the Lessor as an additional named insured and shall be so indicated in the Certificate of Insurance.

B. WORKERS COMPENSATION AND EMPLOYERS LIABILITY:

Statutory Workers Compensation and Employers Liability, for the limit of \$100,000. Bodily Injury Each Accident, \$500,000. Bodily Injury by Disease Policy Limit, and \$100,000. Should exposures involve U.S. Federal Longshoremen's Act or Employers Maritime Liability, prior evidence of

Insurance shall be submitted for approval by the Owner.

C. AUTOMOBILE PUBLIC LIABILITY:

All owned vehicles, including hired and non-owned vehicles, with limits not less than: (1) Bodily Injury \$300,000 each person and \$500,000 each occurrence; (2) Property Damage \$500,000 each occurrence. This coverage shall be endorsed to include the Lessor as additional named insured and shall be so indicated in the Certificate of Insurance.

D. AIRCRAFT LIABILITY INSURANCE:

1. Bodily Injury - excluding passengers; \$500,000 each person; \$2,000,000 each occurrence.
 2. Property Damage - \$2,000,000 each occurrence
 3. Passenger Liability - \$500,000 each person.
- Policy shall include the Lessor as an additional named insured and shall be so indicated on the Certificate of Insurance.

All insurance requirements subject to renew and increase in accordance with prevailing standards every five years. When appropriate, Consumer Price Index (CPI) is applied to the existing rents. Insurance shall, at a minimum, reflect this CPI increase rounded to the next highest \$1,000.00 increment.

FLIGHT TRAINING

Any Lessee desiring to engage in pilot flight instruction shall provide as a minimum the following:

I. LAND

The Leasehold shall contain 15,000 square feet of land to provide space for Lessee's buildings and aircraft tie downs, paved apron from hangar to lot line, paved tie down space, private auto parking area and paved access walkway for the public.

II. BUILDINGS

Lease or construct a building having 1,200 square feet of properly lighted and heated floor space to provide classroom, briefing room, pilot lounge and office space. Public use telephone. Lease existing space or construct 5,000 square feet of paved aircraft storage space.

III. PERSONNEL

Two persons properly certificated by FAA as flight instructors to cover the type of training offered. At least one person shall be instrument rated. Currently certificated ground school instructor. Office to be attended during required operating hours. Certification by FAA as a Pilot School per Federal Aviation Regulation Part 141.

IV. AIRCRAFT

The Lessee shall own or have leased to him in writing two properly certificated aircraft equipped for flight instruction. At least one aircraft shall be fully equipped to give instrument flight instruction.

V. HOURS OF OPERATION

The hours of operation shall be eight hours a day, six days a week.

VI. INSURANCE REQUIREMENTS

A. GENERAL

1. The Lessee shall obtain and maintain during the life of the lease, insurance policies which shall be issued through insurance companies licensed to do business in the State of Louisiana. Evidence of all insurance policies covering insurance requirements must be furnished to, and approved by the owner including any renewals thereof.
2. To provide evidence of coverages, Standard Certificates of Insurance shall be provided to the Owner prior to commencement of any business operation begins, and shall be signed and authorized by the insurance company covering the risk. Further, the certificates of insurance shall specifically name the Board of Commissioners of the Orleans Levee District as additional insured; have and expiration date; and, a provides that the

Insurance Company will notify the Orleans Levee Board at least thirty (30) days in advance of any policy changes including cancellation or reduction.

B. AIRPORT LIABILITY COVERAGE

1. GENERAL LIABILITY

- a. Bodily Injury limits of \$2,000,000 each occurrence for all damages because of bodily injury sustained by any person(s) as the result of one occurrence.
- b. Property Damage limits of \$2,000,000 for all damages because of property damage sustained by one or more persons or organizations as the result of any one occurrence.

2. HANGAR KEEPERS' LIABILITY

Limit of liability \$2,000,000 for each aircraft, \$2,000,000 for each loss for injury to or destruction of aircraft of others in custody of Lessee for storage or safe keeping.

- 3. The above coverages under 1 and 2 above shall be endorsed to include the Lessor as an additional named insured and shall be so indicated in the Certificate of Insurance.

B. WORKERS COMPENSATION AND EMPLOYERS LIABILITY:

Statutory Workers Compensation and Employers Liability, for the limit of \$100,000. Bodily Injury Each Accident, \$500,000. Bodily Injury by Disease Policy Limit, and \$100,000. Should exposures involve U.S. Federal Longshoremen's Act or

Emp yers Maritime Liability, prior evidence of Insurance shall. be submitted for approval by the Owner.

C. AUTOMOBILE PUBLIC LIABILITY:

All owned vehicles, including hired and non-owned vehicles, with limits not less than: (1) Bodily Injury \$300,000 each person and \$500,000 each occurrence; (2) Property Damage \$500,000 each occurrence. This coverage shall be endorsed to include the Lessor as additional named insured and shall be so indicated in the Certificate of Insurance.

D. AIRCRAFT LIABILITY INSURANCE:

1. Bodily Injury - excluding passengers; \$500,000 each person; \$2,000,000 each occurrence.
 2. Property Damage - \$2,000,000 each occurrence
 3. Passenger Liability - \$500,000 each person.
- Policy shall include the Lessor as an additional named insured and shall be so indicated on the Certificate of Insurance.

All Insurance requirements subject to renew and increase in accordance with prevailing standards every five years. When appropriate, Consumer Price Index (CPI) is applied to the existing rents. Insurance shall, at a minimum, reflect this CPI increase rounded to the next highest \$1,000.00 increment.

FLYING CLUBS

The following requirements pertain to all flying clubs desiring to base aircraft on New Orleans Lakefront Airport and be exempt from the minimum standards:

I. FLYING CLUB REGULATIONS

New Orleans Lakefront Airport recognizes that a flying club is not a commercial aeronautical activity and for this reason, each club must be a non-profit corporation or partnership. Each member must be a bonafide owner of the aircraft or a stockholder in the corporation. The club may not derive greater revenue from the use of its aircraft than the amount necessary for the actual use of operation, maintenance, and replacement of its aircraft. The club must file and keep current with the airport owner a complete list of club's membership and investment share held by each member.

II. AIRCRAFT

The club's aircraft will not be used by other than bonafide members for rental and by no one for commercial operations. Student instruction can be given by a lessee based on the airport who provides flight training or by an instructor who shall not receive remuneration in any manner for such service.

III. VIOLATIONS

In the event that a club fails to comply with these conditions, the Director of Aviation, or his authorized representative, will notify the club in writing of such violations. If the club fails to correct the violations in 15 days, the airport may take any action deemed appropriate.

IV. INSURANCE REQUIREMENTS

A. GENERAL

1. The Lessee shall obtain and maintain during the life of the Lease, Insurance Policies which shall be issued through Insurance Companies licensed to do business in the State of Louisiana. Evidence of all Insurance Policies covering Insurance Requirements must be furnished to, and approved by the owner including any renewals thereof.
2. To provide evidence of coverages, Standard Certificates of Insurance shall be provided to the Owner prior to commencement of any business operation begins, and shall be signed and authorized by the Insurance Company covering the risk. Further, the Certificates of Insurance shall specifically name the Board of Commissioners of the Orleans Levee District as additional insured; have and expiration date; and, a provides that the Insurance Company will notify the Orleans Levee

Board at least thirty (30) days in advance of any policy changes including cancellation or reduction.

B. AIRPORT LIABILITY COVERAGE

1. GENERAL LIABILITY

- a. Bodily Injury limits of \$2,000,000 each occurrence for all damages because of bodily injury sustained by any person(s) as the result of one occurrence.
- b. Property Damage limits of \$2,000,000 for all damages because of property damage sustained by one or more persons or organizations as the result of any one occurrence.

2. HANGAR KEEPERS' LIABILITY

Limit of liability \$2,000,000 for each aircraft, \$2,000,000 for each loss for injury to or destruction of aircraft of others in custody of Lessee for storage or safe keeping.

- 3. The above coverages under 1 and 2 above shall be endorsed to include the Lessor as an additional named insured and shall be so indicated in the Certificate of Insurance.

B. WORKERS COMPENSATION AND EMPLOYERS LIABILITY:

Statutory Workers Compensation and Employers Liability, for the limit of \$100,000. Bodily Injury Each Accident, \$500,000. Bodily Injury by Disease Policy Limit, and \$100,000. Should exposures involve U.S. Federal Longshoremen's Act or

Employers Maritime Liability, prior evidence of insurance shall be submitted for approval by the Owner.

C.

AUTOMOBILE PUBLIC LIABILITY:

All owned vehicles, including hired and non-owned vehicles, with limits not less than: (1) Bodily Injury \$300,000 each person and \$500,000 each occurrence; (2) Property Damage \$500,000 each occurrence. This coverage shall be endorsed to include the Lessor as additional named insured and shall be so indicated in the Certificate of Insurance.

D.

AIRCRAFT LIABILITY INSURANCE:

1. Bodily Injury - excluding passengers; \$500,000 each person; \$2,000,000 each occurrence.
 2. Property Damage - \$2,000,000 each occurrence
 3. Passenger Liability - \$500,000 each person.
- Policy shall include the Lessor as an additional named insured and shall be so indicated on the Certificate of Insurance.

All insurance requirements subject to renew and increase in accordance with prevailing standards every five years. When appropriate, Consumer Price Index (CPI) is applied to the existing rents. Insurance shall, at a minimum, reflect this CPI increase rounded to the next highest \$1,000.00 increment.

MULTIPLE SERVICES

Lessees desiring to engage in two or more commercial aeronautical activities must provide as a minimum the following:

I. LAND

The leasehold for multiple activities shall contain 60,000 square feet of land or cumulative total of individual service requirements, whichever is less to provide space for specific use area requirements established for the service to be offered.

II. BUILDINGS

Lease or construct a building containing 22,500 square feet or total of individual service requirements, whichever is less, to provide properly lighted and heated space for office, public lounge, pilot briefing room and restrooms and aircraft storage. Repair stations must provide minimum shop and hangar space as required by FAA repair shop certification.

III. PERSONNEL

Multiple responsibilities may be assigned to personnel to meet personnel requirements for all activities.

IV. AIRCRAFT

All requirements for aircraft for the specific activities to be engaged in must be provided; however, multiple uses can be made of all aircraft, except aerial applicator aircraft, to meet these

requirements. In order to meet these requirements, however, a minimum of two aircraft must be owned or under the direct control of the Lessee and based on the Lessee's leasehold.

V. EQUIPMENT

All equipment, specifically required for each activity must be provided.

VI. SERVICES

All services specifically required for each activity must be provided during the hours of operation.

VII. HOURS OF OPERATION

The Lessee will adhere to the operating schedule as required for each activity.

VII. INSURANCE REQUIREMENTS

A. GENERAL

1. The Lessee shall obtain and maintain during the life of the Lease, Insurance Policies which shall be issued through Insurance Companies licensed to do business in the State of Louisiana. Evidence of all Insurance Policies covering Insurance Requirements must be furnished to, and approved by the owner including any renewals thereof.
2. To provide evidence of coverages, Standard Certificates of Insurance shall be provided to the Owner prior to commencement of any business operation begins, and shall be signed and

authorized by the Insurance Company covering the risk. Further, the Certificates of Insurance shall specifically name the Board of Commissioners of the Orleans Levee District as additional insured; have and expiration date; and, a provides that the Insurance Company will notify the Orleans Levee Board at least thirty (30) days in advance of any policy changes including cancellation or reduction.

B. AIRPORT LIABILITY COVERAGE

1. GENERAL LIABILITY

- a. Bodily Injury limits of \$2,000,000 each occurrence for all damages because of bodily injury sustained by any person(s) as the result of one occurrence.
- b. Property Damage limits of \$2,000,000 for all damages because of property damage sustained by one or more persons or organizations as the result of any one occurrence.

2. HANGAR KEEPERS' LIABILITY

Limit of liability \$2,000,000 for each aircraft, \$2,000,000 for each loss for injury to or destruction of aircraft of others in custody of Lessee for storage or safe keeping.

- 3. The above coverages under 1 and 2 above shall be endorsed to include the Lessor as an additional named insured and shall be so indicated in the Certificate of Insurance.

B. WORKERS COMPENSATION AND EMPLOYERS LIABILITY:

Statutory Workers Compensation and Employers Liability, for the limit of \$100,000. Bodily Injury Each Accident, \$500,000. Bodily Injury by Disease Policy Limit, and \$100,000. Should exposures involve U.S. Federal Longshoremen's Act or Employers Maritime Liability, prior evidence of insurance shall be submitted for approval by the Owner.

C. AUTOMOBILE PUBLIC LIABILITY:

All owned vehicles, including hired and non-owned vehicles, with limits not less than: (1) Bodily Injury \$300,000 each person and \$500,000 each occurrence; (2) Property Damage \$500,000 each occurrence. This coverage shall be endorsed to include the Lessor as additional named insured and shall be so indicated in the Certificate of Insurance.

D. AIRCRAFT LIABILITY INSURANCE:

1. Bodily Injury - excluding passengers; \$500,000 each person; \$2,000,000 each occurrence.
 2. Property Damage - \$2,000,000 each occurrence
 3. Passenger Liability - \$500,000 each person.
- Policy shall include the Lessor as an additional named insured and shall be so indicated on the Certificate of Insurance.

All insurance requirements subject to renew and increase in accordance with prevailing standards every five years. When appropriate, Consumer Price Index (CPI) is applied to the existing rents. Insurance shall, at a minimum, reflect this CPI increase rounded to the next highest \$1,000.00 increment.

RADIO, INSTRUMENT, PROPELLER REPAIR,

OR OTHER SPECIALTY REPAIR SERVICE

Lessees desiring to provide under this standard must hold and FAA repair station certificate and ratings for the same and provide as a minimum the following:

I. LAND

The leasehold shall contain 10,000 square feet of land for building, private auto parking, paved hangar apron and public paved access walkway.

II. BUILDINGS

Construct or lease building providing 2,500 square feet of properly lighted and heated space to house office, restroom facilities and minimum shop and hangar space as required for FAA repair shop certification. Public telephone.

III. PERSONNEL

One FAA certificated repairman qualified in accordance with the terms of the Repair Station Certificate.

IV. HOURS OF OPERATION

The hours of operation shall be from 8:00 AM to 5:00 PM, five days a week. Radio repair station to provide on-call service during non-operating hours.

V. INSURANCE REQUIREMENTS

A. GENERAL

1. The Lessee shall obtain and maintain during the life of the Lease, Insurance Policies which shall

be issued through Insurance Companies licensed to do business in the State of Louisiana. Evidence of all Insurance Policies covering Insurance Requirements must be furnished to, and approved by the owner including any renewals thereof.

2. To provide evidence of coverages, Standard Certificates of Insurance shall be provided to the Owner prior to commencement of any business operation begins, and shall be signed and authorized by the Insurance Company covering the risk. Further, the Certificates of Insurance shall specifically name the Board of Commissioners of the Orleans Levee District as additional insured; have and expiration date; and, a provides that the Insurance Company will notify the Orleans Levee Board at least thirty (30) days in advance of any policy changes including cancellation or reduction.

B. AIRPORT LIABILITY COVERAGE

1. GENERAL LIABILITY

- a. Bodily Injury limits of \$2,000,000 each occurrence for all damages because of bodily injury sustained by any person(s) as the result of one occurrence.
- b. Property Damage limits of \$2,000,000 for all damages because of property damage sustained by one or more persons or organizations as the result of any one occurrence.

2. HANGAR KEEPERS' LIABILITY

Limit of liability \$2,000,000 for each aircraft, \$2,000,000 for each loss for injury to or destruction of aircraft of others in custody of Lessee for storage or safe keeping.

3. The above coverages under 1 and 2 above shall be endorsed to include the Lessor as an additional named insured and shall be so indicated in the Certificate of Insurance.

B. WORKERS COMPENSATION AND EMPLOYERS LIABILITY:

Statutory Workers Compensation and Employers Liability, for the limit of \$100,000. Bodily Injury Each Accident, \$500,000. Bodily Injury by Disease Policy Limit, and \$100,000. Should exposures involve U.S. Federal Longshoremen's Act or Employers Maritime Liability, prior evidence of Insurance shall be submitted for approval by the Owner.

C. AUTOMOBILE PUBLIC LIABILITY:

All owned vehicles, including hired and non-owned vehicles, with limits not less than: (1) Bodily Injury \$300,000 each person and \$500,000 each occurrence; (2) Property Damage \$500,000 each occurrence. This coverage shall be endorsed to include the Lessor as additional named insured and shall be so indicated in the Certificate of Insurance.

D.

AIRCRAFT LIABILITY INSURANCE:

1. Bodily Injury - excluding passengers; \$500,000 each person; \$2,000,000 each occurrence.
 2. Property Damage - \$2,000,000 each occurrence
 3. Passenger Liability - \$500,000 each person.
- Policy shall include the Lessor as an additional named insured and shall be so indicated on the Certificate of Insurance.

All insurance requirements subject to renew and increase in accordance with prevailing standards every five years. When appropriate, Consumer Price Index (CPI) is applied to the existing rents. Insurance shall, at a minimum, reflect this CPI increase rounded to the next highest \$1,000.00 increment.

SPECIALIZED COMMERCIAL FLIGHT SERVICES

Lessees desiring to engage in the specialized commercial air activities including but not limited to those listed below shall provide as a minimum the following:

Banner towing and aerial advertising; Aerial photography or survey; Fire fighting or fire patrol; Power line or pipe line patrol; Any other operations specifically excluded from Part. 135 of the Federal Aviation Regulations.

I. LAND

Leasehold shall contain 7,000 square feet of land to provide for buildings, aircraft parking and tie downs, private auto parking, paved hangar apron and public paved access walkway.

II. BUILDINGS

Construct or lease 500 square feet of properly heated and lighted floor space for office. Telephone. Restrooms.

III. PERSONNEL

One person have a current Commercial Pilot Certificate with appropriate ratings for the aircraft to be flown. Office to be attended during hours of operation.

IV. AIRCRAFT

One properly certificated aircraft of owned or leased in writing to the Lessee.

V. HOURS OF OPERATION

The operating hours will be from 8:00 AM to 5:00 PM, five days a week.

VI. INSURANCE REQUIREMENTS

A. GENERAL

1. The Lessee shall obtain and maintain during the life of the Lease, Insurance Policies which shall be issued through Insurance Companies licensed to do business in the State of Louisiana. Evidence of all Insurance Policies covering Insurance Requirements must be furnished to, and approved by the owner including any renewals thereof.
2. To provide evidence of coverages, Standard Certificates of Insurance shall be provided to the Owner prior to commencement of any business operation begins, and shall be signed and authorized by the Insurance Company covering the risk. Further, the Certificates of Insurance shall specifically name the Board of Commissioners of the Orleans Levee District as additional insured; have and expiration date; and, a provides that the Insurance Company will notify the Orleans Levee Board at least thirty (30) days in advance of any policy changes including cancellation or reduction.

B. AIRPORT LIABILITY COVERAGE

1. GENERAL LIABILITY

- a. Bodily Injury limits of \$2,000,000 each occurrence for all damages because of bodily injury sustained by any person(s) as the result of one occurrence.
- b. Property Damage limits of \$2,000,000 for all damages because of property damage sustained by one or more persons or organizations as the result of any one occurrence.

2. HANGAR KEEPERS' LIABILITY

Limit of liability \$2,000,000 for each aircraft, \$2,000,000 for each loss for injury to or destruction of aircraft of others in custody of Lessee for storage or safe keeping.

- 3. The above coverages under 1 and 2 above shall be endorsed to include the Lessor as an additional named insured and shall be so indicated in the Certificate of Insurance.

B. WORKERS COMPENSATION AND EMPLOYERS LIABILITY:

Statutory Workers Compensation and Employers Liability, for the limit of \$100,000. Bodily Injury Each Accident, \$500,000. Bodily Injury by Disease Policy Limit, and \$100,000. Should exposures involve U.S. Federal Longshoremen's Act or Employers Maritime Liability, prior evidence of Insurance shall be submitted for approval by the Owner.

C. AUTOMOBILE PUBLIC LIABILITY:

All owned vehicles, including hired and non-owned vehicles, with limits not less than: (1) Bodily Injury \$300,000 each person and \$500,000 each occurrence; (2) Property Damage \$500,000 each occurrence. This coverage shall be endorsed to include the Lessor as additional named insured and shall be so indicated in the Certificate of Insurance.

D. AIRCRAFT LIABILITY INSURANCE:

1. Bodily Injury - excluding passengers; \$500,000 each person; \$2,000,000 each occurrence.
 2. Property Damage - \$2,000,000 each occurrence
 3. Passenger Liability - \$500,000 each person.
- Policy shall include the Lessor as an additional named insured and shall be so indicated on the Certificate of Insurance.

All insurance requirements subject to renew and increase in accordance with prevailing standards every five years. When appropriate, Consumer Price Index (CPI) is applied to the existing rents. Insurance shall, at a minimum, reflect this CPI increase rounded to the next highest \$1,000.00 increment.