



15 South Pennsylvania Avenue
Atlantic City, NJ 08401

APPLICATION FOR CERTIFICATE OF LAND USE COMPLIANCE

(PLEASE PRINT CLEARLY)

Fees: Commercial: \$50.00. Residential: \$32.00*
*Fees in accordance with Resolution 11-60 dated 6/21/11 and Resolution 15-24 dated 3/3/15.
Check or Money Order Payable To "Casino Reinvestment Development Authority". No cash.

BUSINESS NAME: Tropicana Atlantic City Corp. d/b/a Tropicana Casino & Resort

Applicant's Name: Same as above Phone: 609-340-4391
Applicant's Address: Brighton Avenue at the Boardwalk, Atlantic City, NJ 08401
Applicant's Email: bsacco@tropicanaentertainment.com
Applicant's Signature: Stu Zelner

PROPERTY INFORMATION

Street Address: Morris Avenue between Boardwalk & Pacific Ave Unit#
Zoning District: RS-C Block(s) 29 Lot(s) 4&4.01 & Block 30, Lot 1 Qualifier No.
Prior Use (Include total number of units, number of seats if restaurant and /or bar, describe fully):
Air rights over Morris Avenue, and existing Tropicana Casino & Resort
and Chelsea Tower at Tropicana Casino & Resort

Proposed Use (Fully describe proposed use and/or signage, including total number of units; number seats if restaurant and / or bar attach sheets if necessary):
Please see attached Addendum No. 1

CERTIFICATION IN LIEU OF OATH (OWNER OR AGENT)

Owner Section (To be completed by the owner in fee of the property that is the subject of this application.)
Tropicana Atlantic City Corp. d/b/a
Owner's Name: Tropicana Casino & Resort Phone: 609-340-4391
Owner's Address: Brighton Avenue at the Boardwalk, Atlantic City, NJ 08401
Owner's Email: bsacco@tropicanaentertainment.com

I hereby certify that I am the owner in fee of the property that is the subject of this application.

Property Owner's Signature: Stu Zelner Date: 10.20.17

Agent Section (To be completed if owner in fee has authorized an agent for this application.)

Agent's Name: Benjamin Zeltner, Esq.
Agent's Title: Attorney for owner/applicant
Agent's Address: 3030 Atlantic Avenue, Atlantic City, NJ 08401
Agent's Email: bzeltner@levinestaller.com

I hereby certify that I have been authorized by the owner in fee to make this application as his/her agent.

Agent's Signature: [Signature] Date: 10.20.17

Notice: 1) THIS CERTIFICATION MAY NOT BE THE ONLY APPROVAL REQUIRED NOR DOES IT SUBSTITUTE FOR A CERTIFICATE OF NON-CONFORMITY, BUILDING PERMIT, PERMITS REQUIRED IN FLOOD HAZARD AREAS, MERCANTILE LICENSE, LICENSE TO OCCUPY PUBLIC PROPERTY, LICENSE TO OCCUPY THE PUBLIC RIGHT OF WAY OR OTHER STATE AND LOCAL PERMITS. 2) THE AGENT BY THEIR SIGNATURE REPRESENTS THAT THE PROPERTY OWNER HAS GRANTED CONSENT TO THE AGENT TO SIGN ON THEIR BEHALF. 3) THE CERTIFICATE WILL NOT BE ISSUED IF VIOLATIONS OF CHAPTER 163 EXIST. 4) THIS CERTIFICATE IS ISSUED BASED ON TRUE AND ACCURATE INFORMATION BEING PROVIDED BY THE APPLICANT AND MAY BE RESCINDED IF IT IS DETERMINED THAT VIOLATIONS OF CHAPTER 163 EXIST.

FOR OFFICE USE ONLY

Approved _____ Denied _____

Conditions of Approval: Subject to applicant's satisfaction of all applicable requirements of the City of Atlantic City's Land Use Ordinances and regulations and compliance with all Federal, State and Local laws.
See attached Addendum No. 2

Application Number: _____ Fee Received: _____
Date Filed: _____ Date Issued: _____

Authorization: _____

Robert L. Reid, AICP, PP, Land Use Regulation Enforcement Officer

Distribution (City Departments):

Construction Division _____ City Engineer _____ Code Enforcement _____ Fire Department _____
Police Department _____ Mercantile Office _____ Tax Assessor _____ Health Department _____
CDBG Program _____ Other _____

Addendum No. 1 to Application for Certificate of Land Use Compliance of Tropicana Atlantic City Corp. d/b/a Tropicana Casino & Resort

Proposed Use

Construct pedestrian bridge spanning over Morris Avenue connecting Tropicana Casino & Resort to the Chelsea Tower at the Tropicana Casino & Resort as illustrated and set forth on the following plans, survey, correspondence and cost estimate:

1. Letter from Marathon Engineering & Environmental Services, Inc. dated October 23, 2017;
2. Site plan and survey prepared by Marathon Engineering & Environmental Services, Inc. entitled "Tropicana Bridge Connector" consisting of two (2) sheets dated September 14, 2017 with the revisions through October 20, 2017; Drawings Nos. C0101 and C1101;
3. Letter from SOSH dated October 19, 2017;
4. Plan details of the Bridge Columns and curb prepared by SOSH entitled (a) "Plan Details-Column Footing" (one sheet) dated October 19, 2017, Drawing A-501; and (b) "Wall Section" (one sheet) dated October 19, 2017, Drawing A-502.
5. Architectural location, floor and elevation plans prepared by SOSH entitled "Tropicana Bridge Connector" consisting of nine (9) sheets dated July 24, 2017; and
6. Cost Estimate prepared by Marathon Engineering & Environmental Services, Inc. dated October 23, 2017 (one sheet).

Addendum No. 2 to Application for Certificate of Land Use Compliance of Tropicana Atlantic City Corp. d/b/a Tropicana Casino & Resort

Additional Conditions of Approval:

1. This Application is approved in connection with Applicant's companion application to CRDA seeking a minor amendment or revision to final site plan approval pursuant to Section 163-138A of the City of Atlantic City Land Use Ordinance which companion application is also approved by CRDA.
2. Subject to the grant of air rights by the City of Atlantic City over the area described in the metes and bounds legal description attached hereto as Exhibit A.
3. Subject to the grant of a license agreement by the City of Atlantic City for the bridge supports within a portion of the Morris Avenue sidewalk adjacent to Tropicana in the area described in the metes and bounds legal description set forth on Exhibit B attached hereto.
4. Subject to the positing of a performance guaranty in the amount of 120% of the approved cost estimate for site improvements.
5. Subject to the positing of an inspection escrow in the amount of five (5%) percent of the approved cost estimate for the site improvements.

EXHIBIT A

METER AND BOUNDS LEGAL DESCRIPTION OF ADDITIONAL AIR RIGHTS

{00071693}

1. The additional air rights are located in the same parcel as the existing air rights, as shown on the attached map.



MARATHON

Engineering & Environmental Services

WWW.MARATHONCONSULTANTS.COM

**AIR RIGHTS DESCRIPTION for
TROPICANA TO CHELSEA HOTEL PEDESTRIAN BRIDGE FOUNDATION
MORRIS AVENUE BETWEEN PACIFIC AVENUE AND BOARDWALK
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY**

All of that certain lot, tract or parcel of land situated in the City of Atlantic City, County of Atlantic, State of New Jersey and being further described as follows:

Beginning at a point in the Easterly Right of Way Line of Morris Avenue (60.00 feet right of way width); said point being South 27°34'28" East along the said line, a distance of 255.00 feet from the Southeasterly Right of Way Line of Pacific Avenue (60.00 feet right of way width), and continuing thence:

1. South 27°34'28" East along the said line of Morris Avenue, a distance of 20.00 feet to a point; thence
2. South 62°25'32" West, a distance of 60.00 feet to a point in the Westerly Right of Way Line of Morris Avenue; thence
3. North 27°34'28" West along said line, a distance of 20.00 feet to the point; thence
4. North 62°25'32" East, a distance of 60.00 feet to the point and place of **BEGINNING**.

CONTAINING within said License Agreement area 1,200 square feet of land, more or less. The Air Rights are contained vertically with a starting elevation of 56.67 feet, extending 19.00 feet to an elevation of 75.67 feet. Elevations reference the North American Vertical Datum of 1988 (NAVD 88).

This description has been prepared in accordance with a plan prepared by Marathon Engineering & Environmental Services, Inc. entitled "Tropicana Connector Bridge Site Plan," sheet C0101, last revised 09/14/2017.

September 14, 2017

Prepared by:

Steven F. Mervine
Professional Land Surveyor
N.J. License #GS30743

EXHIBIT B

METES AND BOUNDS LEGAL DESCRIPTION OF AREA OF BRIDGE SUPPORTS

{00071693}

1. A portion of the area of the bridge supports is shown on the attached map, which is a true and correct copy of the map on file in the office of the County Clerk of the County of San Diego, California, under the name and number of the map as shown on the map.



MARATHON

Engineering & Environmental Services
WWW.MARATHONCONSULTANTS.COM

LICENSE AGREEMENT DESCRIPTION for
**TROPICANA TO CHELSEA HOTEL PEDESTRIAN BRIDGE FOUNDATION
MORRIS AVENUE BETWEEN PACIFIC AVENUE AND BOARDWALK
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY**

All of that certain lot, tract or parcel of land situated in the City of Atlantic City, County of Atlantic, State of New Jersey and being further described as follows:

Beginning at a point in the Easterly Right of Way Line of Morris Avenue (60.00 feet right of way width); said point being South 27°34'28" East along the said line, a distance of 240.50 feet from the Southeasterly Right of Way Line of Pacific Avenue (60.00 feet right of way width), and continuing thence:

1. South 27°34'28" East along the said line of Morris Avenue, a distance of 36.00 feet to a point; thence
2. South 62°25'32" West, a distance of 9.00 feet to a point within the Right of Way of Morris Avenue; thence
3. North 27°34'28" West parallel to the Morris Avenue Right of Way, a distance of 36.00 feet to the point; thence
4. North 62°25'32" East, a distance of 9.00 feet to the point and place of **BEGINNING**.

CONTAINING within said License Agreement area 324 square feet of land, more or less.

This description has been prepared in accordance with a plan prepared by Marathon Engineering & Environmental Services, Inc. entitled "Tropicana Connector Bridge Site Plan," sheet C0101, last revised 09/14/2017.

September 14, 2017

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