

BENJAMIN ZELTNER
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October 23, 2017

Sent via E-Mail and Hand Delivery

Robert Reid
Land Use Regulation Enforcement Officer
Casino Reinvestment Development Authority
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

Re: Tropicana Pedestrian Sky Bridge
Property:

- (i) Portions of Block 30, Lot 1 (Tropicana South Tower);
- (ii) Portions of Block 29, Lot 4 (Chelsea Tower formerly The Chelsea);
- (iii) Block 29, Lot 4.01 (Air Rights over Morris Avenue previously vacated by the City of Atlantic City);
- (iv) Air Rights above the Air Rights at Block 29, Lot 4.01; and
- (v) Portions of Morris Avenue Sidewalk

Dear Mr. Reid:

In response to the October 13, 2017 Review Letter of William M. England, P.E., PP, CME, of ARH Associates, CRDA's engineer, I am enclosing the following addressing Mr. England's review comments numbered 2-7, inclusive:

1. Three (3) sets (and a CD) of a letter dated October 23, 2017 from Marathon Engineering & Environmental Services together with plans and cost estimate referenced in said letter addressing Mr. England's Review Comments Nos. 2-5 and 7; and
2. Three (3) sets (and a PDF copy) of a letter dated October 19, 2017 from SOSH together with plans referenced in said letter addressing Mr. England's Review Comment No. 6.

As to Mr. England's review comment # 8 (submit all final documents and approved resolutions from the City for the structures that will occupy the City's right-of-way), as such documents and resolutions may only be sought by Tropicana following receipt of CRDA's approval of Tropicana's application and recommendations by CRDA

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to the City, we request that this review comment be made a condition of any approval granted by CRDA.

Per our discussion on October 19, 2017, I am enclosing for filing an original and two (2) copies (and a PDF copy) of a revised Application for a Certificate of Land Use Compliance.

In light of the foregoing, we request that CRDA (a) approve the Certificate of Land Use Compliance, (b) grant administrative approval to Tropicana's application seeking a minor amendment to the 1987 site plan approval in accordance with Section 163-138A of the City of Atlantic City Land Use and Development Ordinance, and (c) provide a letter recommending to the City that (1) the City vacate the additional air rights necessary to accommodate the proposed bridge, the location of such air rights is set forth on the metes and bounds legal description attached hereto as Exhibit A (this was Exhibit C to Tropicana's Project Narrative submitted in connection with its application), and (2) the City grant a license to Tropicana for the bridge supports, the location of which is set forth in the metes and bounds legal description attached hereto as Exhibit B (this was Exhibit D to the said Project Narrative).

It would be most appreciated if such approval and letter be issued on or before October 30, 2017 in order that Tropicana may apply to the City for the said additional air rights and license at its next City Council meeting in November.

I am providing a courtesy copy of this letter and the enclosures to Mr. England.

Thank you very much for your attention and courtesies

Very truly yours,


Benjamin Zeltner

BZ/mb

Enclosures

- c/ William M. England, P.E., PP, CME (via overnight delivery)
- c/ Atlantic City Planning Dept.(via regular mail)
- Atlantic City Engineering Dept. (via regular mail)
- c/ (via e-mail) (correspondence, cost estimate and application)
- William Salerno, AIA
- Jason Sciuillo, PE, PP
- Ian Jerome, PP
- Bessie A. Sacco, VP Legal & Regulatory Affairs
- Stephen Callender, General Manager
- Alan Rivin, Vice President

EXHIBIT A

METER AND BOUNDS LEGAL DESCRIPTION OF ADDITIONAL AIR RIGHTS

EXHIBIT B

METES AND BOUNDS LEGAL DESCRIPTION OF AREA OF BRIDGE SUPPORTS

EXHIBIT A

METER AND BOUNDS LEGAL DESCRIPTION OF ADDITIONAL AIR RIGHTS



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



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

Prepared by:

Steven F. Mervine
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