

**SCHEDULE B**  
**PROJECT DESCRIPTION; CONCEPT PLAN**

The Project will be comprised of the development of three (3) adjacent mixed-use residential buildings containing a number of residential units to be finally determined by Developer in connection with obtaining all required approvals for the Project, with a mix of studios and 1- and 2-bedroom apartments, along with parking and ground floor courtyards. It is estimated that the Project will contain approximately 100 residential units, however to the extent Developer obtains land use approval for a different number of residential units for the Project, the land use approval shall control.

The Project, designed by Joe Antunovich, Julian Looney, and Sean Kilby of Antunovich Associates, includes a complete renovation of the existing Tate House building located at 20 S. Tennessee Avenue (Block 143, Lot 3). The existing building will be transformed into 14 new residential units. The Developer is also currently under contract to purchase the boarding home known as 1401 Memorial Avenue on the same block. Additionally, the Developer is seeking to purchase the adjacent 3-story buildings to the North and South of the existing Tate House and plans to redevelop those properties along with the existing Tate House building for new residential units that will all be connected by a wing at the rear of the buildings. The three (3) residential buildings, as currently contemplated, will be designed to maintain the existing look and feel with the use of brick and metal panel throughout.

The Developer recently purchased the New York Avenue parking garage on the same block to provide parking for the Project. The existing surface parking lots belonging to 20 S. Tennessee Avenue will be incorporated into the design for the Project.

*[Concept plan to be attached on following page]*

**SCHEDULE C**  
**PROJECT BUDGET**

The currently proposed Project development budget is \$9,341,194 comprised of 88.43% hard costs (\$8,260,346), 9.54% soft costs (\$891,348), and 2.03% land and financing costs (\$189,500). Final costs will be determined based upon final approval of the design for the Project. The Developer is not seeking any financial subsidies from the Authority, but for the Project to be sustainable as a privately financed development, the Developer will assume ownership of 20 S. Tennessee Avenue from the Authority in as-is condition for \$50,000 consideration.

*See attached.*

**SCHEDULE D**  
**PROJECT SCHEDULE**

<b>MILESTONE</b>	<b>DEADLINE</b>
Closing on Transfer of Property	OCTOBER 14, 2022, or such other closing date as determined in accordance with the Purchase and Sale Agreement
Submission of Land Use and Site Plan Application to the Authority	NOVEMBER 30, 2022
Finalize Permitting and Engineering	FEBRUARY 28, 2023
Commence Construction	APRIL 1, 2023
Complete Construction (as evidenced by a final Certificate of Occupancy)	MARCH 31, 2026

The Parties acknowledge that the dates set forth in this Project Schedule are outside dates and shall in no way prohibit the Developer from completing the actions set forth herein prior to the respective deadlines, and may be subject to reasonable extensions based on circumstances related to obtaining necessary approvals for the Project and other construction related delays, provided that Developer demonstrates to the reasonable satisfaction of the Authority that the Developer has been diligent and in spite of such diligence is unable to meet a deadline set forth herein.

**SCHEDULE E**  
**PROFORMA**

*See attached.*

**SCHEDULE F**  
**HEARING OFFICER REPORT**

*To be attached following project review before the Authority's Land Use Board.*

**SCHEDULE G**  
**MANDATORY AFFIRMATIVE ACTION AND PROHIBITION ON DISCRIMINATION**  
**REQUIREMENTS**

*See attached.*

**SCHEDULE H**  
**EXECUTIVE ORDER 151**

*See attached.*

## AMENDMENT TO DEVELOPMENT AGREEMENT DOUGLAS DEVELOPMENT CORPORATION

**THIS AMENDMENT TO DEVELOPMENT AGREEMENT ("Amendment")** is made this 11th day of December 2023 by and between, **CASINO REINVESTMENT DEVELOPMENT AUTHORITY**, a public body established in, but not of, the Department of Treasury of the State of New Jersey (which, together with any successor public body or officer hereinafter designated by or pursuant to law, is hereinafter referred to as the "**Authority**"), having its offices at 15 South Pennsylvania Avenue, Atlantic City, New Jersey 08401, and **DOUGLAS DEVELOPMENT CORPORATION**, a corporation of the District of Columbia, having its address at 655 New York Avenue, Suite 830, Washington, DC 20001 together with its successors and assigns, the "**Developer**", together with the Authority, the "**Parties**"; each individually a "**Party**".

**WHEREAS**, the Parties entered into an agreement titled, "**Development Agreement**" by and between the Authority and Developer, dated August 18, 2022 (the "**Agreement**" regarding the development and construction of the Project on the Property. Pursuant to the Agreement, the Developer must use the Property in accordance with the uses approved by the Authority, final construction plan, all governmental approvals, and applicable Law; and

**WHEREAS**, Developer seeks to extend the date in the Project Schedule to submit the land use and site plan application to the Authority; and

**WHEREAS**, in consideration of the Developer's request, the Authority has agreed to modify the date to submit the land use and site plan application.

**NOW, THEREFORE**, in consideration of the promises, the mutual obligations contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each of the Parties, the Parties do hereby covenant and agree, each with the other as follows:

1. **Project Schedule**. The timeline attached hereto shall replace Schedule "D" in the Agreement.
2. Except as amended and supplemented per this Amendment, all the terms of the Agreement shall remain in full force and effect.
3. Capitalized terms used in this Amendment shall have the same meaning as used in the Agreement.



IN WITNESS WHEREOF, the Authority has caused this Agreement to be duly executed in its name and on its behalf by its Board of Directors, and its seal to be hereunto duly affixed and attested, and the Developer has caused this Agreement to be duly executed in its name and on its behalf by its Authorized Signatory, on or as of the Day first above written.

ATTEST:

**CASINO REINVESTMENT DEVELOPMENT  
AUTHORITY**, an authority created by the State  
of New Jersey

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: Sean M. Pattwell  
Title: Executive Director

STATE OF NEW JERSEY       )  
  ) SS:  
COUNTY OF ATLANTIC       )

**BE IT REMEMBERED**, that on April \_\_\_\_, 2023, before me, the subscriber, a Notary Public of the State of New Jersey, personally appeared **SEAN M. PATTWELL** who, being by me duly sworn on his oath, deposes and makes proof to my satisfaction, that he is the Executive Director of **CASINO REINVESTMENT DEVELOPMENT AUTHORITY**, an authority created by the State of New Jersey, and the body corporate and politic named in the within instrument; that the execution, as well as the making of this instrument, has been duly authorized by a proper resolution of the Board of Directors of the body corporate and politic; that deponent well knows the seal of the body corporate and politic; and that the seal affixed to said instrument (if affixed) is the proper corporate seal and was thereto affixed and said instrument signed and delivered by **SEAN M. PATTWELL**, the Executive Director, as and for the voluntary act and deed of said body corporate and politic, in presence, who thereupon subscribed his name thereto as attesting witness. .

Sworn and subscribed to before me  
this \_\_ Day of \_\_\_\_, 2023

\_\_\_\_\_  
Notary Public of the State of NJ  
My Commission Expires \_\_\_\_

WITNESS:

DOUGLAS DEVELOPMENT CORPORATION

By: [Signature]

By: [Signature]

Name:

Title:

DOUGLAS JEMAL  
PRESIDENT

DISTRICT OF COLUMBIA) SS:

BE IT REMEMBERED, that on December 11 2023, before me, the subscriber, a Notary Public of the District of Columbia, personally appeared Douglas Jemal who, being by me duly sworn on his oath, deposes and makes proof to my satisfaction, that he is and Authorized Signatory of **DOUGLAS DEVELOPMENT CORPORATION**, a corporation of the District of Columbia, the entity named in the within Instrument and that he signed, sealed and delivered the attached document as and for his act and deed and as the authorized act and deed of **DOUGLAS DEVLEOPMENT CORPORATION**.

Sworn and subscribed to before me  
this 11 Day of December 2023

[Signature]

Notary Public of the District of  
Columbia

My Commission Expires 11/30/2026



**SCHEDULED**  
**PROTECT SCHEDULE**  
**Amended December 2023**

<b><u>MILESTONE</u></b>	<b><u>DEADLINE</u></b>
Submission of Land Use and Site Plan Application to the Authority	May 30, 2024
Closing on Transfer of Property	August 31, 2022, or such other closing date as determined in accordance with the Purchase and Sale Agreement
Finalize permitting and Engineering	August 31, 2024
Commence Construction	October 1, 2024
Complete Construction (as evidenced by a temporary or final Certificate of Occupancy)	September 30, 2027

The Parties acknowledge that the date set forth in this Project Schedule are outside dates and shall in no way prohibit the Developer from completing the actions set forth herein prior to the respective deadline .

## SECOND AMENDMENT TO DEVELOPMENT AGREEMENT

THIS ~~SECOND AMENDMENT TO DEVELOPMENT AGREEMENT~~ ("Second Amendment") is made this 2<sup>nd</sup> day of January, 2024 by and between, the **CASINO REINVESTMENT DEVELOPMENT AUTHORITY**, a public body established in, but not of, the Department of Treasury of the State of New Jersey (which, together with any successor public body or officer hereinafter designated by or pursuant to law, is hereinafter referred to as the "Authority"), having its offices at 15 South Pennsylvania Avenue, Atlantic City, New Jersey 08401, and **DOUGLAS DEVELOPMENT CORPORATION**, a corporation of the District of Columbia, having its address at 655 New York Avenue, Suite 830, Washington, DC 20001 (together with its successors and assigns, the "Developer", together with the Authority, the "Parties"; each individually a "Party").

**WHEREAS**, the Parties entered into an agreement titled, "**Development Agreement**" by and between the Authority and Developer, dated August 18, 2022 (the "**Agreement**") regarding the development and construction of the Project on the Property. Pursuant to the Agreement, the Developer must use the Property in accordance with the uses approved by the Authority, final construction plans, all governmental approvals, and applicable Law; and

**WHEREAS**, pursuant to a request of Developer, the Parties entered into an Amendment to the Developer's Agreement dated April 5, 2023, to extend the Project Schedule as follows:

	<b>Developer's Agreement</b>	<b><u>April 2023 Amendment</u></b>
Closing on Transfer of Property	Closed: 10-15-22	N/A
Submission of LU and Site Plan App.	November 30, 2022	May 30, 2023
Finalize Permitting and Engineering	February 28, 2023	August 31, 2023
Commencement of Construction	April 1, 2023	October 1, 2023
Complete Construction	March 31, 2026	September 30, 2026

; and

**WHEREAS**, Developer, by letter dated December 18, 2023, (attached as Exhibit A) has reported its efforts undertaken towards the Project, including a pending application for a grant from the NJEDA, and seeks to further extend the date in the Project Schedule to submit the land use and site plan application to the Authority; and

**WHEREAS**, in consideration of the Developer's request, the Authority has agreed to modify the date to submit the land use and site plan application and each of the project deadlines thereafter as set forth in Schedule D-Amended December 2023 attached hereto.

**NOW, THEREFORE**, in consideration of the promises, the mutual obligations contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each of the Parties, the Parties do hereby covenant and agree, each with the other as follows:

1. **Project Schedule**. The timeline entitled "Schedule D-December 2023" attached hereto shall replace "Schedule D" in the Agreement and "Schedule D-April 2023".
2. Except as amended and supplemented per this Amendment, all the terms of the Agreement shall remain in full force and effect.
3. Capitalized terms used in this Amendment shall have the same meaning as used in the Agreement.

**IN WITNESS WHEREOF**, the Authority has caused this Second Amendment to the Developer's Agreement to be duly executed in its name and on its behalf by its Board of Directors, and its seal to be hereunto duly affixed and attested, and the Developer has caused this Agreement to be duly executed in its name and on its behalf by its Authorized Signatory, on or as of the Day first above written.

**[SIGNATURES APPEAR ON NEXT PAGE]**

**CASINO REINVESTMENT DEVELOPMENT  
AUTHORITY**, an authority created by the State of NJ

By:

By:

Name: Martha Y. Moore  
Title: Executive Director

STATE OF NEW JERSEY )  
 ) SS:  
COUNTY OF ATLANTIC )

**BE IT REMEMBERED**, that on Jan 2 2024, before me, the subscriber, a Notary Public of the State of New Jersey, personally appeared \_\_\_\_\_ who, being by me duly sworn on his oath, deposes and makes proof to my satisfaction, that he is the Executive Director of **CASINO REINVESTMENT DEVELOPMENT AUTHORITY**, an authority created by the State of New Jersey, and the body corporate and politic named in the within instrument; that the execution, as well as the making of this instrument, has been duly authorized by a proper resolution of the Board of Directors of the body corporate and politic; that deponent well knows the seal of the body corporate and politic; and that the seal affixed to said instrument (if affixed) is the proper corporate seal and was thereto affixed and said instrument signed and delivered by \_\_\_\_\_, the Executive Director, as and for the voluntary act and deed of said body corporate and politic, in presence, who thereupon subscribed his name thereto as attesting witness.

Sworn and subscribed to before me  
this 9 Day of Jan, 2029

Notary Public of the State of NJ  
My Commission Expires

**PATRICIA E BATTIPAGLIA**  
**Notary Public - State of New Jersey**  
**My Commission Expires Aug 31, 2025**

WITNESS:

DOUGLAS DEVELOPMENT CORPORATION

By: [Signature]

By: [Signature]

Name:  
Title:

DOUGLAS JEMAL  
PRESIDENT

DISTRICT OF COLUMBIA ) SS:

BE IT REMEMBERED, that on December 11 2023, before me, the subscriber, a Notary Public of the District of Columbia, personally appeared Douglas Jemal who, being by me duly sworn on his oath, deposes and makes proof to my satisfaction, that he is and Authorized Signatory of **DOUGLAS DEVELOPMENT CORPORATION**, a corporation of the District of Columbia, the entity named in the within Instrument and that he signed, sealed and delivered the attached document as and for his act and deed and as the authorized act and deed of **DOUGLAS DEVLEOPMENT CORPORATION**.

Sworn and subscribed to before me  
this 11 Day of December 2023

[Signature]  
Notary Public of the District of  
Columbia

My Commission Expires 11/30/2026



**SCHEDULE D**  
**PROJECT SCHEDULE**  
**Second Amendment**  
**Amended December 2023**

<b><u>MILESTONE</u></b>	<b><u>DEADLINE</u></b>
Submission of Land Use and Site Plan Application to the Authority	May 30, 2024
Closing on Transfer of Property	August 31, 2022, or such other closing date as determined in accordance with the Purchase and Sale Agreement
Finalize permitting and Engineering	August 31, 2024
Commence Construction	October 1, 2024
Complete Construction (as evidenced by a temporary or final Certificate of Occupancy)	September 30, 2027

The Parties acknowledge that the dates set forth in this Project Schedule are outside dates and shall in no way prohibit the Developer from completing the actions set forth herein prior to the respective deadlines.



**EXHIBIT A**



## DOUGLAS DEVELOPMENT CORPORATION

December 18, 2023

NJ Casino Reinvestment Development Authority  
15 South Pennsylvania Ave  
Atlantic City, New Jersey 08401

To Whom It May Concern:

This letter is to request an extension to the existing Development Agreement amended on April 5<sup>th</sup>, 2023 between Casino Reinvestment Development Authority and Douglas Development Corporation.

This agreement was initially entered into on August 18, 2022 and subsequently amended on April 5, 2023. The Developer, Douglas Development Corporation, has contracted with MODE Architects, SBC Engineers and AW Ponzio as the design team of record. The consultants have developed schematic level documentation for the project at this time, converting and restoring the existing building into new, market-rate apartments. As a team we have developed a financing package that is currently in the market for financing opportunities. In addition, the team has applied for a grant from NJEDA, and is currently awaiting feedback.

Capital markets and the current construction financing environment present significant headwinds. As an organization we must analyze and understand the construction financing options presented to us, and this effort takes time.

We respectfully request an extension of the Development Agreement pursuant to Exhibit D.

Sincerely,

Phillip A. Gardiner  
Director of Development

### THIRD AMENDMENT TO DEVELOPMENT AGREEMENT

THIS **THIRD AMENDMENT TO DEVELOPMENT AGREEMENT** ("Third Amendment") is made this 18<sup>th</sup> day of March, 2025 by and between, the **CASINO REINVESTMENT DEVELOPMENT AUTHORITY**, a public body established in, but not of, the Department of Treasury of the State of New Jersey (which, together with any successor public body or officer hereinafter designated by or pursuant to law, is hereinafter referred to as the "Authority"), having its offices at 15 South Pennsylvania Avenue, Atlantic City, New Jersey 08401, and **DOUGLAS DEVELOPMENT CORPORATION**, a corporation of the District of Columbia, having its address at 655 New York Avenue, Suite 830, Washington, DC 20001 (together with its successors and assigns, the "Developer", together with the Authority, the "Parties"; each individually a "Party").

**WHEREAS**, the Parties entered into an agreement titled, "**Development Agreement**" by and between the Authority and Developer, dated August 18, 2022 (the "**Agreement**") regarding the development and construction of the Project on the Property. Pursuant to the Agreement, the Developer must use the Property in accordance with the uses approved by the Authority, final construction plans, all governmental approvals, and applicable Law; and

**WHEREAS**, pursuant to a request of Developer, the Parties entered into an Amendment to the Developer's Agreement dated April 5, 2023, to extend the Project Schedule as follows:

	<b>Developer's Agreement</b>	<b><u>April 2023 Amendment</u></b>
Closing on Transfer of Property	Closed: 10-15-22	N/A
Submission of LU and Site Plan App.	November 30, 2022	May 30, 2023
Finalize Permitting and Engineering	February 28, 2023	August 31, 2023
Commencement of Construction	April 1, 2023	October 1, 2023
Complete Construction	March 31, 2026	September 30, 2026

; and

**WHEREAS**, Developer, by letter dated December 18, 2023, reported its efforts undertaken towards the Project, including a pending application for a grant from the NJEDA, and seeks to further extend the date in the Project Schedule to submit the land use and site plan application to the Authority; and

**WHEREAS**, in consideration of the Developer's request, the Authority agreed to modify the date to submit the land use and site plan application and each of the project deadlines and the Parties entered into a Second Amendment to the Developer's Agreement dated January 2, 2024, to extend the Project Schedule as follows:

	<b><u>January 2024 2nd Amendment</u></b>
Closing on Transfer of Property	Closed 10-15-22
Submission of LU and Site Plan App.	May 30, 2024
Finalize permitting and Engineering	August 31, 2024
Commence Construction	October 1, 2024
Complete Construction (as evidenced by a Temporary or final Certificate of Occupancy)	September 30, 2027

; and

**WHEREAS**, Developer, by letter dated March 3, 2025 (attached hereto as Exhibit A), requested a further amendment to the Agreement to further extend the dates set forth in the Project Schedule and advised that the Developer was recently awarded and accepted a grant from the NJEDA under the Activation, Revitalization, and Transformation (A.R.T.) Program for the Project. Developer represents it will be prepared to make application to the CRDA Land Use Regulation and Enforcement Division within 90 days; and

**WHEREAS**, in consideration of the Developer's request, the Authority agrees to modify the project deadlines in this Third Amendment to the Developer's Agreement; and

**NOW, THEREFORE**, in consideration of the promises, the mutual obligations contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each of the Parties, the Parties do hereby covenant and agree, each with the other as follows:

1. Project Schedule. The timeline entitled "Schedule D-Third Amendment-March 2025" attached hereto shall replace "Schedule D" in the Agreement and "Schedule D-April 2023" and Schedule D-December 2023".
2. Except as amended and supplemented per this Amendment, all the terms of the Agreement shall remain in full force and effect.
3. Capitalized terms used in this Amendment shall have the same meaning as used in the Agreement.

**IN WITNESS WHEREOF**, the Authority has caused this Third Amendment to the Developer's Agreement to be duly executed in its name and on its behalf by its Board of Directors, and its seal to be hereunto duly affixed and attested, and the Developer has caused this Agreement to be duly executed in its name and on its behalf by its Authorized Signatory, on or as of the Day first above written.

**[SIGNATURES APPEAR ON NEXT PAGE]**

By: Bakpali

By: Eric Scheffley  
Name: Eric Scheffley  
Title: Executive Director

**BE IT REMEMBERED**, that on March 18 2025, before me, the subscriber, a Notary Public of the State of New Jersey, personally appeared Eric Scheffler who, being by me duly sworn on his oath, deposes and makes proof to my satisfaction, that he is the Executive Director of **CASINO REINVESTMENT DEVELOPMENT AUTHORITY**, an authority created by the State of New Jersey, and the body corporate and politic named in the within instrument; that the execution, as well as the making of this instrument, has been duly authorized by a proper resolution of the Board of Directors of the body corporate and politic; that deponent well knows the seal of the body corporate and politic; and that the seal affixed to said instrument (if affixed) is the proper corporate seal and was thereto affixed and said instrument signed and delivered by Eric Scheffler, the Executive Director, as and for the voluntary act and deed of said body corporate and politic, in presence, who thereupon subscribed his name thereto as attesting witness.

this 18 Day of March, 2025  
D. B. Beldyasha  
 Notary Public of the State of NJ  
 My Commission Expires 8-31-25

PATRICIA E BATTIPAGLIA  
Notary Public - State of New Jersey  
My Commission Expires Aug 31, 2025

WITNESS:

DOUGLAS DEVELOPMENT CORPORATION

By: \_\_\_\_\_

By: \_\_\_\_\_

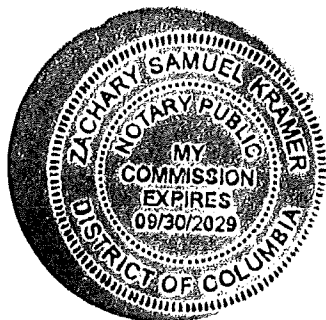
Name:

Title:

DISTRICT OF COLUMBIA ) SS:

BE IT REMEMBERED, that on March 18<sup>th</sup> 2025, before me, the subscriber, a Notary Public of the District of Columbia, personally appeared Douglas Jemal who, being by me duly sworn on his oath, deposes and makes proof to my satisfaction, that he is and Authorized Signatory of **DOUGLAS DEVELOPMENT CORPORATION**, a corporation of the District of Columbia, the entity named in the within Instrument and that he signed, sealed and delivered the attached document as and for his act and deed and as the authorized act and deed of **DOUGLAS DEVLEOPMENT CORPORATION**.

Sworn and subscribed to before me  
this 18<sup>th</sup> Day of March 2025



\_\_\_\_\_  
Notary Public of the District of Columbia  
My Commission Expires 9/30/2029

**EXHIBIT A**



1301 Atlantic Avenue  
Midtown Building, Suite 400  
Atlantic City, NJ 08401 7212  
Tel 609.348.4515 Fax 609.348.6834  
WWW.FOXROTHSCILD.COM

RECEIVED  
MAR 05 2025  
BY: .....

BRIDGET A. SYKES  
Direct No: 609.572.2257  
Email: BSykes@FoxRothschild.com

March 3, 2025

**VIA EMAIL & REGULAR MAIL**

Sharon Dickerson, Esq.  
General Counsel  
NJ Casino Reinvestment Development Authority  
15 South Pennsylvania Avenue  
Atlantic City, NJ 08401

Re: Request for Amendment to Development Agreement between CRDA and Jemal's Tate L.L.C., for Property located at 20 S. Tennessee Avenue, Block 147, Lot 3 ("Property")

Dear Ms. Dickerson:

The undersigned represents Jemal's Tate L.L.C. ("Developer"), relative to the development of the Property. Developer's affiliate, Douglas Development Corporation, entered into a Development Agreement with the CRDA dated August 18, 2022 (the "Agreement"), pursuant to which the CRDA would convey the Property and Developer would redevelop the existing improvements on the Property in accordance with the terms of the Agreement (the "Project").

Developer acquired the Property from the CRDA by Deed dated October 21, 2022, in accordance with the Agreement. Subsequently, the CRDA and Developer entered into amendments to the Agreement on April 5, 2023, and January 2, 2024 (the "First Amendment" and "Second Amendment" respectively) pursuant to which the Project Schedule for completion of the Project was extended due to delays in Developer's ability to complete the Project beyond Developer's control.

Please accept this correspondence as a request for further amendment to the Agreement to further extend the dates set forth in the Project Schedule. Since the date of the Second Amendment, Developer has continued to pursue a grant from the New Jersey Economic Development Authority ("NJEDA"). Developer was recently awarded and accepted a grant from the NJEDA under the Activation, Revitalization, and Transformation (A.R.T.) Program for the Project which is critical funding for the completion of the Project.

A Pennsylvania Limited Liability Partnership

California Colorado Delaware District of Columbia Florida Georgia Illinois Massachusetts Minnesota Missouri  
Nevada New Jersey New York North Carolina Oklahoma Pennsylvania South Carolina Texas Washington  
168746519





March 3, 2025  
Page 2

Developer's architect, MODE Architects, has completed architectural plans for the Project. Developer's surveyor and engineer, Arthur Ponzio Co., is completing the site plan submission required for NJDEP and CRDA land use approvals.

At this time, Developer is prepared to make an application to the Land Use Regulation and Enforcement Division of the CRDA within 90 days of the date hereof which will include the redevelopment of the Property and the adjacent property located at 14 S. Tennessee Avenue. Developer requests that the Project Schedule to the Agreement be adjusted accordingly.

Thank you for your time and attention to this matter. Should you need anything further to process this request please contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Bridget A. Sykes", with a long horizontal flourish extending to the right.

Bridget A. Sykes  
BS/bs  
Enclosures

**SCHEDULE D**  
**PROJECT SCHEDULE**  
**Third Amendment**  
**Amended March 2025**

<b><u>MILESTONE</u></b>	<b><u>DEADLINE</u></b>
Submission of Land Use and Site Plan Application to the Authority	June 30, 2025
Closing on Transfer of Property	August 31, 2022, or such other closing date as determined in accordance with the Purchase and Sale Agreement
Finalize permitting and Engineering	November 30, 2025
Commence Construction	January 1, 2026
Complete Construction (as evidenced by a temporary or final Certificate of Occupancy)	December 31, 2027

The Parties acknowledge that the dates set forth in this Project Schedule are outside dates and shall in no way prohibit the Developer from completing the actions set forth herein prior to the respective deadlines.



Google Earth, September 2023



Google Earth, September 2023

View from North Tennessee



Google Earth, September 2023

View from South Tennessee





Google Earth, September 2023

View of Parking Lot south of Building



Google Earth, October 2019

View from Central Avenue



**Atlantic County  
Document Summary Sheet**

ATLANTIC COUNTY CLERK

5901 MAIN ST

MAYS LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ  
JOSEPH J. GIRALO, COUNTY CLERK  
RECORDED 12/08/2022 10:34:06  
RCPT # 1696259 RECD BY E-RECORD  
NAME FEE  
RECORDING FEES 100.00  
INSTRUMENT# 2022065928  
VOL 15358 PAGE 1 OF 9

**Official Use Only**

**Transaction Identification Number**

6407508

7781282

**Submission Date(mm/dd/yyyy)**

11/07/2022

**No. of Pages (excluding Summary Sheet)**

7

**Recording Fee (excluding transfer tax)**

\$100.00

**Realty Transfer Tax**

\$0.00

**Total Amount**

\$100.00

**Document Type**

DEED-TOTAL EXEMPTION FROM RTF

**Municipal Codes**

ATLANTIC CITY

01

**Batch Type** L2 - LEVEL 2 (WITH IMAGES)

**Return Address** (for recorded documents)

SURETY TITLE COMPANY  
11 EVES DRIVE, SUITE 150  
MARLTON, NJ 08053

499730

**Additional Information (Official Use Only)**

**\* DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.  
RETAIN THIS PAGE FOR FUTURE REFERENCE.**





**Atlantic County  
Document Summary Sheet**

DEED-TOTAL EXEMPTION FROM RTF	Type	DEED-TOTAL EXEMPTION FROM RTF				
	Consideration	\$50,000.00				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	10/13/2022				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		CASINO REINVESTMENT DEVELOPMENT AUTHORITY				
	GRANTEE	Name			Address	
		JEMALS TATE LLC			37 COURT STREET, FREEHOLD, NJ 07728	
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
		01	147	3		01

**\* DO NOT REMOVE THIS PAGE.  
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.  
RETAIN THIS PAGE FOR FUTURE REFERENCE.**

## **DEED**

**RECORD & RETURN TO:**

Plotkin, Williamowsky & Pillay, PLLC  
4725 Wisconsin Avenue, N.W., Suite 250  
Washington, DC 20016  
Attn: Lane H. Plotkin, Esq.

Prepared by:

Jennifer Harrison, Esq.

This Deed is made as of October 13, 2022, and delivered on October 21, 2022,

**BETWEEN**

**CASINO REINVESTMENT DEVELOPMENT AUTHORITY**, a public body established in, but not of, the Department of the Treasury of the State of New Jersey, having an address at 15 South Pennsylvania Avenue, Atlantic City, NJ 08401, referred to as the Grantor,

**AND**

**JEMAL'S TATE L.L.C.**, a New Jersey limited liability company, having its address at 37 Court Street, Freehold, New Jersey 07728, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of FIFTY THOUSAND AND 00/100 DOLLAR (\$50,000.00).

**Tax Map Reference.** (*N.J.S.A. 46:15-2.1*) Block 147, Lot 3 municipality of Atlantic City, County of Atlantic, State of New Jersey (the "Property").

**Property.** The Property consists of the land in the municipality of Atlantic City, County of Atlantic and State of New Jersey described on Exhibit "A" attached hereto and specifically:

**BEING** the same premises conveyed to Grantor by deed from John Brooks Recovery Center, a New Jersey Nonprofit Corporation, successor by name change from Narcotic Addicts Rehabilitation Center Organization, Inc., and Institute for Human Development, dated 12/21/2020, recorded 1/25/2021, in the Atlantic County Clerk/Register's Office as Deed Book Instrument No. 2021004755, Volume 14931.

Being the same land and premises that became vested in Institute for Human Development, a Nonprofit Corporation of New Jersey by deed from Dennis M. Tuohy and

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

File No.: 147453RK-01

**ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in Atlantic City, Atlantic County, and State of New Jersey being more particularly described as follows:**

**Beginning at a point in the westerly line of Tennessee Avenue (50.00 feet wide) said point being distant 220.00 feet north of the northerly line of Pacific Avenue (60.00 feet wide) and extending from said beginning point; thence**

- 1. South 62 degrees 32 minutes 00 seconds West, parallel with Pacific Avenue, a distance of 100.00 feet; thence**
- 2. North 27 degrees 28 minutes 00 seconds West, parallel with Tennessee Avenue a distance of 50.00 feet; thence**
- 3. South 62 degrees 32 minutes 00 seconds West, parallel with Pacific Avenue, a distance of 25.00 feet; thence**
- 4. North 27 degrees 28 minutes 00 seconds West, parallel with Tennessee Avenue a distance of 110.00 feet to the southerly line of Central Avenue (20.00 feet wide); thence**
- 5. North 62 degrees 32 minutes 00 seconds East, in and along the southerly line of Central Avenue, a distance of 25.00 feet; thence**
- 6. South 27 degrees 28 minutes 00 seconds East, parallel with Tennessee Avenue, a distance of 45.00 feet; thence**
- 7. North 62 degrees 32 minutes 00 seconds East, parallel with Pacific Avenue, a distance of 100.00 feet to the westerly line of Tennessee Avenue; thence**
- 8. South 27 degrees 28 minutes 00 seconds East, in and along the westerly line of Tennessee Avenue, a distance of 115.00 feet to the point and place of Beginning.**

**FOR INFORMATIONAL PURPOSES ONLY:  
BEING premises No. 20 S. Tennessee Avenue.**

**BEING Tax Block: 147, Tax Lot: 3**

Catherine A. Tuohy, husband and wife, dated April 4, 2000, recorded April 13, 2000 in the Atlantic County Clerk's Office in Deed Book 6667 page 19.

Institute for Human Development changed their name to John Brooks Recovery Center on May 18, 2007.

**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property other than matters of record. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**Grantor's Right of Reverter.** This Deed is subject to the Grantor's right of reverter and re-vesting upon the occurrence of a Developer Event of Default, as set forth in that certain Development Agreement by and between the Casino Reinvestment Development Agency and Douglas Development Corporation dated August 18, 2022 and supplemented by that certain Addendum to Development Agreement Guaranty dated October 18, 2022 (collectively, referred to as the "Development Agreement"), that cannot be cured or is not cured within the applicable time period set forth in the Development Agreement. Upon such occurrence, title to the Property and any improvements thereon shall revert back to the Grantor, on notice from the Grantor to the Grantee, in accordance with the terms set forth in Section 5.04 of the Development Agreement. Such right of reverter shall be subject to any permitted mortgage on the Property, and the exercise thereof shall be in accordance with the applicable terms and conditions of the Development Agreement. Upon the expiration of two (2) years following the issuance of a Certificate of Occupancy for the project to be constructed on the Property pursuant to the Development Agreement, the provisions of this section shall be of no further force and effect against the Property.

**Restrictions.** The title conveyed by this Deed is being conveyed in connection with a project to be constructed pursuant to the provisions of the Development Agreement and is subject to any and all covenants, easements, and restrictions of record including, but not limited to, restrictions of certain Transfers (as such term is defined in the Development Agreement) during the term of the Development Agreement. Upon the expiration of two (2) years following the issuance of a Certificate of Occupancy for the project to be constructed on the Property pursuant to the Development Agreement, the provisions of this section shall be of no further force and effect against the Property.

*[signatures to follow on next page]*

State of New Jersey  
Seller's Residency Certification/Exemption

**Seller's Information**

Name(s)

Casino Reinvestment Development Authority

Current Street Address

15 South Pennsylvania Avenue

City, Town, Post Office

Atlantic City

State

NJ

ZIP Code

08401

**Property Information**

Block(s)

147

Lot(s)

3

Qualifier

Street Address

20 South Tennessee Avenue

City, Town, Post Office

Atlantic City

State

NJ

ZIP Code

08401

Seller's Percentage of Ownership

100

Total Consideration

\$50000.00

Owner's Share of Consideration

\$50000.00

Closing Date

10/14/2022

**Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)**

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☒ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☒ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.  
☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

**Seller's Declaration**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

10/13/22

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER  
(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)  
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY Atlantic } SS. County Municipal Code 0102

FOR RECORDER'S USE ONLY

Consideration \$ \_\_\_\_\_  
RTF paid by seller \$ \_\_\_\_\_  
Date \_\_\_\_\_ By \_\_\_\_\_

MUNICIPALITY OF PROPERTY LOCATION Atlantic City

\*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Sean M. Pattwell, being duly sworn according to law upon his/her oath,  
(Name)  
deposes and says that he/she is the Executive Director in a deed dated October 14, 2022 transferring  
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
real property identified as Block number 147 Lot number 3 located at  
20 South Tennessee Avenue, Atlantic City and annexed thereto.  
(Street Address, Town)

(2) CONSIDERATION \$ 50,000 (Instructions #1 and #5 on reverse side) ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:

(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ \_\_\_\_\_ ÷ \_\_\_\_\_ % = \$ \_\_\_\_\_

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(b) By or to the United States of America, this State, or any instrumentality, agency or subdivision

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over. \* (Instruction #9 on reverse side for A or B)  
B. { BLIND PERSON Grantor(s) ☐ legally blind or; \*  
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed\*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- ☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.  
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

\*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.  
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ Entirely new improvement ☐ Not previously occupied.  
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ No prior mortgage assumed or to which property is subject at time of sale.  
☐ No contributions to capital by either grantor or grantee legal entity.  
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)

- ☐ Intercompany transfer between combined group members as part of the unitary business  
☐ Combined group NU ID number (Required) \_\_\_\_\_

(9) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me  
this 13 day of Oct, 2022

PATRICIA E BATTIPAGLIA  
Notary Public - State of New Jersey  
My Commission Expires Aug 31, 2025

Signature of Deponent CASINO REINVESTMENT DEV  
Grantor Name

15 South Pennsylvania Ave  
Deponent Address

15 South Pennsylvania Ave  
Grantor Address at Time of Sale

XXX-XX-X 5 6 3  
Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

Instrument Number \_\_\_\_\_ County \_\_\_\_\_  
Deed Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Dated \_\_\_\_\_ Date Recorded \_\_\_\_\_

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

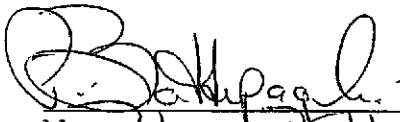
The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:

[www.state.nj.us/treasury/taxation/rtf/localtax.htm](http://www.state.nj.us/treasury/taxation/rtf/localtax.htm)

**Signature.** The Grantor signs this Deed as of the date at the top of the first page.

**WITNESS:**

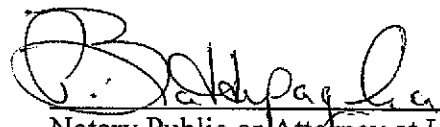
**CASINO REINVESTMENT  
DEVELOPMENT AUTHORITY**, a public body  
established in, but not of, the Department of the  
Treasury of the State of New Jersey

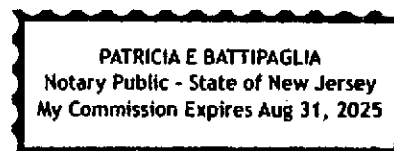
  
Name: Patricia Battipaglia

By:   
Name: Sean M. Pattwell  
Title: Executive Director

STATE OF NEW JERSEY       )  
  ) ss.:  
COUNTY OF ATLANTIC       )

**BE IT REMEMBERED** that on this 13 day of October, 2022, before me, personally appeared Sean M. Pattwell, Executive Director of **CASINO REINVESTMENT DEVELOPMENT AUTHORITY**, a public body established in, but not of, the Department of the Treasury of the State of New Jersey, who, I am satisfied, is the person who has signed the within instrument, and I having first made known to her the contents thereof she thereupon acknowledged that she signed and delivered the said instrument as such officer and that the within instrument is the voluntary act and deed of said authority.

  
Notary Public or Attorney at Law  
State of New Jersey



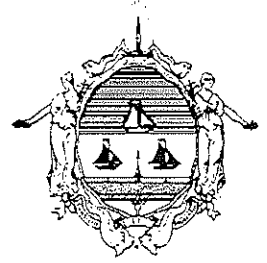
**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in the City of Atlantic City, Atlantic County, and State of New Jersey being more particularly described as follows:**



**CITY OF ATLANTIC CITY**  
**OFFICE OF TAX COLLECTOR**  
1301 BACHARACH BLVD, STE #126  
ATLANTIC CITY, NEW JERSEY 08401  
(609) 347-5630 FAX # 347-5621



**CERTIFICATION OF PAYMENT**

May 29, 2025

City of Atlantic City  
Planning Department

This certifies that the taxes on Block: 147 Lot: 4

Location: 14 S TENNESSEE AVE

Property Owner: JEMALS TENNESSEE AVE LLC

Paid up to date as of 5/27/2025

Taxes are Delinquent as of N/A

There is a lien on this property as of N/A

This certifies that the taxes on Block: 147 Lot: 3

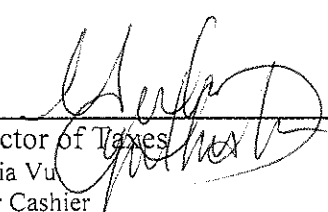
Location: 20 S TENNESSEE AVE

Property Owner: JEMALS TATE LLC

Paid up to date as of 5/27/2025

Taxes are Delinquent as of N/A

There is a lien on this property as of N/A

  
Collector of Taxes  
Cynthia Vu  
Senior Cashier



# City of Atlantic City

## Buffer Report

### Highlighted feature(s)

#### Subject Property (2)

Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
Atlantic City	147	3	00000	20 S TENNESSEE AVE	JEMALS TATE LLC	37 COURT ST	FREEHOLD, NJ	07728	20 S Tennessee Ave, Atlantic City, Nj+08401
Atlantic City	147	4	00000	14 S TENNESSEE AVE	JEMALS TENNESSEE AVE LLC	STE 830 655 NY AVE NW	WASHINGTON, DC	20001	14 S Tennessee Ave, Atlantic City, Nj+08401

§

### List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

#### Adjacent Properties (35)

Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
Atlantic City	143	1	00000	1339 PACIFIC AVE	SCHIRALDI, ETAL % H J HOTEL	1339 PACIFIC AVENUE	ATLANTIC CITY, NJ	08401	1339 Pacific Ave, Atlantic City, Nj+08401
Atlantic City	143	2	00000	1329 PACIFIC AVE	1333 PACIFIC CORP	PO BOX 44	ATLANTIC CITY, NJ	08401	1329 Pacific Ave, Atlantic City, Nj+08401
Atlantic City	144	1	00000	9 S TENNESSEE AVE	TENNESSEE AC LLC	88 LARKSPUR CR	SICKLERVILLE, NJ	08081	9 S Tennessee Ave, Atlantic City, Nj+08401
Atlantic City	144	2	00000	11 S TENNESSEE AVE	TENNESSEE AC LLC	88 LARKSPUR CR	SICKLERVILLE, NJ	08081	11 S Tennessee Ave, Atlantic City, Nj+08401
Atlantic City	144	3	00000	13 S TENNESSEE AVE	TENNESSEE AC LLC	88 LARKSPUR CR	SICKLERVILLE, NJ	08081	13 S Tennessee Ave, Atlantic City, Nj+08401

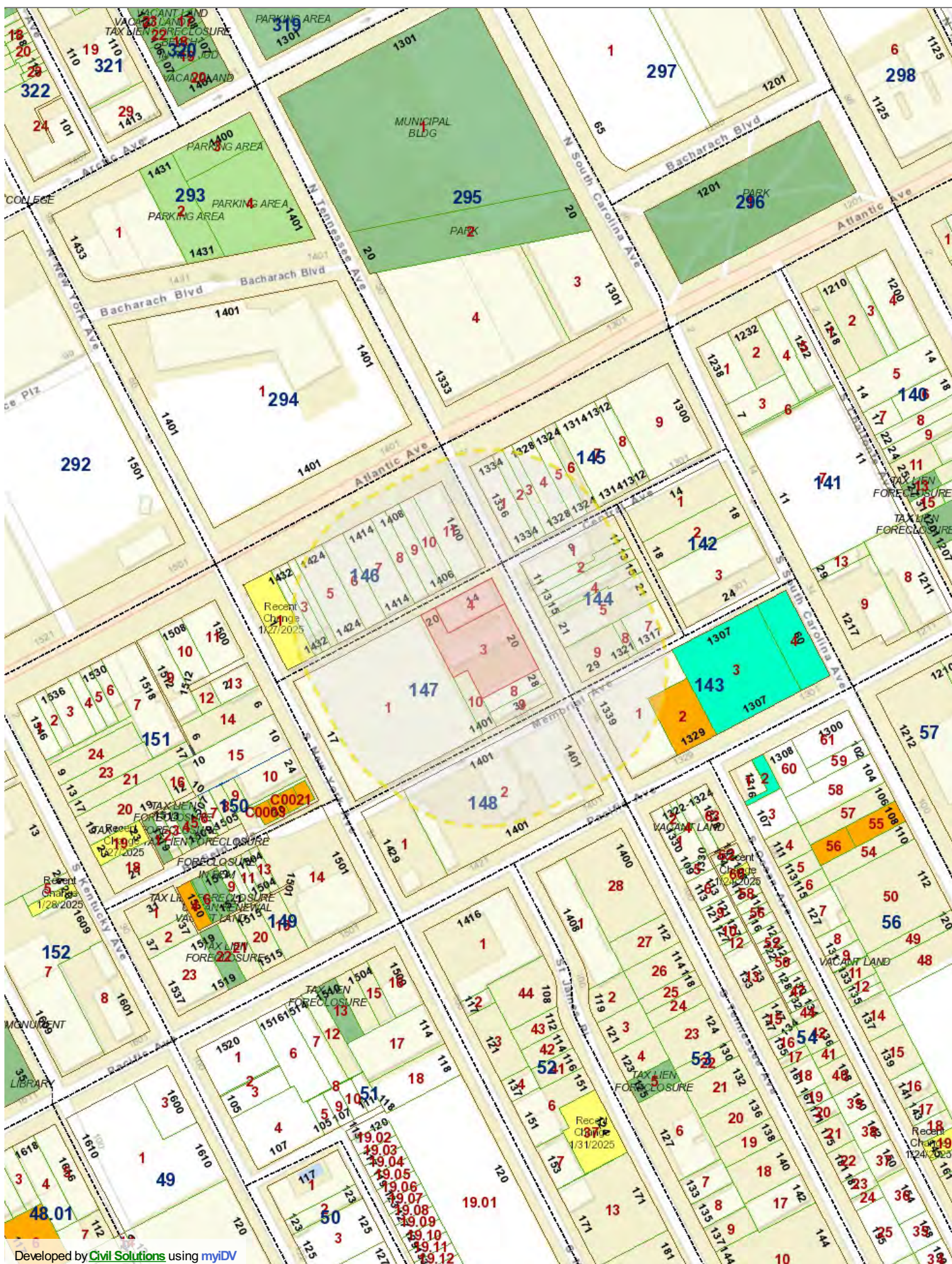
Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
Atlantic City	144	4	00000	15 S TENNESSEE AVE	TENNESSEE AC LLC	88 LARKSPUR CR	SICKLERVILLE, NJ	08081	15 S Tennessee Ave, Atlantic City, Nj+08401
Atlantic City	144	5	00000	21 S TENNESSEE AVE	PER MARC LLC	1339 PACIFIC AVE	ATLANTIC CITY, NJ	08401	21 S Tennessee Ave, Atlantic City, Nj+08401
Atlantic City	144	7	00000	1317 MEMORIAL AVE	DINICOLANTONIO, EDWARD	425 W. REVERE AVE	NORTHFIELD, NJ	08225	1317 Memorial Ave, Atlantic City, Nj+08401
Atlantic City	144	8	00000	1321 MEMORIAL AVE	PERMARC LLC	1339 PACIFIC AVE	ATLANTIC CITY, NJ	08401	1321 Memorial Ave, Atlantic City, Nj+08401
Atlantic City	144	9	00000	29 S TENNESSEE AVE	ARSENIS, MARCEL	C/O FIESTA TENN & PACIFIC	ATLANTIC CITY, NJ	08401	29 S Tennessee Ave, Atlantic City, Nj+08401
Atlantic City	145	1	00000	1336 ATLANTIC AVE	SAZADA & NUR REAL ESTATE LLC	8 PAWN CT	EGG HBR TWP, NJ	08234	1336 Atlantic Ave, Atlantic City, Nj+08401
Atlantic City	145	2	00000	1334 ATLANTIC AVE	ISLAM, MOHAMMED S & UDDIN, JAHIR	8 PAWN CT	EGG HBR TWP, NJ	08234	1334 Atlantic Ave, Atlantic City, Nj+08401
Atlantic City	145	3	00000	1332 ATLANTIC AVE	HWANG, SOOK JA	103 GARNETT LANE	EGG HARBOR TWP, NJ	08234	1332 Atlantic Ave, Atlantic City, Nj+08401
Atlantic City	145	4	00000	1328 ATLANTIC AVE	ARSENIS PROPERTIES, LLC	17 RIDGEWOOD CT	NORTHFIELD, NJ	08225	1328 Atlantic Ave, Atlantic City, Nj+08401

Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
Atlantic City	145	5	00000	1326 ATLANTIC AVE	APOSTOLOS, BASDEKIS & SOPHIA	41 S BARTRAM AVE	ATLANTIC CITY, NJ	08401	1326 Atlantic Ave, Atlantic City, Nj+08401
Atlantic City	145	6	00000	1324 ATLANTIC AVE	JL, SUNG & EUN	1420 ATLANTIC AVE	ATLANTIC CITY, NJ	08401	1324 Atlantic Ave, Atlantic City, Nj+08401
Atlantic City	146	1	00000	1 S NEW YORK AVE	ATLANTIC LOFTS LLC	PO BOX 1575	HICKSVILLE, NY	11802	1 S New York Ave, Atlantic City, Nj+08401
Atlantic City	146	2	00000	1434 ATLANTIC AVE	AHMED, SALEH UDDIN	4 N SACRAMENTO AVENUE	VENTNOR, NJ	08406	1434 Atlantic Ave, Atlantic City, Nj+08401
Atlantic City	146	3	00000	1432 ATLANTIC AVE	RHA,RAPHAEL & JOSEPH & ELIZABETH	7 CRESTWOOD AVE	LINWOOD, NJ	08221	1432 Atlantic Ave, Atlantic City, Nj+08401
Atlantic City	146	4	00000	1430 ATLANTIC AVE	RMR LLC	7 CRESTWOOD AVE	LINWOOD, NJ	08221	1430 Atlantic Ave, Atlantic City, Nj+08401
Atlantic City	146	5	00000	1424 ATLANTIC AVE	VP SOUTH NJ EMERALD LLC,	1000 PENNSYLVANIA AVE	BROOKLYN, NY	11207	1424 Atlantic Ave, Atlantic City, Nj+08401
Atlantic City	146	6	00000	1420 ATLANTIC AVE	JL, SUNG MAN & EUN JUNG	1420 ATLANTIC AVE	ATLANTIC CITY, NJ	08401	1420 Atlantic Ave, Atlantic City, Nj+08401
Atlantic City	146	7	00000	1414 ATLANTIC AVE	ATLANTIC 1414 LLC	STE 3 251 2360 ROUTE 9	TOMS RIVER, NJ	08755	1414 Atlantic Ave, Atlantic City, Nj+08401

Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
Atlantic City	146	8	00000	1410 ATLANTIC AVE	THREE STARS II LLC	1404 OAKTREE RD	ISELIN, NJ	08830	1410 Atlantic Ave, Atlantic City, Nj+08401
Atlantic City	146	9	00000	1408 ATLANTIC AVE	ATALLAH, INC.	140 EAST NIGHTINGALE WAY	GALLOWAY TOWNSHIP, NJ	08205	1408 Atlantic Ave, Atlantic City, Nj+08401
Atlantic City	146	10	00000	1406 ATLANTIC AVE	BLULAND,INC.C/O URBANWEAR OUTLET	P.O.BOX 285	WYOMING, RHODE ISLAND	02898	1406 Atlantic Ave, Atlantic City, Nj+08401
Atlantic City	146	11	00000	1400 ATLANTIC AVE	G & M PROPERTY	1339 PACIFIC AVE	ATLANTIC CITY, NJ	08401	1400 Atlantic Ave, Atlantic City, Nj+08401
Atlantic City	147	1	00000	17 S NEW YORK AVE	JEMALS ATLANTIC CITY LLC	702 H ST NW	WASHINGTON, DC	20001	17 S New York Ave, Atlantic City, Nj+08401
Atlantic City	147	3	00000	20 S TENNESSEE AVE	JEMALS TATE LLC	37 COURT ST	FREEHOLD, NJ	07728	20 S Tennessee Ave, Atlantic City, Nj+08401
Atlantic City	147	4	00000	14 S TENNESSEE AVE	JEMALS TENNESSEE AVE LLC	STE 830 655 NY AVE NW	WASHINGTON, DC	20001	14 S Tennessee Ave, Atlantic City, Nj+08401
Atlantic City	147	8	00000	28 S TENNESSEE AVE	NAEEM AHMED KHAN LLC	28 S TENNESSEE AVE	ATLANTIC CITY, NJ	08401	28 S Tennessee Ave, Atlantic City, Nj+08401
Atlantic City	147	9	00000	32 S TENNESSEE AVE	PAK, JACQUELINE	107 STUMP ROAD	NORTH WALES, PA	19454	32 S Tennessee Ave, Atlantic City, Nj+08401

Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
Atlantic City	147	10	00000	1401 MEMORIAL AVE	JEMALS 1401 AC LLC	655 NEW YORK AVE NW 830	WASHINGTON, DC	20001	1401 Memorial Ave, Atlantic City, Nj+08401
Atlantic City	148	1	00000	1429 PACIFIC AVE	ROTH, ARTHUR & ANDREA	762 BLACK HORSE PIKE	PLEASANTVILLE, NJ	08232	1429 Pacific Ave, Atlantic City, Nj+08401
Atlantic City	148	2	00000	1401 PACIFIC AVE	PARISH OF SAINT MONICA	2651 ATLANTIC AVE	ATLANTIC CITY, NJ	08401	1401 Pacific Ave, Atlantic City, Nj+08401









**THIS IS A LIST OF UTILITY COMPANIES THAT SERVICE THE CITY OF ATLANTIC CITY. PLEASE NOTIFY ALL ENTITIES LISTED AT LEAST TEN (10) DAYS IN ADVANCE OF THE PUBLIC HEARING.**

**ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY**

Attn: India Still  
P.O. Box 117  
401 N. Virginia Avenue  
Atlantic City, New Jersey 08404-0117  
[Istill@acmua.org](mailto:Istill@acmua.org)

**ATLANTIC CITY SEWERAGE COMPANY**

Attn: Dan Kwapinski – (609) 345-0131  
1200 Atlantic Avenue  
Suite 300  
Atlantic City, New Jersey 08401  
[dkwapinski@acsewerage.com](mailto:dkwapinski@acsewerage.com)

**ATLANTIC COUNTY UTILITIES AUTHORITY**

Attn: Matthew DeNafo  
P.O. Box 996  
Pleasantville, New Jersey 08232-0996  
(609) 272-6950  
[rdovey@acua.com](mailto:rdovey@acua.com)

**ATLANTIC CITY ELECTRIC**

Attn: Mr. Gregory Brubaker, PE (Senior Manager of Strategic Planning)  
2542 Fire Road  
Egg Harbor Township, New Jersey 08234

**SOUTH JERSEY GAS COMPANY**

Atlantic Division Attn: Briana Dirkes  
111 N. Franklin Boulevard  
Pleasantville, New Jersey 08232-0996  
(609) 645-2690  
[bdirkes@sjindustries.com](mailto:bdirkes@sjindustries.com)