

PREPARED BY:

Brittany M. Chan, Esquire

Preparer signature no longer required pursuant to N.J.S.A. 46:26A-3(b)

MINOR SUBDIVISION DEED

This Deed is made on _____, 2026, between

GRANTOR: ATLANTIC COUNTY IMPROVEMENT AUTHORITY,
whose address is 1333 Atlantic Avenue, Atlantic City, New Jersey 08401,

- AND -

GRANTEE: ATLANTIC COUNTY IMPROVEMENT AUTHORITY,
whose address is 1333 Atlantic Avenue, Atlantic City, New Jersey 08401.

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 Zero Dollars. This Deed is made to perfect minor subdivision approval pursuant to N.J.S.A. 40:55D-47d, as more specifically recited below.

Tax Map Reference. (N.J.S.A. 46:26A-3) City of Atlantic City, County of Atlantic, State of New Jersey

Block No.: 295

Lot No.: 4

No property tax identification number is available on the date of this Deed. (Check box if applicable)

Property. The property consists of the land and all the buildings and structures on the land in the City of Atlantic City, County of Atlantic, and the State of New Jersey. The legal description is:

NEW LOT 4.01 - See **Exhibit A** attached hereto and made a part hereof, which constitutes a one-page metes and bounds description prepared by William P. McManus, PLS, dated May 14, 2025, which describes a 4-course description of a tract containing approximately .63 acres of land; and

NEW LOT 4.02 - See **Exhibit B** attached hereto and made a part hereof, which constitutes a one-page metes and bounds description prepared by William P. McManus, PLS, dated May 14, 2025, which describes a 4-course description of a tract containing approximately .40 acres of land; and

The properties are also shown on **Exhibit C** attached hereto and made a part hereof which constitutes a one-page Minor Subdivision Plan signed by William P. McManus, PLS, dated May

15, 2015, last revised December 29, 2025, showing the configuration of the new lots as described in **Exhibits A and B**.

THIS DEED is being recorded for the sole and exclusive purpose of establishing of record that certain minor subdivision approval as granted by the Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division (“CRDA LURED”) and memorialized in a written Resolution adopted on _____ (Resolution # _____) (the “Resolution”). Said subdivision is subject to the terms and conditions contained in the Resolution. The execution of this Minor Subdivision Deed by the CRDA LURED Chairperson is for the sole and exclusive purpose of confirming that the said minor subdivision approval was granted on the aforesaid date and that the new lot numbers, descriptions and configurations are as shown in this Minor Subdivision Deed and the exhibits annexed hereto.

Type of Deed. This Deed is called a Minor Subdivision Deed. The Grantor executes this Deed to satisfy a condition of minor subdivision approval extended to the Grantor by the CRDA LURED to create the two new lots recited above. The Chairperson of the CRDA LURED executes this Deed to confirm that minor subdivision approval has been granted, as recited above.

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

ATLANTIC COUNTY
IMPROVEMENT AUTHORITY

By: _____
Name: _____
Title: _____

STATE OF NEW JERSEY :
: SS
COUNTY OF ATLANTIC :

I CERTIFY that on _____, 2026, _____ personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached deed;
- (b) was authorized to execute this instrument as _____ of the ATLANTIC COUNTY IMPROVEMENT AUTHORITY, the corporation named in this instrument; and
- (c) made this Deed for zero consideration as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5).

Notary Public

I HEREBY CERTIFY, pursuant to N.J.S.A. 40:55D-47, that the subdivision of the property set forth herein was approved as a minor subdivision by the CRDA LURED, and subject to the conditions contained in the Resolution of the CRDA LURED (Resolution #) adopted on . The undersigned makes no representation as to the accuracy of the legal description or the preparation of the within Deed of Minor Subdivision.

Attest:

CASINO REINVESTMENT DEVELOPMENT
AUTHORITY, Land Use Regulation and
Enforcement Division

Name: _____

By: _____, Chairperson

Name: _____

By: _____, Secretary

EXHIBIT A

Metes and Bounds Description – Block 295, Lot 4.01

DUFFY • DOLCY • McMANUS & ROESCH

634 LOST PINE WAY, GALLOWAY, NJ 08205 * 609-652-0105 * FAX# 609-652-2032

**METES AND BOUNDS DESCRIPTION
BLOCK 295, LOT 4.01
CITY OF ATLANTIC CITY
ATLANTIC COUNTY, NEW JERSEY
PROJECT # 9872
MAY 14, 2025**

All that certain tract or parcel of land located in the City of Atlantic City, County of Atlantic, and State of New Jersey, bounded and described as follows:

BEGINNING on the northerly line of Atlantic Ave. (100 feet wide) at the division line of Lot 4.01 and Lot 3 in Block 295, as shown on a minor subdivision plan prepared by Duffy, Dolcy, McManus & Roesch and signed by William P. McManus, PLS NJ Lic. 31660, said point being South 62 degrees 26 minutes and 28 seconds West 110.00 feet from the westerly line of South Carolina Ave. (85 feet wide); and extending thence

- 1) South 62 degrees 26 minutes and 28 seconds West along Atlantic Ave. 142.80 feet to the division line of Lot 4.01 and Lot 4.02; thence
- 2) North 27 degrees 33 minutes and 32 seconds West along said line 213.43 feet to the southerly line of Lot 2 formerly named Bacharach Blvd. (70 feet wide); thence
- 3) North 78 degrees 51 minutes and 46 seconds East along said line 148.88 feet to the division line of Lot 4.01 and Lot 3; thence
- 4) South 27 degrees 33 minutes and 32 seconds East along said line 171.34 feet to the point and place of **BEGINNING**.

Containing 0.63 ac.



William P. McManus, PLS
Professional Land Surveyor
N.J. License No. 31660

EXHIBIT B

Metes and Bounds Description – Block 295, Lot 4.02

DUFFY • DOLCY • McMANUS & ROESCH

634 LOST PINE WAY, GALLOWAY, NJ 08205 * 609-652-0105 * FAX# 609-652-2032

**METES AND BOUNDS DESCRIPTION
BLOCK 295, LOT 4.02
CITY OF ATLANTIC CITY
ATLANTIC COUNTY, NEW JERSEY
PROJECT # 9872
MAY 14, 2025**

All that certain tract or parcel of land located in the City of Atlantic City, County of Atlantic, and State of New Jersey, bounded and described as follows:

BEGINNING at the point of intersection of the northerly line of Atlantic Avenue (50 feet from the centerline) and the easterly line of Tennessee Avenue (35 feet from the centerline), as shown on a minor subdivision plan prepared by Duffy, Dolcy, McManus & Roesch and signed by William P. McManus, PLS NJ Lic. 31660; and extending thence

- 1) North 27 degrees 33 minutes 32 seconds West along said easterly line of Tennessee Avenue 236.18 feet to the division line of Lot 4.02 and Lot 2 (formerly named Bacharach Boulevard); thence
- 2) North 78 degrees 51 minutes 46 seconds East along said division line 80.48 feet to the division line of Lot 4.01 and Lot 4.02 in Block 295; thence
- 3) South 27 degrees 33 minutes 32 seconds East along said division line 213.43 feet to the northerly line of Atlantic Avenue; thence
- 4) South 62 degrees 26 minutes 28 seconds West along said northerly line of Atlantic Avenue 77.20 feet to the point and place of **BEGINNING**.

Containing **0.40 ac.**



William P. McManus, PLS
Professional Land Surveyor
N.J. License No. 31660

EXHIBIT C

Minor Subdivision Plan

GENERAL NOTES

1. SUBJECT TO APPROVAL OF PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF ATLANTIC CITY, NEW JERSEY. CURE, APPROVALS OR EXCEPTIONS THAT ARE SUBJECT TO APPROVAL OF PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF ATLANTIC CITY, NEW JERSEY, WILL NOT BE APPLIED TO THIS PLAT.
2. FOR PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF ATLANTIC CITY, NEW JERSEY APPROVAL, THIS PLAT AND BOOK 201, PAGE 120 AND VOLUME 40 OF PLAT BOOKS, NEW JERSEY, WILL BE SUBMITTED TO THE PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF ATLANTIC CITY, NEW JERSEY, FOR APPROVAL.
3. PLAT APPROVAL IS SUBJECT TO APPROVAL OF PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF ATLANTIC CITY, NEW JERSEY, AND APPROVAL OF THE CITY OF ATLANTIC CITY, NEW JERSEY, AS WELL AS APPROVAL OF THE STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL QUALITY, AND APPROVAL OF THE STATE OF NEW JERSEY, DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENT.
4. SUBJECT TO APPROVAL OF PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF ATLANTIC CITY, NEW JERSEY, AND APPROVAL OF THE STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL QUALITY, AND APPROVAL OF THE STATE OF NEW JERSEY, DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENT.
5. SUBJECT TO APPROVAL OF PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF ATLANTIC CITY, NEW JERSEY, AND APPROVAL OF THE STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL QUALITY, AND APPROVAL OF THE STATE OF NEW JERSEY, DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENT.
6. SUBJECT TO APPROVAL OF PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF ATLANTIC CITY, NEW JERSEY, AND APPROVAL OF THE STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL QUALITY, AND APPROVAL OF THE STATE OF NEW JERSEY, DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENT.
7. SUBJECT TO APPROVAL OF PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF ATLANTIC CITY, NEW JERSEY, AND APPROVAL OF THE STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL QUALITY, AND APPROVAL OF THE STATE OF NEW JERSEY, DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENT.

ZONING SCHEDULE 'RC' DISTRICT T (1)
RETAIL COMMERCIAL DISTRICT

ITEM	REQUIRED / ALLOWED / PROPOSED / EXISTING		VARIANCE
	LAND USE CODE	ZONE OF PLANNING	
LOT AREA	MIN. 10,000 SF	10,000 SF	10,000 SF
LOT DEPTH	MIN. 100 FT.	100 FT.	100 FT.
LOT LOCATION	MIN. 100 FT. FROM AVE.	100 FT.	100 FT.
PERIMETER	MIN. 100 FT.	100 FT.	100 FT.
ACCESSORY	MIN. 100 FT.	100 FT.	100 FT.
FRONT YARD	MIN. 10 FT.	10 FT.	10 FT.
SIDE YARD	MIN. 10 FT.	10 FT.	10 FT.
REAR YARD	MIN. 10 FT.	10 FT.	10 FT.
BLDG COVERAGE	MIN. 30%	30%	30%
BLDG COVERAGE (MIN. 100 FT. WIDE)	MIN. 30%	30%	30%
BLDG COVERAGE (MIN. 100 FT. DEEP)	MIN. 30%	30%	30%

APPLICANT

ATLANTIC COUNTY
1333 ATLANTIC AVENUE
ATLANTIC CITY, NJ 08401

OWNER

ATLANTIC COUNTY IMPROVEMENT AUTHORITY
1333 ATLANTIC AVENUE
ATLANTIC CITY, NJ 08401

REPRESENTATIVE OF APPLICANT

ATLANTIC COUNTY IMPROVEMENT AUTHORITY
1333 ATLANTIC AVENUE
ATLANTIC CITY, NJ 08401

REPRESENTATIVE OF OWNER

ATLANTIC COUNTY IMPROVEMENT AUTHORITY
1333 ATLANTIC AVENUE
ATLANTIC CITY, NJ 08401

ATLANTIC COUNTY APPROVALS

OFFICE OF POLICY, PLANNING & ECONOMIC DEVELOPMENT	SUBDIVISION REVIEW		FILE NO.
	DATE PLANNED OR APPROVED	DATE OF APPROVAL	
CDA PLANNER			
CDA ENGINEER			
CDA LAND USE REGULATOR/ENVIRONMENT OFFICER			
CDA ZONING OFFICER			

1	2	3	4
1. ZONING, SUBDIVISION, ETC. APPROVED			
2. SURVEY, PLAT APPROVED			
3. PLAT APPROVED	3. PLAT APPROVED	3. PLAT APPROVED	3. PLAT APPROVED
4. SURVEY APPROVED	4. SURVEY APPROVED	4. SURVEY APPROVED	4. SURVEY APPROVED

DUFFY, DOLCY, McMANUS & ROESCH

6341 Long Pine Way, Galloway, NJ 08205

Phone: (609) 652-0105 Fax: (609) 652-0202

MINOR SUBDIVISION

Lot 1-4

CITY OF ATLANTIC CITY

Block 205

Lot No. 1-29

State of New Jersey

File No. C-62-2

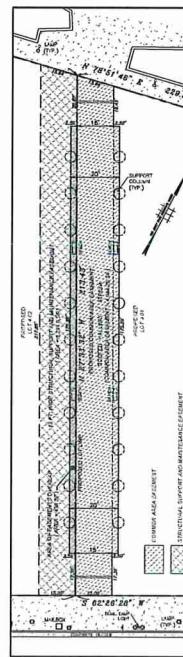
File No. C-62-2

1/20/2011

1/20/2011

1/20/2011

1/20/2011



SCALE: 1" = 20'

PROPOSED EASEMENTS DETAIL

SCALE: 1" = 20'

EASEMENT, SUPPORT AND LANDSCAPE EASEMENT

USGS / LOCATION MAP

Scale: 1" = 2000'

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