

## OWNERS NAME &amp; ADDRESS

AREP BDWK Properties LLC % Sands  
2100 Pacific Ave.  
Atlantic City, NJ 08401

card 106 + 112 + 477 → 193  
not in compliance permit till after 10/91

01  
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DATE  
NUMBER DESCRIPTION  
CLOSED DATE

## PROPERTY ID

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## SALES DATA

TYPE  
1 = Land  
2 = Ld & Bldg  
3 = Building

DATE  
MONTH/YEAR

AMOUNT

SOURCE  
1 = Buyer  
2 = Seller  
3 = Agent  
4 = Other

VALIDITY  
0 = Valid  
1 = Invalid

SALE  
DELET  
D

## OTHER BUILDING &amp; YARD IMPROVEMENTS

TYPE CODE

QUAN

YEAR

SIZE

GRD

CND

DEPR

MOD CODE

RCNLD

401

402

403

404

405

406

## SYSTEM ACTION REQUESTED

220  
NEED DATA MAILER

230  
NEED C/S WITH NEW MARKET VALUE

240  
NEED NEW FINAL DOCUMENT

## LAND DATA &amp; COMPUTATIONS

DELET  
300-335 LAND ENTRIES

Effective Frontage

Actual Frontage

Effective Depth

Actual Unit Price

Effective Unit Price

Influence Factor

Land Value

321

322

323

324

325

326

327

328

329

## INFLUENCE FACTORS

1 Unimproved

2 Excessive Front

3 Topography

4 Shape or Size

5 Economic

6 Misimprovement

7 Restrictions -

Nonconforming

8 Corner / Alley (+)

9 View (+)

10

11

12

13

14

15

16

17

18

19

## SUMMARY OF VALUES

1945 400

526 500

1534 100

1540 3 700

2002 000

25927 500

1534 100

1540 3 700

2002 000

25927 500

1534 100

1540 3 700

2002 000

25927 500

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## TOTAL VALUE LAND

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## TOTAL VALUE BUILDINGS

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2002 000

25927 500

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## FINAL VALUE

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## FINAL VALUE

1945 400

526 500

1534 100

1540 3 700

20

CITY OF ATLANTIC CITY  
DIVISION OF CONSTRUCTION



CONSTRUCTION  
PERMIT

UPDATE

Date Issued 4-10-90  
Control # PR90-275  
Permit # 32617-01

IDENTIFICATION Block 26 Lot 106 & 112  
Work Site Location 168 SOUTH KENTUCKY AVENUE Contractor JENDO CONSTRUCTION  
THE OLD COMBARDI HOTEL Address 955 WEST LEEDS AVENUE  
Owner in Fee CEASARS HOTEL CASINO PLEASANTVILLE NEW JERSEY  
Address 2100 PACIFIC AVENUE Tele. (     ) 645 3400  
ATLANTIC CITY Lic. No. or Bldrs. Reg. No. 0178 Exp. Date      
Tele. (     ) 343 2426 Federal Emp. No.     or Social Security No.    

is hereby granted permission to perform the following work:

- [ ] BUILDING [ ] PLUMBING [X] OTHER DEM.  
[ ] ELECTRICAL [ ] FIRE PROTECTION

DESCRIPTION OF WORK:

DEMOLISH BUILDING

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$ 360,000.00

Richard A. Menden  
CONSTRUCTION OFFICIAL

U.C.C. Form F-170A

1 WHITE—INSPECTOR 2 CANARY—OFFICE 3 PINK—OFFICE 4 GOLD—APPLICANT

PAYMENTS (Office Use Only)	
Building	
Plumbing	
Electrical	
Fire Protection	50.00
Other	
Other	
DCA Training Fee	
Cert. of Occ.	
Other	
Total	50.00
Check No.	11300 4-9-90
Cash	
Collected By:	HARRIFT

(see reverse side)



OWNERS NAME & ADDRESS: 26 SW KENTUCKY & MT VERN, 106 248.36X150IR, B3S, ECKMAN JR, EUGENE S ETAL, 318 PACIFIC AVE, ATLANTIC CITY, NJ, 1526500, 859000, 08401, 2385500

PROPERTY ID: 26, BLOCK: 106, LOT: 103, CARD OF CARDS: 01 01

DELETED 300 - 330

LAND DATA & COMPUTATIONS

TS	NONE	300	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	DEPTH	ACTUAL UNIT PRICE	DEPTH FACTOR	INFLUENCE FACTOR	INFLUENCE	LAND VALUE
1 Regular Lot		301	L							1 UNIMP	
2 Minus Lot		302	L							2 EXC FR	
3 Apartment Site		311	S	38103	38103	SO. FT.	45.00			3 TOPO	
4 Waterfront		312	S	38162	38162	SO. FT.	40.00			4 SHAPE OR SIZE	
UARE FEET		313	S			SO. FT.				5 ECON	
1 Primary Site		321	A			ACRES				6 RESTRIC NONCONF	
2 Secondary Site		322	A			ACRES				7 ECON MISIMP	
3 Undeveloped		323	A			ACRES				8 FREQUENT FLOODING	
4 Residual										9 CORNER ALLEY (H)	
5 Waterfront										0 VIEW (H)	
REAGE		330	G								
1 Waterfront											
2 Tillable											
3 Pasture											
4 Woodland											
5 Wetland											
6 Primary Site											
7 Secondary Site											
8 Undeveloped											
9 Residual											
0 Other											

MEMORANDUM: Info Res MNGR, VILLAGE MOTEL 134 UNITS, WINTER RATES 30 per night 100 wk, SUMMER 40-65 per night, 100% occ summer, 50% av annual, SEE BLOCK 26 LOTS 46 & 112

PROCESSING MAINTENANCE

DATE	DEL	ADD	CHG	F/D	BY
/ /	1	2	3	4	
/ /	1	2	3	4	
/ /	1	2	3	4	
/ /	1	2	3	4	
/ /	1	2	3	4	
/ /	1	2	3	4	
/ /	1	2	3	4	

SALES DATA

DATE	TYPE	AMOUNT	SOURCE	VALIDITY	DEL
MONTH/YEAR	1 = Land, 2 = Ld & Bldg, 3 = Building		1 = Buyer, 2 = Agent, 3 = Agent, 4 = Other	0 = Valid, 1 = Invalid	D
810	BUILDING NAME: VILLAGE MOTEL				

OVERRIDES AVAILABLE ON EACH CARD (815, 835)

815	E.C.F.	%	835	INC. EFF. AGE OVDR.
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OVERRIDES AVAILABLE ON #1 CARD ONLY (820, 825, 830, 960, 965, 970)

LOCATION & FRONTING

PROPERTY FACTORS	UTILITIES	STREET or ROAD	TOPOGRAPHY
1 ALL PUBLIC	1 PAVED	1	1 Irregular
2 PUBLIC WATER	2 SEMI-IMPROVED	2	2 Site Value
3 PUBLIC SEWER	3 DIRT STREET	3	3 Residual
4 WELL	4 PROPOSED	4	4 Homeste
5 SEPTIC	5 LANDLOCKED	5	5 Minus R.O.W.
6 UNDERGROUND	6 SIDEWALK	6	
7 GAS		7	

ATLANTIC CITY, NEW JERSEY



BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

39 DELETE 501 - 608 599 DELETE 601 - 608

NO	GEN. BLDG. DATA	STRUCT CODE	FLAT +/-	MEASUREMENT 1	MEASUREMENT 2	IDENT UNITS	COST	% GOOD	VALUE	NO	LINE	STRUCT CODE	FLAT +/-	MEASUREMENT 1	MEASUREMENT 2	IDENT UNITS	COST	% GOOD	VALUE
01	1957 134	1	CPG	2570	1	01				605									
02	1957 134	4	CPG	3385	1	01				606									
03	1957 134	1	R51	0580	1	01				607									
04	1957 134	1	FL4	2000	030150	01				608									

INTERIOR - EXTERIOR DATA

NO	SEC NO	LEVELS FROM TO	DIMENSIONS SIZE	PERIM	USE TYPE	WL HT	EXT WLS	CONS TYPE	INTER FINISH	PTNS	HTG AC	PLBG	SPRINK	SF RATE	PHYS COND	FUNC UTIL FACT	AGE FACT	UNADJUSTED RCN	% GOOD	UNADJUSTED RCNLD
11	1	01 01	10347	754	021	09	01	2	100	2	12	2	00		4	3				
12	1	01 01	6566	000	090	09	00	3							4	3				
13	1	01 01	4428	162	031	09	01	2	100	2	12	2	00		4	3				
14	1	02 03	19295	998	021	09	01	2	100	2	12	2	00		4	3				
15																				
16																				
17																				
18																				

INTERIOR / EXTERIOR CODES										FROM - TO									
STRUCTURE TYPE CODES					USE TYPE CODES					EXTERIOR WALL MATERIAL					HEATING SYSTEM				
11 - Apart. Garden	344 - Strip Shopping Cen.	011 - Apartment	062 - Cinema	053 - Office Bldg.	001 - None	007 - Mt. Light	008 - Mt. Sandwich	009 - Conc. Load Bearing	010 - Conc. Non-Load Bearing	000 - None	001 - Hot Air	002 - Hot Water/Steam	003 - Unit Heaters	004 - Electric	005 - Heat Pump	006 - Solar	007 - None	008 - Central	009 - Unit
12 - Apartment H.R.	345 - Disc. Dept. Stores	012 - Hotel	070 - Ser. Sta. w/bays	071 - Ser. Sta. & Office	002 - Frame	003 - Conc. Block	004 - Brick & C.B.	005 - Tile	006 - Masonry & Frame	007 - Wood Joist (wd. & steel)	008 - Fire resistant (steel frame)	009 - Fireproof (reinfr. conc. frame)	010 - Normal	011 - Above No mal	012 - None	013 - Minimum	014 - Adequate	015 - 3 - Good	016 - Full
13 - Hotel/Motel, H.R.	346 - Dept. Stores	021 - Motel	072 - Ser. Sta. & Office	073 - Ser. Sta. no bays	003 - Conc. Block	004 - Brick & C.B.	005 - Tile	006 - Masonry & Frame	007 - Wood Joist (wd. & steel)	008 - Fire resistant (steel frame)	009 - Fireproof (reinfr. conc. frame)	010 - Normal	011 - Above No mal	012 - None	013 - Minimum	014 - Adequate	015 - 3 - Good	016 - Full	017 - Other
14 - Restaurant	347 - Supermarket	022 - Dwelling Conv.	074 - Ser. Sta. & Office	075 - Ser. Sta. no bays	004 - Brick & C.B.	005 - Tile	006 - Masonry & Frame	007 - Wood Joist (wd. & steel)	008 - Fire resistant (steel frame)	009 - Fireproof (reinfr. conc. frame)	010 - Normal	011 - Above No mal	012 - None	013 - Minimum	014 - Adequate	015 - 3 - Good	016 - Full	017 - Other	018 - Other
15 - Fast Food	348 - Conv. Food Market	023 - Restaurant	076 - Ser. Sta. & Office	077 - Ser. Sta. no bays	005 - Tile	006 - Masonry & Frame	007 - Wood Joist (wd. & steel)	008 - Fire resistant (steel frame)	009 - Fireproof (reinfr. conc. frame)	010 - Normal	011 - Above No mal	012 - None	013 - Minimum	014 - Adequate	015 - 3 - Good	016 - Full	017 - Other	018 - Other	019 - Other
16 - Auto Dealer, F.S.	349 - Savings Inst.	024 - Disc. Store/Mkt.	078 - Ser. Sta. & Office	079 - Ser. Sta. no bays	006 - Masonry & Frame	007 - Wood Joist (wd. & steel)	008 - Fire resistant (steel frame)	009 - Fireproof (reinfr. conc. frame)	010 - Normal	011 - Above No mal	012 - None	013 - Minimum	014 - Adequate	015 - 3 - Good	016 - Full	017 - Other	018 - Other	019 - Other	020 - Other
17 - Ser. Station (full)	350 - Office Building	025 - Retail Store	079 - Ser. Sta. & Office	080 - Multi-Use Office	007 - Wood Joist (wd. & steel)	008 - Fire resistant (steel frame)	009 - Fireproof (reinfr. conc. frame)	010 - Normal	011 - Above No mal	012 - None	013 - Minimum	014 - Adequate	015 - 3 - Good	016 - Full	017 - Other	018 - Other	019 - Other	020 - Other	021 - Other
18 - Parking Gar/Deck	351 - Retail - single occ.	026 - Dwelling Conv.	080 - Multi-Use Office	081 - Multi-Use Office	008 - Fire resistant (steel frame)	009 - Fireproof (reinfr. conc. frame)	010 - Normal	011 - Above No mal	012 - None	013 - Minimum	014 - Adequate	015 - 3 - Good	016 - Full	017 - Other	018 - Other	019 - Other	020 - Other	021 - Other	022 - Other
19 - Reg. Shop, Mall	352 - Mini Warehouse	027 - Restaurant	081 - Multi-Use Office	082 - Multi-Use Office	009 - Fireproof (reinfr. conc. frame)	010 - Normal	011 - Above No mal	012 - None	013 - Minimum	014 - Adequate	015 - 3 - Good	016 - Full	017 - Other	018 - Other	019 - Other	020 - Other	021 - Other	022 - Other	023 - Other
20 - Neigh. Shop, Cen.	353 - Office/Warehouse	028 - Fast Food	082 - Multi-Use Office	083 - Multi-Use Office	010 - Normal	011 - Above No mal	012 - None	013 - Minimum	014 - Adequate	015 - 3 - Good	016 - Full	017 - Other	018 - Other	019 - Other	020 - Other	021 - Other	022 - Other	023 - Other	024 - Other
21 - Neigh. Shop, Cen.	354 - Warehouse	029 - Fast Food	083 - Multi-Use Office	084 - Multi-Use Office	011 - Above No mal	012 - None	013 - Minimum	014 - Adequate	015 - 3 - Good	016 - Full	017 - Other	018 - Other	019 - Other	020 - Other	021 - Other	022 - Other	023 - Other	024 - Other	025 - Other

SEE SKETCH CARD



# PROPERTY RECORD CARD - ATLANTIC CITY, N. J.

AP		BLOCK	LOT	CARD NO.	OWNERSHIP		DATE	PURCHASE PRICE																																																																																																																																			
3A-655 <del>COAST GARAGE INCORPORATED</del> BLK 26 S.W. KENTUCKY & MT. VERNON LOT 106 248.36 X 150 IRR.					Eugene S. Beckman Jr Etal Maxw. Goldberg Etal		3/15/77 12/29/77	21501 S.D.																																																																																																																																			
PHOTO OR MEMORANDA C 6 A 1462 Rec. N.C. Gross 375,000 Exp. 196,000 (Inc Ground Rent.) 179,000 ALL WITH DRAWD																																																																																																																																											
PROPERTY INFORMATION IND COST 127,000 1952 JOG. COST 828,000 1956 + 25,000 S.H.C. L.L. PRICE INTS 29,000 Land, EXPENSES 100% 100% Repair 1501 A- 225,000 B- 515,000 740,000																																																																																																																																											
LAND VALUE COMPUTATIONS AND SUMMARY <table border="1"> <thead> <tr> <th colspan="2">PROPERTY FACTORS</th> <th colspan="10">LAND VALUE COMPUTATIONS AND SUMMARY</th> </tr> <tr> <th>STREET</th> <th>CLASSIFICATION</th> <th>NO. OF ACRES</th> <th>RATE</th> <th>TOTAL</th> <th>CLASS</th> <th>4A</th> </tr> </thead> <tbody> <tr> <td>PAVED</td> <td>BUILDING SITE</td> <td></td> <td></td> <td></td> <td>BUG CODE</td> <td>B-35</td> </tr> <tr> <td>SEMI-IMPROVED</td> <td>FILLED</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>DIRT</td> <td>RAW</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>SIDEWALK</td> <td>WOODED</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>CURB</td> <td>WASTE LAND</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>WATER</td> <td>TOTAL ACREAGE</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>SEWER</td> <td>FRONTAGE</td> <td>DEPTH</td> <td>UNIT PRICE</td> <td>DEPTH FACTOR</td> <td>FRONT FT. PRICE</td> <td></td> </tr> <tr> <td>GAS</td> <td>248.3</td> <td>150</td> <td>625</td> <td>114</td> <td>712</td> <td>176790</td> </tr> <tr> <td>ELECTRICITY</td> <td>R10.8</td> <td>83.8</td> <td>625</td> <td>31</td> <td>194</td> <td>2090</td> </tr> <tr> <td>ALL UTILITIES</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>TOPOGRAPHY</td> <td></td> <td>38162</td> <td>40</td> <td>40</td> <td></td> <td>1526480</td> </tr> <tr> <td>LEVEL</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>HIGH</td> <td>TOTAL VALUE LAND</td> <td></td> <td></td> <td></td> <td>478880</td> <td>178880</td> </tr> <tr> <td>LOW</td> <td>TOTAL VALUE BUILDINGS</td> <td></td> <td></td> <td></td> <td>855780</td> <td>859020</td> </tr> <tr> <td>ROLLING</td> <td>TOTAL VALUE LAND &amp; BUILDINGS</td> <td></td> <td></td> <td></td> <td>1034460</td> <td>1037900</td> </tr> <tr> <td>SWAMPY</td> <td>UNFIN. BLDG.</td> <td>GENERAL</td> <td>2ND FLR.</td> <td>GAR.</td> <td>ADDS.</td> <td>OTHER</td> </tr> </tbody> </table>									PROPERTY FACTORS		LAND VALUE COMPUTATIONS AND SUMMARY										STREET	CLASSIFICATION	NO. OF ACRES	RATE	TOTAL	CLASS	4A	PAVED	BUILDING SITE				BUG CODE	B-35	SEMI-IMPROVED	FILLED						DIRT	RAW						SIDEWALK	WOODED						CURB	WASTE LAND						WATER	TOTAL ACREAGE						SEWER	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE		GAS	248.3	150	625	114	712	176790	ELECTRICITY	R10.8	83.8	625	31	194	2090	ALL UTILITIES							TOPOGRAPHY		38162	40	40		1526480	LEVEL							HIGH	TOTAL VALUE LAND				478880	178880	LOW	TOTAL VALUE BUILDINGS				855780	859020	ROLLING	TOTAL VALUE LAND & BUILDINGS				1034460	1037900	SWAMPY	UNFIN. BLDG.	GENERAL	2ND FLR.	GAR.	ADDS.	OTHER
PROPERTY FACTORS		LAND VALUE COMPUTATIONS AND SUMMARY																																																																																																																																									
STREET	CLASSIFICATION	NO. OF ACRES	RATE	TOTAL	CLASS	4A																																																																																																																																					
PAVED	BUILDING SITE				BUG CODE	B-35																																																																																																																																					
SEMI-IMPROVED	FILLED																																																																																																																																										
DIRT	RAW																																																																																																																																										
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CURB	WASTE LAND																																																																																																																																										
WATER	TOTAL ACREAGE																																																																																																																																										
SEWER	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE																																																																																																																																						
GAS	248.3	150	625	114	712	176790																																																																																																																																					
ELECTRICITY	R10.8	83.8	625	31	194	2090																																																																																																																																					
ALL UTILITIES																																																																																																																																											
TOPOGRAPHY		38162	40	40		1526480																																																																																																																																					
LEVEL																																																																																																																																											
HIGH	TOTAL VALUE LAND				478880	178880																																																																																																																																					
LOW	TOTAL VALUE BUILDINGS				855780	859020																																																																																																																																					
ROLLING	TOTAL VALUE LAND & BUILDINGS				1034460	1037900																																																																																																																																					
SWAMPY	UNFIN. BLDG.	GENERAL	2ND FLR.	GAR.	ADDS.	OTHER																																																																																																																																					
ASSESSMENT RECORD <table border="1"> <thead> <tr> <th rowspan="2">YEAR</th> <th rowspan="2">LAND</th> <th rowspan="2">BUILDINGS</th> <th rowspan="2">TOTAL REAL</th> <th colspan="2">EXEMPTIONS</th> <th rowspan="2">NET VALUE</th> </tr> <tr> <th>65 OVER</th> <th>VETERANS</th> </tr> </thead> <tbody> <tr> <td>19 65</td> <td>89450</td> <td>427900</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>19 66</td> <td>89450</td> <td>429500</td> <td>518,950</td> <td></td> <td></td> <td></td> </tr> <tr> <td>19 67</td> <td>89450</td> <td>429500</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>19 68</td> <td>"</td> <td>"</td> <td>"</td> <td></td> <td></td> <td></td> </tr> <tr> <td>19 69</td> <td>89450</td> <td>429500</td> <td>518,950</td> <td></td> <td></td> <td></td> </tr> <tr> <td>19 70-71</td> <td>89450</td> <td>429500</td> <td>518,950</td> <td></td> <td></td> <td></td> </tr> <tr> <td>19 72-73</td> <td>178900</td> <td>859000</td> <td>1037900</td> <td></td> <td></td> <td></td> </tr> <tr> <td>19 74-75</td> <td>178900</td> <td>800000</td> <td>978900</td> <td></td> <td></td> <td></td> </tr> <tr> <td>19 75-</td> <td>178900</td> <td>800000</td> <td>978900</td> <td></td> <td></td> <td></td> </tr> <tr> <td>19 76-</td> <td>178900</td> <td>800000</td> <td>978900</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>									YEAR	LAND	BUILDINGS	TOTAL REAL	EXEMPTIONS		NET VALUE	65 OVER	VETERANS	19 65	89450	427900					19 66	89450	429500	518,950				19 67	89450	429500					19 68	"	"	"				19 69	89450	429500	518,950				19 70-71	89450	429500	518,950				19 72-73	178900	859000	1037900				19 74-75	178900	800000	978900				19 75-	178900	800000	978900				19 76-	178900	800000	978900																																																							
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