



August 24, 2015

Kenneth E. Lowther
AC Equities LLC
14000 Horizon Way
Mt. Laurel, NJ 08054

RE: Proposed Rite Aid Pharmacy with Drive-Thru
3218 Atlantic Avenue
Block 183, Lots 1-8 & Lots 20-28
CRDA Application No. 2014-09-1213

Dear Mr. Lowther:

The proposed Rite Aid Pharmacy with related site improvements to be developed on the above-referenced property was presented in an application to the CRDA at a public hearing before the Land Use Hearing Officer on July 16, 2015. The recommendation of the Land Use Hearing Officer was approved by the full CRDA Board on August 18, 2015. In order to construct and open this facility at the earliest possible date, AC Equities LLC has requested the ability to do site work and other construction prior to the 45-day appeal period running pursuant to New Jersey Court Rule 4:69-6(b)(3). The CRDA has no objection to AC Equities LLC proceeding with such construction at its own risk during the appeal period. This letter does not constitute a guaranty or assurance that no appeal will be filed.

The following items will need to be addressed before construction can begin:

- Compliance with all conditions/plan revisions in the Engineers report;
- Posting of bonds in accordance with an approved construction cost estimate;
- Posting of inspection fees;
- Provide final revised plans to the engineer and CRDA for review and approval prior to construction. No construction to begin until plan sets are approved by the CRDA;
- Scheduling a preconstruction conference with all approving agencies, utilities, City, CRDA, engineer, etc.;

- Provide construction schedule;
- Provide copies of all permits from all approving agencies/utility companies/City departments at the preconstruction meeting;
- Provide details of the protection and ultimate disposition of the historical sign. Sign to be protected and relocated in accordance with the City Planning Department's directives.
- Other conditions that may be required by the Engineer, City or the CRDA.

Should you have any questions, please do not hesitate to contact me.

Regards,



Lance B. Landgraf, Jr., P.P., AICP
Director of Planning

cc. Robert L. Reid, Land Use Regulation Officer
Scott Collins, Esq., LURED Solicitor
Paul Weiss, Esq., Chief Legal Counsel, CRDA