

SHOWBOAT RENAISSANCE, LLC
1719 RITTENHOUSE SQUARE PHILADELPHIA, PA 19103
P (215) 467-4600

October 5, 2018

Via Hand Delivery

Casino Reinvestment Development Authority
Attn: Robert Reid, Land Use Enforcement Office
Division of Land Use and Regulatory Enforcement
15 S. Pennsylvania Avenue
Atlantic City, New Jersey 08401

**RE: Preliminary and Final Site Plan Approval
Showboat Renaissance, LLC
801 Boardwalk and 810 Pacific Avenue (Block 61, Lots 22 and 23 on the Official Tax Map
of the City of Atlantic City)**

Dear Mr. Reid:

I am counsel to Showboat Renaissance, LLC regarding the above-captioned matter. We submit this application for preliminary and final site plan approval for the proposed conversion of the Showboat Premier Lite Tower from its current use as R-1 Hotel to R-2 Apartments. The property is located within the RS-C Resort Commercial Development District. In connection with the Application, enclosed please find the following:

1. CRDA Application Form with Project Narrative (Original and 4 copies);
2. CRDA Major Preliminary Site Plan Checklist (Form #6), (5 copies);
3. CRDA Major Final Site Plan Checklist (Form #7), (5 copies);
4. Certified List of Property Owners and Utility Companies (5 copies);
5. Two Checks; one in the amount of \$950.00 for the application fee and one in the amount of \$5,000.00 for the escrow fee;
6. An executed Escrow Form;

7. Engineering Plans prepared by Arthur W. Ponzio Co. & Associates, Inc. (5 sets, 3 sheets).
8. Five (5) sets of architectural plans, prepared by SOSH architects.
9. Compact Disc containing PDF version of all submitted materials (2 discs).

Please review the enclosed information and contact me if you require additional information. We understand that this matter will be scheduled for the October 18, 2018 Land Use Board hearing date. Application and set it down for the earliest possible public hearing.

Thank you for your kind attention.

Very Truly yours,

/s/ Benjamin J. Kaufman

Benjamin J. Kaufman

Cc: Atlantic City Planning Dept. (w/Enclosures, via Hand Delivery)
Atlantic City Engineering Dept. (w/Enclosures, via Hand Delivery)
Arthur W. Ponzio Co. & Associates, Inc. (w/Enclosures, via E-mail)
SOSH Architects (w/Enclosures, via E-Mail)



**15 South Pennsylvania Avenue
Atlantic City, NJ 08401**

**APPLICATION TO THE
CASINO REINVESTMENT DEVELOPMENT AUTHORITY
DIVISION OF LAND USE AND REGULATORY ENFORCEMENT**

Aug, 2018

INSTRUCTIONS

Enclosed are the necessary instructions and forms for making application to the Casino Reinvestment Development Authority, Division of Land Use and Regulatory Enforcement. Please submit the required documentation to:

**Casino Reinvestment Development Authority
Division of Land Use and Regulatory Enforcement 15 S Pennsylvania Avenue
Atlantic City, NJ 08401**

Should you require additional information or clarification regarding this process, please contact the Division of Land Use and Regulatory Enforcement at **(609) 347-0500**.

1. The Applicant shall submit to the Casino Reinvestment Development Authority, Division of Land Use and Regulatory Enforcement, 15 S Pennsylvania Avenue,, Atlantic City, NJ 08401, five (5) written copies and two (2) additional copies in an electronic format (PDF, Microsoft Word, or other format with the consent of the Land Use Administrative Official). A copy of the application package must also be provided by the applicant to the City of Atlantic City Planning Dept. and a copy to the Engineering Dept. The application package shall contain completed copies of the appropriate form(s) as provided herein and any additional information, i.e. property survey, site plan, building plans, photographs or other documentation/exhibits that details the proposed development and any prior approvals for the property. The Applicant shall include with the application separate checks payable to "Casino Reinvestment Development Authority" for the required application fee and professional review escrow, (see attached fee schedule).

2. For all applications for site plan or subdivision, and any other applications as deemed necessary by the Land Use Administrative Official, the Land Use Administrative Official shall schedule and notify Applicant of a conceptual review meeting to be conducted within 45 days of receipt of the application.

3. Applicant will be notified in writing within 45 days, of any deficiencies in the application package. These deficiencies must be addressed along with providing any required additional information and plans.

4. Upon the determination by the Land Use Administrative Official that the application is complete, which includes submission of all fees and escrow amounts. Go to the CRDA website for a list of the fees:

<http://www.njcrda.com/wp-content/uploads/FEE-SCHEDULE-Resolution-15-24.pdf>

The Applicant will be notified of the hearing date scheduled for the application.

5. Applicant shall make a request for a "Certified List of Property Owners" to the City of Atlantic City Division of Planning. A sum not to exceed \$0.25 per name, or \$10.00, whichever is greater, may be charged for such list, in accordance with N.J.S. 40:55D-12c. The request must include a fee check payable to "City of Atlantic City". A certified list shall be provided including the

names and addresses of all owners of property located within the 200-foot radius as shown on the latest property ownership records within seven days in accordance with N.J.S. 40:55D-12c.

6. Where **Site Plan Approval** is required, the application must be prepared in accordance with Articles XX, XXII and XXIII of the Land Use Development Code of the City (Chapter 163 of the City Code).

7. Applications for **Conditional Use Approval** also require Site Plan Approval.

8. Where Site Plan Approval is not required, the following information, drawn to a scale of not more than 100 feet to the inch (1" = 100'), on one or more sheets shall be submitted:

- a. Property boundary lines and dimensions of the property and any significant topographic or physical features of the property.
- b. The location, size, use and arrangement of the proposed buildings which will remain, if any, including height (in stories and feet), elevators, floor plans, floor area ratio, total floor area, total floor area, total square feet of ground area coverage, and number and size of dwelling units.
- c. Minimum yard dimensions and, where relevant, relationship of yard dimensions to the height of any building or structure.
- d. Location, dimensions and number of all driveways, entrances, curb cuts, parking stalls, loading spaces and access aisles, and total lot coverage of all parking, loading and aisle areas.
- e. Location and height of fences or screen plantings and type of building materials or plantings to be used for fencing and/or screening.
- f. Location, designation and total area of all usable open space.
- g. Location, use and size of structures and other land uses within 200 feet of the boundaries of the subject property.
- h. A clear designation of the features of the proposed development or use(s), which require a variance, and the extent of the variance requested.
- i. Any other information that may be required for the CRDA Board to determine that the application is in compliance with the codes and ordinances of the City of Atlantic City.

9. Once a hearing date has been scheduled, the Applicant must, at least 10 days prior to the date of the hearing, give personal notice to all owners of property located within 200 feet of the subject property as shown on the most recent tax list(s) of the City(s) and all other interested persons and public agencies as required by law. Said notice is required whether affected properties are located within or without the City of Atlantic City. Notice must be given by hand delivery to said property owner or his legal agent or representative and have that person sign for delivery; or by mailing a copy by certified mail. In addition, the applicant must serve notice by certified mail to all local utility companies. (See attached list). A sample NOTICE has been included with this package. Applicant must arrange to provide proof of mailing or service for every notice served.

10. Notice of the application must also be published in "THE PRESS OF ATLANTIC CITY" at least ten (10) days prior to the date of hearing.

11. An Affidavit of Service, the receipts from the certified mailing, and a Proof of Publication of the notice as it appeared in THE PRESS OF ATLANTIC CITY must be submitted to Land Use Administrative Official prior to the hearing date.

12. The Applicant, his agent or attorney shall appear before the Division of Land Use and Regulatory Enforcement to present the application. If the applicant is a corporation, LP, LLC or LLP, the application must be presented by an attorney.

13. After the application has been approved by the Casino Reinvestment Development Authority, the Applicant must submit two (2) sets of plans in an electronic format (PDF, Microsoft Word, or other format with the consent of the Land Use Administrative Official) along with twelve (12) written sets of the approved plans, revised to address any plan conditions, together the "Final Plan Certification Form", to the Division of Land Use and Regulatory Enforcement. The plans will be certified and distributed as necessary such that any licenses and/or permits may be obtained by the Applicant.

14. After the close of the hearing, the Land Use Hearing Officer will compile all evidence submitted and copies of all transcripts. He/she will prepare a written recommendation to the members of the CRDA concerning the grant or denial of the relief requested. The recommendation may include the placement of any reasonable and necessary conditions of approval. The recommendation shall be provided to the members of the CRDA as expeditiously as possible to allow sufficient time for the members of the CRDA to consider and decide the application within the timeframe prescribed by the Municipal Land Use Law.

15. The Land Use Administrative Official shall publish a notice of the CRDA's decision in accordance with M.L.U.L.

ADDITIONAL PROCEDURES FOR FILING APPLICATIONS FOR SUBDIVISION AFTER APPROVAL BY
THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY

MINOR SUBDIVISION

The Applicant shall within 190 days after the approval of a minor subdivision by Casino Reinvestment Development Authority:

- 1) Submit the Plats for signature to the Land Use Administrative Official of the Division of Land Use and Regulatory Enforcement on either a plat in conformity with the provisions of the "Map Filing Law" (P.L. 1960, c141), or on a deed describing the approved minor subdivision, in order that signatures may be obtained.
- 2) File copies of the signed plat or deed with:
 - a. The County Recording Officer (County Clerk),
 - b. The City Engineer, and
 - c. The City Tax Assessor.

FAILURE OF THE APPLICANT TO FILE THE APPROVED PLAT OR DEED WITHIN THE PRESCRIBED PERIOD SHALL INVALIDATE THE MINOR SUBDIVISION APPROVAL.

MAJOR SUBDIVISION

Subsequent to final subdivision approval by the Division of Land Use and Regulatory Enforcement, The Applicant shall:

- (1) Submit the plats for signature to the Land Use Administrative Official on a plat in conformity with the provisions of the "Map Filing Law."
- (2) File copies of the signed plat within 95 days of signatures with:
 - a. The County Recording Officer (County Clerk),
 - b. The City Engineer, and
 - c. The City Tax Assessor

If the plat is not filed within the 95-day period, approval shall expire except, upon the showing of good cause by the Applicant, the Division of Land Use and Regulatory Enforcement may extend the period for recording for an additional period not to exceed 190 days from the date of the signing of the plat.



15 South Pennsylvania Avenue
Atlantic City, NJ 08401

APPLICATION FORM

The application, with supporting documentation, must be filed with the Land Use Administrative Officer for review at least fifteen [15] business days prior to the meeting at which the application is to be considered.

To be completed by CRDA staff only.

Date Filed _____ Application No. _____
Application Fees: _____ Escrow Deposit _____

Scheduled for:
Review for Completeness _____ Hearing: _____

=====

1. SUBJECT PROPERTY

Location: 801 Boardwalk, Atlantic City, NJ 08401

Tax Map Page _____ Block _____ Lot(s) _____
 Page _____ Block _____ Lot(s) _____
 Page 12 Block 61 Lot(s) 22, 23, 24, 25, 26

Dimensions Frontage 308.53 Depth 1432.2 Total Area 10.14 acres

Zoning District RS-C Resort Commercial District

2. APPLICANT

Name Showboat Renaissance LLC

Email c/o Bkaufman@towerdev.com

Address 1719 Rittenhouse Square, Philadelphia, PA 19103

Telephone Number (215)467-4600 ex. 132

Applicant is a: Corporation ☒ Partnership ☐ Individual ☐

3. DISCLOSURE STATEMENT

Pursuant to N.J.S 40:55D-48.1 [Application by corporation or partnership; list of stockholders owning 10% of stock or 10% interest in partnership.] Disclosure of owners of organization and property subject to application. [A corporation or partnership applying to a governing body of a municipality]Any organization making an application for development under this act [for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes] shall list the names and addresses of all members, stockholders or individual partners (collectively, "interest holders") [owning at least 10% of its stock of any class or at least 10% of the interest in the partnership], including any other organization holding at least a 10% ownership interest in the organization, and shall also identify the owner of the property subject to the application, including any organization holding at least a 10% ownership interest in the property [as the case may be]. In accordance with 40:55D-48.2 [Disclosure of 10% ownership interest of corporation or partnership which is 10% owner of applying corporation or partnership.] Listing of names and addresses of interest holders of applicant and owner organization. If [a corporation or partnership] an organization owns an interest equivalent to 10% or more of another organization the stock of a corporation, or 10% or greater interest in a partnership, subject to the disclosure requirements hereinabove described, [pursuant to section 1 of this act that organization shall list the names and addresses of its interest holders holding 10% or greater interest in the [partnership, as the case may be, and] organization. [This requirement shall be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the stockholders and individual partners, exceeding the 10% ownership criterion established in this act, have been listed.] In accordance with recently added 40:55D-48.3 Disclosure of all officers and trustees of a non-profit organization. A non-profit organization filing an application for development under this act shall list the names and addresses of all officers and trustees of the non-profit organization. In accordance with 40:55D-48.4 [Failure to comply with act; disapproval of application.] Approval of application. *a.* No municipal planning board, board of adjustment or [municipal] governing body shall approve the application of any [corporation or partnership] organization or non-profit organization which does not comply with this act. Any approval not in compliance with this act shall be voidable in a proceeding in lieu of prerogative writ in the Superior Court. *b.* Any party, including any member of the public, may institute a proceeding in lieu of prerogative writ in the Superior Court to challenge any PROPOSED AMENDMENTS TO MUNICIPAL LAND USE LAW approval granted by a municipal planning board, board of adjustment or governing body on the grounds that such action is void for the reasons stated in subsection *a.* of this section, and if the court shall find that the approval was not in compliance with this act, the court may declare the approval to be void. In accordance with 40:55D-48.5 [Concealing names of owners;] Organization or non-profit organization failing to disclose; fine. Any [corporation or partnership which conceals] organization or nonprofit organization failing to disclose in accordance with this act, [the names of stockholders owning 10% or more of its stock, or of individual partners owning a 10% or greater interest in the partnership, as the case may be,] shall be subject to a fine of \$1,000 to \$10,000, which shall be [recovered] recoverable in the name of the municipality in any court of record in the State in a summary manner pursuant to the "Penalty Enforcement Law" (N.J.S.A. 2A:58-1 et seq.).

10. List any other **Expert** who will submit a report or who will testify for the Applicant: [Attach additional sheets as may be necessary]

Name SOSH Architects
Field of Expertise Architect
Email _____
Address 1020 Atlantic Ave., Atlantic City, NJ 08401
Telephone Number (609)345-5222
FAX Number (609)345-7486

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

_____ Administrative Review of Minor Subdivision Plan
_____ Administrative Review of Major Subdivision Plan
_____ Minor Subdivision Approval
_____ Major Subdivision Approval [Preliminary]
_____ Major Subdivision Approval [Final]
Number of lots to be created _____ Number of proposed dwelling units ____
(including remainder lot) (if applicable)

SITE PLAN:

_____ Administrative Review of Minor Site Plan
_____ Administrative Review of Major Site Plan
_____ Minor Site Plan Approval
X _____ Major Preliminary Site Plan Approval [Phases (if applicable) ____]
X _____ Major Final Site Plan Approval [Phases (if applicable) ____]
_____ Amendment or Revision to an Approved Site Plan
Area to be disturbed (square feet) _____
Total number of proposed dwelling units _____
_____ Request for Waiver From Site Plan Review and Approval
Reason for request: _____

MISC:

_____ Administrative Review
_____ Appeal decision of an Administrative Officer [N.J.S. 40:55D- 70a]
_____ Interpretation of Zoning Map, or Regulations or Special Questions [N.J.S. 40:55D-70b]
_____ Variance Relief (hardship) [N.J.S. 40:55D-70c(1)]
_____ Variance Relief (substantial benefit) [N.J.S. 40:55D-70c(2)]
_____ Variance Relief (use) [N.J.S. 40:55D-70d]
_____ Conditional Use Approval [N.J.S. 40:55D-67]
_____ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S. 40:55D-34]
_____ Direct issuance of a permit for a lot lacking street frontage [N.J.S. 40:55D-35]

12. Section(s) of Ordinance from which a **variance is requested and justification for said request:** [attach additional pages as needed] _____

13. **Waivers Requested** of Development Standards and/or Submission and justification for request.

Requirements: [attach additional pages as needed] _____

14. Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property, which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing. An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed.

15. **Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises:**

[attach pages as needed] Application for preliminary and final site approval. Please see Exhibit attached

16. Is a public water line available? Yes

17. Is public sanitary sewer available? Yes

18. Does the application propose a well and septic system? No/No

19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? Not Applicable

20. Are any off-tract improvements required or proposed? No

21. Is the subdivision to be filed by Deed or Plat? Not Applicable

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? Will Provide as Required

23. Other approvals, which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
Atlantic City Municipal Utilities Authority	_____	<u>X</u>	_____
_____ Atlantic County Health Department	_____	<u>X</u>	_____
_____ Atlantic County Planning Board	_____	<u>X</u>	_____
_____ Atlantic County Soil Conservation Dist.	_____	<u>X</u>	_____
NJ Department of Environmental Protection	_____	<u>X</u>	_____
Sewer Extension Permit	_____	<u>X</u>	_____
Sanitary Sewer Connection Permit	_____	<u>X</u>	_____
Stream Encroachment Permit	_____	<u>X</u>	_____
Waterfront Development Permit	_____	<u>X</u>	_____
Wetlands Permit	_____	<u>X</u>	_____
Tidal Wetlands Permit	_____	<u>X</u>	_____
Potable Water Construction Permit	_____	<u>X</u>	_____
Other	_____	<u>X</u>	_____
NJ Department of Transportation	_____	<u>X</u>	_____
Public Service Electric & Gas Company	_____	<u>X</u>	_____
_____	_____	_____	_____

24. Certification from the Tax Collector that all taxes due on the subject property have been paid.

25. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing).

Quantity	Description of Item
_____	Refer to Cover Letter
_____	_____
_____	_____

26. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals:

Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

Applicant's Professional	Reports Requested
<u>X</u> Attorney	All Reports
<u>X</u> Engineer	All Reports
_____	_____
_____	_____

CERTIFICATIONS

27. I Bart Blatstein certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

[If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this

1 day of October, 20 18


COMMONWEALTH OF PENNSYLVANIA
NOTARY PUBLIC

NOTARIAL SEAL
BRADLEY R. SLENN, Notary Public
City of Philadelphia, Phila. County


SIGNATURE OF APPLICANT

Bart Blatstein

President, Showboat Renaissance, LLC

28. I certify that I am the owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

[If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this

1 day of October, 20 18


COMMONWEALTH OF PENNSYLVANIA
NOTARY PUBLIC

NOTARIAL SEAL
BRADLEY R. SLENN, Notary Public
City of Philadelphia, Phila. County


SIGNATURE OF OWNER

Bart Blatstein

President, Showboat Renaissance, LLC

29. I understand that the sum of \$5,000 has been deposited in an escrow account (Builder's Trust Account). In accordance with Resolution 11-60 of the Casino Reinvestment Development Authority approving Land Use Fees and Escrow Deposit Requirements, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

10/1/18
Date


SIGNATURE OF APPLICANT

Bart Blatstein

President, Showboat Renaissance, LLC



ESCROW SETUP INFORMATION

The Information below is necessary to initially set up your Escrow Account through TD Bank.

Applicant's Name: SHOWBOAT RENAISSANCE LLC

Applicant's Address: 1719 RITTENHOUSE SQUARE, PHILADELPHIA PA 19103

*Applicant's Signature: John HSE

Applicant's Phone No.: (215) 467-4600

Applicant's Email Address: BRANFMAN@TOUJOURS.COM

Applicant's Date of Birth: _____

Tax Identification or Social Security Number: 81-0947723

Assigned Escrow #: _____

Should you require assistance or have any questions, please do not hesitate to contact Carl Wentzell in the Finance Dept at 609-347-0500 ext. 3215 or CWentzell@NJCRDA.com.



Order Confirmation

Order# 0000094904

Client: TOWER INVESTMENTS, INC

Client Phone: 2154674600

Account #: 8022552

Address: 1719 RITTENHOUSE SQUARE
PHILADELPHIA PA 19103

Fax:
Email: bkaufman@towerdev.com

Payor Customer: TOWER INVESTMENTS, INC

Payor Phone: 2154674600

Payor Account: 8022552

Payor Address: 1719 RITTENHOUSE SQUARE
PHILADELPHIA PA 19103

Sales Rep

ematos

Ordered By

ematos

Total Amount \$51.62

Payment Amount \$0.00

Amount Due \$51.62

Tax Amount: 0.00

Payment Method: Invoice - Statement

Order Notes:

Invoice Text:

Ad Number	Ad Type	Color
0000094904-01	SJP CLS Legal Liner	\$0.00

Pick Up Number	Ad Size	Production Method
	1 X 61 li	AdBooker (liner)

Production Color	Production Notes

Product and Zone	Placement	Position	# Inserts
ACP Press of Atlantic City	C-Legal Ads	Legal Notices	1

Run Schedule Invoice Text: CASINO REINVESTMENT DEVELOPMENT AUTHORITY ATLANTIC CITY TOURISM

Run Dates: 10/ 6/2018

Product and Zone	Placement	Position	# Inserts
ACP pressofatlanticcity.com	C-Legal Ads	Legal Notices	1

Run Schedule Invoice Text: CASINO REINVESTMENT DEVELOPMENT AUTHORITY ATLANTIC CITY TOURISM

Run Dates: 10/ 6/2018

TaaLine: CASINOREINVESTMENTDEVELOPMENTAUTHORITYATLANTICCITYTOURISMDISTRICTNOTICEOFHEARINGPLE
ASETAKENOTICETHATSHOWBOATRENAISSANCELLCAPPLICANTHASF

Ad Content Proof

Note: Ad size does not reflect actual ad

CASINO REINVESTMENT
DEVELOPMENT AUTHORITY
ATLANTIC CITY TOURISM DISTRICT

NOTICE OF HEARING

PLEASE TAKE NOTICE THAT Showboat Renaissance, LLC ("Applicant") has filed an application with the Casino Reinvestment Development Authority ("CRDA") for preliminary and final site plan approval to convert one (1) of the Showboat Hotel buildings to apartments. The apartment building will have approximately 260 apartment units, which will consist of a mix of studio, one (1) bedroom, and (2) bedroom apartments.

The location of the subject properties are: 801 Boardwalk, 810 Pacific Avenue, 804 Pacific Avenue, 800 Pacific Avenue, 804 Pacific Avenue (R8), in the City of Atlantic City also known, respectively, as Block 61, Lots 22, 23, 24, 25, 26 on the tax map of Atlantic City. The properties are located in the Resort Commercial District and the use is permitted. The Applicant requests preliminary and final site plan approval. Applicant also requests any variances, waivers or other relief that the CRDA deems necessary and/or appropriate.

Any persons interested in the application will be given an opportunity to be heard at the CRDA public hearing to be held on Thursday, October 18, 2018 at 10:00 A.M. at 15 South Pennsylvania Avenue, Atlantic City, New Jersey 08401. At such time, you may appear in person, by agent or attorney, and present any comments with respect to the application. The application, plans and all documents related to the proposed project are available for public inspection prior to the public hearing in the office of the CRDA during regular business hours.

Benjamin J. Kaufman, Esquire.
Attorney for Applicant
1719 Rittenhouse Square
Philadelphia, PA 19103
Phone No.: (215) 467-4600 ex. 132
Printer Fee: \$25.62
#0000094904
Pub Date: October 6, 2018

CASINO REINVESTMENT DEVELOPMENT AUTHORITY
ATLANTIC CITY TOURISM DISTRICT

NOTICE OF HEARING

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The location of the subject properties are 801 Boardwalk, 810 Pacific Avenue, 804 Pacific Avenue, 800 Pacific Avenue, 804 Pacific Avenue (RR), in the City of Atlantic City also known, respectively, as Block 61, Lots 22, 23, 24, 25, 26 on the tax map of Atlantic City. The properties are located in the Resort Commercial District and the use is permitted. The Applicant requests preliminary and final site plan approval. Applicant also requests any variances, waivers or other relief that the CRDA deems necessary and/or appropriate.

Any persons interested in the application will be given an opportunity to be heard at the CRDA public hearing to be held on Thursday, October 18, 2018 at 10:00 A.M. at 15 South Pennsylvania Avenue, Atlantic City, New Jersey 08401. At such time, you may appear in person, by agent or attorney, and present any comments with respect to the application. The application, plans and all documents related to the proposed project are available for public inspection prior to the public hearing in the office of the CRDA during regular business hours.

This notice is being sent because you are a property owner within a 200 foot radius of the above-referenced property.

Benjamin J. Kaufman, Esquire.
Attorney for Applicant
1719 Rittenhouse Square
Philadelphia, PA 19103
Phone No.: (215)467-4600 ex. 132

PROJECT NARRATIVE

Showboat Renaissance, LLC ("Applicant") has filed an application with the Casino Reinvestment Development Authority ("CRDA") for preliminary and final site plan approval to convert the Premier Light Tower on the Showboat Hotel property from R-1 hotel to R-2 apartments. The apartment building will have approximately 264 apartment units, which will consist of a mix of studio, one (1) bedroom, and (2) bedroom apartments.

The location of the subject properties are 801 Boardwalk, 810 Pacific Avenue, 804 Pacific Avenue, 800 Pacific Avenue, 804 Pacific Avenue (RR), in the City of Atlantic City also known, respectively, as Block 61, Lots 22, 23, 24, 25, 26 on the tax map of Atlantic City. The properties are located in the Resort Commercial District and the use is permitted. The Applicant requests preliminary and final site plan approval. Applicant also requests any variances, waivers or other relief that the CRDA deems necessary and/or appropriate.

Applicant believes that the project will provide a benefit to the City by providing new, high quality housing and is consistent with the Tourism District legislation. Additional testimony will be provided at the time of the hearing.



15 South Pennsylvania Avenue

Atlantic City, NJ 08401

NJ CRDA – City of Atlantic City - Major Preliminary Site Plan Checklist (Form # 6)

REQUIRED APPLICATION ITEMS

Project Name: Showboat Renaissance LLC Application # _____

Prepared by: Benjamin Kaufman, Esq. and Arthur W. Ponzio Co. & Assoc. Title _____ Date _____

Note : Five (5) copies of plans and supporting documents are required as the initial submission. Ten (10) copies of plans are required for final sign-off and distribution.

Item #	Description	REQUIRED	SUBMITTED	WAIVER REQUESTED BY APPLICANT	Waiver Recommended by Reviewer
1	Completed Land Use Application Form	X	X		
2	Payment of Required Application and Escrow Fees (19:66-3.4)	X	X		
3	Name and address, email address of property owner and applicant.	X	X		
4	Proof of real estate taxes and other assessments paid.				
5	Name, signature, license number, seal and address of each professional consultant, as applicable, involved in preparation of required documents.	X	x		
6	Project narrative describing existing conditions, surrounding uses and the proposed development including list of variance and design waiver relief sought, if any.	X	x		
7	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X	x		
8	Proof of ownership of property. (Report of title, copy of deed AS FILED with the Atlantic County Clerk's Office, affidavit or other documentation evidencing ownership.)	X	Attached		
9	Consent of property owner to applicant to development project.	X	N/A		
10	FOR ADMINISTRATIVE REVIEW AND APPROVAL: Certification from Applicant's licensed professional that the development proposed meets all requirements and no	X			

	variance or design waivers are requested. (19:66-4.6)				
11	Zoning Schedule listing: Use, lot area, lot width, lot depth, yard setbacks, floor area ratio, density, building coverage, building height and parking requirements, including existing and proposed with conformity status of each.	X	x		
12	Certified List of Property Owners within 200' Radius of the subject property by City of Atlantic City Tax assessor's Office.	X	x		
13	Public Notice in compliance with NJSA 40:55D-12.	X	X		
14	North arrow, scale and graphic scale.	X	x		
15	Signature blocks for Hearing Officer, Land Use Regulation Enforcement Officer, Engineer and Planner.	X	x		
16	Key map(s) at a legible scale showing location of property with existing structures, uses, streets, public right of ways, municipal boundaries, public parks, beaches, environmental sensitive areas, zoning district boundaries within 200 feet of the subject property. Property tax lots within 200 feet of the subject property taken from the most recent municipal tax map records.	X	x		
17	List of any existing or proposed deed restrictions, easements, covenants, Homeowners Association Agreements, etc. as recorded or in recordable form if proposed.	X	Attached		
18	List of development stages or phases, if any.	X	N/A		
19	List of approvals or permits required by other regulatory authorities having jurisdiction and the status of same.	X	x		
20	Land Title Survey and topographic survey depicting existing conditions prepared by New Jersey licensed professional land surveyor. All elevations shall be based on NAVD 1988. The horizontal datum shall on the NJ State Plane Coordinate System (NAD 1983) Survey shall include all existing conditions, including buildings, structures, parking areas with parking space striping, driveways, walkways, site lighting/fixtures, fences, stoops, stairs, porches, easements, walls, patios, curbs, roof overhangs, overhead wires, bay windows, building setbacks of building on-site and adjoining the site, landscape areas, trees, utility poles, flag poles, directional and identification signs, spot elevations, contours in one foot intervals, FEMA	X	Land title survey attached	Waiver requested with respect to topographical survey	

	Flood Zone, State Claim areas, utility poles, utilities such as water, sanitary sewer, storm sewer, electric, gas, cable, telephone, etc. Improvements in adjoining right-of-ways / roadways / streets including painted traffic markings.				
21	Stormwater management plans and drainage calculations. (19:66-7.5)	X		X	
22	Site Plan depicting proposed buildings, structures, existing and proposed building setbacks, landscape areas, lighting / fixtures, lighting intensity, location of identification signage and directional signs, trash enclosure, building setback lines (dashed) and their dimensions from the property lines, parking area plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.	X	X		
23	Grading plan depicting direction of flow of surface run-off, spot elevations, contours within 1 foot intervals, stormwater management structures	X		X	
24	Landscaping Plan, details and plant schedule (19:66-7.6)	X		X	
25	Lighting plan and details (19:66-7.10)	X		X	
26	Soil Erosion and Sediment Control Plan. (Required for soil disturbance of 5,000 sq. ft. or greater)	X		X	
27	Plans of proposed utility layouts including sanitary sewer, water, gas, telephone, cable and electricity and showing proposed connections to existing or any proposed utility systems.	X		X	
28	Road and paving cross-sections and profiles.	X		X	
29	Solid and liquid waste management plan.	X		X	
30	Vehicular and pedestrian circulation patterns, Traffic control signs, directional signs and Sight triangles	X		X	
31	Preliminary architectural plan and elevations, and areas and type of each proposed use.	X	X		
32	Electronic copy of the full application including: application, photos, maps, reports, plans and other exhibits in pdf format. Maximum size of file(s) 4 MB.	X			

10	FOR ADMINISTRATIVE REVIEW AND APPROVAL: Certification from Applicant's licensed professional that the development proposed meets all requirements and no variance or design waivers are requested. (19:66-4.6)	X			
11	Zoning Schedule listing: Use, lot area, lot width, lot depth, yard setbacks, floor area ratio, density, building coverage, building height and parking requirements, including existing and proposed with conformity status of each.	X	X		
12	Certified List of Property Owners within 200' Radius of the subject property by City of Atlantic City Tax assessor's Office.	X	X		
13	Public Notice in compliance with NJSA 40:55D-12.	X	X		
14	North arrow, scale and graphic scale.	X	X		
15	Signature blocks for Hearing Officer, Land Use Regulation Enforcement Officer, Engineer and Planner.	X	X		
16	Key map(s) at a legible scale showing location of property with existing structures, uses, streets, public right of ways, municipal boundaries, public parks, beaches, environmental sensitive areas, zoning district boundaries within 200 feet of the subject property. Property tax lots within 200 feet of the subject property taken from the most recent municipal tax map records.	X	X		
17	List of any existing or proposed deed restrictions, easements, covenants, Homeowners Association Agreements, etc. as recorded or in recordable form if proposed.	X	Attached		
18	List of development stages or phases, if any.	X	N/A		
19	List of approvals or permits required by other regulatory authorities having jurisdiction and the status of same.	X	X		

20	Land Title Survey and topographic survey depicting existing conditions prepared by New Jersey licensed professional land surveyor. All elevations shall be based on NAVD 1988. The horizontal datum shall on the NJ State Plane Coordinate System (NAD 1983) Survey shall include all existing conditions, including buildings, structures, parking areas with parking space striping, driveways, walkways, site lighting/fixtures, fences, stoops, stairs, porches, easements, walls, patios, curbs, roof overhangs, overhead wires, bay windows, building setbacks of building on-site and adjoining the site, landscape areas, trees, utility poles, flag poles, directional and identification signs, spot elevations, contours in one foot intervals, FEMA Flood Zone, State Claim areas, utility poles, utilities such as water, sanitary sewer, storm sewer, electric, gas, cable, telephone, etc. Improvements in adjoining right-of-ways / roadways / streets including painted traffic markings.	X	Land Title Survey Attached	Waiver requested with respect to topographic survey	
21	Stormwater management plans and drainage calculations. (19:66-7.5)	X		X	
22	Site Plan depicting proposed buildings, structures, existing and proposed building setbacks, landscape areas, lighting / fixtures, lighting intensity, location of identification signage and directional signs, trash enclosure, building setback lines (dashed) and their dimensions from the property lines, parking area plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.	X	X		
23	Grading plan depicting direction of flow of surface run-off, spot elevations, contours within 1 foot intervals, stormwater management structures	X		X	
24	Landscaping Plan, details and plant schedule (19:66-7.6)	X		X	
25	Lighting plan and details (19:66-7.10)	X		X	
26	Soil Erosion and Sediment Control Plan. (Required for soil disturbance of 5,000 sq. ft. or greater)	X		X	
27	Plans of proposed utility layouts including sanitary sewer, water, gas, telephone, cable and electricity and showing proposed connections to existing or any proposed utility systems.	X		X	
28	Road and paving cross-sections and profiles.	X		X	

29	Solid and liquid waste management plan.	X		X	
30	Vehicular and pedestrian circulation patterns, Traffic control signs, directional signs and Sight triangles	X		X	
31	Preliminary architectural plan and elevations, and areas and type of each proposed use.	X	X		
32	Estimate of costs of on-site and off-site improvements [19:66-3.4 (b)]	X		X	
33	Electronic copy of the full application including: application, photos, maps, reports, plans and other exhibits in pdf format. Maximum size of file(s) 4 MB.	X	X		
34	Performance guarantee [19:66-3.4 (b)]	X			
35	Maintenance guarantee (19:66-16.3)	X			
36	Inspection Fees (19:66-16.1)	X			



Parcel Profile Report

Highlighted feature(s)

Parcel Limits (5)

BLOCK	LOT	QUAL	Owner	Street	CityState	Zip	ZipPlus
61	22		SHOWBOAT RENAISSANCE LLC	817 N 3RD ST	PHILADELPHIA, PA	19123	
61	23		SHOWBOAT RENAISSANCE LLC	817 N 3RD ST	PHILADELPHIA, PA	19123	
61	25		SHOWBOAT RENAISSANCE LLC	817 N 3RD ST	PHILADELPHIA, PA	19123	
61	26		SHOWBOAT RENAISSANCE LLC	817 N 3RD ST	PHILADELPHIA, PA	19123	
61	24		SHOWBOAT RENAISSANCE LLC	817 N 3RD ST	PHILADELPHIA, PA	19123	

§

List of adjoining feature(s) that intersect 200 foot buffer from Parcel Limits.

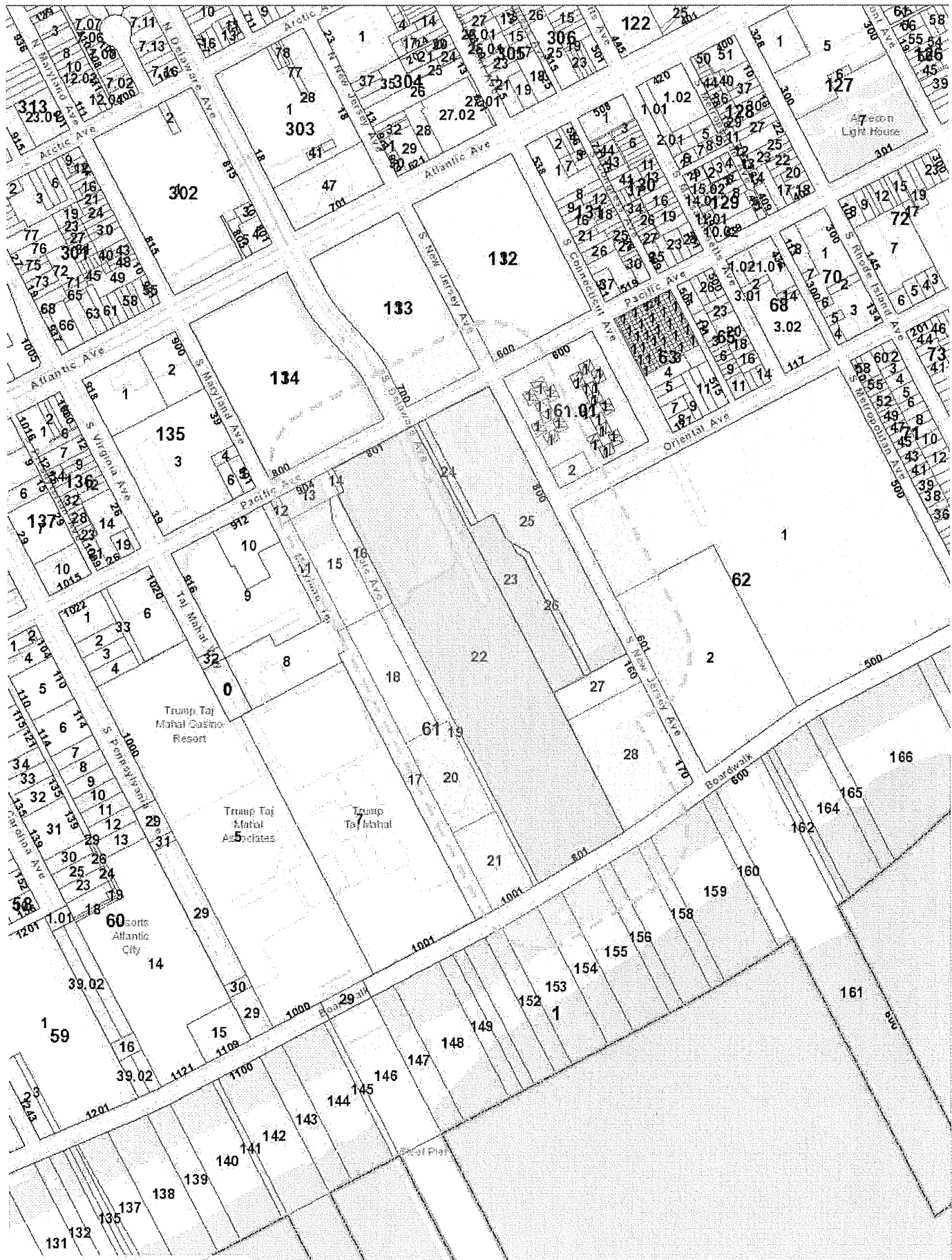
Parcel Limits (63)

BLOCK	LOT	QUAL	Owner	Street	CityState	Zip	ZipPlus
61	28		HOUSING AUTHORITY & URBAN REDEVELOP	227 N VERMONT AVE	ATLANTIC CITY, NJ	08401	
1	159		CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401	
61	8		BEST OF LIFE PARTNERS LLC	691 ELIZABETH AVE #2	NEWARK, NJ	07112	
61	17		TRUMP TAJ MAHAL ASSOC	1000 BOARDWALK	ATLANTIC CITY, NJ	08401	
61	11		TRUMP TAJ MAHAL ASSOC.	1000 BOARDWALK	ATLANTIC CITY, NJ	08401	
61	12		TRUMP TAJ MAHAL ASSOCIATES	1000 BOARDWALK	ATLANTIC CITY, NJ	08401	
61	13		TRUMP TAJ MAHAL ASSOCIATES	1000 BOARDWALK	ATLANTIC CITY, NJ	08401	
61	20		TRUMP TAJ MAHAL ASSOC.	1000 BOARDWALK	ATLANTIC CITY, NJ	08401	
61	19		TRUMP TAJ MAHAL ASSOC.	1000 BOARDWALK	ATLANTIC CITY, NJ	08401	
61	21		TRUMP TAJ MAHAL ASSOC.	1000 BOARDWALK	ATLANTIC CITY, NJ	08401	
61	18		TRUMP TAJ MAHAL ASSOC.	1000 BOARDWALK	ATLANTIC CITY, NJ	08401	
61	15		TRUMP TAJ MAHAL ASSOC.	1000 BOARDWALK	ATLANTIC CITY, NJ	08401	7415
61	16		TRUMP TAJ MAHAL	1000 BOARDWALK	ATLANTIC CITY, NJ	08401	7415
61	14		TRUMP TAJ MAHAL ASSOC.	1000 BOARDWALK	ATLANTIC CITY, NJ	08401	
61	27		HOUSING AUTHORITY & URBAN REDEVELOP	227 N VERMONT AVE	ATLANTIC CITY, NJ	08401	
1	152		CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401	
1	153		CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401	
1	154		CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401	
1	155		CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401	
1	156		CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401	
1	157		CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401	
1	158		CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401	

BLOCK	LOT	QUAL	Owner	Street	CityState	Zip	ZipPlus
61.01	1		BEACHGATE CONDOMINIUM ASSOC	PO BOX 229	NORTHFIELD, NJ	08225	
62	2		POLO NORTH COUNTRY CLUB, INC	11199 POLO CLUB RD	WELLINGTON, FL	33414	
61.01	2		BEACHGATE ASSOC OF OWNERS	P O BOX 3182	MARGATE, NJ	08402	
62	1		POLO NORTH COUNTRY CLUB, INC	11199 POLO CLUB RD	WELLINGTON, FL	33414	
61.01	1	CD103	BREARTON, JAMES	600 PACIFIC AVE D103	ATLANTIC CITY, NJ	08401	
61.01	1	CD203	REM REAL ESTATE LLC	PO BOX 3182	MARGATE CITY, NJ	08402	
61.01	1	CD202	FORTUNA, GEORGE M.C/O DAVID BRODSKY	93 WORCESTER STREET	WELLESLEY, MA	02481	
61.01	1	CD102	REM REAL ESTATE LLC	PO BOX 3182	MARGATE CITY, NJ	08402	
61.01	1	CE208	BEACHGATE HOMES, L.L.C.	P.O. BOX 229	NORTHFIELD, NJ	08225	
61.01	1	CD208	BEACHGATE HOMES, L.L.C.	P.O. BOX 229	NORTHFIELD, NJ	08225	
61.01	1	CE103	JACKSON, ROBERT LEE	P.O.BOX 7195	LARGO, MD	20792	7195
61.01	1	CE204	ROBINSON, JOSEPH	200 E 36TH ST #2C	NEW YORK, NY	10016	
61.01	1	CE106	GRASSO, JOSEPH & JOANN	11 ALBA PL	PARSIPPANY, NJ	07054	
61.01	1	CE207	QUINTO, MARY LOU	600 PACIFIC AVE E207	ATLANTIC CITY, NJ	08401	
61.01	1	CD104	BRUBAKER, III, JOHN	250 CHARTLEY DR	REISTERTOWN, MD	21136	
61.01	1	CD105	BEACHGATE HOMES, L.L.C.	P.O. BOX 229	NORTHFIELD, NJ	08225	
61.01	1	CD205	BEACHGATE HOMES, L.L.C.	P.O.BOX 229	NORTHFIELD, NJ	08225	
61.01	1	CA203	FORTUNA, MARY	11401 EMPIRE LANE	ROCKVILLE, MD	20852	
61.01	1	CA104	BEACHGATE HOMES, L.L.C.	P.O. BOX 229	NORTHFIELD, NJ	08225	
61.01	1	CD206	CASTAGNA, ROBERT D & ELEANOR	4 BIRCH COURT PINE RUN	BLACKWOOD, NJ	08012	
61.01	1	CD107	GALENKO, INNA & AMBARKOU, ORDAN	600 PACIFIC D107	ATLANTIC CITY NJ	08401	
61.01	1	CD101	BEACHGATE HOMES, L.L.C.	P.O. BOX 229	NORTHFIELD, NJ	08225	
61.01	1	CE105	FRANKEL, MICHAEL & GORDON, ROBERT	2032 ELLSWORTH ST	PHILADELPHIA, PA	19146	
61.01	1	CE205	MAGBANUA, ANGELITA O	600 PACIFIC AVE #205	ATLANTIC CITY, NJ	08401	
61.01	1	CD201	RUSCIANO, EUNICE TRUSTEEO F E R IRR	600 PACIFIC AVE D201	ATLANTIC CITY, NJ	08401	
61.01	1	CE202	WONG, LI F & SAU C	600 PACIFIC E202	ATLANTIC CITY, NJ	08401	
61.01	1	CE101	FORTUNA, FIONA C/O D. BRODSKY ESQ.	93 WORCESTER STREET	WELLESLEY, MA	02481	
61.01	1	CD204	BEACHGATE HOMES, L.L.C.	P.O. BOX 229	NORTHFIELD, NJ	08225	
61.01	1	CD207	BEACHGATE HOMES, L.L.C.	P.O. BOX 229	NORTHFIELD, NJ	08225	
61.01	1	CD106	BEACHGATE HOMES, L.L.C.	P.O.BOX 229	NORTHFIELD, NJ	08225	
61.01	1	CE201	OZDEMIR, CANER	10 HARPER BLVD	DELRAN, NJ	08075	
61.01	1	CE102	QUIGLEY, FRANK & QUIGLEY, GRACE	3104 LANDFALL LANE	ANNAPOLIS, MD	21403	
61.01	1	CE203	MUSTAKAS, ARTHUR	600 PACIFIC AVE E-203	ATLANTIC CITY, NJ	08401	
61.01	1	CE104	MORRISON, RAYMOND	25 BRANDYWINE CT	EGG HARBOR TWP, NJ	08234	
61.01	1	CE107	HAVILAND JR, DONALD	201 S MAPLE AVE 110	AMBLER, PA	19002	
61.01	1	CE206	TUTOVIC, CAMILJ & LORRAINE	164 ROMONA AVE	STATEN ISLAND NY	10312	
61.01	1	CA204	VAN ALLEN, JEFFERSON	4413 MANOR HALL LN	FAIRFAX, VA	22033	

BLOCK	LOT	QUAL	Owner	Street	CityState	Zip	ZipPlus
61.01	1	CA103	U.S. BANK NATIONAL ASSOCIATION	8950 CYPRESS WATERS BLVD	COPPELL	75019	
133	1	00000	700 ATLANTIC AVE URBAN RENEWAL LLC	120 ALBANY ST	NEW BRUNSWICK, NJ	08901	
132	1	00000	SOUTH INLET PARTNERS URBAN RENEWAL	120 ALBANY ST, SUITE 800	NEW BRUNSWICK, NJ	08901	
134	1	00000	SHOWBOAT RENAISSANCE LLC	817 N 3RD ST	PHILADELPHIA, PA	19123	

Parcel Profile Report - Map





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: Garth Moyle, Deputy Director – (609)-345-3315

P.O. Box 117 @

401 N. Virginia Avenue

Atlantic City, New Jersey 08404-0117

gmoyle@acmua.org

ATLANTIC CITY SEWERAGE COMPANY

Attn: Walter Miller – (609)-345-0131

1200 Atlantic Avenue, Suite 300

Atlantic City, New Jersey 08401

bbruckler@acsewerage.com

ATLANTIC COUNTY UTILITIES AUTHORITY

P.O. Box 996

Pleasantville, New Jersey 08232-0996

~~VERIZON~~

~~Attn: Anthony Dowe~~

~~423 W. Washington Ave., Floor 2~~

~~Pleasantville, NJ 08232~~

ATLANTIC CITY ELECTRIC

2542 Fire Road

Egg Harbor Township, New Jersey 08234

Attn: Mr. Gregory Brubaker, PE

~~COMCAST CABLE COMPANY~~

~~Attn: Brian Warren – (609)-641-2061~~

~~901 W. Morris Avenue~~

~~Absecon, New Jersey 08201~~

SOUTH JERSEY GAS COMPANY

Atlantic Division

Attn: Jim Brun – (609)-645-2690 ext. 6313

111 N. Franklin Boulevard

Pleasantville, New Jersey 08232-0996

AFFIDAVIT OF SERVICE

PLANNING BOARD

ATLANTIC CITY, NEW JERSEY

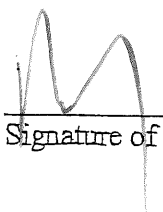
I, Benjamin KAUFMAN of full age, being duly sworn according to law upon oath depose and say:

- 1) That on October 4th, 2018, which was at least ten (10) days prior to the hearing date, I did give personal notice to all utility companies and property owners within 200 feet of the premises located on Block(s) 61 Lot(s) 22, 23, 24, 25, 26 All as shown on the tax map of the City of Atlantic City, County of Atlantic, State of New Jersey. The premises is further identified as 801 Boardwalk 810, 802, 804 (R/R) Pacific Ave (street address).


- 2) Notices were also served upon (Check if applicable):

- ☐ County Planning Board
- ☐ State Planning Commission
- ☐ New Jersey Department of Transportation
- ☐ Clerk of Adjoining Municipalities
- ☒ Public Utilities, cable Television Companies and Local Utilities

- 3) A copy of said notice is attached hereto and marked "Exhibit A".
- 4) Notice was also published in the Press of Atlantic City, Legal Section.
A copy of the Affidavit of Publication is attached hereto and marked "Exhibit B".
- 5) A copy of the certified list of property owners within 200 feet of the premises provided by the City of Atlantic City is also attached hereto and marked "Exhibit C"


Signature of Applicant

Sworn and subscribed to
before me this 4th
day of October 2018


COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
BRADLEY R. SLENN, Notary Public
City of Philadelphia, Phila. County
My Commission Expires August 29, 2021

CASINO REINVESTMENT DEVELOPMENT AUTHORITY
ATLANTIC CITY TOURISM DISTRICT

NOTICE OF HEARING

PLEASE TAKE NOTICE THAT Showboat Renaissance, LLC ("Applicant") has filed an application with the Casino Reinvestment Development Authority ("CRDA") for preliminary and final site plan approval to convert one (1) of the Showboat Hotel buildings to apartments. The apartment building will have approximately 260 apartment units, which will consist of a mix of studio, one (1) bedroom, and (2) bedroom apartments.

The location of the subject properties are 801 Boardwalk, 810 Pacific Avenue, 804 Pacific Avenue, 800 Pacific Avenue, 804 Pacific Avenue (RR), in the City of Atlantic City also known, respectively, as Block 61, Lots 22, 23, 24, 25, 26 on the tax map of Atlantic City. The properties are located in the Resort Commercial District and the use is permitted. The Applicant requests preliminary and final site plan approval. Applicant also requests any variances, waivers or other relief that the CRDA deems necessary and/or appropriate.

Any persons interested in the application will be given an opportunity to be heard at the CRDA public hearing to be held on Thursday, October 18, 2018 at 10:00 A.M. at 15 South Pennsylvania Avenue, Atlantic City, New Jersey 08401. At such time, you may appear in person, by agent or attorney, and present any comments with respect to the application. The application, plans and all documents related to the proposed project are available for public inspection prior to the public hearing in the office of the CRDA during regular business hours.

This notice is being sent because you are a property owner within a 200 foot radius of the above-referenced property.

Benjamin J. Kaufman, Esquire.
Attorney for Applicant
1719 Rittenhouse Square
Philadelphia, PA 19103
Phone No.: (215)467-4600 ex. 132



**Atlantic County
Document Summary Sheet**

ATLANTIC COUNTY CLERK

5901 MAIN ST

MAYS LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ
EDWARD P. McGETTIGAN, COUNTY CLERK
RECORDED 02/01/2016 10:31:16
RCPT # 1214363 RECD BY E-RECORD
NAME FEE
RECORDING FEES 170.00
INSTRUMENT# 2016005565
VOL 14019 PAGE 1 OF 16
Official Use Only

Transaction Identification Number

2622063

1914237

Submission Date(mm/dd/yyyy)

01/26/2016

No. of Pages (excluding Summary Sheet)

14

Recording Fee (excluding transfer tax)

\$170.00

Realty Transfer Tax

\$0.00

Total Amount

\$170.00

Return Address (for recorded documents)

FIRST AMERICAN TITLE NCS - PRINCETON
104 CARNEGIE CENTER, SUITE 101
PRINCETON, NJ 08540

Document Type

DEED-TOTAL EXEMPTION FROM RTF

Municipal Codes

ATLANTIC CITY

01

Batch Type

L2 - LEVEL 2 (WITH IMAGES)

Bar Code(s)



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	\$23,000,000.00				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	01/15/2016				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		STOCKTON UNIVERSITY			101 VERA KING FARRIS DRIVE, GALLOWAY, NJ 08205	
	GRANTEE	Name			Address	
		SHOWBOAT RENAISSANCE LLC			C/O SHOWBOAT RENAISSANCE MANAGEMENT, LLC, 817 N 3RD ST, PHILADELPHIA, PA 19123	
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
		01	134	1		01
		01	302	1-4		01
	01	61	22,23,24,25,26		01	
<p>* DO NOT REMOVE THIS PAGE. COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.</p>						

①
#770913
Record and Return

First American Title Insurance Co. NCS
104 Carnegie Center, Suite 101
Princeton, NJ 08540

Prepared by:
Allen P. Fineberg, Esquire

DEED

THIS DEED is made on January 15, 2016,

BETWEEN

STOCKTON UNIVERSITY, formerly known as **The Richard Stockton College of New Jersey**, a New Jersey public institution of higher education, having an address at 101 Vera King Farris Drive, Galloway, New Jersey 08205, Attn: Michael Angulo, General Counsel, referred to as the "Grantor";

AND

SHOWBOAT RENAISSANCE LLC, a Delaware limited liability company, having an address c/o Showboat Renaissance Management LLC, 817 N. 3rd Street, Philadelphia, Pennsylvania 19123, Attn: Bart Blatstein, Member, referred to as the "Grantee".

Transfer of Ownership. The Grantor hereby grants and conveys (transfers ownership of) the property described below (the "Property") to the Grantee. This transfer is made for the sum of **Twenty-Three Million Dollars (\$23,000,000.00)**. The Grantor acknowledges receipt of this money.

Tax Map Reference. The Property being transferred hereby is situated in the City of Atlantic City and is designated on the Municipal Tax Map as: Block 61, Lots 22 – 26; Block 134, Lot 1; and Block 302, Lots 1 and 4.

Property. The Property consists of those certain tracts or parcels of land and the improvements thereon located in the City of Atlantic City, County of Atlantic and State of New Jersey, as more particularly described on **Exhibit A** attached hereto and made a part hereof.

Commonly Known as:

800 Atlantic Avenue, Atlantic City, New Jersey
801 Atlantic Avenue, Atlantic City, New Jersey
815 Atlantic Avenue, Atlantic City, New Jersey
804 Pacific Avenue RR, Atlantic City, New Jersey
800 Pacific Avenue, Atlantic City, New Jersey
804 Pacific Avenue, Atlantic City, New Jersey
810 Pacific Avenue, Atlantic City, New Jersey
801 Boardwalk, Atlantic City, New Jersey

BEING the same property that was conveyed to the Grantor by deed from Showboat Atlantic City Propco, LLC, dated December 12, 2014, and recorded on December 18, 2014, in the Atlantic County Clerk's Office in Deed Book 13839, as Instrument No. 2014069189.

The Property is being conveyed UNDER AND SUBJECT TO: (a) all covenants, easements, restrictions, and other matters of record; (b) all matters that a survey of the Property would disclose; and (c) the rights of tenants in-possession.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property, except for the easements and other matters described above. 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), except as stated above.

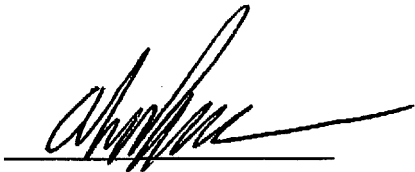
[Signature and notarial acknowledgment on following page.]

Signature. This Deed is executed by the Grantor on the date and year at the top of the first page.

WITNESSED BY:

GRANTOR:

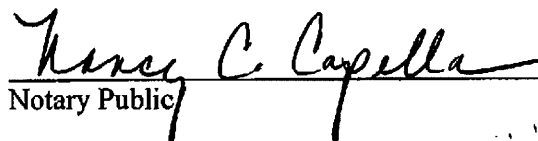
**STOCKTON UNIVERSITY
f/k/a The Richard Stockton College
of New Jersey**



By: 
Harvey Kesselman, President

STATE OF NEW JERSEY :
: SS
COUNTY OF Atlantic :

BE IT REMEMBERED, that on this 15th day of January, 2016, before me, the undersigned officer, personally appeared Harvey Kesselman, being the President of **STOCKTON UNIVERSITY**, formerly known as **The Richard Stockton College of New Jersey**, a New Jersey public institution for higher education, who I am satisfied is the person who executed the foregoing instrument, and he acknowledged that (a) he/she signed and delivered such instrument as the voluntary act and deed of such institution, being authorized to do so; and (b) the full and actual consideration paid for the transfer of title was \$23,000,000.00. (Such consideration is defined in N.J.S.A. 46:15-5.)


Notary Public

**NANCY CAPELLA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 4/21/2020**

5149451 v7

EXHIBIT "A"

The Property is comprised of the following parcels (designated below as Tracts I – IV), located in the City of Atlantic City, County of Atlantic, State of New Jersey, and described pursuant to (1) a deed dated December 12, 2014, recorded December 18, 2014, in the Atlantic County Clerk's Office in Deed Book 13839, as Instrument No. 2014069189 (the "Deed") and (2) a survey prepared by Paulus, Sokolowski and Sartor, LLC, dated 04/24/2008 (Job No. 00382-166) (the "Survey") as follows:

Tract I

Block 61 - Lots 22, 23, 24, 25 & 26

BEGINNING at a point in the Southerly right-of-way line of Pacific Avenue (60 feet wide), at its intersection with the Westerly right-of-way line of New Jersey Avenue (50 feet wide), said point also being the Northwesterly corner of Lot 25, Block 61 and running thence;

1. Along the Westerly right-of-way line of New Jersey Avenue (50 feet wide), South 27 degrees 33 minutes 08 seconds East, a distance of 942.00 feet to a point, common corner to Block 61 - Lot 27, thence;
2. Along a common line between Block 61 - Lots 25 and 27, South 62 degrees 26 minutes 52 second West, a distance of 266.00 feet to a point, common corner to Block 61 - Lot 23, thence;
3. Along a common line between Block 61 - Lots 22 and 23, South 27 degrees 33 minutes 08 seconds East, a distance of 490.20 feet to a point, common corner to Block 61 - Lot 28 and the Atlantic City Boardwalk (60 feet wide), thence;
4. Along a common line between Block 61 - Lot 22 and the Atlantic City Boardwalk, South 59 degrees 19 minutes 09 seconds West, a distance of 317.47 feet to a point, common corner to Block 61 - Lot 19, thence;
5. Along a common line between Block 61 - Lots 16, 19 and 22, North 27 degrees 33 minutes 08 seconds West, a distance of 1,369.53 feet to a point, in the common line of Block 61 - Lot 13, thence;
6. Along a common line between Block 61 - Lots 13, 14 and 22, North 62 degrees 26 minutes 52 seconds East, a distance of 25.00 feet to a point, common corner to Block 61 - Lot 14, thence;
7. Along a common line between Block 61 - Lots 14 and 22, North 27 degrees 33 minutes 08 seconds West, a distance of 80.00 feet to a point, in the said line of Pacific Avenue, thence;
8. Along the said line of Pacific Avenue, North 62 degrees 26 minutes 52 seconds East, a distance of 558.00 feet to the point or place of BEGINNING.

Tract II

Block 134 - Lot 1

BEGINNING at a point in the Northerly right-of-way line of Pacific Avenue (60 feet wide), at its intersection with the Westerly right-of-way line of Delaware Avenue (82 feet wide), said point also being the Southeasterly corner of Lot 1, Block 134 and running thence;

1. Along the Northerly right-of-way line of Pacific Avenue (60 feet wide), South 62 degrees 26 minutes 52 seconds West, a distance of 409.00 feet to a point, in the Easterly right-of-way line of Maryland Avenue (50 feet wide), thence;
2. Along the said line of Maryland Avenue, North 27 degrees 33 minutes 08 seconds West, a distance of 550.00 feet to a point, in the Southerly right-of-way line of Atlantic Avenue (100 feet wide), thence;
3. Along the said line of Atlantic Avenue, North 62 degrees 26 minutes 52 seconds East, a distance of 350.00 (as per the Survey; 550.00 as per the Deed) feet to a point, in the said line of Delaware Avenue, thence;
4. Along the said line of Delaware Avenue, South 27 degrees 33 minutes 06 seconds East, a distance of 100.00 feet to a point of curvature, thence;
5. Along a curve to the left, having a radius of 429.00 feet, an arc length of 104.82 and a chord bearing South 34 degrees 33 minutes 07 seconds East, with a chord a distance of 104.56 feet to a point, thence;
6. South 41 degrees 33 minutes 08 seconds East, a distance of 152.53 feet to a point of curvature, thence;
7. Along a curve to the right, having a radius of 315.00 feet, an arc length of 76.97 and a chord bearing South 34 degrees 33 minutes 08 seconds East, with a chord a distance of 76.78 feet to a point, thence;
8. South 27 degrees 33 minutes 08 seconds East, a distance of 122.01 feet to the point or place of BEGINNING.

Tract III

Block 302 - Lot 1

BEGINNING at a point in the Northerly right-of-way line of Atlantic Avenue (100 feet wide), at its intersection with the Westerly right-of-way line of Maryland Avenue (50 feet wide), said point also being the Southwesterly corner of Lot 1, Block 302 and running thence;

1. Along the said Westerly right-of-way line of Maryland Avenue, North 27 degrees 33 minutes 08 seconds West, a distance of 550.00 feet to a point, in the Southerly right-of-way line of Arctic Avenue (60 feet wide), thence;
2. Along the said line of Arctic Avenue, North 62 degrees 26 minutes 52 seconds East, a distance of 230.50 feet to a point, common corner to Block 302 - Lot 2, thence;
3. Along the common line of Block 302 - Lots 1 and 2, the following (3) three courses, South 27 degrees 33 minutes 08 seconds East, a distance of 105.00 feet to a point, thence;
4. North 62 degrees 26 minutes 52 second East, a distance of 25.00 feet to a point, thence;
5. North 27 degrees 33 minutes 08 seconds West, a distance of 105.00 feet to a point, in the said right-of-way line of Arctic Avenue, thence;
6. North 62 degrees 26 minutes 52 seconds East, a distance of 94.50 feet to a point, in the Westerly right-of-way line of Delaware Avenue (82 feet wide), thence;
7. Along said right-of-way line of Delaware Avenue, South 27 degrees 33 minutes 08 seconds East, a distance of 400.00 feet to a point, common corner to Block 302 - Lot 3, thence;
8. Along the common line Block 302 - Lots 1 and 3, South 62 degrees 26 minutes 52 seconds West, a distance of 60.00 feet to a point, thence;
9. South 27 degrees 33 minutes 08 seconds East, a distance of 25.00 feet to a point, in the common line of Block 302 - Lot 6, thence;
10. Along the common line of Block 302 - Lots 1 and 6, South 62 degrees 26 minutes 52 seconds West, a distance of 40.00 (as per the Survey; 60.00 as per the Deed) feet to a point, in the Westerly right-of-way line of Reed Avenue (Variable Width), thence;
11. Along the said right-of-way line of Reed Avenue, the following (3) three courses, North 27 degrees 33 minutes 08 seconds West, a distance of 25.00 feet to a point, thence;
12. South 62 degrees 26 minutes 52 second West, a distance of 7.00 feet to a point, thence;
13. South 27 degrees 33 minutes 08 seconds East, a distance of 150.00 feet to a point in the said right-of-way line of Atlantic Avenue, thence;
14. South 62 degrees 26 minutes 52 seconds West, a distance of 243.00 feet to the point or place of BEGINNING.

Tract IV

Block 302 - Lot 4

BEGINNING at a point in the Northerly right-of-way line of Atlantic Avenue (100 feet wide), at its intersection with the Westerly right-of-way line of Delaware Avenue (82 feet wide), said point also being the Northeasterly corner of Lot 4, Block 302 and running thence;

1. Along the said Northerly right-of-way of Atlantic Avenue, South 62 degrees 26 minutes 52 seconds West, a distance of 71.10 feet to a point, common corner to Block 302 - Lot 5, thence;
2. Along the common line of Block 302 - Lots 4 and 5, North 27 degrees 33 minutes 08 seconds West (as per the Survey; East as per the Deed), a distance of 100.00 feet to a point, in the common line of Block 302 - Lot 6, thence;
3. Along the common line of Block 302 - Lots 3, 4 and 6, North 62 degrees 26 minutes 52 seconds East, a distance of 71.10 feet to a point, in the said right-of-way line of Delaware Avenue, thence;
4. South 27 degrees 33 minutes 08 seconds East, a distance of 100.00 feet to the point or place of BEGINNING.

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DEED

**STOCKTON UNIVERSITY, formerly known as
THE RICHARD STOCKTON COLLEGE OF NEW JERSEY,**

Grantor,

TO

SHOWBOAT RENAISSANCE LLC,

Grantee.

Dated: January 15, 2016

Record and return to:

Record and Return

**First American Title Insurance Co. NCS
104 Carnegie Center, Suite 101
Princeton, NJ 08540**

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 City

County Municipal Code
0102

MUNICIPALITY OF PROPERTY LOCATION Atlantic City

FOR RECORDER'S USE ONLY

Consideration \$
RTF paid by seller \$
Date By

*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, Michael Angulo, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Legal Representative of Grantor in a deed dated January 15, 2016 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number See attached Lot number See attached located at
See attached and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 23,000,000.00 (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) transfer by an instrumentality or agency of the State of New Jersey

(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)

- ☐ 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)

- ☐ 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)

- ☐ 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) 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 15th day of January, 2016

Nancy C. Capella

NANCY CAPELLA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 4/21/2020

Signature of Deponent
101 Vera King Farris Drive
Galloway, NJ 08205

Stockton University
Grantor Name
101 Vera King Farris Drive
Galloway, NJ 08205

Deponent Address

Grantor Address at Time of Sale

XXX-XXX- 788

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

Attachment to Seller's Affidavit of Consideration (Form RTF-1)

<u>Block</u>	<u>Lot</u>	<u>Address</u>
61	22	801 Boardwalk
61	23	810 Pacific Avenue
61	24	804 Pacific Avenue
61	25	800 Pacific Avenue
61	26	804 Pacific Avenue RR
134	1	800 Atlantic Avenue
302	1	815 Atlantic Avenue
302	4	801 Atlantic Avenue

5131759v2

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

COUNTY AtlanticSS. County Municipal Code
0102MUNICIPALITY OF PROPERTY LOCATION Atlantic City

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by buyer \$ _____
Date _____ By _____

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

XXX-XX-X 5 6 2
Last three digits in grantee's Social Security NumberDeponent, Richard O'Halloran, being duly sworn according to law upon his/her oath,(Name)
deposes and says that he/she is the Legal Representative in a deed dated January 15, 2016 transferring
(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)real property identified as Block number See Attached Lot number See Attached located atSee Attached

and annexed thereto.

(Street Address, Town)

(2) CONSIDERATION \$ 23,000,000.00 (See Instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.

☐ Class 2 - Residential☐ Class 4A - Commercial properties☐ Class 3A - Farm property (Regular) and any other real

(if checked, calculation in (E) required below)

property transferred to same grantee in conjunction

☐ Cooperative unit (four families or less) (See C. 46:8D-3.)

with transfer of Class 3A property

Cooperative units are Class 4C.

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.

☒ Property class. Circle applicable class or classes: 1 3B 4B 4C 15

Property classes: 1-Vacant Land; 3B- Farm property (Qualified); 4B- Industrial properties; 4C- Apartments; 15- Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)

☐ Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.☐ Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets

exchanged in merger or acquisition. If checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4.

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

☒ Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY

Total Assessed Valuation + Director's Ratio = Equalized Valuation

Property Class 15 \$ See Attached + See Attached % = \$ See Attached

Property Class _____ \$ _____ + _____ % = \$ _____

Property Class _____ \$ _____ + _____ % = \$ _____

Property Class _____ \$ _____ + _____ % = \$ _____

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Value

\$ _____ + _____ % = \$ _____

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

(3) TOTAL 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 Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

Transfer by an instrumentality or agency of the State of New Jersey.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 14th day of January, 2016Brianna DimmoreSignature of Deponent
Dimmore Showboat LLC
1200 Liberty Ridge Drive, Suite 310
Wayne, PA 19087

Deponent Address

Showboat Renaissance LLC

Grantee Name

817 N. 3rd. Street

Grantee Address at Time of Sale

Philadelphia, Pennsylvania 19123

Name/Company of Settlement Officer

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

BRIANNA DIMMORE

Notary Public

TREDYFFRIN TWP. CHESTER COUNTY

My Commission Expires Jun 13, 2017

County recording officers: forward one copy of each RTF-1EE to:

STATE OF NJ - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____The Director, Division of Taxation, Department of the Treasury has prescribed this form, as required by law. It may not be altered or amended without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit or any other relevant forms, visit: www.state.nj.us/treasury/taxation/lpt/locattax.shtml.

Attachment to Buyer's Affidavit of Consideration (Form RTF-1EE)

<u>Block</u>	<u>Lot</u>	<u>Address</u>	<u>Assessed Value</u>	<u>Director's Ratio</u>	<u>Equalized Value</u>
61	22	801 Boardwalk	\$178,480,800.00	87.47%	\$204,048,016.00
61	23	810 Pacific Avenue	\$ 30,764,500.00	87.47%	\$35,171,487.40
61	24	804 Pacific Avenue	\$ 784,300.00	87.47%	\$896,650.280
61	25	800 Pacific Avenue	\$ 15,559,100.00	87.47%	\$17,787,927.30
61	26	804 Pacific Avenue RR	\$ 1,063,800.00	87.47%	\$1,216,188.41
134	1	800 Atlantic Avenue	\$ 22,159,900.00	87.47%	\$25,334,286.00
302	1	815 Atlantic Avenue	\$ 25,506,700.00	87.47%	\$29,160,512.2
302	4	801 Atlantic Avenue	\$ 680,900.00	87.47%	\$778,438.322
Total Assessed Value:			\$275,000,000.00	87.47%	\$314,393,506.00

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

Stockton University, f/k/a The Richard Stockton College of New Jersey

Current Resident Address:

Street: 101 Vera King Farris Drive

City, Town, Post Office

Galloway

State

NJ

Zip Code

08205

PROPERTY INFORMATION (Brief Property Description)

Block(s)

See attached

Lot(s)

See attached

Qualifier

Street Address:

See attached

City, Town, Post Office

Atlantic City

State

NJ

Zip Code

08401

Seller's Percentage of Ownership

100%

Consideration

\$23,000,000.00

Closing Date

1/15/2016

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)

1. ☐ I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am 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 as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☐ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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 (see instructions).
☐ No non-like kind property received.
8. ☐ Transfer 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 property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has 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 being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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 could 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 the 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.

Stockton University

January 15, 2016

Date

By:

Michael Angulo, General Counsel

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Attachment to Seller's Residency Certification (Form GIT/REP-3)

<u>Block</u>	<u>Lot</u>	<u>Address</u>
61	22	801 Boardwalk
61	23	810 Pacific Avenue
61	24	804 Pacific Avenue
61	25	800 Pacific Avenue
61	26	804 Pacific Avenue RR
134	1	800 Atlantic Avenue
302	1	815 Atlantic Avenue
302	4	801 Atlantic Avenue

5131756

RECORDING REQUESTED BY AND WHEN
RECORDED, MAIL TO:

Showboat Atlantic City Propco, LLC
c/o Caesars Entertainment Operating Company, Inc.
One Caesars Palace Drive
Las Vegas, Nevada 89109
Attention: General Counsel

ATLANTIC COUNTY, NJ
EDWARD P. McGETTIGAN, COUNTY CLERK
RPT # 1127666 REGD BY Cathi
REG FEES \$120.00
MARGINAL NOTATION
RECORDED 11/18/2014 11:11:32 AM
LNSP # 2014063275 VOL 13827

THIS IS AN UNOFFICIAL COPY
of the document
submitted for recording
and does not constitute
a recording

DECLARATION OF RESTRICTIVE COVENANTS

The undersigned, SHOWBOAT ATLANTIC CITY PROPCO, LLC, a Delaware limited liability company, with a mailing address of c/o Caesars Entertainment Operating Company, Inc., One Caesars Palace Drive Las Vegas, NV 89109 Attn: General Counsel ("Showboat"), is executing this DECLARATION OF RESTRICTIVE COVENANTS (this "Declaration") as of [November 12], 2014 (the "Effective Date"), intending to be bind itself and its successors and assigns. Reference is made to the following facts:

A. Showboat is the owner of certain real property, formerly known as the "Showboat Atlantic City Hotel and Casino", located in Atlantic City, New Jersey, more particularly described on Exhibit A attached hereto (the "Restricted Property").

B. Showboat is wholly-owned by Caesars Entertainment Operating Company, Inc., a Delaware corporation ("CEOC").

C. Showboat has determined for itself and for the benefit of CEOC, that the Restricted Property should be burdened with the restrictive covenant set forth in Section 3 below.

DECLARATION

As used in this Declaration, the following words as used herein shall have the meanings set forth in the following Section 1.

Section 1. Definitions.

1.1 "Applicable Law" shall mean all federal, state or local law or statute, ordinances, rules, regulations, other requirements, orders, rulings or decisions adopted or made by any governmental body, agency, department or judicial authority having jurisdiction over the Restricted Property.

1.2 "Business Day" shall mean any day other than a Saturday, Sunday or other day on which banks are authorized or required by Applicable Law to be closed in New York, New York.

1.3 "CEOC Successor" shall mean any party that succeeds to all or substantially all of the business or assets of CEOC.

OCM661326.2

1.4 "Establishment" shall mean any premises wherein, whereon or wherefrom any Gaming or Gambling is done.

1.5 "Game" shall mean any game played with cards, dice, equipment or any mechanical, electromechanical or electronic device or machine for money, property, checks, credit or any representative of value, including, without limiting the generality of the foregoing, faro, monte, roulette, keno, bingo, fan-tan, twenty-one, blackjack, seven-and-a-half, big injun, klondike, craps, poker, chuck-a-luck, Chinese chuck-a-luck (dai shu), wheel of fortune, chemin de fer, baccarat, pai gow, beat the banker, panguingui, instant racing, any pari-mutuel wagering, slot machine, any banking or percentage game, any sports wagering, any wagering on racing or other non-sports events or any other game or device approved by or otherwise subject to the jurisdiction of the applicable Gaming authorities.

1.6 "Gaming" or "Gambling" shall mean to deal, operate, carry on, conduct, maintain or expose for play any Game, or to operate an inter-casino linked system.

1.7 "Release Date" shall mean the first business day after the date on which CEOC or a CEOC Successor shall receive the Release Price.

1.8 "Release Price" shall mean the sum certain identified as the "Release Price" in that certain Confirmation of Release Price and Other Matters executed by Showboat and CEOC dated as of the Effective Date.

1.9 "Online Gaming" or "Online Gambling" shall mean any interactive online Gaming offered or conducted via the Internet, mobile or other remote or electronic device or data network or technology, whereby participants play any Game in which such participant stakes money or goods of monetary value and can win money or goods of monetary value.

1.10 "Owner" shall mean any individual, partnership, joint venture, corporation, limited liability company, trust, unincorporated association, governmental agency or other entity now or hereafter holding of record an ownership interest or a ground tenancy in a portion or all of the Restricted Property.

Section 2. Term. This Declaration shall be effective as of the Effective Date and shall continue in full force and effect for a term of ten (10) years (the "Term") unless an instrument terminating this Declaration is executed by CEOC or a CEOC Successor (in either case, for itself and for Showboat).

Section 3. Restrictive Covenants. The following uses shall be prohibited on the Restricted Property and any portion thereof during the Term: (a) any Gaming or Gambling, (b) any maintaining or operating of an Establishment, or (c) the use of the Restricted Property or any portion thereof as the basis for Online Gaming, or the housing of any electronic equipment utilized in connection with Online Gaming, regardless of when or where such Online Gaming takes place; provided, however, that the foregoing shall not be deemed to prohibit individual guests and invitees of the Restricted Property from (i) participating in Online Gaming from their own personal devices so long as such usage or access is otherwise unrelated to Owner and the Restricted Property and is not conducted pursuant to any governmental licenses issued to Owner.

the Restricted Property or any occupant thereof or (ii) from engaging in any Online Gaming that is made accessible on the Restricted Property solely by CEOC. For the avoidance of doubt, the Restricted Property and the ownership thereof by any Owner shall not be the basis upon which any person or entity shall be entitled to conduct any Online Gaming.

Section 4. Restrictive Covenants to Run with the Property. The foregoing restrictions, covenants and conditions set forth in Section 3 above (collectively, the "Covenants") do touch and concern the land, are intended to and do (a) run with the land, and (b) burden the Restricted Property. Without limiting the foregoing, the Restricted Property shall be held, sold and conveyed subject to the Covenants and which shall run with the Restricted Property, and be binding upon and enforceable against all Owners and other parties having any fee, leasehold, mortgage or other right, title or interest in the Restricted Property or any part thereof, and their respective successors and assigns, and inure to the benefit of and be enforceable by Showboat, CEOC and their respective successors and assigns.

Section 5. Default; Enforcement. Showboat and CEOC shall have the right to enforce the Covenants by any proceeding at law or in equity. All current and future Owners of the Restricted Property acknowledge that a breach or violation of any of the Covenants shall cause irreparable harm to Showboat and CEOC and shall entitle any of them, as a matter of right, to an injunction restraining any further or continued breach or violation of the Covenants or other equitable relief without the need for posting a bond. Such right to an injunction or other equitable relief shall be cumulative and in addition to, and not in lieu of, any other remedies to which Showboat and/or CEOC may be entitled. The rights and remedies provided herein are cumulative and no right or remedy will be exclusive of any other, or of any other right or remedy at law or in equity which Showboat and/or CEOC might otherwise have by virtue of a breach or violation of the Covenants, and the exercise of any right or remedy by Showboat and/or CEOC or their respective successors or assigns and will not impair Showboat's or CEOC's standing to exercise any other right or remedy.

Section 6. Early Release of Covenants and Termination of Declaration. At any time during the Term, any Owner may elect to cause CEOC or a CEOC Successor (in either case, for Itself and for Showboat) to release the Covenants and termination this Declaration by delivering to CEOC or a CEOC Successor the Release Price. On the Release Date, the Covenants shall be released and this Declaration shall have no further force or effect, and CEOC or a CEOC Successor shall work cooperatively and diligently with such Owner to effect the removal of the Covenants and termination of this Declaration of record.

Section 7. Continuation Notwithstanding Breach. No breach or violation of any of the Covenants by the Owner of the Restricted Property or any portion thereof shall entitle any Owner to cancel, rescind, modify or otherwise terminate the Covenants or the provisions hereof.

Section 8. Governing Law. This Declaration and any controversy, claim, or dispute arising out of or related to this Declaration or the interpretation, performance, or breach hereof, including alleged violations of state or federal statutory or common law rights or duties shall be governed by and construed in accordance with the laws of the State of New Jersey, applicable to contracts executed in and to be performed entirely within the State of New Jersey, without regard to the conflicts of laws principles thereof.

Section 9. No Waivers. No waiver of a breach or violation of any of the Covenants will be implied from the failure by Showboat or CEOC to take any action in respect of such breach or violation. No express waiver of a breach or violation of any of the Covenants will affect any breach or violation or extend any period of time for performance other than as specified in such express waiver. One or more waivers of any breach or violation of any of the Covenants will not be deemed a waiver of any subsequent breach or violation of the same provision or any other provision.

Section 10. Severability. Each provision of this Declaration is intended to be, and shall be construed as, independent and severable from each other provision. If any provision is held to be invalid by any court, the invalidity of such provision shall not affect the validity of the remaining provisions hereof.

Section 11. Entire Agreement. This Declaration supersedes any prior agreements, negotiations and communications, oral or written, and contains the entire agreement as to the subject matter hereof. No subsequent agreement, representation, or promise made by Showboat or CEOC, or by or to an employee, officer, agent or representative of either of them shall be of any effect unless it is in writing and executed by the party to be bound thereby.

Section 12. Modification. This Declaration may be amended, superseded, canceled, renewed or extended and the terms hereof may be waived only by a written instrument signed by Showboat or CEOC.

Section 13. Successors and Assigns. This Declaration shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

[Signatures appear on the following page]

IN WITNESS WHEREOF, the undersigned has caused this Declaration to be executed as of the Effective Date.

SHOWBOAT:

SHOWBOAT ATLANTIC CITY PROPCO, LLC,
a Delaware limited liability company

By: 

Name: Eric Hession
Title: President

JOINDER OF CAESARS ENTERTAINMENT OPERATING COMPANY, INC.

Caesars Entertainment Operating Company, Inc., joins in the execution of this Declaration for the sole purpose of acknowledging its rights and obligations created hereunder, all as of the Effective Date.

CAESARS ENTERTAINMENT OPERATING COMPANY, INC.,
a Delaware corporation

By: 

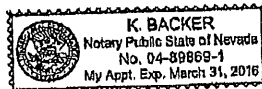
Name: Eric Hession
Title: Senior Vice President

[Acknowledgements appear on the following page]

STATE OF Nevada
COUNTY OF Clark

On this 14 day of November, 2014 before me, a Notary Public in and for the State of Nevada, personally appeared Eric Hession, who acknowledged himself/herself to be the President of Showboat Atlantic City Propco, LLC, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such officer and acknowledges that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



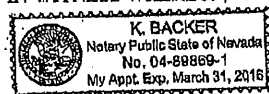
K. Backer
Notary Public

Notary Public in and for the State of Nevada
My commission expires: March 31, 2016

STATE OF Nevada
COUNTY OF Clark

On this 14 day of November, 2014 before me, a Notary Public in and for the State of Nevada, personally appeared Eric Hession, who acknowledged himself/herself to be the Senior Vice President of Caesars Entertainment Operating Company, Inc., and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such officer and acknowledges that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



K. Backer
Notary Public

Notary Public in and for the State of Nevada
My commission expires: March 31, 2016

Exhibit A

DESCRIPTION OF THE RESTRICTED PROPERTY

Block 61 - Lots 22, 23, 24, 25 & 26

BEGINNING at a point in the southerly right-of-way line of Pacific Avenue (60 feet wide), at its intersection with the westerly right-of-way line of New Jersey Avenue (50 feet wide), said point also being the northwesterly corner of Lot 25, Block 61 and running thence;

1. Along the westerly right-of-way line of New Jersey Avenue (50 feet wide), South 27 degrees 33 minutes 08 seconds East, a distance of 942.00 feet to a point, common corner to Block 61 - Lot 27, thence;
2. Along a common line between Block 61 - Lots 25 and 27, South 62 degrees 26 minutes 52 seconds West, a distance of 266.00 feet to a point, common corner to Block - Lot 23, thence;
3. Along a common line between Block 61 - Lots 22 and 23, South 27 degrees 33 minutes 08 seconds East, a distance of 490.20 feet to a point, common corner to Block 61 - Lot 28 and the Atlantic City Boardwalk (60 feet wide), thence;
4. Along a common line between Block 61 - Lot 22 and the Atlantic City Boardwalk, South 59 degrees 19 minutes 09 seconds West, a distance of 317.47 feet to a point, common corner Block 61 - Lot 19, thence;
5. Along a common line between Block 61 - Lots 16, 19 and 22, North 27 degrees 33 minutes 08 seconds West, a distance of 1,369.53 feet to a point, in the common line of Block 61 - Lot 13, thence;
6. Along a common line between Block 61 - Lots 13, 14 and 22, North 62 degrees 26 minutes 52 seconds East, a distance of 25.00 feet to a point, common corner to Block 61 - Lot 14, thence;
7. Along a common line between Block 61 - Lots 14 and 22, North 27 degrees 33 minutes 08 seconds West, a distance of 80.00 feet to a point, in the said line of Pacific Avenue, thence;
8. Along the said line of Pacific Avenue, North 62 degrees 26 minutes 52 seconds East, a distance of 558.00 feet to the point or place of BEGINNING.

Containing 728,302 square feet or 16.718 acres of land and premises.

Exh. A-1

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Block 134 - Lot 1

BEGINNING at a point in the northerly right-of-way line of Pacific Avenue (60 feet wide), at its intersection with the westerly right-of-way line of Delaware Avenue (82 feet wide), said point also being the southeasterly corner of Lot 1, Block 134 and running thence;

1. Along the northerly right-of-way line of Pacific Avenue (60 feet wide), South 62 degrees 26 minutes 52 seconds West, a distance of 409.00 feet to a point, in the easterly right-of-way line of Maryland Avenue (50 feet wide), thence;
2. Along the said line of Maryland Avenue, North 27 degrees 33 minutes 08 seconds West, a distance of 550.00 feet to a point, in the southerly right-of-way line of Atlantic Avenue (100 feet wide), thence;
3. Along the said line of Atlantic Avenue, North 62 degrees 26 minutes 52 seconds East, a distance of 550.00 feet to a point, in the said line of Delaware Avenue, thence;
4. Along the said line of Delaware Avenue South 27 degrees 33 minutes 06 seconds East, a distance of 100.00 feet to a point of curvature, thence;
5. Along a curve to the left, having a radius of 429.00 feet, an arc length of 104.82 and a chord bearing South 34 degrees 33 minutes 07 seconds East, with a chord a distance of 104.56 feet to a point, thence;
6. South 41 degrees 33 minutes 08 seconds East, a distance of 152.53 feet to a point of curvature, thence;
7. Along a curve to the right, having a radius of 315.00 feet, an arc length of 76.97 and a chord bearing South 34 degrees 33 minutes 08 seconds East, with a chord a distance of 76.78 feet to a point, thence;
8. South 27 degrees 33 minutes 08 seconds East, a distance of 122.01 feet to the point or place of BEGINNING.

Containing 209, 013 square feet or 4.798 acres of land and premises.

Block 302 - Lot 1

BEGINNING at a point in the northerly right-of-way line of Atlantic Avenue (100 feet wide), at its intersection with the westerly right-of-way line of Maryland Avenue (50 feet wide), said point also being the southwesterly corner of Lot 1, Block 302 and running thence;

1. Along the said westerly right-of-way line of Maryland Avenue, North 27 degrees 33 minutes 08 seconds West, a distance of 550.00 feet to a point, in the southerly right-of-way line of Arctic Avenue (60 feet wide), thence;
2. Along the said line of Arctic Avenue, North 62 degrees 26 minutes 52 seconds East, a distance of 230.50 feet to a point, common corner to Block 302 - Lot 2, thence;

Exh. A-2

3. Along the common line of Block 302 - Lots 1 and 2, the following (3) three courses, South 27 degrees 33 minutes 08 seconds East, a distance of 105.00 feet to a point, thence;
4. North 62 degrees 26 minutes 52 second East, a distance of 25.00 feet to a point thence;
5. North 27 degrees 33 minutes 08 seconds West, a distance of 105.00 feet to a point, in the said right-of-way line of Arctic Avenue thence;
6. North 62 degrees 26 minutes 52 seconds East, a distance of 94.50 feet to a point, in the westerly right-of-way line of Delaware Avenue (82 feet wide), thence;
7. Along said right-of-way line of Delaware Avenue, South 27 degrees 33 minutes 08 seconds East, a distance of 400.00 feet to a point, common corner to Block 302 Lot 3, thence;
8. Along the common line of Block 302 - Lots 1 and 3, South 62 degrees 26 minutes 52 seconds West, a distance of 60.00 feet to a point, thence;
9. South 27 degrees 33 minutes 08 seconds East, a distance of 25.00 feet to a point, in the common line of Block 302 - Lot 6, thence;
10. Along the common line of Block 302 - Lot 1 and 6, South 62 degrees 26 minutes 52 seconds West, a distance of 60.00 feet to a point, in the westerly right-of-way line of Reed Avenue (Variable Width), thence;
11. Along the said right-of-way line of Reed Avenue, the following (3) three courses, North 27 degrees 33 minutes 08 seconds West a distance of 25.00 feet to a point, thence;
12. South 62 degrees 26 minutes 52 second West, a distance of 7.00 feet to a point, thence;
13. South 27 degrees 33 minutes 08 seconds East, a distance of 150.00 feet to a point in the said right-of-way line of Atlantic Avenue, thence;
14. South 62 degrees 26 minutes 52 seconds West, a distance of 243.00 feet to the point or place of BEGINNING.

Containing 174,825 square feet or 4.013 acres of land and premises.

Block 302 - Lot 4

BEGINNING at a point in the northerly right-of-way line of Atlantic Avenue (100 feet wide), at its intersection with the westerly right-of-way line of Delaware Avenue (82 feet wide), said point also being the northeasterly corner of Lot 4, Block 302 and running thence;

1. Along the said northerly right-of-way of Atlantic Avenue, South 62 degrees 26 minutes 52 seconds West, a distance of 71.10 feet to a point, common corner to Block 302 - Lot 5, thence;

Exh. A-3

2. Along the common line of Block 302 - Lots 4 and 5, North 27 degrees 33 minutes 08 seconds East, a distance of 100.00 feet to a point, in the common line of Block 302 - Lot 6, thence;
3. Along the common line of Block 302 - Lots 3, 4 and 6, North 62 degrees 26 minutes 52 seconds East, a distance of 71.10 feet to a point, in the said right-of-way line of Delaware Avenue, thence;
4. South 27 degrees 33 minutes 08 seconds East, a distance of 100.00 feet to the point or place of BEGINNING.

Containing 7,110 square feet or 0.163 acres of land and premises.

Exh. A-4

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