

**THE LAW OFFICES OF
KRISTOPHER J. FACENDA, LLC**

Counselor at Law
2408 New Road, Suite 2
Northfield, New Jersey 08225
(609) 385-8791

kris@facendalaw.com

November 9, 2022

(Via Hand Delivery)

Casino Reinvestment Development Authority
Attn: Loreta Acevedo, Project Officer
15 S. Pennsylvania Avenue
Atlantic City, NJ 08401

**RE: Application of CCAM Realty, LLC
 Site Plan Review Waiver and “C” Variance Relief
 2805 Atlantic Avenue
 Block 271 Lot 20**

Dear Ms. Acevedo,

Please be advised that I represent CCAM Realty, LLC in connection with the above referenced CRDA application. In that regard, enclosed please find the following:

1. (5) CRDA Land Development Application;
2. (5) “C” Variance Checklist;
3. (5) Survey dated March 11, 2011 by Robert J. Catalano and Associates, P.A.;
4. (5) Photographs of the property (4);
5. (5) Variance Justification Report by Kristopher J. Facenda, Esq.;
6. (5) Deed;
7. Proof of Paid Taxes dated 10/13/2022;
8. 200’ Property Owners List dated 10/25/2022;
9. Escrow Setup Information Page;
10. Application Fee in the amount of \$400.00; and
11. Escrow Fee in the amount of \$3,000.00.

Upon your receipt of this submission, it is my understanding that your office will perform its completeness review and schedule this matter for public hearing.

Thank you very much for your attention to this matter. In the event you should have any questions, comments or concerns, please do not hesitate to contact me.

**THE LAW OFFICES OF
KRISTOPHER J. FACENDA, LLC**

November 9, 2022
Page 2

Very truly yours,

THE LAW OFFICES OF KRISTOPHER J. FACENDA, LLC

By: *Kristopher J. Facenda*

KRISTOPHER J. FACENDA

kris@facendalaw.com

KJF/mll

Enclosures

Cc: CCAM Realty, LLC (*via email*)

Robert Reid, AICP, NJPP (*via email*)

Jason T. Sciullo, P.E., P.P. (*via email*)

G:\Clients\Martinez, Armando and Maria\Mar 1 - Real Estate Matters\CRDA Application\CRDA re filing App 10 26 22.doc

City of Atlantic City
LAND USE APPLICATION

City of Atlantic City: (Check where applicable)



AC Planning Division Jurisdiction

City of Atlantic City Planning Board
1301 Bacharach Boulevard
City Hall-Suite 508
Atlantic City, NJ 08401
609-347-5404

CRDA: (Check where applicable)



NJ CRDA LURED Jurisdiction

Casino Reinvestment Development Authority
15 S Pennsylvania Avenue
Atlantic City, NJ 08401
609-347-0500

To be completed by staff only.

Date Filed _____

Application Fees: _____ Application No. _____
Escrow Deposit _____

Scheduled for:

Review for Completeness _____ Hearing: _____

1. SUBJECT PROPERTY

Location: 2805 Atlantic Avenue

Tax Map	Page _____	Block 271	Lot(s) 20
	Page _____	Block _____	Lot(s) _____
	Page _____	Block _____	Lot(s) _____

Dimensions Frontage 25' Depth 100' Total Area 2500 sq. ft.

Zoning District NC-2 (Neighborhood Commercial)

2. APPLICANT

Name CCAM Realty, LLC
Email c/o kris@facendalaw.com
Address c/o Kristopher J. Facenda, Esq. - 2408 New Road, Suite 2, Northfield, NJ 08225
Telephone Number c/o Kris Facenda, Esq. 609-385-8791

Applicant is a: Corporation ☐ Partnership ☐ Individual ☐ LLC ☒

3. If Owner is other than the applicant, provide the following information on the Owner(s):

Owner's Name Same _____
Email _____
Address _____
Telephone Number _____

4. 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.).

Name	N/A	Address	Interest
Name		Address	Interest
Name		Address	Interest
Name		Address	Interest
Name		Address	Interest

5. PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
Yes [attach copies] No ne Known Proposed
Present use of the premises: Two commercial store fronts and three residential

Note: All deed restrictions, covenants, easements, association bylaws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

6. Applicant's Attorney Kristopher J. Facenda, Esq.
Email kris@facendalaw.com
Address 2408 New Road Suite 2, Northfield, NJ 08225
Telephone Number 609-385-8791
FAX Number

7. Applicant's Engineer Jason T. Sciallo, P.E., P.P.
Email jsciallo@scialloengineering.com
Address 17 S. Gordon's Alley, Suite 3, Atlantic City, New Jersey 08401
Telephone Number (609) 300-5171
FAX Number

8. Applicant's Planning Consultant Jason T. Sciallo, P.E., P.P.
Email jsciallo@scialloengineering.com
Address 17 S. Gordon's Alley, Suite 3, Atlantic City, New Jersey 08401
Telephone Number (609) 300-5171
FAX Number

9. Applicant's Traffic Engineer Jason T. Sciallo, P.E., P.P.
Email jsciallo@scialloengineering.com
Address 17 S. Gordon's Alley, Suite 3, Atlantic City, New Jersey 08401
Telephone Number (609) 300-5171
FAX Number

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 TBD

Field of Expertise _____

Email _____

Address _____

Telephone Number _____

FAX Number _____

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

☐ Major Preliminary Site Plan Approval [Phases (if applicable) ____]

☐ 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: See Attached Variance Justification Report

MISC:

☐ Administrative Review

☐ Appeal decision of an Administrative Officer [N.J.S. 40:55D- 70a]

☐ Map or Ordinance Interpretation of Special Question [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] Section 163-59; See attached Variance Justification Report

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.
To be supplied

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] Legalization of 4th floor and third apartment existing upon acquisition for which CLUC was issued and thereafter revoked.

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

19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? N/A

20. Are any off-tract improvements required or proposed? N/A

21. Is the subdivision to be filed by Deed or Plat? N/A

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? N/A

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

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

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

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

Quantity	Description of Item See 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 All
Attorney <u>Kristopher J. Facenda, Esq.</u>
Engineer <u>Jason T. Sciallo, P.E., P.P.</u>

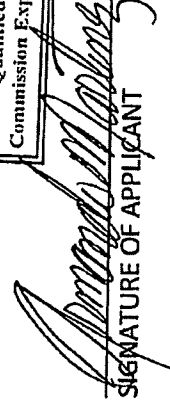
CERTIFICATIONS

27. I Armando Martinez 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.]

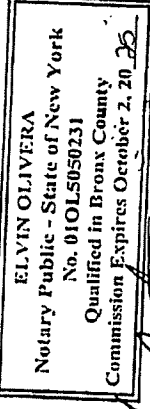
Sworn to and subscribed before me this
19 day of November 2022



NOTARY PUBLIC



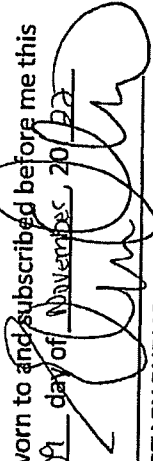
SIGNATURE OF APPLICANT



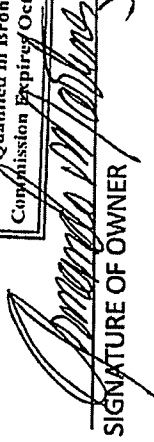
28. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

[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.]

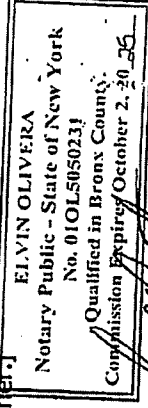
Sworn to and subscribed before me this
09 day of November 2022



NOTARY PUBLIC



SIGNATURE OF OWNER



29. I understand that the sum of \$ 3,000.00 has been deposited in an escrow account (Builder's Trust Account). In accordance with 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.

11/09/22
Date



SIGNATURE OF APPLICANT



15 South Pennsylvania Avenue

Atlantic City, NJ 08401

NJ CRDA – City of Atlantic City – “c” Variance Checklist (Form #12)

REQUIRED APPLICATION ITEMS

Project Name: 2805 Atlantic Avenue Application # _____

Prepared by: Kristopher J. Facenda, Esq. Title Attorney date 11/09/2022

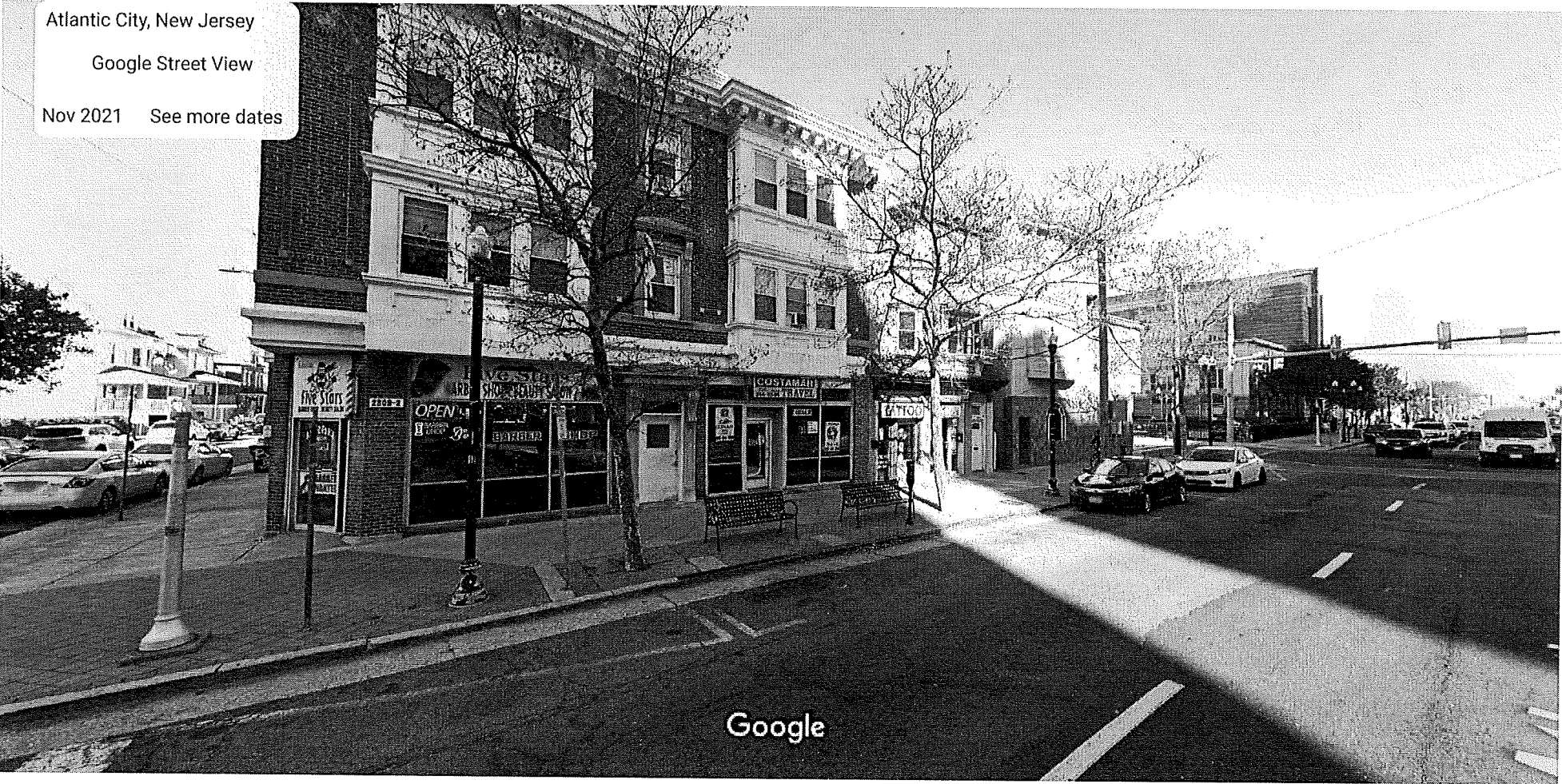
Note : Five (5) copies of plans and supporting documents are required as the initial submission. Ten (10) copies of plans are required for final sign-off and distribution.

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 (19:66-4.3)	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.	X	X		
5	Name, signature, license number, seal and address of each professional consultant, as applicable, involved in preparation of required documents.	X	X		
6	Color Photographs of site from four (4) different viewpoints.	X	X		
7	Project narrative describing existing conditions, surrounding uses and the proposed development including list of "c" variance(s) and design waiver relief sought, if applicable.	X	X		
8	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X		W - Site Plan Waiver	
9	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	X		
10	Consent of property owner to applicant to development project.	X	X		
11	Zoning Schedule listing: Use, lot area, lot	X			

	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.				W- Site Plan Waiver	
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		To Be Supplied		
14	North arrow, scale and graphic scale.	X		X -Survey		
15	Signature blocks for Hearing Officer, Land Use Regulation Enforcement Officer, Engineer and Planner.	X			W - Site Plan Waiver	
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			W - Site Plan Waiver	
17	List of any existing or proposed deed restrictions, easements, covenants, Homeowners Association Agreements, etc. as recorded or in recordable form if proposed.	X		N/A		
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		N/A		
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, 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		X		

21	Site Plan depicting proposed buildings, structures, existing and proposed building setbacks, landscape areas, 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		W - Site Plan Waiver	
22	Preliminary architectural plan and elevations, and areas and type of each proposed use.	X	X - Floor plans		
23	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		

Google Maps 2809 Atlantic Ave

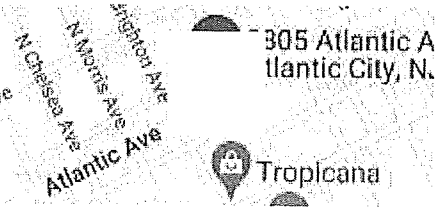


Atlantic City, New Jersey

Google Street View

Nov 2021 See more dates

Image capture: Nov 2021 © 2022 Google



Google Maps 2792 Atlantic Ave

Atlantic City, New Jersey

Google Street View

Nov 2021 See more dates

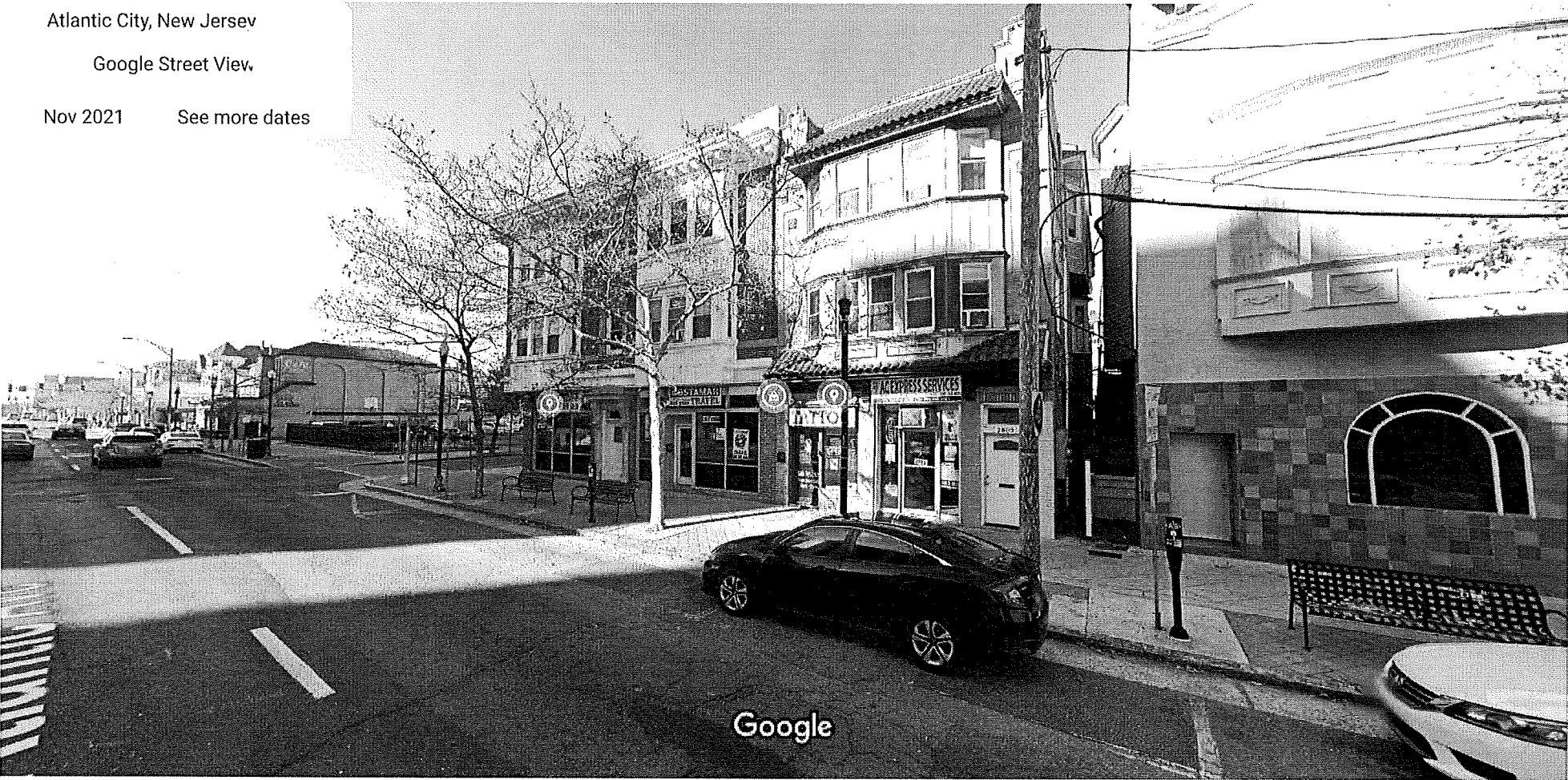
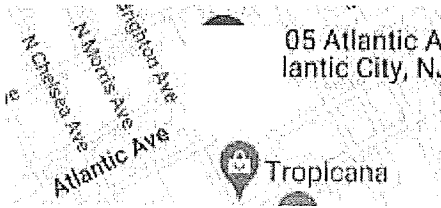
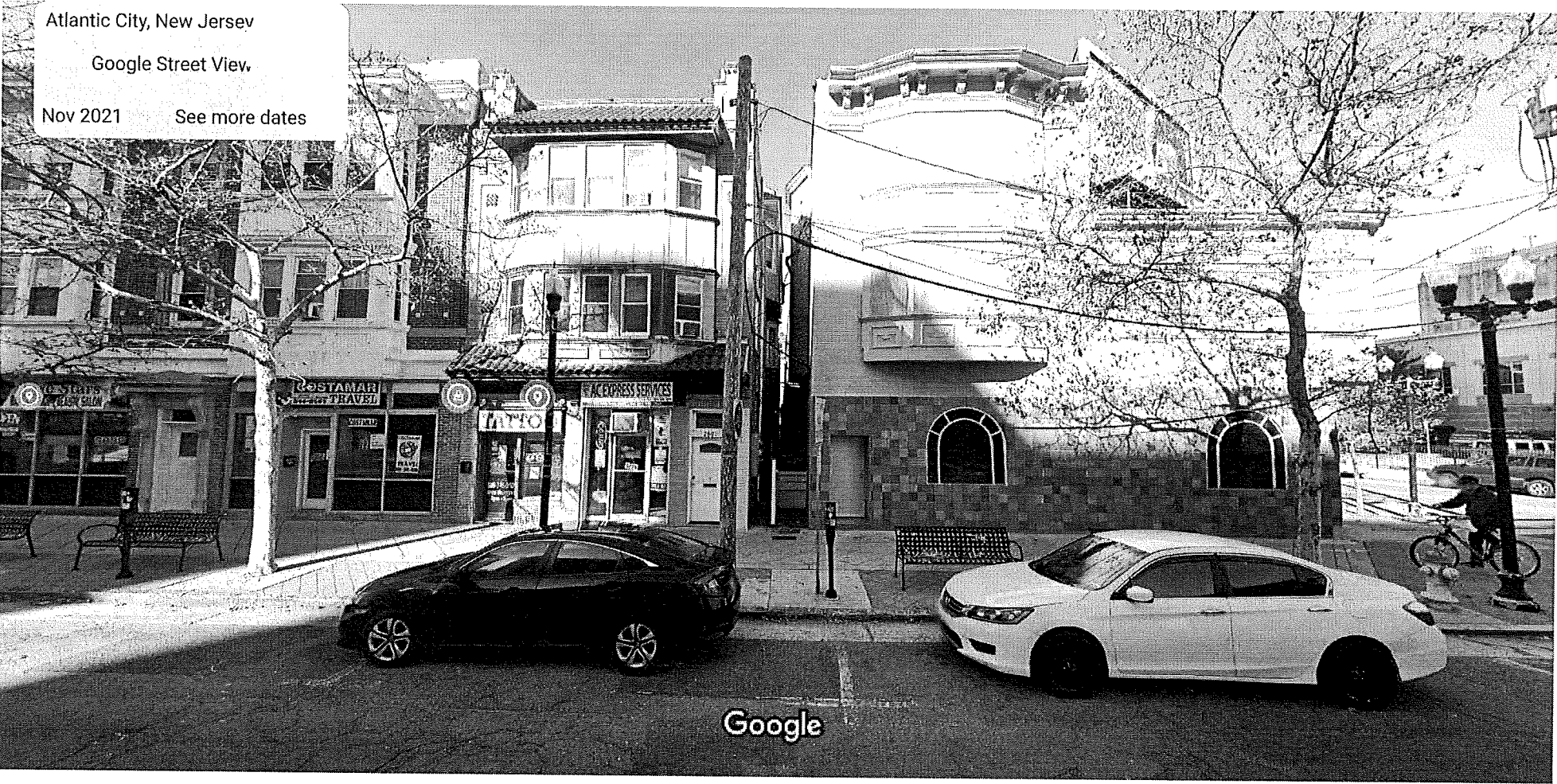


Image capture: Nov 2021 © 2022 Google



Google Maps 2792 Atlantic Ave

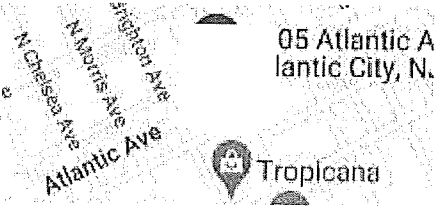


Atlantic City, New Jersey

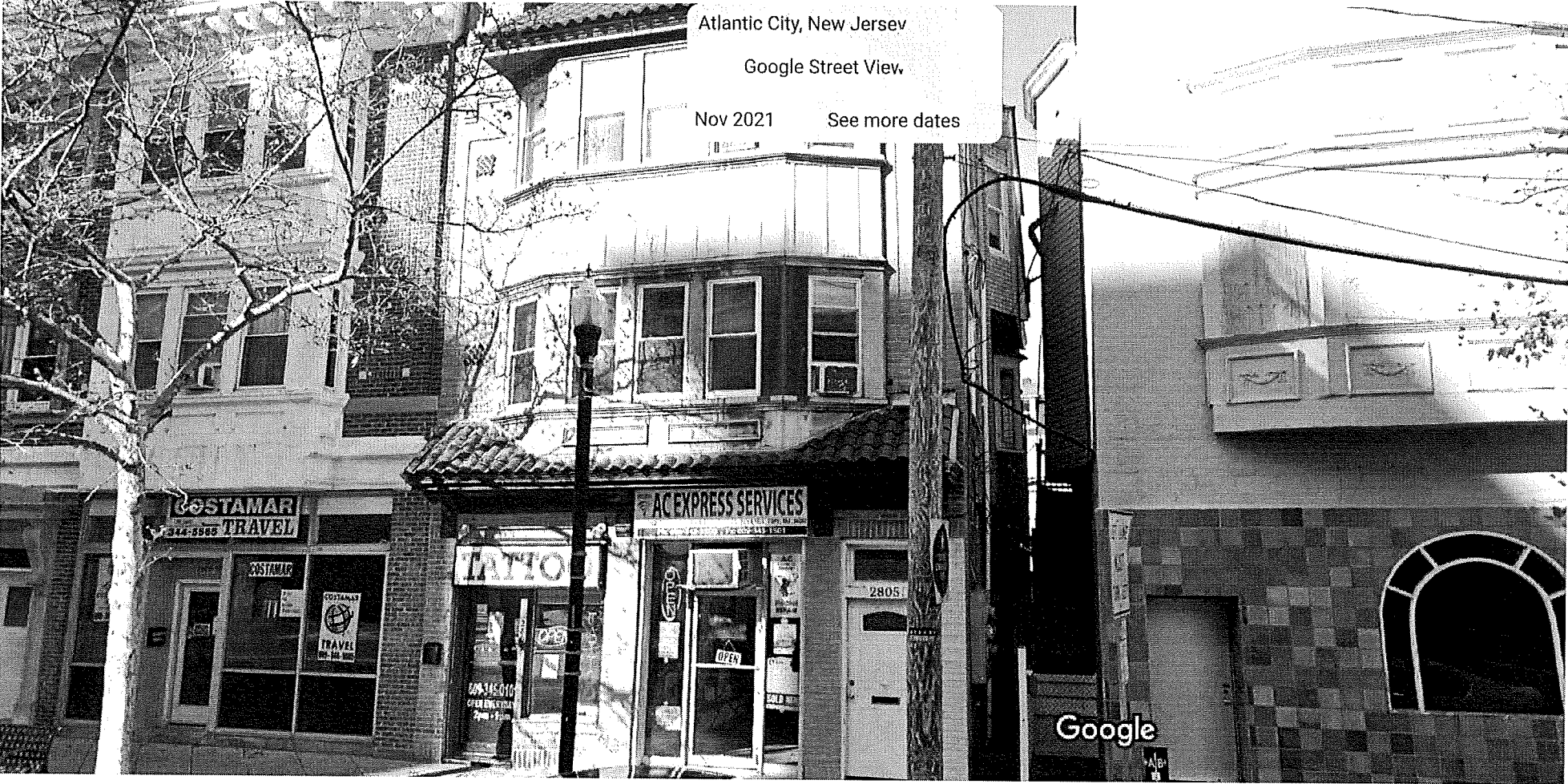
Google Street View.

Nov 2021 See more dates

Image capture: Nov 2021 © 2022 Google



Google Maps 2792 Atlantic Ave



Atlantic City, New Jersey
Google Street View
Nov 2021 See more dates

Image capture: Nov 2021 © 2022 Google

← 2805 Atlantic Ave

All Street View & 360°

VARIANCE JUSTIFICATION REPORT

CASINO REINVESTMENT DEVELOPMENT AUTHORITY

Applicant: CCAM Realty, LLC
Property Address: 2805 Atlantic Avenue
Block 271, Lot 20
Atlantic City, New Jersey
Nature of Application: Application to CRDA

This Application is brought by CCAM Realty, LLC (the “Applicant”). The Applicant is the owner of the real property commonly known as 2805 Atlantic Avenue and is described on the Atlantic City Tax Map as Block 271, Lot 20 (the “Property”).

By way of background, on January 8, 2020, the Applicant signed an Agreement to purchase the Property from Me Sun Min. That Agreement provided the Applicant with a Due Diligence Period during which the Applicant could undertake any and all investigatory activities with respect to the Property, including, but not limited to, land use and or zoning compliance. During the Applicant’s Due Diligence, as part and parcel of same, the Applicant made an application for Certificate of Land Use Compliance (“CLUC”) for the then existing two commercial storefront units on the ground floor and three residential apartments on the existing second, third and fourth floors of the structure on the Property. On March 16, 2020, the CRDA issued Certificate of Land Use Compliance No. 2020-03-2821.

It bears noting that during the CLUC application process, the Applicant submitted various iterations of floor plans which clearly depicted the property as a four story masonry and frame building with two commercial storefronts on the ground floor and three residential apartments on the existing second, third and fourth floors. The floor plans were modified during the application process to satisfy the requirements of the CRDA.

After the issuance of the CLUC, in reliance upon same and upon certain representations made by the Seller of the Property to the Applicant, on October 5, 2020, the Applicant concluded the closing on the Property.

In the conduct of the closing, the Applicant received the survey prepared by Robert J. Catalano and Associates, P.A. dated March 11, 2011 attached hereto as **Exhibit “A”**. This survey clearly shows the property as a four story masonry and frame building at least as of 2011. At the time of the closing, the prior owner signed an Affidavit of Title, attached hereto as **Exhibit “B”**, certifying, among other things, that she was the owner of the property from November 15, 1978 and always obtained necessary permits and Certificates of Occupancy. The prior owner made this Affidavit knowing that the Applicant would rely upon the truthfulness of same.

In addition, the prior owner signed the Survey Affidavit attached hereto as **Exhibit “C”** in which the prior owner certified that she was owner of the Property and examined Robert Catalano’s survey dated March 11, 2011. The prior owner further certified that the survey attached to the Affidavit showed the property in its present condition and that there have been

no changes in the boundary lines of the Property or the buildings, fences or other improvements as shown on the Survey.

Applicant relied on all of the foregoing in making the decision to close on the property. Thereafter, on April 20, 2021, thirteen (13) months after issuance, CRDA revoked CLUC No. 2020-03-2821. The basis for the revocation of the CLUC appears to be the fact that property (as physically constructed and present in 2020 at the time of the CLUC application) was illegally constructed without approvals.

For all of the foregoing reasons, it is apparent that the Applicant did everything necessary to obtain any and all requisite land use approvals prior to closing. The Applicant made application, provided floor plans, amended same at the request of CRDA and waited to close until after a CLUC was in fact issued.

Also, it must be known that the Applicant has not made any physical changes to the Property (except interior changes) which were required by the floor plans submitted in the CRDA CLUC application process. The Applicant **did not** construct the fourth floor of the Property nor add the third residential unit. All of that existed at the time the Applicant applied for the CLUC and then purchased the Property.

For all of the foregoing reasons, it is apparent and evident that the Applicant relied upon the prior owner's certifications and CRDA's issuance of the CLUC in order to close on the Property. The Applicant recognizes that mistakes can be made and is now appearing before CRDA in order to legitimize the fourth floor and third residential apartment at the subject property and obtain the reissuance of the CLUC.

It is further apparent that the requested relief, i.e. a parking variance and site plan waiver can be granted based upon the hardship set forth above. Further, if necessary, the Applicant and its professionals will establish that the relief requested can be granted on a substantial detriment basis.

Testimony will also establish that the Applicant satisfies the required negative criteria, i.e. that the variances will neither substantially impair the intent and purpose of Atlantic City's Zone Plan and Zoning Ordinance nor represent a substantial impairment the intent and purpose of Atlantic City's Zone Plan and Zoning Ordinance.



AFFIDAVIT OF TITLE

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

Me Sun Min says under oath:

1. **REPRESENTATIONS.** If only one person signs this affidavit the words "we", "us" and "our" shall mean "I", "me" and "my". The statements in this affidavit are true to the best of our knowledge, information and belief.

2. **NAME, AGE AND RESIDENCE.** We have never changed our names or used any other names. We are citizens of the United States and at least 18 years old. We reside at 2805 Atlantic Avenue, Atlantic City, New Jersey 08401.

3. **OWNERSHIP AND POSSESSION.** Me Sun Min is the only owner of the property located at 2805 Atlantic Avenue, Atlantic City, New Jersey 08401, called "this property". We now sell this property to CCAM Realty, LLC, called the "Buyer(s)". We are in sole possession of this property. We have owned this property since November 15, 1978. Since then no one has questioned our ownership or right to possession. We have never owned any property which is next to this property.

4. **IMPROVEMENTS.** No additions, alterations, or improvements are now being made or have been made to this property for four months prior to the date hereof. We have always obtained all necessary permits and certificates of occupancy. All charges for municipal improvements such as sewers, sidewalks, curbs or similar improvements benefiting this property have been paid in full. No building, addition, extension or alteration on this property has been made or worked on within the past four months. We are not aware that anyone has filed or intends to file a mechanic's lien or building contract relating to this property. No one has notified us that money is due and owing for construction, alteration or repair work on this property. Seller has not received any notice nor has any knowledge of any added assessments, proposed, pending or unconfirmed, affecting the subject premises.

5. **LIENS OR ENCUMBRANCES.** We have not allowed any interests (legal rights) to be created which affect our ownership or use of this property. No other persons have legal rights in this property, except the rights of utility companies to use this property along the road or for the purpose of serving this property. There are no pending lawsuits or judgments against us or other legal obligations which may be enforced against this property. No bankruptcy or insolvency proceedings have been started by or against us. We have never been declared bankrupt. No one has any security interest in any personal property or fixtures on this property. All liens (legal claims, such as judgments) listed on the attached judgment or lien search, specifically the Superior Court of New Jersey, Bergen County case with Judgment No. DJ-182607-2002, are not against us, but against others with similar names. There are no open mortgages of record.

6. **MARITAL HISTORY.** (Check where appropriate)

☒ We are not married.

☐ We are married to each other. We were married on _____ day of _____, 19 ____ . The maiden name _____ of was _____.

X This property has never been occupied as the principal matrimonial residence of any of us. (If it has, or if it was acquired before May 28, 1980, each spouse must sign the Deed and Affidavit N.J.S.A. 3B:28-2.3.)

☐ Our complete marital history is listed above.

☐ Our complete marital history is listed below under number 7. This includes any and all marriages not listed above and any pending matrimonial actions. We have included how each marriage terminated. We have attached copies of evidences of each terminated marriage.

Our complete marital history is listed above.

7. **EXCEPTIONS AND ADDITIONS.** The following is a complete list of exceptions and additions to the above statements. This includes all liens or mortgages which are not being paid off as a result of this mortgage. None

We have been advised that recognizances and/or abstracts of recognizance of bail are not being indexed among the records of the county clerk as of December 31, 1994, and that the title company is unable to search the records for these items. Knowing that the title company and mortgagee rely on the truthfulness of this affidavit, the undersigned hereby certifies that there are no recognizances filed against them as either principal or surety or on the property which is asked to be insured by this transaction.

8. **CHILD SUPPORT.** There are no outstanding child support orders or judgments against us.

9. **MOTOR VEHICLE FINES/SURCHARGES.** There are no motor vehicle surcharges or unpaid fines against us.

10. **RELIANCE.** We make this affidavit in order to sell the property. We are aware that the buyer(s) will rely on our truthfulness and the statements made in this affidavit.

ME SUN MIN

Signed and sworn to before me on
the ____ day of October, 2020.

ELAINE DAJANI CARROLL, ESQUIRE
Attorney-at-Law, State of New Jersey



SURVEY AFFIDAVIT

STATE OF New Jersey
COUNTY OF Atlantic

FILE NO. 3053AS-01

On the 5th day of October, 2020, before me, the undersigned officer, personally appeared the undersigned, who being duly sworn according to law and intending to be legally bound, deposes(s) and say(s):

- 1. Representations.** If only one person signs this affidavit, the word "we" shall mean "I". The statements in this affidavit are true to the best of our knowledge, information and belief.
- 2. Property.** We are the present owners of property located at 2805 Atlantic Avenue, City of Atlantic City, Atlantic County, NJ, which we now sell.
- 3. Survey.** We have examined the attached survey of this property dated 03/11/2011, made by Robert J. Catalano and Associates P.A.
- 4. No Change.** The survey shows this property in its present condition. There have been no changes in the boundary lines of this property or in the buildings, fences or other improvements as shown on the survey. No buildings, fences or other improvements have been constructed on or next to this property since the date of the survey, except as follows:
None
- 5. Easements.** No other persons have any right to use this property, except for the rights of utility companies to use this property along the road or for the purpose of serving the property. No other persons have the rights of joint or separate use of any driveway, stairway, walk or path on or across the property.
- 6. Reliance.** We are aware that the Lender and Title Insurer (if any) rely on our truthfulness and the statements made in this affidavit.

SWORN AND SUBSCRIBED before me this
5th day of October, 2020
[Signature]
Notary Public Elaine Marie Carroll, Esq.
Attorney at Law - State of N.J.

[Signature]
Me Sun Min

I/We hereby accept this Survey Affidavit and to the best of our knowledge and belief based on our observations of the property, state that the survey shows this property in its present condition.

SWORN AND SUBSCRIBED before me this
5th day of Oct, 2020
[Signature]
Notary Public

[Signature]
By Notary Public
[Signature]

RENEE STONE
NOTARY PUBLIC OF NEW JERSEY
My commission expires June 25, 2025

Prepared by:
ELAINE DAJANI CARROLL, ESQUIRE

DEED

This Deed is made on October 2, 2020, delivered on October 5, 2020,

BETWEEN

ME SUN MIN, single woman,

whose address is 2805 Atlantic Avenue, Atlantic City, New Jersey 08401,
referred to as Grantor,

AND

CCAM Realty, LLC, a New Jersey Limited Liability Company,

whose address is 982 Splitrock Road, Pelham, New York 10803,
referred to as Grantee.

Throughout this document the words "Grantor" and "Grantee" shall mean all Grantors and Grantees listed above.

TRANSFER OF OWNERSHIP. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **FOUR HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$425,000.00)**. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) BEING Block 271, Lot 20 on the Official Tax Map of the City of Atlantic City.

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

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

ALL that certain lot, parcel or tract of land, with the buildings and improvements thereon erected, situate, lying and being in the CITY OF ATLANTIC CITY, County of ATLANTIC and State of NEW JERSEY, bounded and more particularly described as follows:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO

Commonly known as 2805 Atlantic Avenue, Atlantic City, New Jersey 08401.

SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.

EXHIBIT "A"

LEGAL DESCRIPTION

File No: 3053AS-01

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

BEGINNING at a point in the Northerly line of Atlantic Avenue distant 47.5 feet Westwardly from the Westerly line of Iowa Avenue; and extending thence

- 1. Northwardly parallel with Iowa Avenue 100 feet; thence
- 2. Westwardly parallel with Atlantic Avenue 25 feet; thence
- 3. Southwardly parallel with Iowa Avenue 100 feet to said Northerly line of Atlantic Avenue; thence
- 4. Eastwardly along the said Northerly line of Atlantic Avenue 25 feet to the place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY:
BEING premises No. 2805 Atlantic Avenue.

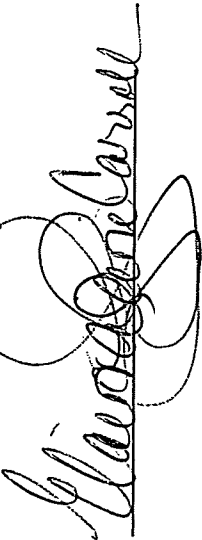
BEING Block: 271, Lot: 20

BEING the same land and premises which became vested in Me Sun Min, single woman, by Deed from Blanche Marie Lake and Vincent I. Lake, her husband, dated November 15, 1978 and recorded on November 17, 1978 in Deed Book 3290, Page 108 in the Atlantic County Clerk's Office.

PROMISES BY GRANTOR. The Grantor promises that the Grantor has done nothing to encumber the property. 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).

SIGNATURES. The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

Witnessed or Attested by:

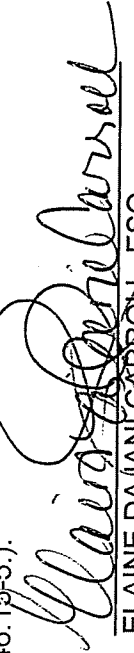



ME SUN MIN

STATE OF NEW JERSEY, COUNTY OF ATLANTIC : SS

I certify that on October 2, 2020, ME SUN MIN, personally came before me and acknowledged under oath, to my satisfaction, that she/he:

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for **\$425,000.00** as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)


ELAINE DAJANI CARROLL, ESQ.,
Attorney at Law - State of New Jersey

RECORD AND RETURN TO:

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L.1988, 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 OF Atlantic } SS. County Municipal Code 0101
MUNICIPALITY OF PROPERTY LOCATION City of 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, Me Sun Min, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Grantor _____ in a deed dated October 2, 2020 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 271 Lot number 20 located at _____ and annexed thereto.
2805 Atlantic Avenue, Atlantic City, NJ 08401
(Street Address, Town)

(2) CONSIDERATION \$425,000.00 (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 (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. 1988, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(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. 1988, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me

on 2nd day of October, 2020

Signature of Deponent

Me Sun Min

Grantor Name

same as Grantor

2805 Atlantic Ave. AC NJ 08401

Deponent Address

Grantor Address at Time of Sale

Notary Public

XXX-XX-X 677A

Renee Stone/Atlantic Shore Title, LLC
Name/Company of Settlement Officer

Last 3 digits in Grantor's Social Security Number

ELAINE DAJANI CARROLL
Attorney at Law

FOR OFFICIAL USE ONLY

Instrument Number _____

Deed Number _____

Deed Dated _____

Book _____

County _____

Date Recorded _____

Page _____

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's website at:
www.state.nj.us/treasury/taxation/rtp/localtax.shtml



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)			
Me Sun Min			
Current Street Address			
2805 Atlantic Avenue			
City, Town, Post Office Box	State	Zip Code	
Atlantic City	NJ	08401	

PROPERTY INFORMATION

Block(s)	Lot(s)	Qualifier
271	20	
Street Address		
2805 Atlantic Avenue		
City, Town, Post Office Box	State	Zip Code
Atlantic City	NJ	08401

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100%	\$425,000	\$425,000	10/5/2020

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

- ☒ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
- ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
- ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- ☐ 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.
- ☐ Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
- ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
- ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
☐ Seller did not receive non-like kind property.
- ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
- ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
- ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
- ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
- ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
- ☐ The property transferred is a cemetery plot.
- ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

SELLER'S DECLARATION

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

10/5/2020	
Date	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

City of Atlantic City
Department of Planning & Development

Suite 506 City Hall
Atlantic City, New Jersey 08401-4603
TEL 609.347.5417

Email: jhoward@acnj.gov



Jacques A. Howard

October 25, 2022

THE LAW OFFICES OF KRISTOPHER J. FACENDA, LLC
2408 New Road
Suite 2
Northfield, New Jersey 08225

Re: Block 271, Lot 20 – 2805 Atlantic Avenue

Dear Kristopher J. Facenda:

Please accept this letter as a response to your recent request to obtain a Certified List of Property Owners Located within 200 feet of the above referenced property and a list of the Utility Companies. Attached to this letter is the official list.

This should satisfy this request. Please do not hesitate to contact this office in the event that you have any questions or require additional information.

Sincerely Yours,
The City of Atlantic City

Jacques A. Howard

Jacques A. Howard

Assistant Director
Department of Planning and Development



City of Atlantic City

Buffer Report

Highlighted feature(s)

Subject Property (1)

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
271	20		2805 ATLANTIC AVE	CCAM REALTY LLC	982 SPLITROCK RD	PELHAM, NY	10803

§

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

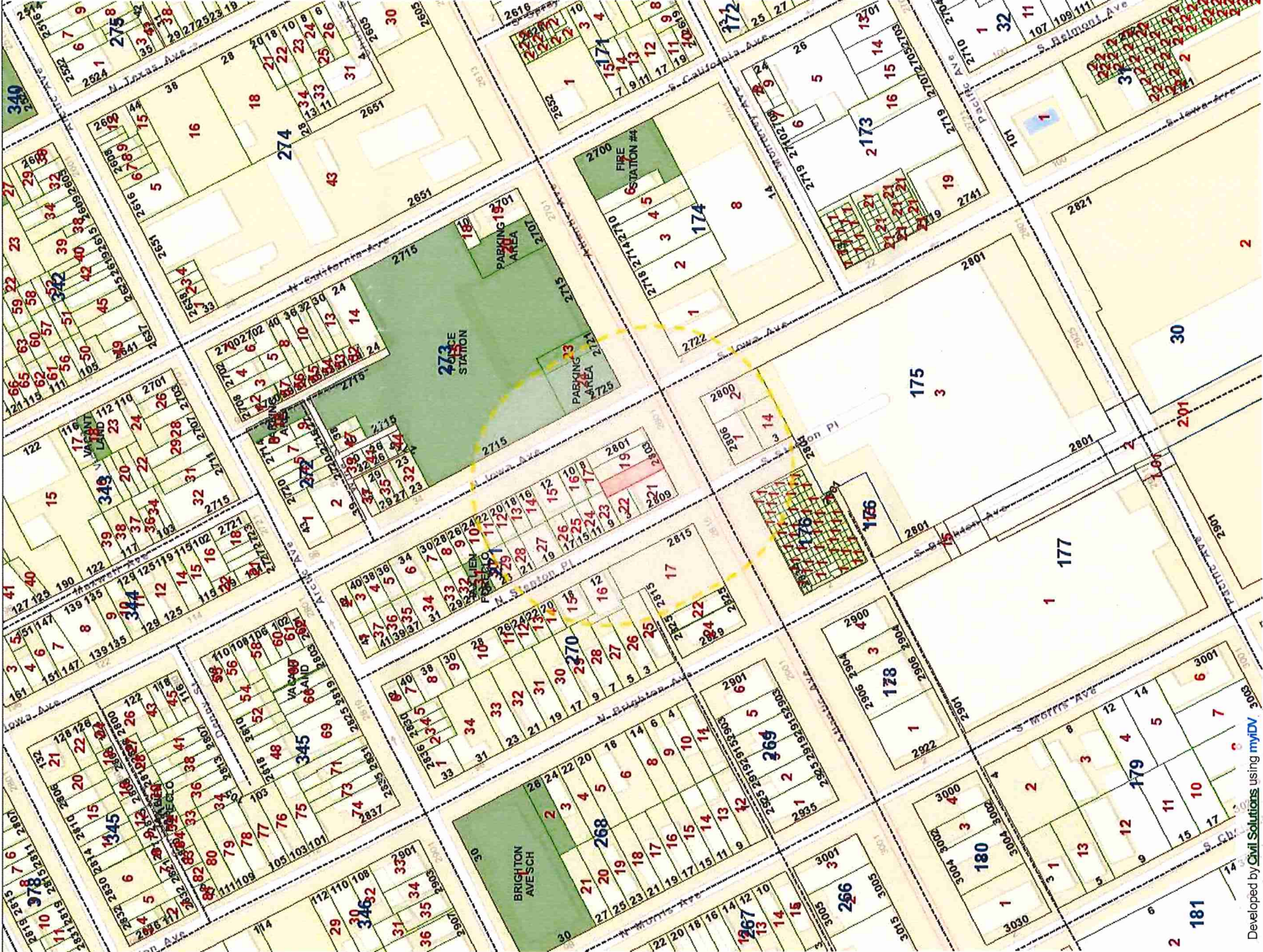
Adjacent Properties (69)

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
174	1		2722 ATLANTIC AVE	BENETTON HOLDINGS LLC	96 ARLINGTON AVE	JERSEY CITY, NJ	07305
175	1		2806 ATLANTIC AVE	TBG REAL ESTATE LLC	PO BOX 239	HAINESPORT, NJ	08036
175	2		2800 ATLANTIC AVE	TBG REAL ESTATE LLC	PO BOX 239	HAINESPORT, NJ	08036
175	14		3 S STENTON PL	TBG REAL ESTATE LLC	PO BOX 239	HAINESPORT, NJ	08036
176	1		2834 ATLANTIC AVE	BRIGHTON TOWERS CONDOMINIUM ASSOC	2834 ATLANTIC AVE	ATLANTIC CITY, NJ	08401
176	1	C0001	2834 ATLANTIC C1	DIPTI, AFSANA A	117 GOLDENROD LN	EGG HARBOR TWP, NJ	08234
176	1	C0002	2834 ATLANTIC C2	DIPTI, AFSANA A	117 GOLDENROD LN	EGG HARBOR TWP, NJ	08234
176	1	C0004	2834 ATLANTIC C4	OLIVO, STEVEN	5 GREEN LEIGH CR	SEWELL, NJ	08080
176	1	C0111	2834 ATLANTIC 111	111 BRIGHTON AC LLC	273 ENGLISH PL	BASKING RIDGE, NJ	07930
176	1	C0112	2834 ATLANTIC 112	PHAN, ERICK VAN & KATHERINE CHEN	132-15 41 ROAD	FLUSHING, NY	11355
176	1	C0212	2834 ATLANTIC 212	PATEL, BANSIBHSI & PATEL, RITABEN	212 BRIARWOOD LANE	ABSECON, NJ	08201
176	1	C0315	2834 ATLANTIC 315	CHOI, SUZIE & YOUNG	13 E 30TH ST 2ND FL	NEW YORK, NY	10016
176	1	C0709	2834 ATLANTIC 709	JASKARAN, APRYA & BACHAN, ISHWAR	93-19 204TH ST	HOLLIS, NY	11423
176	1	C0710	2834 ATLANTIC 710	PIMENTEL, DAVID	4487 DAGENAIS QUEST #93	LAVAL QC H7R1L7	00000
176	1	C0711	2834 ATLANTIC 711	CHAKRABARTY, SEKHAR & MITHUN	21360 CAMERON HUNT PL	ASHBURN, VA	20147
176	1	C0712	2834 ATLANTIC 712	MARIENSKI, LEAH K & MARTINEZ, ANTHO	2834 ATLANTIC AVE #712	ATLANTIC CITY, NJ	08401.6323

BLOCK	LOT	QUAL	Location	Owner	Street Address	City/State	Zip Code
176	1	C0714	2834 ATLANTIC 714	BALDACHINO, WAYNE	124 OCEAN AVE	MONMOUTH BEACH, NJ	07750
176	1	C0715	2834 ATLANTIC 715	LIAN, YAN ZHEN	2834 ATLANTIC AVENUE U715	ATLANTIC CITY, NJ	08401
176	1	C0810	2834 ATLANTIC 810	FALCONE ALFRED J & JEANETTE MARTIN	2834 ATLANTIC AVENUE #810	ATLANTIC CITY, N J	08401
176	1	C0811	2834 ATLANTIC 811	CHOI, YOUNG TAI & YOUNG, SUZI	13 E 30TH ST	NEW YORK, NY	10016
176	1	C0812	2834 ATLANTIC 812	CROWELL, MARIA	97 HEATHERCROFT	PLEASANTVILLE, NJ	08232
176	1	C0814	2834 ATLANTIC 814	CHENG, LINDA & BOBBY	639 NOAHS RD	PLEASANTVILLE, NJ	08232
176	1	C0815	2834 ATLANTIC 815	ESQ CAPITAL III LLC	PO BOX 131	LAKEWOOD, NJ	08701.0131
176	1	C0901	2834 ATLANTIC 901	FURRER, PHYLLIS	45 ROCKY BROOK DR	BARNEGAT, NJ	08005
176	1	C0911	2834 ATLANTIC 911	GANANCIAL, FRANCISCA	114 S PENNINGTON AVE	PASSAIC, NJ	07055
176	1	C0912	2834 ATLANTIC 912	DIPALMA, PASQUALE & HELEN	608 N. OXFORD AVENUE	VENTNOR, NJ	08406
176	1	C0914	2834 ATLANTIC 914	HUDDLESTON, MAY	2834 ATLANTIC AVE 914	ATLANTIC CITY, N J	08401
176	1	C0915	2834 ATLANTIC 915	ROTH, STANLEY & MARLENE	2834 ATLANTIC 915	ATLANTIC CITY, NJ	08401
176	1	C1001	2834 ATLANTIC 1001	GONZALES, MARIA HEIDI R.	2834 ATLANTIC AVE., #1001	ATLANTIC CITY, NJ	08401
176	1	C1012	2834 ATLANTIC 1012	AUSTIN, JEFFREY S	716 N WEST ST	CARLISLE, PA	17013.1924
176	1	C1014	2834 ATLANTIC 1014	AUSTIN, JERIANNE & JEFFREY	227 RICH VALLEY RD	MECHANICSBURG, PA	17050
176	1	C1015	2834 ATLANTIC 1015	MCLAUGHLIN, VALERI	2834 ATLANTIC AVE 1015	ATLANTIC CITY, NJ	08401
176	1	C1101	2834 ATLANTIC 1101	ALANDY, MICHAEL & UBIAN, MARIA	299 NEPTUNE AVE	JERSEY CITY, NJ	07305
176	1	C1113	2834 ATLANTIC 1112	KOVACH, PAUL	114 N CHELSEA AVE	ATLANTIC CITY, NJ	08401
176	1	C1114	2834 ATLANTIC 1114	HENNESSY, KELLY A.	173 GUNWALE RD	MANAHAWKIN, NJ	08050
176	1	C1115	2834 ATLANTIC 1115	AMOROSO, DIANE	2834 ATLANTIC AVE #1115	ATLANTIC CITY, NJ.	08401
176	1	C1201	2834 ATLANTIC 1201	KUHN, MARIA	3044 29TH ST #36	ASTORIA, NY	11102
176	1	C1202	2834 ATLANTIC 1202A	BROOKS, ANTHONY	2834 ATLANTIC AVE APT1202	ATLANTIC CITY, NJ	08401.6324
176	1	C1215	2834 ATLANTIC 1215	GRIFF, JOHN	1500 TARA PL #611	HAMPTON, GA	30228
270	14		20 N STENTON PL	SEGURTAN, D. TERESITA	7 FINGAL ST	STATEN ISLAND, NY	10312

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
270	15		18 N STENTON PL	NGUYEN, LEONA & KIM	123 BRIDLE PATH	EGG HARBOR TWP, NJ	08234
270	16		12 N STENTON PL	HOANG, QUANG & TRUONG, TIEN	12 N STENTON AVE	ATLANTIC CITY, NJ	08401
270	17		2815 ATLANTIC AVE	TRUPOS, SPIRO	2834 ATLANTIC AVE #809	ATLANTIC CITY, NJ	08401
270	25		1 N BRIGHTON AVE	SANTIAGO, JOAQUIN & AVILA, DELIN K	1 N BRIGHTON AVE	ATLANTIC CITY, NJ	08401
270	26		3 N BRIGHTON AVE	NGUYEN, HIEU, & HOANG, KIMBERLY	600 N SUFFOLK AVE	VENTNOR, NJ	08406
270	27		5 N BRIGHTON AVE	OSUNERO, PRUDENCE	5 N BRIGHTON AVENUE	ATLANTIC CITY, NJ	08401
270	28		7 N BRIGHTON AVE	PHAM, THUAN P & LE, ANH T	108 N. CHELSEA AVE 2FL	ATLANTIC CITY, NJ	08401
271	11		22 N IOWA AVE	TRAN, LY	22 N IOWA AVE	ATLANTIC CITY, NJ	08401
271	12		20 N IOWA AVE	ALLITA HOME LLC	513 CHESTER AVE	BELLMAWR, NJ	08031.1455
271	13		18 N IOWA AVE	LIAO, XIAO MAN	349 FELLSWAY WEST	MEDFORD, MA	02155
271	14		16 N IOWA AVE	US, BANK NA & VCC, 2020 MC1 TR	30699 RUSSELL RANCH 295	WESTLAKE VLG, CA	91362.7315
271	15		12 N IOWA AVE	MJR MANAGEMENT, LLC	1 CHELSEA AVE	ATLANTIC CITY, NJ	08401
271	16		10 N IOWA AVE	BHOWMIK, KAZAL R. & ROUTH, HIRAK B.	24 HAZELHURST DRIVE	VOORHEES, NJ	08043
271	17		8 N IOWA AVE	MEDEL, YAZMIN	8 N IOWA AVE	ATLANTIC CITY, NJ	08401
271	18		2801 ATLANTIC AVE	S.A. PROPERTIES, LLC	P O BOX 90	SICKLERVILLE, NJ	08081
271	19		2803 ATLANTIC AVE	S.A. PROPERTIES, LLC	P O BOX 90	SICKLERVILLE, NJ	08081
271	20		2805 ATLANTIC AVE	CCAM REALTY LLC	982 SPLITROCK RD	PELHAM, NY	10803
271	21		2809 ATLANTIC AVE	TRUPOS, SPIRO	2834 ATLANTIC AVE # 809	ATLANTIC CITY, NJ	08401
271	22		3 N STENTON PL	TRUPOS, SPIRO	2834 ATLANTIC AVE #809	ATLANTIC CITY, NJ	08401
271	23		9 N STENTON PL	TRUPOS, SPIRO	2834 ATLANTIC AVE #809	ATLANTIC CITY, NJ	08401
271	24		11 N STENTON PL	TRUPOS, SPIRO	2834 ATLANTIC AVE, #809	ATLANTIC CITY, NJ	08401
271	25		15 N STENTON PL	HOANG, KIM	18 N BRIGHTON AVE	ATLANTIC CITY, NJ	08401
271	26		17 N STENTON PL	HOANG, LINH	28 N STENTON PL	ATLANTIC CITY, NJ	08401
271	27		19 N STENTON PL	ISLAM, MOHAMMAD & BEGUM, HENA	119 N LACLEDE PL	ATLANTIC CITY, NJ	08401
271	28		21 N STENTON PL	DURAN, DONINGO SANCHEZ & ODALIS	117 N CAROLINA AVENUE	ATLANTIC CITY, NJ	08401

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
271	29		23 N STENION PL #B	YEASMIN, ROKSHANA	25 N SOVEREIGN AVE	ATLANTIC CITY, NJ	08401
273	15		2715 ATLANTIC AVE	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
273	23		2721 ATLANTIC AVE	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
273	24		2725 ATLANTIC AVE	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401





**This is a list of utility companies that service the City of Atlantic City.
Please notify all entities listed at least ten (10) days in advance of the public hearing.**

ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY

Attn: 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

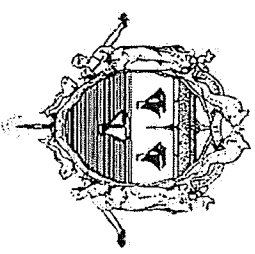
P.O. Box 996
Pleasantville, New Jersey 08232-0996

ATLANTIC CITY ELECTRIC

Attn: Mr. Gregory Brubaker, PE
2542 Fire Road
Egg Harbor Township, New Jersey 08234

SOUTH JERSEY GAS COMPANY

Atlantic Division
Attn: Jim Brun – (609) 645-2690 ext. 6313
111 N. Franklin Boulevard
Pleasantville, New Jersey 08232-0996



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

CERTIFICATION OF PAYMENT

City of Atlantic City

This certifies that the taxes on Block: 271 Lot: 20

Location: 2805 ATLANTIC AVE

Property Owner: CCAM REALTY LLC

are paid up to date as of 10/13/2022.

Taxes are Delinquent as of N/A.

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

Tayianna Archie-Tiller
Cashier

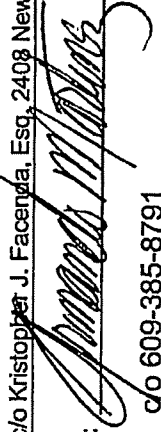
TAYIANNA ARCHIE-TILLER

ESCROW SETUP INFORMATION

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

Applicant's Name: CCAM Realty, LLC

Applicant's Address: c/o Christopher J. Facenda, Esq, 2408 New Road Suite 2, Northfield, NJ 08225

*Applicant's Signature: 

Applicant's Phone No.: c/o 609-385-8791

Applicant's Email Address: c/o kris@facendalaw.com

Applicant's Date of Birth: N/A

Tax Identification or Social Security Number: 83-4438905

Assigned Escrow #: _____

Should you require assistance or have any questions, please do not hesitate to contact:

Atlantic City Planning:

Lisa D'Alessandro, Board Secretary
City of Atlantic City Planning
1301 Bacharach Boulevard
City Hall-Suite 508
Atlantic City, NJ 08401
Email: LDAlessandro@cityofatlanticcity.org
609-347-5404

CRDA:

Loreta Acevedo, Project Officer
Casino Reinvestment Development Authority
15 S Pennsylvania Avenue
Atlantic City, NJ 08401
Email: lacevedo@njcrda.com
609-347-0500