

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 No. _____

Application Fees: _____

Escrow Deposit _____

Scheduled for:

Review for Completeness _____ Hearing: _____

1. SUBJECT PROPERTY

Location: _____ 27 S. Christopher Columbus Blvd _____

Tax Map	Page _____	Block _____	161	Lot(s) _____	8
	Page _____	Block _____		Lot(s) _____	
	Page _____	Block _____		Lot(s) _____	

Dimensions Frontage _____ 38 ft _____ Depth _____ 50 ft _____ Total Area _____ 1,900 sq ft

Zoning District _____ RC _____

2. APPLICANT

Name _____ Tree Breeze LLC _____

Email _____ lemoniotis@comcast.net _____

Address _____ 605 N. Huntington Ave, Margate, NJ 08402 _____

Telephone Number _____ 609-412-9252 _____

Applicant is a: Corporation ☒ Partnership ☐ Individual ☐**3. If Owner is other than the applicant, provide the following information on the Owner(s):**

Owner's Name _____ Dimitrios and Eleni Lemoniotis _____

Email _____ lemoniotis@comcast.net _____

Address _____ 605 N. Huntington Ave, Margate, NJ 08402 _____

Telephone Number _____ 609-412-9252 _____

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	<u>Eleni Lemoniotis</u>	Address	<u>605 N. Huntington Ave</u>	Interest	<u>100%</u>
Name	<u></u>	Address	<u></u>	Interest	<u></u>
Name	<u></u>	Address	<u></u>	Interest	<u></u>
Name	<u></u>	Address	<u></u>	Interest	<u></u>
Name	<u></u>	Address	<u></u>	Interest	<u></u>

5. PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes [attach copies] No None known Proposed None

Present use of the premises: First floor (unit 1) Gypsy Palm Reader, (unit 2) Jewlery Store

Second floor - two residential apartments.

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 Brian J. Callaghan, Esq

Email bjclaw@comcast.net

Address 419 W. White Horse Pike, Egg Harbor City, NJ 08215

Telephone Number 609-348-5300

FAX Number 609-348-3071

7. Applicant's Engineer

Email

Address

Telephone Number

FAX Number

8. Applicant's Planning Consultant Craig F. Dothe Architect and Planner

Email craig@cfdachitect.com

Address 33 N. Brighton Ave, Atlantic City, NJ 08401

Telephone Number 609-348-2236

FAX Number

9. Applicant's Traffic Engineer

Email

Address

Telephone Number

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 Craig Dothe
Field of Expertise Architect
Email craig@cfdachitect.com
Address 33 N. Brighton Ave, Atlantic City, NJ 08401
Telephone Number 609-348-2236
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: _____

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] See attached memorandum

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] Applicant proposes to convert the two (2) first floor commercial units into a retail cannabis store.

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? N/A

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? None

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

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

Quantity	Description of Item
_____	Site Plan and architectural drawings prepared by Craig Dothe
_____	Architect, dated November 17, 2022

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

Attorney _____

Engineer _____

CERTIFICATIONS

27. I BRIAN J. CALPAGHANO 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
21st day of Feb, 2023

Diane L Weiss

NOTARY PUBLIC

DIANE L WEISS

NOTARY PUBLIC

STATE OF NEW JERSEY

MY COMMISSION EXPIRES APRIL 11, 2026

SIGNATURE OF APPLICANT

Brian J Calpaghano Attorney for 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
21st day of Feb, 2023

Diane L Weiss

NOTARY PUBLIC

DIANE L WEISS

NOTARY PUBLIC

STATE OF NEW JERSEY

MY COMMISSION EXPIRES APRIL 11, 2026

SIGNATURE OF OWNER

Brian J Calpaghano Attorney for owner

29. I understand that the sum of _____ 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.

February 21, 2023

Date

Brian J Calpaghano

SIGNATURE OF APPLICANT



15 South Pennsylvania Avenue

Atlantic City, NJ 08401

NJ CRDA – City of Atlantic City - Minor Site Plan Checklist (Form # 5)

(An Application for Development that does not exceed one acre in size, maximum building gross floor area of 10,000 square feet, a maximum of three stories and no more than twenty-five parking spaces)

REQUIRED APPLICATION ITEMS

Project Name: TREE BREEZE, LLC Application # _____

Prepared by: Brian J. Callaghan Title Esquire date 2/21/2023

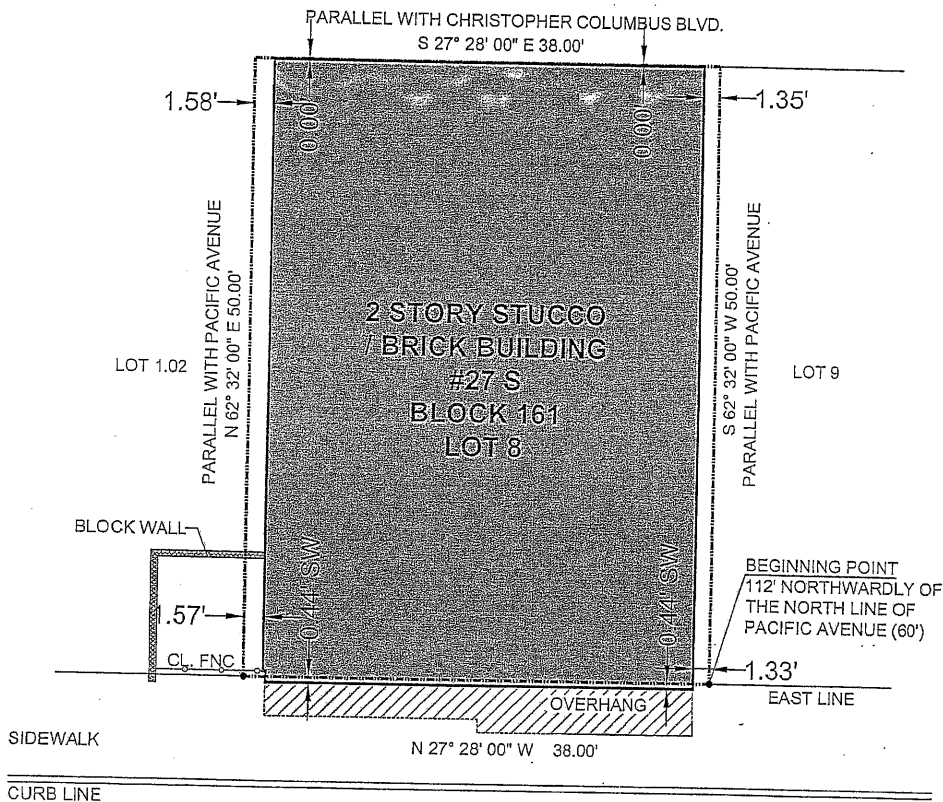
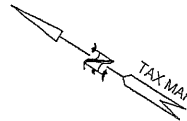
Note : Five (5) copies of plans and supporting documents are required as the initial submission. Ten (10) copies of plans are required for final sign-off and distribution.

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.		X		
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	X		
9	Consent of property owner to applicant to development project.	X	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	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	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	X		
21	Stormwater management plans and drainage calculations. (19:66-7.5)	X		W	
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		W	
24	Landscaping Plan, details and plant schedule (19:66-7.6)	X		W	
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		W	

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		W	
29	Solid and liquid waste management plan.	X		W	
30	Vehicular and pedestrian circulation patterns, Traffic control signs, directional signs and Sight triangles	X		W	
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		W	
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		W	
35	Maintenance guarantee (19:66-16.3)	X		W	
36	Inspection Fees (19:66-16.1)	X	X		



CHRISTOPHER COLUMBUS BLVD. (50')

PROPERTY SURVEY
ATLANTIC CITY
BLOCK 161 LOT 8
ATLANTIC COUNTY, NEW JERSEY

1. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 1,900 SF
2. PERMANENT MARKERS HAVE BEEN SET
3. OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
4. THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, EITHER RECORDED OR UNRECORDED. UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
5. SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.
6. THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
7. THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
8. THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400



ARTHUR PONZIO CO.
ENGINEERS ♦ SURVEYORS
PLANNERS

400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401
PHONE: 609-344-8194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 24GA28001300

DATE: 11/28/2022

DRAWN BY: WER

SCALE: 1" = 10'

PROJECT NO.: 40472

ESCROW SETUP INFORMATION

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

Applicant's Name: Tree Breeze, LLC

Applicant's Address: 27 S. Christopher Columbus Boulevard

*Applicant's Signature: _____

Applicant's Phone No.: (609) 412-9252

Applicant's Email Address: lemoniotis@comcast.net

Applicant's Date of Birth: _____

Tax Identification or Social Security Number: 88-0838285

Assigned Escrow #: _____

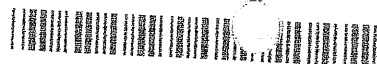
Should you require assistance or have any questions, please do not hesitate to contact:

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



ATLANTIC COUNTY, NJ
EDWARD P. McGETTIGAN, COUNTY CLERK
RCPT # 1076961 RECD BY Cathy
REC FEE \$80.00 CDN \$1.00
RTF \$0.00 VOL 13755
RECD 05/20/2014 11:57:13 AM
INST # 2014028912

BARGAIN AND SALE (Covenants as to Grantor's Acts)

PLEASE RECORD AND RETURN TO:

Eleni Lemoniotis
605 Noth Huntington Avenue
Margate, NJ 08402

Prepared by
Eleni Lemoniotis
Eleni Lemoniotis

DEED

This Deed is made on May 15, 2014

BETWEEN

YVL, LLC

whose address is: 605 North Huntington Avenue, Margate, NJ 08402

AND

referred to as the **Grantor**.

Dimitrios Lemoniotis and Eleni Lemoniotis

whose address is: 605 North Huntington Avenue, Margate, NJ 08402

referred to as the **Grantee**.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

TRANSFER OF TITLE. The grantor does hereby grant and convey the property described below to the Grantee.

CONSIDERATION. This transfer of ownership is made for the sum and consideration of \$1. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. The property located in the Municipality of **Atlantic City**, Block No. 161 Lot No. 8, Commonly known as **27 South Christopher Columbus Boulevard**, previously known as **27-29 South Missouri Avenue**, Atlantic City, NJ.

PROPERTY DESCRIPTION. The property consists of all the land, buildings, structures and improvements contained on the property, and is located in the City of **Atlantic City**, County of **Atlantic** and State of New Jersey, and is described as follows:

☒ See Schedule 'A' attached and made a part thereof.

BEING THE SAME LAND AND PREMISES conveyed to the Grantor by deed from **YVL, LLC** dated **October 27, 2010** and recorded in the Office of **Atlantic** County Clerk on **October 27, 2010** in Deed Book 13214 Page 64317. 2010064317

LEGAL DESCRIPTION

Exhibit A



ARTHUR W. PONZIO CO. & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
400 N. DOVER AVENUE, ATLANTIC CITY, NJ 08401
PHONE: (609) 344-8194; FAX: (609) 344-1594

METES AND BOUNDS DESCRIPTION

October 21, 2010

ALL that certain lot, tract, or parcel of land and premises situate, lying, and being in the City of Atlantic City, County of Atlantic, and State of New Jersey, bounded and described as follows:

BEGINNING in the east line of Christopher Columbus Boulevard (50.00' wide), said point being 112.00' northwardly of the north line of Pacific Avenue (60.00' wide) and extending from said beginning point; thence

- (1) North 27° 28' 00" West in and along Christopher Columbus Boulevard a distance of 38.00' to a point; thence
- (2) North 62° 32' 00" East parallel with Pacific Avenue a distance of 50.00' to a point; thence
- (3) South 27° 28' 00" East parallel with Christopher Columbus Boulevard a distance of 38.00' to a point; thence
- (4) South 62° 32' 00" West parallel with Pacific Avenue a distance of 50.00' to the point and place of **BEGINNING**.

BEING known as Lot 8 in Block 161 as shown on the current tax map for the City of Atlantic City.

COMMONLY known as 27 South Christopher Columbus Boulevard, formerly known as 27-29 South Missouri Avenue.

THIS description was made in accordance with a property survey prepared by Arthur W. Ponzio Co. & Associates, Inc. dated 10/21/10, Project #30338.

Daniel J. Ponzio, Sr.
New Jersey License No. GS37603

PROMISES BY GRANTOR. The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

SIGNATURES. The Grantor signs this Deed as of date first above written.

Witness

[Signature]
YVL, LLC / Dimitrios Lemoniotis

MEMBER

Witness

[Signature]
YVL, LLC / Eleni Lemoniotis

MEMBER

STATE OF NEW JERSEY :

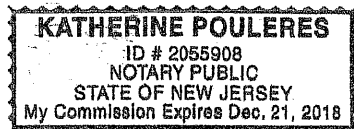
SS:

COUNTY OF ATLANTIC :

I CERTIFY that on MAY 15, 2014,
YVL, LLC / DIMITRIOS LEMONIOTIS / ELENI LEMONIOTIS personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed.
- (b) signed, sealed and delivered this Deed as his/her act and deed; and
- (c) the full and actual consideration paid or to be paid for the transfer of title as defined by N.J.S.A.46:15-5, is \$1.00.

[Signature]
Notary Public



Date of this notice: 02-23-2022

Employer Identification Number:
88-0838285

Form: SS-4

Number of this notice: CP 575 G

TREE BREEZE
ELENI LEMONIOTIS SOLE MBR
605 N HUNTINGTON AVE
MARGATE CITY, NJ 08402

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 88-0838285. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.