COOPER LEVENSON
ATTORNEYS AT LAW

1125 Atlantic Avenue
Atlantic City, NJ 08401
Phone: 609.344.3161
Toll Free: 800.529.3161
Fax: 609.344.0939
www.cooperlevenson.com

NICHOLAS F. TALVACCHIA
Also Admitted to PA Bar
EMAIL: ntalvacchia@cooperlevenson.com

Direct Phone: (609) 572-7544
Direct Fax: (609) 572-7545

FILE NO. 63299/00006

July 28, 2023

Via Hand Delivery and E-mail

Robert Reid,
Land Use Regulation Enforcement Officer
Casino Reinvestment Development Authority
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

Re: Albion Development LLC
106 and 108 Albion Place and 105 S. California Ave.
Block 34, Lots 4, 5 and 8

Dear Mr. Reid:

We are the attorneys for the Applicant, Albion Development LLC, with respect to an application for minor site plan approval to permit the conversion of the three existing three-story residential rooming houses located at 106 Albion Place, Block 34, Lot 4 ("106 Albion"), 108 Albion Place, Block 34 Lot 5 ("108 Albion"), and 105 S. California Ave., Block 34 Lot 8 ("105 California"), Atlantic City New Jersey (the "Property") into a boutique hotel containing suite style rooms and rooms with shared amenities. The Property is in the Resort Commercial (RC) zoning district where hotel is a permitted use. The Property is currently unoccupied.

We are providing the following to the CRDA:

1. Original and four (4) copies of the CRDA Land Use Application including Corporate Disclosure and Project Narrative;

2. Five (5) copies each of the Minor Site Plan Checklist (form #5);

3. Five (5) copies of the Survey for 106 Albion Place prepared by Duffy Dolcy McManus & Roesch dated January 3, 2023 which contains one (1) sheet;

4. Five (5) copies of the Survey for 108 Albion Place prepared by Duffy Dolcy McManus & Roesch dated January 3, 2023 which contains one (1) sheet;

5. Five (5) copies of the Survey for 105 S. California Avenue prepared by Duffy Dolcy McManus & Roesch dated January 3, 2023 which contains one (1) sheet;

6. Five (5) copies of site plan entitled "SSW Boutique Hotel" prepared by Sciullo Engineering Services, LLC consisting of one (1) sheet date July 26, 2023;

7. Five (5) copies of the 106 Albion Place architectural plans prepared by Devin Murray consisting of four (4) sheets; A100 and A101 dated July 25, 2023 and A300 and A301 dated February 24, 2023

8. Five (5) copies of the 108 Albion Place architectural plans prepared by Devin Murray consisting of four (4) sheets; A100 and A101 dated July 25, 2023 and A300 and A301 dated February 23, 2023;

9. Five (5) copies of the 105 S. California Avenue architectural plans prepared by Devin Murray consisting of four (4) sheets; A100 dated February 23, 2023, A101 dated July 25, 2023, A300 and A301 dated February 23, 2023;

10. Five (5) copies of pictures of each site;

11. Redacted Deed dated September 13, 2023, recorded February 9, 2023 in the Office of the Clerk of Atlantic County in Book 15391, Instrument #2023007547 for the subject property;

12. One (1) copy of Property Owners List within 200 feet for each subject property dated April 6, 2023;

13. One (1) copy of the Certification of Payment of Taxes dated April 3, 2023 for the subject properties;

14. One (1) copy of the Escrow Setup Information form;

15. Flash drive with a digital copy of the submission; and

16. Checks in the amount of $400.00 and $2,190.00 for the application and escrow fees, respectively.

Please review the enclosed information and contact me if you require additional information.

Thank you for your kind attention to this matter.

Very truly yours,
Cooper Levenson, P.A.

Nicholas F. Talvacchia

NFT/ln
Enclosures
cc: Scott G. Collins, Esquire *(w/ Enclosures, via E-mail)*
Atlantic City Planning Dept. (*w/ Enclosures, via Hand Delivery*)
Atlantic City Engineering Department (*w/ Enclosures, via Hand Delivery*)
Albion Development LLC (*w/ Enclosures, via E-mail*)
Jason T. Sciullo, P.E. and P.P. (*w/ Enclosures, via E-mail*)

CLAC 7491651 2

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: 106 and 108 Albion Place and 105 S. California Avenue

Tax Map Page _____ Block 34 Lot(s) 4, 5 and 8
Page _____ Block _____ Lot(s) _____
Page _____ Block _____ Lot(s) _____

Dimensions Frontage 40' Depth 57 Total Area 2,622 sf
Site plan prepared by Sciullo Engineering LLC dated
~~See attached list of architectural plans~~
5
5 57' 92 5,244 sf

Zoning District RC 39.5' 60.0' 2,370sf

2. APPLICANT

Name Albion Development LLC
Email John@liberty hudson.com
Address 226 Woodward Avenue, Rutherford, NJ 07070
Telephone Number 813-298-9737
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 Same as Applicant
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 See attached 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 X Proposed_____
Present use of the premises: Vacant residential rooming houses

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** Nick Talvacchia, Cooper Levenson
Email ntalvacchia@cooperlevenson.com
Address 1125 Atlantic Avenue, 3rd Floor Atlantic City, NJ 08401
Telephone Number 609-344-3161
FAX Number 609-572-7545

7. **Applicant's Engineer** Jason Sciullo, Sciullo Engineering Services, LLC
Email jsciullo@sciulloengineering.com
Address 17 S. Gordon's Alley, Suite 3, Atlantic City, NJ 08401
Telephone Number 609-300-5171
FAX Number_____

8. Applicant's Planning Consultant_____
Email _____
Address _____
Telephone Number _____
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 ___Devin Murray _____

Field of Expertise__ Architect _____

Email _devin.joseph.murray@gmail.com _____

Address _____

Telephone Number _319-325-3517 _____

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)]

___X___ 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] N/A

dwelling with six bedrooms which will be a vast improvement over the prior use as a rooming house.

13. **Waivers Requested** of Development Standards and/or Submission and justification for request.
Requirements: [attach additional pages as needed] N/A

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] See Project Narrative 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
19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? No
20. Are any off-tract improvements required or proposed? No
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		X	
Atlantic County Health Department		X	
Atlantic County Planning Board		X	
Atlantic County Soil Conservation Dist.		X	
NJ Department of Environmental Protection		X	
Sewer Extension Permit		X	
Sanitary Sewer Connection Permit		X	
Stream Encroachment Permit		X	
Waterfront Development Permit		X	
Wetlands Permit		X	
Tidal Wetlands Permit		X	
Potable Water Construction Permit		X	
Other		X	
NJ Department of Transportation		X	
Public Service Electric & Gas Company		X	

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
5	Site plan prepared by Sciullo Engineering LLC dated July 26, 2023
5	See attached list of architectural plans

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 All

Engineer All

CERTIFICATIONS

27. I Nicholas F. Talvacchia 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.]

BRIANA M. SIMON
Commission # 50103179
Notary Public, State of New Jersey
My Commission Expires
April 18, 2024

Sworn to and subscribed before me this
27 day of July, 20 23

Briana M. Simon
NOTARY PUBLIC

SIGNATURE OF APPLICANT
Nicholas F. Talvacchia, 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.]

BRIANA M. SIMON
Commission # 50103179
Notary Public, State of New Jersey
My Commission Expires
April 18, 2024

Sworn to and subscribed before me this
27 day of July, 20 23

Briana M. Simon
NOTARY PUBLIC

SIGNATURE OF OWNER
Nicholas F. Talvacchia, Attorney for Owner

29. I understand that the sum of $2,190 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.

7/27/2023
Date

SIGNATURE OF APPLICANT
Nicholas F. Talvacchia, Attorney for Applicant

DISCLOSURE STATEMENT

LIST OF NAMES AND ADDRESSES OF OFFICERS, DIRECTORS,
AND INDIVIDUALS OR ENTITIES
OWNING 10% OR MORE INTEREST IN THE LIMITED LIABILITY COMPANY
(N.J.S.A. 40:50D-48.1)

ALBION DEVELOPMENT LLC

The persons or entities with a 10% or greater interest in applicant, Albion Development LLC ("Applicant"):

Liberty Hudson Opportunity Zone Fund I LLC
226 Woodward Avenue
Rutherford, NJ 07070

Ownership of Liberty Hudson Opportunity Zone Fund I LLC

Ryan Goldfarb
226 Woodward Avenue
Rutherford, NJ 07070

John Errico
226 Woodward Avenue
Rutherford, NJ 07070

PROJECT NARRATIVE

106 and 108 Albion Place and 105 S. California Avenue
Also known as Block 34, Lots 4, 5 and 8

July 27, 2023

Applicant, Albion Development LLC, proposes to convert the three existing three-story residential rooming houses located at 106 Albion Place, Block 34, Lot 4 ("106 Albion"), 108 Albion Place, Block 34 Lot 5 ("108 Albion"), and 105 S. California Ave., Block 34 Lot 8 ("105 California"), Atlantic City New Jersey (the "Property") into a boutique hotel. The property is in the Resort Commercial (RC) zoning district where hotel is a permitted use. The Property is currently unoccupied.

Applicant proposes to convert the existing buildings into a boutique hotel with six suite style units. The concept for the boutique hotel on Albion and California Avenues is to create a flexible hospitality space that appeals to multiple potential guest groups, including families, groups of friends, and working trips. The Applicant's related entity behind the project has hosted thousands of guests via short term rental platforms in Atlantic City over the past decade, and is utilizing this experience to bring a luxury hospitality property to this area of Atlantic City. As such, each suite-style "room" will be decorated in a luxury, "high concept" manner, and each suite might be rented in conjunction with other suites.

106 Albion Avenue will serve as the central building in the three buildings that comprise the hotel. On entering 106 Albion ("Building A"), guests will encounter a lobby and reception area for check-in, a lounge/seating area, and an access-controlled door leading to a shared living space, accessible to all registered guests of the hotel. This shared living space, as depicted, features a common dining area, a common living area (with seating and a television), an office/work area, a full kitchen, laundry facilities which also house a maid's closet for maintenance of this common living area, and a half bathroom/powder room. All guests will enter Building A on first checking in at the hotel, and all hotel occupants will have 24/7 access to the common living area in Building A.

Guests who are staying at a suite in Building A will proceed up the staircase from the shared living space, to either the second or third floor. Each floor is its own "suite style" hotel room, with multiple bedrooms, a small kitchen, bathrooms, and living areas. Although each floor/suite will have its own separate access control, the Applicant believes that some groups may be interested in renting both suites, and utilizing the shared space on the first floor of Building A for cooking and entertainment, as may be suited for larger groups.

Each floor in Building A features a cleaner's closet, which will serve to house linens and cleaning supplies for the rooms on that floor. Floor 2 houses the shared mechanical room, accessible from the cleaner's closet on that floor. Each cleaner's closet has separate access control for cleaning staff. Laundry is located exclusively in Building A, and it is anticipated that guests who require laundry facilities would bring laundry to Building A. Linen/laundry services

for bedding among hotel rooms will be done offsite. Sufficient fresh linens and similar supplies will be provided in all cleaners' closets for check-in/check-out purposes.

Guests that are not staying at Building A will, after check-in, exit the building through the lobby, descend down the exterior staircase, and proceed to either to the building designated as108 Albion (directly next to 106 Albion) ("Building B") or the building designated as 105 California (directly to the rest of 106 Albion) ("Building C"). Guests do not need to leave the footprint of the hotel property to enter either building.

Guests at Building B will ascend the exterior staircase to enter an access-controlled door, into a living, dining, and cooking area shared among guests staying at Building B. (Although these guests are free to use the shared living accommodations at Building A described above, there are also separate accommodations specific to this building.) The first floor also features a cleaner's closet for servicing this shared living area. The second floor of Building B is one suite-style space, intended to be rented together, with 2 bedrooms, 2 bathrooms, and a small kitchen and living space, and cleaner's closet. The third floor at Building B features 2 large bedrooms, 2 bathrooms, a kitchen and lounge area, and cleaner's closet, also intended to be rented together. As with Building A, it is the sponsor's belief that guests may rent one or both spaces simultaneously (both spaces would amount to renting the entirety of Building B). Larger groups will likely utilize the additional living and dining spaces on the first floor of Building B, whereas smaller parties will utilize the kitchen and living spaces in each suite-style floor.

Guests at Building C will enter an access-controlled door, into a living, dining, and cooking area shared among guests staying at Building C. (Although these guests are free to use the shared living accommodations at Building A described above, there are also separate accommodations specific to this building.) The first floor also features a cleaner's closet for servicing this shared living area. The second floor of Building C is one suite-style space, with 4 bedrooms, 2 bathrooms, a kitchen and living space, and cleaner's closet. The third floor at Building C features 2 bedrooms, 1 bathroom, a kitchen and living area, and cleaner's closet, also intended to be rented as a single space. As with Buildings A and B, it is the Applicant's belief that guests may rent one or both suites simultaneously. Larger parties will likely utilize the additional living and dining spaces on the first floor of Building C, whereas smaller parties will utilize the kitchen and living spaces on each floor.

Parking for the hotel is provided in the lot directly adjacent to 106 Albion (Building B). There are a total of nine (9) parking spaces available meeting the required one space per hotel suite.

The exterior of all buildings will be finished in a cohesive style, with new vinyl or Hardie siding, and painted a cohesive color, and clear markings, lighting, signage, and directions will lead guests to each building as may be relevant to their stay. The property will be owned an operated as a single lot.

Applicant also requests any variances, waivers, exceptions or other relief that the Land Use Board deems necessary and/or appropriate.

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: SSW Boutique Hotel Application # _____

Prepared by: Nicholas F. Talvacchia, Esq. Title Attorney date 5/24/2023

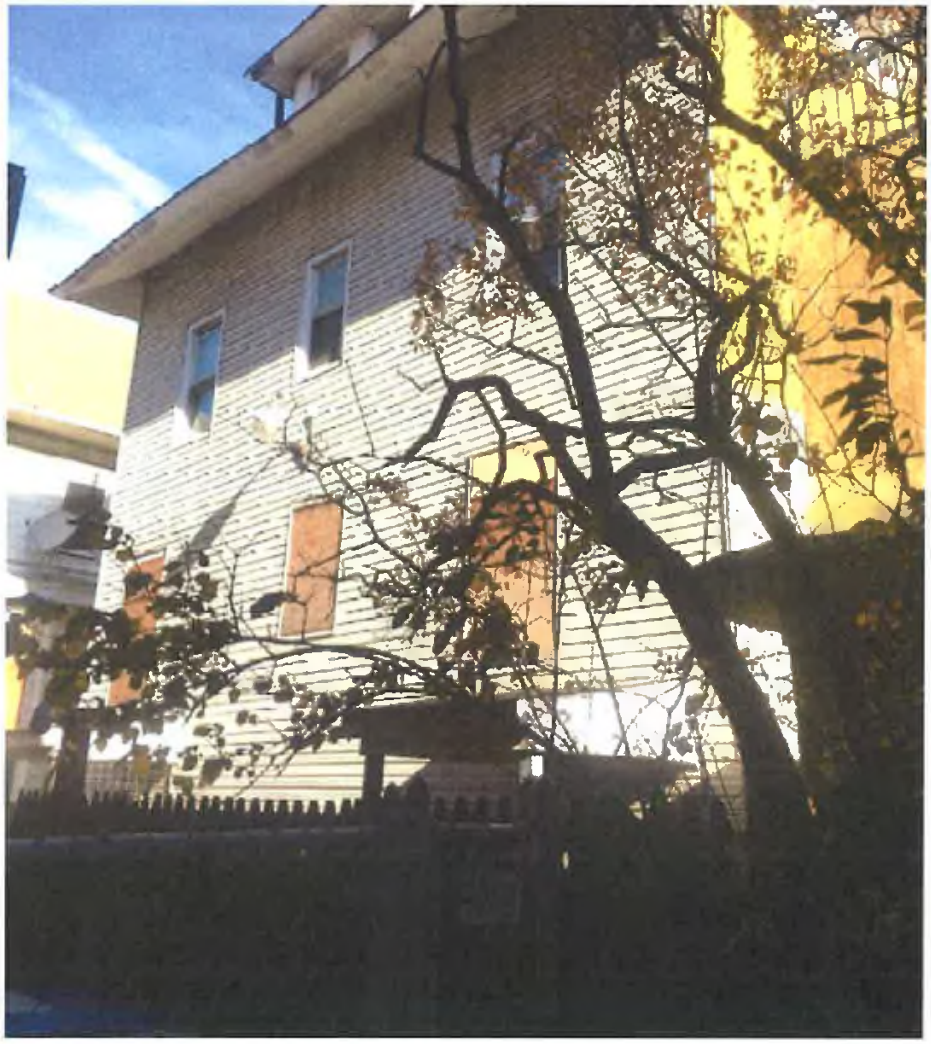
Note : Five (5) copies of plans and supporting documents are required as the initial submission. Ten (10) copies of plans are required for final sign-off and distribution.

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	N/A		

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	N/A		
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	TBP		
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		W	

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	N/A		
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		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		W	
28	Road and paving cross-sections and profiles.	X		N/A	
29	Solid and liquid waste management plan.	X		N/A	
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			
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	TBP		
35	Maintenance guarantee (19:66-16.3)	X	TBP		
36	Inspection Fees (19:66-16.1)	X	TBP		



DEED

Prepared by:

Jennifer Harrison, Esq.

This Deed is made as of September 13, 2022, and delivered on September 15, 2022,

BETWEEN

CASINO REINVESTMENT DEVELOPMENT AUTHORITY, a public body established in, but not of, the Department of the Treasury of the State of New Jersey, having an address at 15 South Pennsylvania Avenue, Atlantic City, NJ 08401, referred to as the Grantor,

AND

LIBERTY HUDSON HOLDINGS, LLC by and through its duly formed opportunity zone entity, ALBION DEVELOPMENT LLC, a limited liability company of the State of New Jersey having its address at 226 Woodward Avenue, Rutherford, NJ 07070, referred to as the Grantee.

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

Transfer of Ownership. [redacted]

Tax Map Reference. (*N.J.S.A.* 46:15-2.1) Block 34, Lot 8 and Block 34, Lot 4 and 5 municipality of Atlantic City, County of Atlantic, State of New Jersey (the "Property").

Property. The Property consists of the land in the municipality of Atlantic City, County of Atlantic and State of New Jersey described on Exhibit "A" attached hereto and specifically:

[redacted]

Signature. The Grantor signs this Deed as of the date at the top of the first page.

WITNESS:

Name: Patricia Battipaglia

CASINO REINVESTMENT DEVELOPMENT AUTHORITY, a public body established in, but not of, the Department of the Treasury of the State of New Jersey

By: _____
Name: Sean M. Pattwell
Title: Executive Director

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

BE IT REMEMBERED that on this 13th day of September, 2022, before me, personally appeared Sean M. Pattwell, Executive Director of **CASINO REINVESTMENT DEVELOPMENT AUTHORITY,** a public body established in, but not of, the Department of the Treasury of the State of New Jersey, who, I am satisfied, is the person who has signed the within instrument, and I having first made known to her the contents thereof she thereupon acknowledged that she signed and delivered the said instrument as such officer and that the within instrument is the voluntary act and deed of said authority.

Notary Public or Attorney at Law
State of New Jersey
Patricia E Battipaglia

PATRICIA E BATTIPAGLIA
Notary Public - State of New Jersey
My Commission Expires Aug 31, 2025

RECORD AND RETURN TO:
CLEAR SKIES TITLE AGENCY
16 BLEEKER ST SUITE A
MILLBURN NJ 07041

4878-2002-5648, v. 1

EXHIBIT A
LEGAL DESCRIPTION

Issuing Office File No. CST22082504

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Atlantic City, in the County of Atlantic, State of New Jersey:

Tract I - 105 South California Avenue (Block 34, Lot 8):

BEGINNING in the Northeasterly line of California Avenue (50 feet wide) at a point that is 92 feet Southeastwardly of the Southeasterly line of Pacific Avenue (60 feet wide) and extending thence by N.J.P.C.S. Meridian:

1. North 62 degrees 19 minutes 55 seconds East, parallel with Pacific Avenue, 60.00 feet; thence
2. South 27 degrees 40 minutes 05 seconds East, parallel with California Avenue, 39.50 feet; thence
3. South 62 degrees 19 minutes 55 seconds West, parallel with Pacific Avenue, 60.00 feet to the first mentioned Southwesterly line of California Avenue; thence
4. North 27 degrees 40 minutes 05 seconds West, along said Northeasterly line of California Avenue, 39.50 feet to the point and place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as 105 South California Avenue, Tax Lot 8, Tax Block 34 on the Official Tax Map of City of Atlantic City, NJ.

Tract II - 106 Albion Place (Block 34, Lot 4):

BEGINNING at a point in the Southwesterly line of Albion Place (401 wide) where the same is intersected by the common line between Block 34, Lots 4 and 3 said point being South 27 degrees 40 minutes 05 seconds East a distance of 92.00 feet from the Southeasterly line of Pacific Avenue (SO' wide); thence

1. South 27 degrees 40 minutes 05 seconds East a distance of 46,00 feet along the aforesaid line of Albion Place to a point at the common corner of Block 34, Lots 4 arid 5; thence
2. South 62 degrees 19 minutes 55 seconds West a distance of 57.00 feet along the common line between Block 34, Lots 4 and 5 to a point at the common corner of Block 34, Lots 4, 5. and 7; thence
3. North 27 degrees 40 minutes. 05 seconds West a distance of 46.00 feet along the common line between Block 34, Lots 4, 7, and 8 to a point at the common corner of Block 34, Lots 4, 8, 9, and 3; thence
4, North 62 degrees 19 minutes 55 seconds. East a distance of 57.00 feet along the common line between Block 34. Lots 4 and 3 to the POINT OF BEGINNING

FOR INFORMATION PURPOSES ONLY: BEING known as 106 Albion Place, Tax Lot 4, Tax Block 34 on the Official Tax Map of City of Atlantic City, NJ.

Tract III - 108 Albion Place (Block 34, Lot 5):

BEGINNING at a point in the northwesterly line of Albion Place (40' wide) where the same is intersected by the common line between Block 34, Lots 5 and 6 said point being North 62 degrees 19 minutes 55 seconds East a distance of 60.00 feet from the northeasterly line of California Avenue (50' wide); thence

1. North 27 degrees 40 minutes 05 seconds West a distance of 92.00 feet along the common line between Block 34, Lots 5,6 and 7 to a point at the common corner of Block 34, Lots 5,4 and 7; thence
2. North 62 degrees 19 minutes 55 seconds East a distance of 57.00 feet along the common line between Block 34, Lots 5 and 4 to a point in the southwesterly line of Albion Place; thence
3. South 27 degrees 40 minutes 05 seconds East a distance of 92.00 feet along the aforesaid line of Albion Place to the intersection of the southeasterly line of Albion Place with the northwesterly line of Albion Place; thence
4. South 62 degrees 19 minutes 55 seconds West a distance of 57.00 feet along said northwesterly line of Albion Place to the point of BEGINNING.

Exhibit A – Continued

Issuing Office File No. CST22082504

FOR INFORMATION PURPOSES ONLY: BEING known as 108 Albion Place, Tax Lot 5, Tax Block 34 on the Official Tax Map of City of Atlantic City, NJ.

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

April 6, 2023

Cooper Levenson
Nicholas F. Talvacchia
1125 Atlantic Ave, 3rd Floor
Atlantic City, NJ 08401

Re: Block 34 Lot 4 - 106 Albion Place

Dear Mr. Nicholas F. Talvacchia.:

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
34	4		106 ALBION PL	LIBERTY HUDSON HOLDINGS LLC	226 WOODWARD AVE	RUTHERFORD, NJ	07070

§

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

Adjacent Properties (94)

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
32	1		2710 PACIFIC AVE	ATLANTIC, SHORES OFFSHORE WIND SERV	1811 HADDONFIELD BERLIN	CHERRY HILL, NJ	08003.3735
32	2		2704 PACIFIC AVE	ATLANTIC, SHORES OFFSHORE WIND SERV	1811 HADDONFIELD BERLIN	CHERRY HILL, NJ	08003.3735
32	3		2700 PACIFIC AVE	ATLANTIC, SHORES OFFSHORE WIND SERV	1811 HADDONFIELD BERLIN	CHERRY HILL, NJ	08003.3735
32	4		102 S CALIFORNIA AVE	ATLANTIC SHORES OFFSHORE WIND SERVI	1 DOCK 72 WAY; FL 7	BROOKLYN, NY	11205
32	5		116 S CALIFORNIA AVE	ATLANTIC SHORES OFFSHORE WIND SERVI	1 DOCK 72 WAY; FL 7	BROOKLYN, NY	11205
32	6		118 S CALIFORNIA AVE	ATLANTIC SHORES OFFSHORE WIND SERVI	1 DOCK 72 WAY; FL 7	BROOKLYN, NY	11205
32	7		120 S CALIFORNIA AVE	ATLANTIC SHORES OFFSHORE WIND SERVI	1 DOCK 72 WAY; FL 7	BROOKLYN, NY	11205
32	8		2701 BOARDWALK	ATLANTIC SHORES OFFSHORE WIND SERVI	1 DOCK 72 WAY; FL 7	BROOKLYN, NY	11205
32	10		109 S BELMONT AVE	ATLANTIC SHORES OFFSHORE WIND SERVI	1 DOCK 72 WAY; FL 7	BROOKLYN, NY	11205
32	11		107 S BELMONT AVE	ATLANTIC SHORES OFFSHORE WIND SERVI	1811 HADDONFIELD BERLIN	CHERRY HILL, NJ	08003.3735
34	1		2626 PACIFIC AVE	PROGRESS REALTY CO INC	PO BOX 5	NORTHFIELD, NJ	08225
34	2		2620 PACIFIC AVE	VANGUARD INVESTMENTS CORP	1447 KIMBERLY DR	LAKEWOOD, NJ	08701
34	3		104 ALBION PL	REARDON, SEAN & HUNTER, BEN	112 S TEXAS AVE	ATLANTIC CITY, NJ	08401
34	4		106 ALBION PL	LIBERTY HUDSON HOLDINGS LLC	226 WOODWARD AVE	RUTHERFORD, NJ	07070

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
34	5		108 ALBION PL	LIBERTY HUDSON HOLDINGS LLC	226 WOODWARD AVE	RUTHERFORD, NJ	07070
34	6		109 S CALIFORNIA AVE	TRAN, LOAN & HOA TRAN	2923 SUNSET AVE	ATLANTIC CITY NJ	08401
34	7		107 S CALIFORNIA AVE	J & N PROPERTY MANAGEMENT, LLC	304 BURNING TREE BLVD	ABSECON, NJ	08201
34	8		105 S CALIFORNIA AVE	LIBERTY HUDSON HOLDINGS LLC	226 WOODWARD AVE	RUTHERFORD, NJ	07070
34	9		103 S CALIFORNIA AVE	PROGRESS REALTY CO INC	PO BOX 5	NORTHFIELD, NJ	08225
35	1		111 S CALIFORNIA AVE	111 CALIFORNIA LLC	PO BOX 504	DREXEL HILL, PA	19026
35	2		119 S CALIFORNIA AVE	CALIFORNIA VILLAS CONDOMINIUM ASSOC	119 S CALIFORNIA AVE	ATLANTIC CITY, NJ	08401
35	2	C0201	119 S CALIFORNIA 201	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0202	119 S CALIFORNIA 202	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0203	119 S CALIFORNIA 203	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY NJ	08401
35	2	C0204	119 S CALIFORNIA 204	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY NJ	08401
35	2	C0205	119 S CALIFORNIA 205	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0206	119 S CALIFORNIA 206	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY NJ	08401
35	2	C0207	119 S CALIFORNIA 207	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY NJ	08401
35	2	C0208	119 S CALIFORNIA 208	NEWCOMER, ROBERT P. III	1800 LAUREL RD	LINDENWOLD , NJ	08021
35	2	C0209	119 S CALIFORNIA 209	NEWCOMER, ROBERT P. III	1800 LAUREL RD #838	LINDEWOLD, NJ	08021
35	2	C0210	119 S CALIFORNIA 210	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0211	119 S CALIFORNIA 211	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0212	119 S CALIFORNIA 212	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY NJ	08401
35	2	C0214	119 S CALIFORNIA 214	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY NJ	08401
35	2	C0215	119 S CALIFORNIA 215	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY NJ	08401
35	2	C0216	119 S CALIFORNIA 216	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
35	2	C0217	119 S CALIFORNIA 217	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0218	119 S CALIFORNIA 218	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0219	119 S CALIFORNIA 219	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0220	119 S CALIFORNIA 220	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0221	119 S CALIFORNIA 221	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0301	119 S CALIFORNIA 301	CITY OF ATLANTIC CITY	1301 BACHARACH BLVDE	ATLANTIC CITY, NJ	08401
35	2	C0302	119 S CALIFORNIA 302	HOSSAIN, ZAKIR	504 PACIFIC AVE	ATLANTIC CITY, NJ	08401
35	2	C0303	119 S CALIFORNIA 303	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0304	119 S CALIFORNIA 304	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0305	119 S CALIFORNIA 305	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATGLEN PA	19310
35	2	C0306	119 S CALIFORNIA 306	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0307	119 S CALIFORNIA 307	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0308	119 S CALIFORNIA 308	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0309	119 S CALIFORNIA 309	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0310	119 S CALIFORNIA 310	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	4		2629 BOARDWALK	TVA BOAEDWALK, LLC	4250 PINE TREE DR	MIAMI BEACH, FL	33140
35	5		2625 BOARDWALK	SIGANOS REALTY, LLC	1418 NEW ROAD	NORTHFIELD, NJ	08225
35	6		2617 BOARDWALK	ALPHA MAR, INC.	1418 NEW ROAD, P.O.BOX226	NORTHFIELD, NJ	08225
35	8		115 ALBION PL	ALPHA MAR, INC	1418 NEW ROAD	NORTHFIELD, NJ	08225
35	9		111 ALBION PL	ALBION ASSOCIATES, LLC	3307 BAYSHORE AVE #6	BRIGANTINE, NJ	08203
35	10		109 ALBION PL	109 ALBION INC	207 MAGNOLIA RD	PEMBERTON, NJ	08068
35	11		107 ALBION PL	107 S ALBION LLC	107 S ALBION PL	ATLANTIC CITY, NJ	08401
35	12		105 ALBION PL	LIN, YU TING	207 MAGNOLIA RD	PEMBERTON, NJ	08068
35	13		103 ALBION PL	BARKSDALE, THOMAS	103 S ALBION PL	ATLANTIC CITY, NJ	08401
35	14		2618 PACIFIC AVE	LO, YI JUAN	2618 PACIFIC AVE	ATLANTIC CITY, NJ	08401

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
35	15		2616 PACIFIC AVE	CHAN, PETER HOI KEUNG	310 OCEAN HEIGHTS	LINWOOD, NJ	08221
35	16		2614 PACIFIC AVE	MUSA REAL ESTATE TRADERS LLC	2517 BOARDWALK	ATLANTIC CITY, NJ	08401
35	17		2612 PACIFIC AVE	MUSA REAL ESTATE TRADERS LLC	2517 BOARDWALK	ATLANTIC CITY, NJ	08401
35	18		2610 PACIFIC AVE	PERVEN, JASMEN & NEW CITY GROCERY	2903 FAIRMOUNT AVE	ATLANTIC CITY NJ	08401
35	19		2608 PACIFIC AVE	BHUIYAN, MOHAMMED U	2608 PACIFIC AVE	ATLANTIC CITY, NJ	08401.6419
35	20		2600 PACIFIC AVE	2600 2606 PACIFIC AVE LLC	1418 NEW RD	NORTHFIELD, NJ	08225.1179
35	24		10 TEXAS CT	SHERIFI, SANIJE	10 TEXAS COURT	ATLANTIC CITY, NJ	08401
35	25		8 TEXAS CT	MOHAMED, SHERIF E	12 RENEE DR	EGG HBR TWP, NJ	08234.4910
35	26		6 TEXAS CT	SCANLON, MICHAEL	209 SHADY KNOLL LANE	GALLOWAY, NJ	08205
35	27		4 TEXAS CT	CASTLE ONE, INC.	1215 OLD ZION ROAD,	EGG HARBOR TWP, NJ	08234
35	28		2 TEXAS CT	TRINGO MANAGEMENT LLC	82-96 116TH STREET	RICHMOND HILL, NY	11418
35	29		100 S TEXAS AVE #A	SEWEL BE LLC	350 W THIRD AVE	ROSELLE, NJ	07203
35	30		100 S TEXAS AVE #B	SEWEL BE LLC	506 SEWELL AVE	ATLANTIC CITY, NJ	08401
35	31		102 S TEXAS AVE #B	JOE, EDDIE	4 BIRCH COURT	ORANGEBURG, NY	10962
35	32		102 S TEXAS AVE #A	LEVINE, BARRY L	6 LIGHTHOUSE CT	ATLANTIC CITY, NJ	08401
35	33		102 S TEXAS AVE	102 S TEXAS LLC	100 W 93RD ST 25G	NEW YORK, NY	10025
35	34		104 S TEXAS AVE	LMJ REALTY HOLDINGS LLC	283 ARLINGTON AVE	JERSEY CITY, NJ	07304
35	35		106 S TEXAS AVE #A	PUSATERI, RUSSEL & FERRO, BENEDICT	67 E 2ND ST	NEW YORK, NY	10003
35	36		106 S TEXAS AVE #B	TOTH, RONALD DAVID	145 AUGUSTA ST	SOUTH AMBOY, NJ	08879.1704
35	37		106 S TEXAS AVE	MING XING LLC	17 S BELLEVUE AVE	ATLANTIC CITY, NJ	08401
35	38		108 S TEXAS AVE	MONOPOL INC C/O BARUCH DAY	4 RUTH CT, GREAT NECK	NEW YORK, NY	11023
35	39		110 S TEXAS AVE	DJS, HOLDINGS LLC	PO BOX 63676	PHILADELPHIA PA	19147
35	40		112 S TEXAS AVE	REARDON, SEAN & DURAND, KEVIN	112 S TEXAS AVE	ATLANTIC CITY, NJ	08401
35	41		114 S TEXAS AVE	HUYNH, PHILLIP PHUOC-THANH	18925 MINNETONKA BLVD	DEEPHAVEN, MN	55391
35	42		116 S TEXAS AVE	CORS, KELLIE	116 S TEXAS AVE	ATLANTIC CITY, NJ	08401

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
35	43		118 S TEXAS AVE	ALPHA MAR, INC	1418 NEW ROAD	NORTHFIELD, NJ	08225
169	7		2611 PACIFIC AVE	NGUYEN, DUC HOA	1115 E PASSYUNK AVE	PHILADELPHIA, PA	19147
169	8		2619 PACIFIC AVE	2619 21 PACIFIC LLC	226 WOODWARD AVE	RUTHERFORD, NJ	07070
172	9		2627 PACIFIC AVE	ZHENG,JIAN LONG,& MIAO QING LIN	2627 PACIFIC AVE	ATLANTIC CITY, NJ	08401
172	10		2629 PACIFIC AVE	HOANQ, RICKY Q & BRENDA CHAU	88 LARKSPUR CIR	SICKLERVILLE, NJ	08081
172	12		2639 PACIFIC AVE	TRUPOS, SPIRO	2834 ATLANTIC AVE 809	ATLANTIC CITY, NJ	08401
172	13		2643 PACIFIC AVE	TRUPOS, SPIROS	2834 ATLANTIC AVE #809	ATLANTIC CITY, NJ	08401
173	13		2701 PACIFIC AVE	SCHIFF, ROBERT ETAL	1004 NEW ROAD	NORTHFIELD, NJ	08225

City of Atlantic City - Map

Buffer Report

Developed by Civil Solutions using myIDV

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

April 6, 2023

Cooper Levenson
Nicholas F. Talvacchia
1125 Atlantic Ave, 3rd Floor
Atlantic City, NJ 08401

Re: Block 34, Lot 5 - 108 Albion Place

Dear Mr. Nicholas F. Talvacchia.:

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
34	5		108 ALBION PL	LIBERTY HUDSON HOLDINGS LLC	226 WOODWARD AVE	RUTHERFORD, NJ	07070

§

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

Adjacent Properties (131)

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
32	1		2710 PACIFIC AVE	ATLANTIC, SHORES OFFSHORE WIND SERV	1811 HADDONFIELD BERLIN	CHERRY HILL, NJ	08003.3735
32	2		2704 PACIFIC AVE	ATLANTIC, SHORES OFFSHORE WIND SERV	1811 HADDONFIELD BERLIN	CHERRY HILL, NJ	08003.3735
32	3		2700 PACIFIC AVE	ATLANTIC, SHORES OFFSHORE WIND SERV	1811 HADDONFIELD BERLIN	CHERRY HILL, NJ	08003.3735
32	4		102 S CALIFORNIA AVE	ATLANTIC SHORES OFFSHORE WIND SERVI	1 DOCK 72 WAY; FL 7	BROOKLYN, NY	11205
32	5		116 S CALIFORNIA AVE	ATLANTIC SHORES OFFSHORE WIND SERVI	1 DOCK 72 WAY; FL 7	BROOKLYN, NY	11205
32	6		118 S CALIFORNIA AVE	ATLANTIC SHORES OFFSHORE WIND SERVI	1 DOCK 72 WAY; FL 7	BROOKLYN, NY	11205
32	7		120 S CALIFORNIA AVE	ATLANTIC SHORES OFFSHORE WIND SERVI	1 DOCK 72 WAY; FL 7	BROOKLYN, NY	11205
32	8		2701 BOARDWALK	ATLANTIC SHORES OFFSHORE WIND SERVI	1 DOCK 72 WAY; FL 7	BROOKLYN, NY	11205
32	9		111 S BELMONT AVE	ATLANTIC SHORES OFFSHORE WIND SERVI	1 DOCK 72 WAY; FL 7	BROOKLYN, NY	11205
32	10		109 S BELMONT AVE	ATLANTIC SHORES OFFSHORE WIND SERVI	1 DOCK 72 WAY; FL 7	BROOKLYN, NY	11205
32	11		107 S BELMONT AVE	ATLANTIC SHORES OFFSHORE WIND SERVI	1811 HADDONFIELD BERLIN	CHERRY HILL, NJ	08003.3735
34	1		2626 PACIFIC AVE	PROGRESS REALTY CO INC	PO BOX 5	NORTHFIELD, NJ	08225
34	2		2620 PACIFIC AVE	VANGUARD INVESTMENTS CORP	1447 KIMBERLY DR	LAKEWOOD, NJ	08701
34	3		104 ALBION PL	REARDON, SEAN & HUNTER, BEN	112 S TEXAS AVE	ATLANTIC CITY, NJ	08401

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
34	4		106 ALBION PL	LIBERTY HUDSON HOLDINGS LLC	226 WOODWARD AVE	RUTHERFORD, NJ	07070
34	5		108 ALBION PL	LIBERTY HUDSON HOLDINGS LLC	226 WOODWARD AVE	RUTHERFORD, NJ	07070
34	6		109 S CALIFORNIA AVE	TRAN, LOAN & HOA TRAN	2923 SUNSET AVE	ATLANTIC CITY NJ	08401
34	7		107 S CALIFORNIA AVE	J & N PROPERTY MANAGEMENT, LLC	304 BURNING TREE BLVD	ABSECON, NJ	08201
34	8		105 S CALIFORNIA AVE	LIBERTY HUDSON HOLDINGS LLC	226 WOODWARD AVE	RUTHERFORD, NJ	07070
34	9		103 S CALIFORNIA AVE	PROGRESS REALTY CO INC	PO BOX 5	NORTHFIELD, NJ	08225
35	1		111 S CALIFORNIA AVE	111 CALIFORNIA LLC	PO BOX 504	DREXEL HILL, PA	19026
35	2		119 S CALIFORNIA AVE	CALIFORNIA VILLAS CONDOMINIUM ASSOC	119 S CALIFORNIA AVE	ATLANTIC CITY, NJ	08401
35	2	C0201	119 S CALIFORNIA 201	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0202	119 S CALIFORNIA 202	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0203	119 S CALIFORNIA 203	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY NJ	08401
35	2	C0204	119 S CALIFORNIA 204	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY NJ	08401
35	2	C0205	119 S CALIFORNIA 205	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0206	119 S CALIFORNIA 206	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY NJ	08401
35	2	C0207	119 S CALIFORNIA 207	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY NJ	08401
35	2	C0208	119 S CALIFORNIA 208	NEWCOMER, ROBERT P. III	1800 LAUREL RD	LINDENWOLD , NJ	08021
35	2	C0209	119 S CALIFORNIA 209	NEWCOMER, ROBERT P. III	1800 LAUREL RD #838	LINDEWOLD, NJ	08021
35	2	C0210	119 S CALIFORNIA 210	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0211	119 S CALIFORNIA 211	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0212	119 S CALIFORNIA 212	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY NJ	08401
35	2	C0214	119 S CALIFORNIA 214	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY NJ	08401
35	2	C0215	119 S CALIFORNIA 215	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY NJ	08401

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
35	2	C0216	119 S CALIFORNIA 216	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0217	119 S CALIFORNIA 217	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0218	119 S CALIFORNIA 218	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0219	119 S CALIFORNIA 219	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0220	119 S CALIFORNIA 220	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0221	119 S CALIFORNIA 221	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0301	119 S CALIFORNIA 301	CITY OF ATLANTIC CITY	1301 BACHARACH BLVDE	ATLANTIC CITY, NJ	08401
35	2	C0302	119 S CALIFORNIA 302	HOSSAIN, ZAKIR	504 PACIFIC AVE	ATLANTIC CITY, NJ	08401
35	2	C0303	119 S CALIFORNIA 303	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0304	119 S CALIFORNIA 304	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0305	119 S CALIFORNIA 305	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATGLEN PA	19310
35	2	C0306	119 S CALIFORNIA 306	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0307	119 S CALIFORNIA 307	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0308	119 S CALIFORNIA 308	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0309	119 S CALIFORNIA 309	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0310	119 S CALIFORNIA 310	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0311	119 S CALIFORNIA 311	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0312	119 S CALIFORNIA 312	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0314	119 S CALIFORNIA 314	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0315	119 S CALIFORNIA 315	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0316	119 S CALIFORNIA 316	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0317	119 S CALIFORNIA 317	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0318	119 S CALIFORNIA 318	LARK, DONNA M.	1622 MADISON AVE	ATLANTIC CITY, NJ	08401
35	2	C0319	119 S CALIFORNIA 319	ZEITLIN, LEONARD & ADELINE M	202 DOGWOOD ROAD	EDGEWATER PARK, NJ	08010

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
35	2	C0320	119 S CALIFORNIA 320	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0321	119 S CALIFORNIA 321	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0401	119 S CALIFORNIA 401	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0402	119 S CALIFORNIA 402	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0403	119 S CALIFORNIA 403	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0404	119 S CALIFORNIA 404	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0405	119 S CALIFORNIA 405	CITY OF ATLANTIC CITY	1301 BACHARCH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0406	119 S CALIFORNIA 406	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0407	119 S CALIFORNIA 407	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0408	119 S CALIFORNIA 408	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0409	119 S CALIFORNIA 409	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0410	119 S CALIFORNIA 410	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0411	119 S CALIFORNIA 411	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0412	119 S CALIFORNIA 412	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0414	119 S CALIFORNIA 414	FORTUNATO, PASQUALE & KATHLEEN	182 PEPACTON HOLLOW ROAD	GRAHMSVILLE, NY	12740
35	2	C0415	119 S CALIFORNIA 415	NIRENBERG, PASQUALE	3422 COTTMAN AVENUE	PHILA, PA	19149
35	2	C0416	119 S CALIFORNIA 416	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0417	119 S CALIFORNIA 417	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0418	119 S CALIFORNIA 418	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0419	119 S CALIFORNIA 419	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0420	119 S CALIFORNIA 420	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0421	119 S CALIFORNIA 421	CITY OF ATLANTIC CITY	1301 BACHARCH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0501	119 S CALIFORNIA 501	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0502	119 S CALIFORNIA 502	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
35	2	C0503	119 S CALIFORNIA 503	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0504	119 S CALIFORNIA 504	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0505	119 S CALIFORNIA 505	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0507	119 S CALIFORNIA 507	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0508	119 S CALIFORNIA 508	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0509	119 S CALIFORNIA 509	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0510	119 S CALIFORNIA 510	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	4		2629 BOARDWALK	TVA BOAEDWALK, LLC	4250 PINE TREE DR	MIAMI BEACH, FL	33140
35	5		2625 BOARDWALK	SIGANOS REALTY, LLC	1418 NEW ROAD	NORTHFIELD, NJ	08225
35	6		2617 BOARDWALK	ALPHA MAR, INC.	1418 NEW ROAD, P.O.BOX226	NORTHFIELD, NJ	08225
35	7		2601 BOARDWALK	ALPHA MAR, INC.	1418 NEW ROAD P.O.BOX 226	NORTHFIELD, NJ	08225
35	8		115 ALBION PL	ALPHA MAR, INC	1418 NEW ROAD	NORTHFIELD, NJ	08225
35	9		111 ALBION PL	ALBION ASSOCIATES, LLC	3307 BAYSHORE AVE #6	BRIGANTINE, NJ	08203
35	10		109 ALBION PL	109 ALBION INC	207 MAGNOLIA RD	PEMBERTON, NJ	08068
35	11		107 ALBION PL	107 S ALBION LLC	107 S ALBION PL	ATLANTIC CITY, NJ	08401
35	12		105 ALBION PL	LIN, YU TING	207 MAGNOLIA RD	PEMBERTON, NJ	08068
35	13		103 ALBION PL	BARKSDALE, THOMAS	103 S ALBION PL	ATLANTIC CITY, NJ	08401
35	14		2618 PACIFIC AVE	LO, YI JUAN	2618 PACIFIC AVE	ATLANTIC CITY, NJ	08401
35	15		2616 PACIFIC AVE	CHAN, PETER HOI KEUNG	310 OCEAN HEIGHTS	LINWOOD, NJ	08221
35	16		2614 PACIFIC AVE	MUSA REAL ESTATE TRADERS LLC	2517 BOARDWALK	ATLANTIC CITY, NJ	08401
35	17		2612 PACIFIC AVE	MUSA REAL ESTATE TRADERS LLC	2517 BOARDWALK	ATLANTIC CITY, NJ	08401
35	18		2610 PACIFIC AVE	PERVEN, JASMEN & NEW CITY GROCERY	2903 FAIRMOUNT AVE	ATLANTIC CITY NJ	08401
35	19		2608 PACIFIC AVE	BHUIYAN, MOHAMMED U	2608 PACIFIC AVE	ATLANTIC CITY, NJ	08401.6419
35	20		2600 PACIFIC AVE	2600 2606 PACIFIC AVE LLC	1418 NEW RD	NORTHFIELD, NJ	08225.1179
35	24		10 TEXAS CT	SHERIFI, SANIJE	10 TEXAS COURT	ATLANTIC CITY, NJ	08401

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
35	25		8 TEXAS CT	MOHAMED, SHERIF E	12 RENEE DR	EGG HBR TWP, NJ	08234.4910
35	26		6 TEXAS CT	SCANLON, MICHAEL	209 SHADY KNOLL LANE	GALLOWAY, NJ	08205
35	27		4 TEXAS CT	CASTLE ONE, INC.	1215 OLD ZION ROAD,	EGG HARBOR TWP, NJ	08234
35	28		2 TEXAS CT	TRINGO MANAGEMENT LLC	82-96 116TH STREET	RICHMOND HILL, NY	11418
35	29		100 S TEXAS AVE #A	SEWEL BE LLC	350 W THIRD AVE	ROSELLE, NJ	07203
35	30		100 S TEXAS AVE #B	SEWEL BE LLC	506 SEWELL AVE	ATLANTIC CITY, NJ	08401
35	31		102 S TEXAS AVE #B	JOE, EDDIE	4 BIRCH COURT	ORANGEBURG, NY	10962
35	32		102 S TEXAS AVE #A	LEVINE, BARRY L	6 LIGHTHOUSE CT	ATLANTIC CITY, NJ	08401
35	33		102 S TEXAS AVE	102 S TEXAS LLC	100 W 93RD ST 25G	NEW YORK, NY	10025
35	34		104 S TEXAS AVE	LMJ REALTY HOLDINGS LLC	283 ARLINGTON AVE	JERSEY CITY, NJ	07304
35	35		106 S TEXAS AVE #A	PUSATERI, RUSSEL & FERRO, BENEDICT	67 E 2ND ST	NEW YORK, NY	10003
35	36		106 S TEXAS AVE #B	TOTH, RONALD DAVID	145 AUGUSTA ST	SOUTH AMBOY, NJ	08879.1704
35	37		106 S TEXAS AVE	MING XING LLC	17 S BELLEVUE AVE	ATLANTIC CITY, NJ	08401
35	38		108 S TEXAS AVE	MONOPOL INC C/O BARUCH DAY	4 RUTH CT, GREAT NECK	NEW YORK, NY	11023
35	39		110 S TEXAS AVE	DJS, HOLDINGS LLC	PO BOX 63676	PHILADELPHIA PA	19147
35	40		112 S TEXAS AVE	REARDON, SEAN & DURAND, KEVIN	112 S TEXAS AVE	ATLANTIC CITY, NJ	08401
35	41		114 S TEXAS AVE	HUYNH, PHILLIP PHUOC-THANH	18925 MINNETONKA BLVD	DEEPHAVEN, MN	55391
35	42		116 S TEXAS AVE	CORS, KELLIE	116 S TEXAS AVE	ATLANTIC CITY, NJ	08401
35	43		118 S TEXAS AVE	ALPHA MAR, INC	1418 NEW ROAD	NORTHFIELD, NJ	08225
172	10		2629 PACIFIC AVE	HOANQ, RICKY Q & BRENDA CHAU	88 LARKSPUR CIR	SICKLERVILLE, NJ	08081
172	12		2639 PACIFIC AVE	TRUPOS, SPIRO	2834 ATLANTIC AVE 809	ATLANTIC CITY, NJ	08401
172	13		2643 PACIFIC AVE	TRUPOS, SPIROS	2834 ATLANTIC AVE #809	ATLANTIC CITY, NJ	08401

City of Atlantic City - Map

Buffer Report

Developed by Civil Solutions using myIDV

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

April 6, 2023

Cooper Levenson
Nicholas F. Talvacchia
1125 Atlantic Ave, 3rd Floor
Atlantic City, NJ 08401

Re: Block 34 Lot 8 - 105 S California Avenue

Dear Mr. Nicholas F. Talvacchia.:

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 Addrress	City\State	ZipCode
34	8		105 S CALIFORNIA AVE	LIBERTY HUDSON HOLDINGS LLC	226 WOODWARD AVE	RUTHERFORD, NJ	07070

§

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

Adjacent Properties (79)

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
32	1		2710 PACIFIC AVE	ATLANTIC, SHORES OFFSHORE WIND SERV	1811 HADDONFIELD BERLIN	CHERRY HILL, NJ	08003.3735
32	2		2704 PACIFIC AVE	ATLANTIC, SHORES OFFSHORE WIND SERV	1811 HADDONFIELD BERLIN	CHERRY HILL, NJ	08003.3735
32	3		2700 PACIFIC AVE	ATLANTIC, SHORES OFFSHORE WIND SERV	1811 HADDONFIELD BERLIN	CHERRY HILL, NJ	08003.3735
32	4		102 S CALIFORNIA AVE	ATLANTIC SHORES OFFSHORE WIND SERVI	1 DOCK 72 WAY; FL 7	BROOKLYN, NY	11205
32	5		116 S CALIFORNIA AVE	ATLANTIC SHORES OFFSHORE WIND SERVI	1 DOCK 72 WAY; FL 7	BROOKLYN, NY	11205
32	6		118 S CALIFORNIA AVE	ATLANTIC SHORES OFFSHORE WIND SERVI	1 DOCK 72 WAY; FL 7	BROOKLYN, NY	11205
32	7		120 S CALIFORNIA AVE	ATLANTIC SHORES OFFSHORE WIND SERVI	1 DOCK 72 WAY; FL 7	BROOKLYN, NY	11205
32	8		2701 BOARDWALK	ATLANTIC SHORES OFFSHORE WIND SERVI	1 DOCK 72 WAY; FL 7	BROOKLYN, NY	11205
32	9		111 S BELMONT AVE	ATLANTIC SHORES OFFSHORE WIND SERVI	1 DOCK 72 WAY; FL 7	BROOKLYN, NY	11205
32	10		109 S BELMONT AVE	ATLANTIC SHORES OFFSHORE WIND SERVI	1 DOCK 72 WAY; FL 7	BROOKLYN, NY	11205
32	11		107 S BELMONT AVE	ATLANTIC SHORES OFFSHORE WIND SERVI	1811 HADDONFIELD BERLIN	CHERRY HILL, NJ	08003.3735
34	1		2626 PACIFIC AVE	PROGRESS REALTY CO INC	PO BOX 5	NORTHFIELD, NJ	08225
34	2		2620 PACIFIC AVE	VANGUARD INVESTMENTS CORP	1447 KIMBERLY DR	LAKEWOOD, NJ	08701
34	3		104 ALBION PL	REARDON, SEAN & HUNTER, BEN	112 S TEXAS AVE	ATLANTIC CITY, NJ	08401

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
34	4		106 ALBION PL	LIBERTY HUDSON HOLDINGS LLC	226 WOODWARD AVE	RUTHERFORD, NJ	07070
34	5		108 ALBION PL	LIBERTY HUDSON HOLDINGS LLC	226 WOODWARD AVE	RUTHERFORD, NJ	07070
34	6		109 S CALIFORNIA AVE	TRAN, LOAN & HOA TRAN	2923 SUNSET AVE	ATLANTIC CITY NJ	08401
34	7		107 S CALIFORNIA AVE	J & N PROPERTY MANAGEMENT, LLC	304 BURNING TREE BLVD	ABSECON, NJ	08201
34	8		105 S CALIFORNIA AVE	LIBERTY HUDSON HOLDINGS LLC	226 WOODWARD AVE	RUTHERFORD, NJ	07070
34	9		103 S CALIFORNIA AVE	PROGRESS REALTY CO INC	PO BOX 5	NORTHFIELD, NJ	08225
35	1		111 S CALIFORNIA AVE	111 CALIFORNIA LLC	PO BOX 504	DREXEL HILL, PA	19026
35	2		119 S CALIFORNIA AVE	CALIFORNIA VILLAS CONDOMINIUM ASSOC	119 S CALIFORNIA AVE	ATLANTIC CITY, NJ	08401
35	2	C0201	119 S CALIFORNIA 201	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0202	119 S CALIFORNIA 202	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0203	119 S CALIFORNIA 203	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY NJ	08401
35	2	C0204	119 S CALIFORNIA 204	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY NJ	08401
35	2	C0205	119 S CALIFORNIA 205	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0206	119 S CALIFORNIA 206	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY NJ	08401
35	2	C0207	119 S CALIFORNIA 207	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY NJ	08401
35	2	C0208	119 S CALIFORNIA 208	NEWCOMER, ROBERT P. III	1800 LAUREL RD	LINDENWOLD , NJ	08021
35	2	C0209	119 S CALIFORNIA 209	NEWCOMER, ROBERT P. III	1800 LAUREL RD #838	LINDEWOLD, NJ	08021
35	2	C0210	119 S CALIFORNIA 210	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0211	119 S CALIFORNIA 211	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0212	119 S CALIFORNIA 212	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY NJ	08401
35	2	C0214	119 S CALIFORNIA 214	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY NJ	08401
35	2	C0215	119 S CALIFORNIA 215	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY NJ	08401

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
35	2	C0216	119 S CALIFORNIA 216	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0217	119 S CALIFORNIA 217	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0218	119 S CALIFORNIA 218	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0219	119 S CALIFORNIA 219	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0220	119 S CALIFORNIA 220	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0221	119 S CALIFORNIA 221	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0301	119 S CALIFORNIA 301	CITY OF ATLANTIC CITY	1301 BACHARACH BLVDE	ATLANTIC CITY, NJ	08401
35	2	C0302	119 S CALIFORNIA 302	HOSSAIN, ZAKIR	504 PACIFIC AVE	ATLANTIC CITY, NJ	08401
35	2	C0303	119 S CALIFORNIA 303	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0304	119 S CALIFORNIA 304	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0305	119 S CALIFORNIA 305	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATGLEN PA	19310
35	2	C0306	119 S CALIFORNIA 306	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	2	C0307	119 S CALIFORNIA 307	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
35	4		2629 BOARDWALK	TVA BOAEDWALK, LLC	4250 PINE TREE DR	MIAMI BEACH, FL	33140
35	8		115 ALBION PL	ALPHA MAR, INC	1418 NEW ROAD	NORTHFIELD, NJ	08225
35	9		111 ALBION PL	ALBION ASSOCIATES, LLC	3307 BAYSHORE AVE #6	BRIGANTINE, NJ	08203
35	10		109 ALBION PL	109 ALBION INC	207 MAGNOLIA RD	PEMBERTON, NJ	08068
35	11		107 ALBION PL	107 S ALBION LLC	107 S ALBION PL	ATLANTIC CITY, NJ	08401
35	12		105 ALBION PL	LIN, YU TING	207 MAGNOLIA RD	PEMBERTON, NJ	08068
35	13		103 ALBION PL	BARKSDALE, THOMAS	103 S ALBION PL	ATLANTIC CITY, NJ	08401
35	14		2618 PACIFIC AVE	LO, YI JUAN	2618 PACIFIC AVE	ATLANTIC CITY, NJ	08401
35	15		2616 PACIFIC AVE	CHAN, PETER HOI KEUNG	310 OCEAN HEIGHTS	LINWOOD, NJ	08221
35	16		2614 PACIFIC AVE	MUSA REAL ESTATE TRADERS LLC	2517 BOARDWALK	ATLANTIC CITY, NJ	08401
35	17		2612 PACIFIC AVE	MUSA REAL ESTATE TRADERS LLC	2517 BOARDWALK	ATLANTIC CITY, NJ	08401

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
35	24		10 TEXAS CT	SHERIFI, SANIJE	10 TEXAS COURT	ATLANTIC CITY, NJ	08401
35	25		8 TEXAS CT	MOHAMED, SHERIF E	12 RENEE DR	EGG HBR TWP, NJ	08234.4910
35	26		6 TEXAS CT	SCANLON, MICHAEL	209 SHADY KNOLL LANE	GALLOWAY, NJ	08205
35	31		102 S TEXAS AVE #B	JOE, EDDIE	4 BIRCH COURT	ORANGEBURG, NY	10962
35	32		102 S TEXAS AVE #A	LEVINE, BARRY L	6 LIGHTHOUSE CT	ATLANTIC CITY, NJ	08401
35	34		104 S TEXAS AVE	LMJ REALTY HOLDINGS LLC	283 ARLINGTON AVE	JERSEY CITY, NJ	07304
35	35		106 S TEXAS AVE #A	PUSATERI, RUSSEL & FERRO, BENEDICT	67 E 2ND ST	NEW YORK, NY	10003
35	36		106 S TEXAS AVE #B	TOTH, RONALD DAVID	145 AUGUSTA ST	SOUTH AMBOY, NJ	08879.1704
35	38		108 S TEXAS AVE	MONOPOL INC C/O BARUCH DAY	4 RUTH CT, GREAT NECK	NEW YORK, NY	11023
35	39		110 S TEXAS AVE	DJS, HOLDINGS LLC	PO BOX 63676	PHILADELPHIA PA	19147
35	40		112 S TEXAS AVE	REARDON, SEAN & DURAND, KEVIN	112 S TEXAS AVE	ATLANTIC CITY, NJ	08401
35	41		114 S TEXAS AVE	HUYNH, PHILLIP PHUOC-THANH	18925 MINNETONKA BLVD	DEEPHAVEN, MN	55391
169	8		2619 PACIFIC AVE	2619 21 PACIFIC LLC	226 WOODWARD AVE	RUTHERFORD, NJ	07070
172	9		2627 PACIFIC AVE	ZHENG,JIAN LONG,& MIAO QING LIN	2627 PACIFIC AVE	ATLANTIC CITY, NJ	08401
172	10		2629 PACIFIC AVE	HOANQ, RICKY Q & BRENDA CHAU	88 LARKSPUR CIR	SICKLERVILLE, NJ	08081
172	12		2639 PACIFIC AVE	TRUPOS, SPIRO	2834 ATLANTIC AVE 809	ATLANTIC CITY, NJ	08401
172	13		2643 PACIFIC AVE	TRUPOS, SPIROS	2834 ATLANTIC AVE #809	ATLANTIC CITY, NJ	08401
173	13		2701 PACIFIC AVE	SCHIFF, ROBERT ETAL	1004 NEW ROAD	NORTHFIELD, NJ	08225
173	14		2703 PACIFIC AVE	SCHIFF, ABRAHAM	1004 NEW ROAD	NORTHFIELD, NJ	08225

City of Atlantic City - Map

Buffer Report

Developed by Civil Solutions using myiDV

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: Claude Smith, Deputy Director – (609) 345-3315
P.O. Box 117
401 N. Virginia Avenue
Atlantic City, New Jersey 08404-0117
csmith@acmua.org

ATLANTIC CITY SEWERAGE COMPANY
Attn: Dan Kwapinski – (609) 345-0131
1200 Atlantic Avenue
Suite 300
Atlantic City, New Jersey 08401
dkwapinski@acsewerage.com

ATLANTIC COUNTY UTILITIES AUTHORITY
Attn: Rick Dovey
P.O. Box 996
Pleasantville, New Jersey 08232-0996
(609) 272-6950
rdovey@acua.com

ATLANTIC CITY ELECTRIC
Attn: Mr. Gregory Brubaker, PE (Senior Manager of Strategic Planning)
2542 Fire Road
Egg Harbor Township, New Jersey 08234

SOUTH JERSEY GAS COMPANY
Atlantic Division Attn: Briana Dirkes
111 N. Franklin Boulevard
Pleasantville, New Jersey 08232-0996
(609) 645-2690
bdirkes@sjindustries.com

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

April 3, 2023

City of Atlantic City

This certifies that the taxes on Block: 34 Lot: 4

Location: 106 Albion Place

Property Owner : Liberty Hudson Holdings LLC

are paid up to date as of N/A*.**

Taxes are Delinquent as of N/A.

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

*****Property was exempt for 2022 Final/2023 Preliminary under CRDA*****
****There will be an Added/Omitted Bill for 2022 Taxes in October & Owner will receive Full billing for 2023 in the 3rd & 4th Quarter installments.**

Kacey B. Johnson, CTC, CPM
Collector of Taxes
KACEY B. JOHNSON, CTC, CPM

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

April 3, 2023

City of Atlantic City

This certifies that the taxes on Block: 34 Lot: 5

Location: 108 Albion Place

Property Owner : Liberty Hudson Holdings LLC

are paid up to date as of N/A*.**

Taxes are Delinquent as of N/A.

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

*****Property was exempt for 2022 Final/2023 Preliminary under CRDA*****
****There will be an Added/Omitted Bill for 2022 Taxes in October & Owner will receive Full billing for 2023 in the 3rd & 4th Quarter installments.**

Kacey B. Johnson, CTC, CPM
Collector of Taxes
KACEY B. JOHNSON, CTC, CPM

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

April 3, 2023

City of Atlantic City

This certifies that the taxes on Block: 34 Lot: 8

Location: 105 S California Ave

Property Owner : Liberty Hudson Holdings LLC

are paid up to date as of N/A*.**

Taxes are Delinquent as of N/A.

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

*****Property was exempt for 2022 Final/2023 Preliminary under CRDA*****
****There will be an Added/Omitted Bill for 2022 Taxes in October & Owner will receive Full billing for 2023 in the 3rd & 4th Quarter installments.**

Kacey B. Johnson, CTC, CPM
Collector of Taxes
KACEY B. JOHNSON, CTC, CPM

ESCROW SETUP INFORMATION

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

Applicant's Name: Albion Development LLC

Applicant's Address: 226 Woodward Avenue, Rutherford, NJ 07070

*Applicant's Signature: Nicholas F. Talvacchia, Attorney for Applicant

Applicant's Phone No.: 813-298-9737

Applicant's Email Address: John @libertyhudson.com

Applicant's Date of Birth: N/A

Tax Identification or Social Security Number: 92-0261642

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

Liberty Hudson LLC
226 Woodward Ave
Rutherford, NJ 07070

381
55-233/212

7/27/23
Date

Pay to the Order of CRDA $ 400.00

Four hundred Dollars

JPMorgan Chase

For Albion Development App Fee

⑆021202337⑆ 299930765⑈0381

Liberty Hudson LLC
226 Woodward Ave
Rutherford, NJ 07070

382
55-233/212

7/27/23
Date

Pay to the Order of CRDA $ 2,190.00

Two thousand one hundred ninety Dollars

JPMorgan Chase

For Albion Development Escrow

⑆021202337⑆ 299930765⑈0382