

NICHOLAS F. TALVACCHIA
Also Admitted to PA Bar
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Direct Fax: (609) 572-7545

FILE NO. 64590/00001

March 3, 2023

Via Email twilbert@ehtgov.org and Hand Delivery

Theresa Wilbert
Land Use Administrator
Egg Harbor Township Zoning Board
3515 Bargaintown Road
Egg Harbor Township, NJ 08234

Re: Vineland Holdings LLC
8029 Black Horse Pike
Lot 9 in Block 4305
Egg Harbor Township

Dear Ms. Wilbert:

We are the attorneys for Vineland Holdings LLC ("Applicant"). Applicant is submitting this bifurcated application to the Zoning Board of Adjustment for variance relief from maximum density and minimum unit floor area to permit the renovation of the existing Oh St. Joseph Hotel into a 110 unit multi-family apartment building with tenant amenities including a fitness center, yoga room, bike room and common lounge. The facility will also have a public 50-seat restaurant, banquet/meeting spaces and three (3) tennis courts. Applicant will request site plan approval at a later date if this variance relief is granted.

We are enclosing the following items:

1. Original and nineteen (19) copies of the Application;
2. Original and nineteen (19) copies of the Project Narrative;
3. Original and nineteen (19) copies of the Consent of Owner;

Theresa Wilbert
March 3, 2023
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4. Original and nineteen (19) copies of the Applicant Disclosure Statement;
5. Original and nineteen (19) copies of the Zoning Board Checklists;
6. Original and nineteen (19) copies of pictures of the subject site;
7. Original and six (6) signed/sealed large copies and fourteen (14) 11x 17 copies of the Property Survey/Variance Plan prepared by Jon J. Barnhart of Arthur Ponzio Co, dated March 1, 2023;
8. Original and six (6) signed/sealed large copies and fourteen (14) 11x 17 copies of the Floor Plans prepared by William C. McLees, AIA, Leed AP dated March 2, 2023, containing two (2) sheets identified as A1.00 and A1.01;
9. Original and nineteen (19) copies of the redacted Purchase and Sale Agreement between Owner and Applicant;
10. Original and nineteen (19) copies of the Legal Description from the redacted Deed from New Vistas Corporation to TLBU Foundation, Inc., dated May 4, 2012, recorded May 9, 2012 in Book 13428, Instrument No. 2012029143;
11. One (1) copy of correspondence dated February 23, 2023 to Timothy Donnelly, Tax Assessor, requesting the 200 ft. property owners list;
12. One (1) copy of correspondence dated March 3, 2023 to Cathy England, Tax Collector, requesting proof of payment of taxes;
13. One (1) copy of W-9;
14. Our law firm's trust account check in the amount of \$800.00 for the application fee;
15. Our law firm's trust account check in the amount of \$3,500.00 for the escrow fee; and
16. One (1) USB drive containing an electronic copy of all submission documents.

Kindly review the enclosed materials and advise our office if anything further is required for the application to be deemed complete. We respectfully request to be placed on the agenda for the April 3, 2023 Zoning Board hearing.

COOPER LEVENSON, P.A.

Theresa Wilbert
March 3, 2023
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If you have any questions, please feel free to contact me. Thank you for your attention to this matter.

Very truly yours,

Cooper Levenson, P.A.

A handwritten signature in black ink, appearing to be 'N. Talvacchia', written over a horizontal line.

Nicholas F. Talvacchia

NFT/ln
Enclosures

cc: Vineland Holdings LLC (*via email*)
Jon J. Barnhart, P.P., P.E. (*via email*)
William C. McLees, AIA, Leed AP (*via email*)

Township of Egg Harbor

3515 Bargaintown Road, Egg Harbor Township, NJ 08234

Land Development Application

CHECK ALL THAT APPLY:

- ☐ Pre-application/Concept Plan
- ☐ Minor Subdivision
- ☐ Minor Site Plan
- ☐ General Development Plan
- ☐ Major Subdivision/Preliminary
- ☐ Major Subdivision/Final
- ☐ Major Site Plan/Preliminary
- ☐ Major Site Plan/Final
- ☐ Administrative Review

- ☒ Bulk Variance
- ☒ Use Variance
- ☐ Conditional Use
- ☐ Preliminary PURD
- ☐ Final PURD
- ☐ Extension of Time
- ☐ Appeal of Zoning Officer
- ☐ Interpretations
- ☐ _____

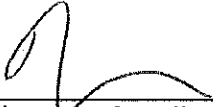
Office Use Only

Block/Lot: _____
Application No.: _____
Date Received: _____
Application Fee: _____
Escrow Fee: _____
Collected By: _____

Applicant Information	
Applicant's Name: Vineland Holdings LLC	Phone No.: (NFT) 609-572-7544
Address: 15 12th Street, Lakewood, NJ 08701	Email Address: c/o ntalvacchia@cooperlevenson.com
Applicant is a ☐ Corporation ☒ Partnership ☐ Individual (Corporations must be represented by a NJ attorney.) If applicant is a corporation or partnership, on company letterhead set forth the names and addresses of all stockholders or partners having an interest of 10 % or more. (Attach separate sheet).	
Owner Information	
Owners Name: TLBU Foundation Inc.	
Phone No.: 609-641-3546	Email Address: stjosephhotel8029@gmail.com
Address: 8029 Black Horse Pike, Pleasantville, NJ 08232	
Attorney Information	
Attorney's Name: Nicholas F. Talvacchia, Esquire	
Phone No.: 609-572-7544	Email Address: ntalvacchia@cooperlevenson.com
Firm Name and Address: Cooper Levenson, P.A., 1125 Atlantic Avenue, Third Floor, Atlantic City, NJ 08401	
Plans	
Name(s) and address of person(s) preparing plan (attach sheet, if necessary)	
Name: Jon J. Barnhart, P.P., P.E., Arthur Ponzio Co.	Profession: Engineers, Surveyors and Planners
Address: 400 N. Dover Ave, Atlantic City, NJ 08401	Email Address: jbarnhart@aponzio.com
Name: William C. McLees, AIA, LEED AP	Profession: Architect
Address: 5 MacArthur Blvd., Somers Point, NJ 08244	Email Address: bmclees@wmarch.net

Property Information		
Property Address: 8029 Black Horse Pike		
Block(s): 4305	Lot(s): 9	Total Lot Area: 7.33 acres
Jurisdictional Area: ☐ Pinelands ☒ CAFRA		
Proposed Information		
Number of Proposed Lots: 1	Zone: R5-A	Number of Dwelling Units: 110
Proposed Use: 110 Residential Units, 50-seat Restaurant, 2280 sf. of Meeting Space, and Recreation Space containing 3 tennis courts		Present Use: Hotel
Building Area Proposed: No change		Existing: 66,988 sf (building footprint)
Number of Parking Spaces Proposed: 244		Existing: 244
List all utilities available to service the subject development: Water, Electric, Sewer, Gas, Telephone		
List all zoning variances or design waivers. If not applicable, enter "N/A". If variance(s) or waivers are required, attach hereto, as a separate rider, the factual basis and legal basis for the relief sought. See waivers requested on Property Survey/Variance Plan prepared by Jon J. Barnhart, P.P., P.E., dated March 1, 2023.		
Existing deed restrictions? ☒ N/A ☐ Yes – Briefly describe below and attach copy		
Proposed deed restrictions: N/A		
Contemplated Form of Ownership: ☐ Fee Simple ☐ Condominium ☐ Cooperative ☒ Rental		
Briefly describe any prior or currently pending proceedings before this Planning Board or Zoning Board and any other federal, state, or local board or agency involving the property which is the subject of this application. (attach sheet if necessary) See Project Narrative attached.		
List all other material accompanying this application, i.e., plans, drainage calculations, traffic studies, fiscal impact statements, NJDEP or Pinelands permits or applications, etc. (attach sheet if necessary) Property Survey/Variance Plan prepared by Jon J. Barnhart, P.P., P.E., dated March 1, 2023. Floor Plans prepared by William C. McLees, AIA, Leed AP., dated March 2, 2023		

The applicant voluntarily consents to an indefinite waiver of the time within which the board may grant or deny this application. Applicant is fully aware that the Municipal Land Use Law sets forth a specific time period within which the Board is to grant or deny this application. ☐ Yes ☐ No



Signature of Applicant or Agent
Nicholas F. Talvacchia, Esquire
Attorney for Applicant

Print Name of Applicant or Agent

March 3, 2023

Date

CONSENT OF OWNER

I, the undersigned, being the owner of the lot or tract described in the foregoing application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency. (If owned by a corporation, attach copy of resolution authorizing application including officer signature.)

Date

See attached

Signature(s)

Printed Name(s)

Acknowledgement Certificate

State of _____)
County of _____)

On this 3rd day of March, in the year 2023, before me personally appeared

Nicholas F. Talvacchia, Esquire, proved on the basis of satisfactory evidence to be
Attorney for Applicant
the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they)
executed the same. Witness my hand and official seal.

BRIANA M. SIMON

Notary Public

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

PROJECT NARRATIVE

March 3, 2023

8029 Black Horse Pike
Lot 9 in Block 4305
Egg Harbor Township, Atlantic County, New Jersey

Vineland Holdings LLC ("Applicant") is the purchaser under contract of the property located at 8029 Black Horse Pike, also known as Lot 9 in Block 4305, Egg Harbor Township, Atlantic County, New Jersey (the "Property").

Applicant proposes to renovate the existing Oh St. Joseph Hotel into a 110 unit multi-family apartment building with tenant amenities including a fitness center, yoga room, bike room and common lounge. The facility will also have a public 50-seat restaurant, banquet/meeting spaces and three (3) tennis courts.

Applicant submits this bifurcated application to request approval for variance relief from: (a) maximum density [§225-72B(4)] where 12 units per acre are permitted and 15 units per acre are proposed; and (b) minimum unit floor area [§225-72B(7)] where 750 sq. ft. is required and 330 sq. ft. is proposed. The Property is located in the Apartment Residential (R-5A) zoning district in which this project is a permitted use. Applicant will request site plan approval at a later date if this variance relief is granted.

Applicant also requests any other variances, waivers, exceptions or other relief that the Egg Harbor Township Zoning Board deems necessary for this application.

The applicant voluntarily consents to an indefinite waiver of the time within which the board may grant or deny this application. Applicant is fully aware that the Municipal Land Use Law sets forth a specific time period within which the Board is to grant or deny this application. ☐ Yes ☐ No

Signature of Applicant or Agent

Date

Print Name of Applicant or Agent

CONSENT OF OWNER

I, the undersigned, being the owner of the lot or tract described in the foregoing application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency. (If owned by a corporation, attach copy of resolution authorizing application including officer signature.)

TLBU Foundation Inc.

03, 02, 2023
Date

By:

Signature(s)

Monirith Tola
Printed Name(s)

Acknowledgement Certificate

State of)
County of)

MENNEK S BROWN
Notary Public
State of New Jersey
My Commission Expires May 25, 2026
I.D.# 50161082

On this 2 day of March, in the year 2023, before me personally appeared

Monirith Tola, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (s/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

Mennek S Brown
Notary Public

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS
OF
TLBU FOUNDATION, INC.

(Held March 1, 2023)

A Special Meeting (the "Meeting") of the Board of Directors of TLBU Foundation, Inc., a Maryland nonstock corporation (the "Corporation"), was held on the above date.

Statement of the Presence of a Quorum

The following are the duly appointed and acting members of the Board of Directors of the Corporation:

Directors

LYOU Byung-Hwa

Ya Wang

Liang Chen

Each of the following members of the Board of Directors was present at the Meeting, either in person or by telephonic-video communication: LYOU Byung-Hwa, Ya Wang and Liang Chen.

Call of the Meeting to Order

LYOU Byund-Hwa, as Chair, called the Meeting to order.

Authorization Regarding the Zoning Application to Egg Harbor Township, New Jersey

A zoning application is to be submitted to Egg Harbor Township, NJ, in connection with the sale of the Corporation's hotel property located at 8029 Black Horse Pike, Pleasantville, NJ 08232.

After discussion, and upon motion duly made and seconded, the following resolutions were unanimously adopted:

RESOLVED: that the Board of Directors of the Corporation hereby authorizes the zoning application to be submitted to Egg Harbor Township, NJ; and

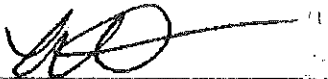
FURTHER RESOLVED: that the Corporation's manager, Monirith Tola, is hereby authorized to sign the Consent of Owner Form on behalf of the Corporation.

Adjournment

There being no further business to come before the Board, the Meeting was, upon motion, duly made and seconded, and unanimously approved, adjourned.

Certification:

The undersigned hereby certifies that the foregoing Minutes accurately reflect in all material respects the discussions which transpired and the actions and/or votes made or taken at the Meeting.



Ya Wang
Secretary

**OWNERSHIP DISCLOSURE STATEMENT**NAME OF CORPORATION, PARTNERSHIP, LLC, OR LLP: Vineland Holdings LLC

Listed below are the names and addresses of all owners of 10% or more of the stock/interest* in the above referenced corporation, partnership, limited liability corporation (LLC) or limited liability partnership (LLP):

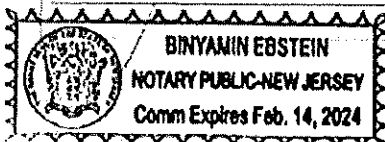
NAME		ADDRESS
1	Abraham Anisfeld	15 12th St Lakewood NJ 08701
2		
3		
4		
5		
6		
7		
8		
9		
10		

*If a corporation or a partnership owns 10% or more of the stock of a corporation, or 10% or greater interest in a partnership, that corporation or partnership shall list the names and addresses of its stockholders holding 10% or more of its stock or of 10% or greater interest in the partnership, and this requirement shall be followed until the names and addresses of the non-corporate stockholders and individual partners, exceeding the 10% ownership criterion established have been listed.

SWORN & SUBSCRIBED to before me this

2 Day of March 2023
(year)

(Notary)



SIGNATURE (OFFICER/PARTNER)

March 2, 2023

Date

Owner

Title

TOWNSHIP OF EGG HARBOR

ZONING BOARD ADJUSTMENT

CHECK LIST

Schedule "A" - General Requirements

- X 1. Where the application involves only a variance one (1) original and nineteen (19) copies of the appropriate application form(s), completely filled in and signed by the applicant and owner. If any item is not applicable to the Applicant, it should be so indicated on the application form(s).
- X 2. One (1) original and nineteen (19) certificate that taxes are paid.
- X 3. Receipt indicating fees are paid.
- X 4. Where the application involves only a variance, twenty (20) signed/sealed copies of any required plot plan, site plan, subdivision and building plan.
- X 5. If the applicant is not the owner, Applicant's interest in land; e.g., tenant, contract/purchaser, lien holder, etc. and twenty (20) copies of the document creating that interest (prices may be deleted).
- X 6. One (1) original and nineteen (19) copies of a Corporate Ownership Statement. If a corporation or partnership, list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class as required by N.J.S.A. 40:55D-48.1 and 40:55D-48.2.
- X 7. One (1) original and nineteen (19) copies of a list of names and addresses of witnesses and their expertise.
- X 8. One (1) original and nineteen (19) copies of a statement addressing any application requirements for which a waiver is sought, together with a statement of reasons why waivers should be granted.
- X 9. One (1) original and nineteen (19) copies of a list of all other requirements or standards of the Township Land Development Ordinance that are not met by the application and for which a or variance is sought.
- W 10. Twenty (20) copies of the Traffic Impact Report which assesses the existing road network adjacent to the development and the circulation system internal to the project site.

W 11. A Letter of Interpretation from the New Jersey Department of Environmental Protection and Energy stating that there is no freshwater wetland or freshwater wetland transition area within the subject property, or, in the alternative a N.J.D.E.P.E. verification of the freshwater wetland and freshwater wetland transition area boundary delineation on the subject property.

W 12. In all cases where the applicant seeks Site Plan and/or Subdivision approval in conjunction with a Use Varinace, the applicant must comply with all applicable requirements in addition to the variance requirements.

Amended: 03/17/93
02/17/00

Township of Egg Harbor
Planning Board/Zoning Board of Adjustment
3515 Bargaintown Road
Egg Harbor Township, NJ 08234

Appeal, Interpretation, Conditional Use & Variance Checklist

Applicant Please Check	"A" Appeal	"B" Interpretation or Special Question	"C" Variance	"D" Variance	Conditional Use	Planning Variance
☒ 1. Plat clearly and legibly drawn at a scale of not smaller than 1 inch equals 100 feet.			X	X	X	X
☒ 2. Sheet size either 15x21, 24x36, or 30x42.			X	X	X	X
☒ 3. The applicant shall submit twenty (20) sealed copies of the plans of the building or structures to be erected or altered and indicate whether the building is to be frame, stone, brick, or other construction			X	X	X	X
☒ 4. Plans shall be prepared by an architect, planner, engineer, land surveyor or the applicant, where appropriate. When the plans are prepared by the applicant, an affidavit must be submitted stating is the designer, owner, & occupant.			X	X	X	X
☒ 5. Plat prepared to scale based on deed description, tax map or similarly reasonably accurate data for the purpose of review and discussion by the Municipal Agency.			X	X	X	X

<u>General Information</u>	"A" Appeal	"B" Interpretation or Special Question	"C" Variance	"D" Variance	Conditional Use	Planning Variance
☒ 6. Metes and bounds description of parcel in question based upon current land survey information.			X	X	X	X
☒ 7. Property Line shown in degree, minutes & seconds.			X	X	X	X
☒ 8. Key map showing location of tract to be considered in relation to surrounding area.			X	X	X	X
☒ 9. Title block containing name of applicant, preparer, lot and block numbers, date prepared, date of last amendment and zoning district.			X	X	X	X
☒ 10. Each block and lot numbered in conformity with the municipal tax map as determined by the municipal tax assessor.			X	X	X	X
☒ 11. Scale of map, both written and graphic.			X	X	X	X
☒ 12. North arrow giving reference meridian.			X	X	X	X
☒ 13. Space for signatures of Chairman and secretary of the Municipal Agency.					X	X
☒ 14. Certified property owners list of all owners within 200 feet of subject property.	X	X	X	X	X	X
☒ 15. Location of existing and proposed property lines with dimensions in feet to the nearest two decimal places.			X	X	X	X

	"A" Appeal	"B" Interpretation or Special Question	"C" Variance	"D" Variance	Conditional Use	Planning Variance
			X	X	X	X
			X	X	X	X
			X	X	X	X
			X	X	X	X
N/A						
N/A					X	X
N/A					X	X
N/A					X	X
N/A					X	X

		"A" Appeal	"B" Interpretation or Special Question	"C" Variance	"D" Variance	Conditional Use	Planning Variance
N/A	☐ 24. Aquifer recharge areas, including safe sustained ground water yield.					X	X
N/A	☐ 25. Wooded areas including predominant species and size.					X	X
N/A	☐ 26. Location of trees 6 inches or more in diameter, as measured one foot above ground level, outside of wooded area, designating species of each.					X	X
N/A	☐ 27. Areas in which construction is precluded due to presence of stream corridors and/or steep slopes.					X	X
N/A	☐ 28. All areas to be disturbed by grading or construction.					X	X
	Man-Made Features Onsite and Within 200 Feet <u>Thereof</u>.						
	☒ 29. A 200-foot line must be drawn on the plans within which are located existing structures and their distances from existing and proposed property lines, required setbacks, zoning boundaries, and lot dimensions.			X	X	X	X
N/A	☐ 30. Location and type of existing easements or right of way including power lines.			X		X	X

		"A" Appeal	"B" Interpretation or Special Question	"C" Variance	"D" Variance	Conditional Use	Planning Variance
W	☐ 31. Location of existing railroads, bridges, culverts, drain-pipes, water and sewer mains and other man made installations affecting the tract.			X		X	X
W	☐ 32. Location of existing wells and septic systems.			X		X	X
W	☐ 33. When applicant intends to use a conventional septic disposal system: location of test holes, test results and approximate location of the intended disposal field			X		X	X
W	☐ 34. Plans and profiles of proposed utility layouts, such as sewers, storm drains, water, gas, and electric, showing feasible connections to existing or proposed utility systems.			X		X	X
	☒ 35. Location and description of monuments whether set or to be set.			X		X	X
	<u>Streets</u>						
	☒ 36. Location, names and widths of all existing and proposed streets on the property and within 200 feet of the tract.			X		X	X
W	☐ 37. Required road dedication.			X		X	X
N/A	☐ 38. Road orientation (as it relates to energy conservation).					X	X

		"A" Appeal	"B" Interpretation or Special Question	"C" Variance	"D" Variance	Conditional Use	Planning Variance
W	☐ 39. Plans, profiles, and cross-sections of all proposed new streets and/or access to proposed streets.			X		X	X
	<u>Miscellaneous</u>						
N/A	☐ 40. Proposed sight easements where required.					X	X
N/A	☐ 41. Proposed drainage easements where required.					X	X
N/A	☐ 42. Natural Resource Inventor Information Including:						
N/A	☐ a. Soil types as shown by the current Soil Conservation Survey Maps.						
N/A	☐ b. Soil depth to restrictive layers of soil.						
N/A	☐ c. Soil depth to bedrock.						
N/A	☐ d. Permeability of the soil by layers.						
N/A	☐ e. Height of soil water table and type of water table.						
	☒ f. Flood Plain soil (status).		X	X		X	X
W	☐ g. Limitation for foundation.			X	X	X	X
W	☐ h. Limitation for septic tank absorption field (only where septic tank is proposed to be used).			X	X	X	X
W	☐ i. Limitation for local road and streets.			X	X	X	X
W	☐ j. Agricultural capacity classifications.			X	X	X	X

		"A" Appeal	"B" Interpretation or Special Question	"C" Variance	"D" Variance	Conditional Use	Planning Variance
W	☐ k. Erosion Hazard.			X	X	X	X
N/A	☐ 43. Landscaping plan including the types, quantity, size and location of all proposed vegetation. The scientific and common names of all vegetation shall be included.					X	X
N/A	☐ 44. Soil erosion and sediment control plan consistent with the requirements of the local soil conservation district.					X	
W	☐ 45. Design Calculations showing proposed drainage facilities to be in accordance with the appropriate drainage runoff requirements.			X	X	X	X
W	☐ 46. The purpose of any proposed easement of land reserved or dedicated to public or common use shall be designated and the proposed use of sites other than residential shall be noted.		X	X	X	X	X
	☒ 47. Any sections for which a waiver is specifically being requested and a narrative paragraph explaining why the applicant is entitled to such waiver.		X	X	X	X	X
N/A	☐ 48. In the Pinelands area, no application shall be deemed "complete" until a Certificate of Filing from the Pinelands Commission or other evidence of Pinelands Commission review in accordance with Chapter 225, Article V1-A of this code is submitted by the applicant.						

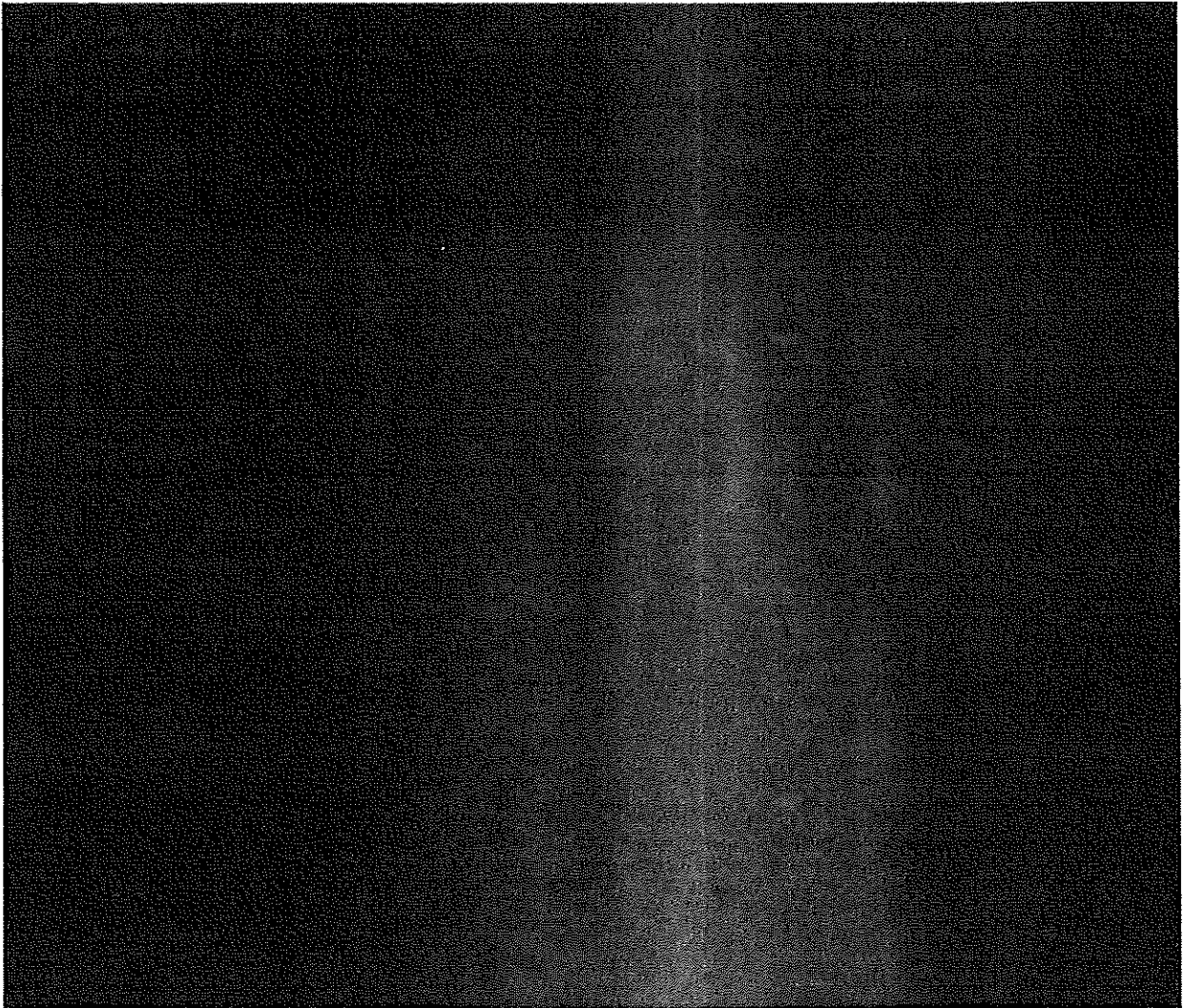
Dated: 02/14/93

Amendment # 1: 07/14/93

Amendment # 2: 02/17/00

PURCHASE AND SALE AGREEMENT

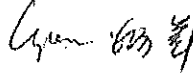
THIS PURCHASE AND SALE AGREEMENT ("Agreement") is made the 21st day of October, 2022 (the "Effective Date") by and between TLBU Foundation, Inc., a Maryland Corporation, with business address at 8029 Black Horse Pike, Pleasantville, NJ 08232 ("Seller"), and Vineland Holdings LLC, a New Jersey limited liability company ("Purchaser"), with business address at 15 12th Street, Lakewood, NJ 08701.



(a) "Real Property" shall mean that certain property located at 8029 E Black Horse Pike, Pleasantville, New Jersey 08232, Block 4305, Lot 9 as more particularly described on Exhibit A hereto, together with all easements, rights of way, privileges, licenses and appurtenances which Seller may now own or hereafter acquire with respect thereto;

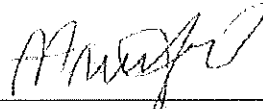
IN WITNESS WHEREOF, the undersigned parties have caused this Agreement to be executed as of the date first above written.

SELLER: TLBU Foundation, Inc.



By: _____
Name: Byung-Hwa LYOU
Title: President

PURCHASER:



By: _____
Name: Vineland Holdings LLC
Title: Managing Member

570-100SD

ATLANTIC COUNTY, NJ
EDWARD P. McGETTIGAN, COUNTY CLERK
RCPT # 949470 RECD BY Denise
REC FEE \$68.00 CON 2,250,000.00
MARGINAL NOTATION 0.00
RTF 0.00 VOL 13428
RECD 05/08/2012 10:45:32 AM
INST # 2012029143

Prepared by:

Dilworth Paxson LLP

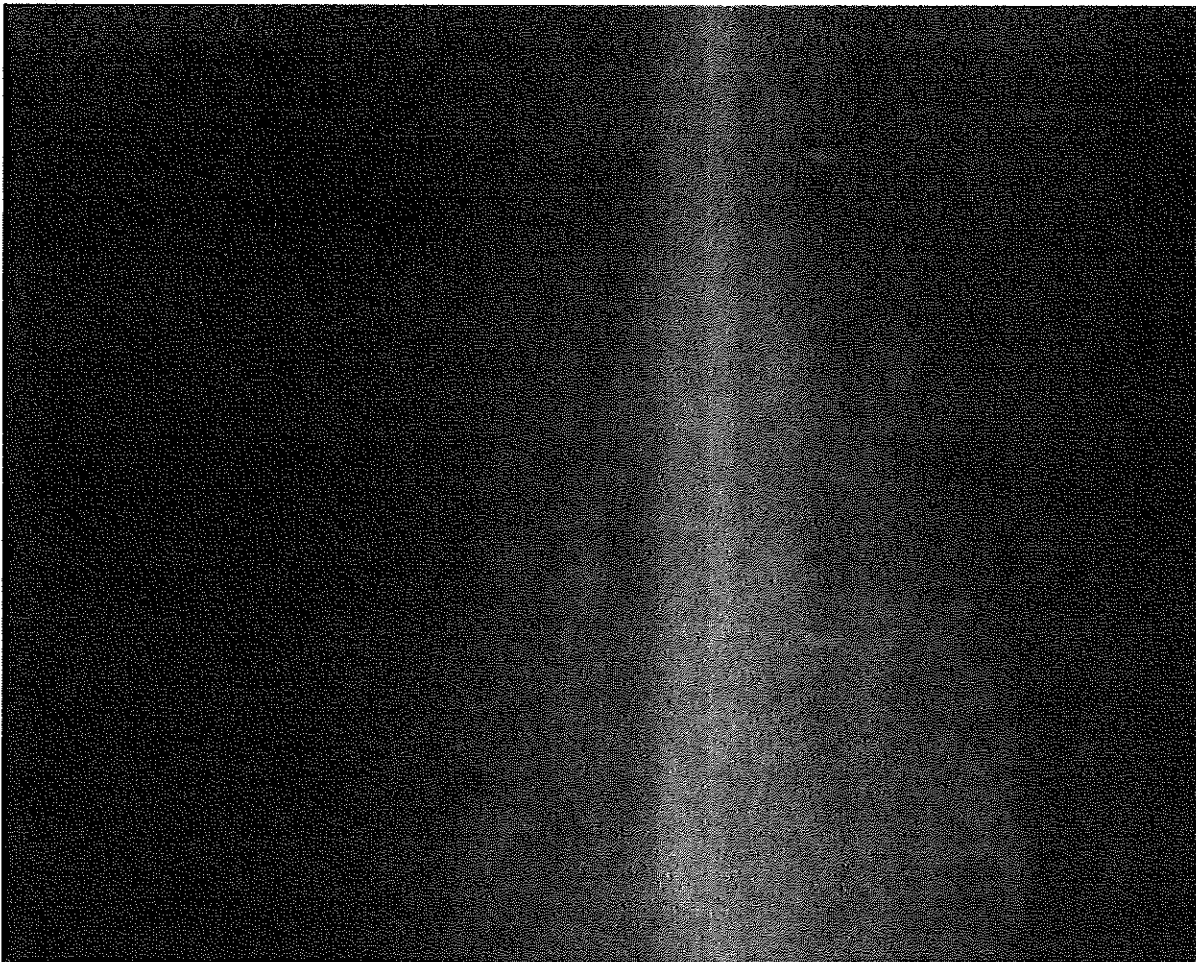
By:

Matthew Azoulay, Esq.

DEED

THIS DEED is made on May 4, 2012, between **NEW VISTAS CORPORATION**, a New Jersey corporation, having an address at 450 Tilton Road, Suite 220, Northfield, New Jersey 08225, in its capacity as receiver-in-aid-of-execution over, *inter alia*, **JMAA, L.L.C.**, pursuant to the Appointment Order (as defined below) (the "**Grantor**") and **TLBU FOUNDATION, INC.**, a Maryland corporation, having an address at 498 Crain Highway South, Suite 9, Glen Burnie, Maryland 21061 (the "**Grantee**").

WITNESSETH:



**EXHIBIT C TO DEED
LEGAL DESCRIPTION**

ALL that certain tract or parcel of land, situated, lying and being in the Township of Egg Harbor, County of Atlantic, State of New Jersey, more particularly described as follows:

BEGINNING at a point formed by the intersection of the Northwestern line of Dresden Place (50 feet wide) and the Southwesterly line of Verona Boulevard, said Southwesterly line being 14 feet Southwestwardly of and parallel to the Southwesterly line of Verona Boulevard (80 feet wide); extending thence

- (1) South 33 degrees 40 minutes West in and along the Northwestern line of Dresden Place 866.0 feet to the center line of Avon Place now vacated formerly 40 feet wide; thence
- (2) North 56 degrees 20 minutes West in and along the former center line of Avon Place 375.0 feet to the center line of Austin Place formerly (50 feet wide now vacated); thence
- (3) North 33 degrees 40 minutes East in and along the former center line of Austin Place now vacated 866.0 feet to the newly widened Southwesterly line of Verona Boulevard said point being 14 feet Southwestwardly of the former Southwesterly line of Verona Boulevard (80 feet wide); thence
- (4) South 56 degrees 20 minutes East in and along the widened Southwesterly line of Verona Boulevard 375.0 feet to the Northwestern line of Dresden Place and the point and place of **BEGINNING**.

PROPERTY is formerly known as a portion of Lots 1A, 1B, 2A, 2B, 3A, 3B and Lots 4 thru 41 in Block 58H and a portion of Lots 1A, 1B, 2A, 2B, 3A, 3B and Lots 4 thru 41 in Block 59H as shown on the taxing plans of Egg Harbor Township and also half the vacated portions of Avon Place and Austin Place.

EXCEPTING thereout and therefrom the following described parcel that became vested in the State of New Jersey Department of Transportation by Declaring of Taking recorded January 31, 1997 in Deed Book 6084 page 28.

PARCEL 38, as indicated on a map entitled: "New Jersey Department of Transportation, General Property Parcel Map, Route U.S. 40 and U.S. 322 (1953) Section 3, Main Street, Pleasantville to Ventor Avenue, Atlantic City, showing existing Right of Way and Parcels to be acquired in the Cities of Atlantic City and Pleasantville and the Township of Egg Harbor, County of Atlantic, Scale; as indicated February 1987", and as shown more particularly on a map attached hereto, made a part hereof, marked "Exhibit B," entitled "New Jersey Department of Transportation, General Property Parcel Map, Route U.S. 40 and U.S. 322 (1953) Section 3, Main Street, Pleasantville to Centor Avenue, Atlantic City, Parcel 38, Township of Egg Harbor, County of Atlantic, Scale; as indicated September 1996".

PARCEL 38, including specifically all the land and premises located at about Station 133+83 (Base Line Stationing), bounded on the Southeast by the Northeasterly line of Dresden Place; on the West and Southwest by the proposed right of way line of Route U.S. 40 and U.S. 322 (1953), as laid down on the aforesaid map; on the Northwest by lands now or formerly of Bayport Centre Inc.; and on

the Northeast by the existing right of way line of Route U.S. 40 and U.S. 322 (1953); all as shown on the aforesaid map; containing 0.123 acre more or less.

NOTE: Being Lot: 9, Block: 4305: Tax Map of the Township of Egg Harbor, County of Atlantic, State of New Jersey.

NOTE FOR INFORMATION ONLY: Mailing Address is 8029 Black Horse Pike , Pleasantville , NJ 08232-2854