

CLEMENTON PARK SPLASH WORLD

Additional Terms of Sale

Clementon Park, an amusement and water park founded in 1907 in Clementon, New Jersey, is being sold at auction on March 23, 2021. The property includes a 25-acre lake, dam, amusement rides, a water park, and a Retail Plenary liquor license. This auction provides an opportunity to purchase the assets both to operate the park or purchase the real estate, rides, and liquor license separately.

Howard Samuels and Rally Capital Advisors were named receiver on January 25, 2021.

The auction sale will be conducted in the following order:

1. The park will be offered in its entirety including all real estate, rides, other personal property, and liquor license.
2. The real estate will be offered broken down into 3 parcels as follows:
 - a. Parcel 1 includes Berlin Road, Grove Avenue, Lake Avenue, Lake & Beach Avenue, Clementon Lake, Berlin & Mill Dam, and Berlin Road (Park)
 - b. Parcel 2 includes 13 Park Boulevard, 44 Park Boulevard, Park Boulevard, and White Horse
 - c. Parcel 3 includes 147 Berlin Road, 171 Berlin Road, 175 Berlin Road, and 179 Berlin Road
3. Liquor License
4. All rides in their entirety
5. Rides by piece and other personal property

The auction will be conducted On-Line in Real Time beginning at 10:00 March 23, 2021, with inspection available March 19 or by appointment.

All prospective bidders can register online at CRG's website:

<https://crgllc.com/auctions/clementon-park-splash-world/>

[Link to Clementon Park Aerial Video](#)

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Additional Terms of Sale (continued)

The Assets will be offered for sale: (i) in a single entirety lot, (ii) Real Estate grouped lots, and (iii) individual rides and personal property lots, to the highest and/or best bidder(s) at the auction to be conducted on March 23, 2021. Potential bidders for Real Estate must submit a signed Purchase Agreement with a deposit by wire transfer, prior to the start of the auction, in the amounts outlined based on the parcels on which they are bidding. Potential bidders for liquor license, rides and/or personal property only must submit a deposit as outlined by wire transfer prior to the start of the auction.

Each Bidder for the Assets will be deemed to acknowledge and represent that it: (a) has had an opportunity to conduct due diligence regarding the Assets prior to making its Bid; (b) has relied solely upon its own independent review, investigation, and inspection, in making its Bid; and (c) did not rely upon or receive any written or oral statements, representations, promises, warranties, or guaranties whatsoever, with respect to the Assets, or the completeness of any information provided in connection with the Sale or the Auction

Deposit requirements

Lot 1 – Entirety Bid – real estate, rides, equipment, liquor license \$150,000

Lot 2 – Real Estate Parcels

1. \$50,000
2. \$25,000
3. \$25,000

Lot 3 – Liquor License - \$10,000

Lot 4 – All rides in their entirety - \$50,000

Lot 5 - Rides by piece and other personal property – 25% of anticipated spend

Form of Deposit

Lots 1-4 require a deposit by wire transfer

Lot 5 requires a deposit by credit card hold

All items are sold “**AS IS**” and “**WHERE IS,**” without representation or warranty. The information provided in this bidder’s packet is to be used as a guide only. All bidders must rely on their own due diligence in making a decision regarding purchase.

[Additional information and the full catalog can be viewed by clicking here.](#)