

# COPY

<b>Hudson County Recording Data Page</b> Jeffrey Dublin Hudson County Register 	<b>Official Use Only - Barcode</b>  Hudson County Register 20240425010029670 Bk: 9817 Pg: 981 04/25/2024 10:16 AM DEED JEFFREY DUBLIN Hudson County, Register of Deeds Receipt No. 293951
<b>Record and Return to:</b>	<b>Official</b>
<b>Date of Document:</b> October 11, 2023	<b>Type of Document:</b> Termination of Deed Notice
<b>First Party Name:</b> Jersey City Redevelopment Agency	<b>Second Party Name:</b> New Jersey Department of Environmental Protection
<b>Additional Parties:</b>	

<b>THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY</b>	
<b>Block:</b>	<b>Lot:</b>
<b>Municipality:</b>	
<b>Consideration:</b>	
<b>Mailing Address of Grantee:</b>	
<b>THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING &amp; PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES &amp; OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY</b>	
<b>Original Book:</b>	<b>Original Page:</b>
<b>HUDSON COUNTY RECORDING DATA PAGE</b> Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.	

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Return Address:  
Waters, McPherson, McNeill, P.C.  
P.O. Box 1560  
300 Lighting Way  
Secaucus, New Jersey 07096-1560

DEED NOTICE TERMINATION

FILED AT THE OFFICE OF THE  
REGISTER OF HUDSON  
COUNTY

IN DEED BOOK \_\_\_\_\_, Pages \_\_\_\_\_

AS TO

PORTIONS OF NEW BLOCK 21901.01 LOTS 8 AND 9 (PORTIONS OF FORMER BLOCK 24601 LOT 1 AND PORTIONS OF FORMER BLOCK 21901 LOTS 8 AND 10), JERSEY CITY TAX MAP OF THE HUDSON COUNTY

IN ACCORDANCE WITH N.J.S.A. 58:10B-13, THIS DOCUMENT IS TO BE RECORDED IN THE SAME MANNER AS DEEDS AND OTHER INTERESTS IN REAL PROPERTY.

Prepared by:

  
Perry Florio, Esq.

Recorded by:

An Attorney At Law of the  
State of New Jersey

[Signature, Officer of County Recording Office]

[Print name below signature]

This Termination of Deed Notice is made as of October 11 2023 by Jersey City Redevelopment Authority.

1. DEED NOTICE RECORDED IN THE OFFICE OF THE REGISTER OF HUDSON COUNTY, AT BOOK 9258, PAGES 566-694. By way of a Declaration of Environmental Restriction (DER) or Deed Notice (hereinafter collectively Deed Notice) dated November 30, 2017, **Bayfront Redevelopment LLC** ("Bayfront") advised of: (a) the existence of soil contamination in concentrations at the real property situated in the City of Jersey City and designated as Portions of Block 21901.01 Lots 8 and 9 (Portions of Former Block 24601 Lot 1 and Portions of Former Block 21901 Lots 8 and 10)<sup>1</sup>, ("the Property") on the Tax Map of City of Jersey City that do not allow for the unrestricted use of the Property; (b) the existence of institutional and/or engineering controls selected as part of the remedial action for the Property; and (c) the continuing obligation of Bayfront (former Owner) and Jersey City Redevelopment Authority (current owner), subsequent owners, and others to monitor and maintain those institutional and/or engineering controls. The Deed Notice was part of the remediation of contamination at the Property and was recorded in the Office of the Register of Hudson County on November 30, 2017 in Deed Book 9258, Pages 566-694 by Bayfront, the then owner of the Property. Pursuant to Paragraph 10, the Deed Notice was to remain in effect until such time as

<sup>1</sup> All references to Block 21901.01 Lots 8 and 9 in this Deed Notice Termination shall mean those applicable portions of Former Block 24601 Lot 1 and Portions of Former Block 21901 Lots 8 and 10 as shown in the metes and bounds description, regardless of whether the word "portion(s)" is specifically called out or not.

the Department approved the termination of the Deed Notice by executing a document expressly terminating the Deed Notice. The restricted area in the Deed Notice was separated into two tracts: "Tract 1" and "Tract 2." Tract 2 lies solely within a portion of Block 21901.01, Lot 8; whereas Tract 1 lies within a Portion of Block 21901.01, Lot 8 and a portion of Block 21901.01, Lot 9.

2A. TRANSFER OF THE PROPERTY. By Deed dated January 15, 2019, and recorded in the Office of the Register of Hudson County on January 16, 2019 in Book 9373, Page 596, Bayfront transferred ownership of Block 21901.01 Lots 8 and 9 subject to the Deed Notice.

2B. TRANSFER OF THE PROPERTY. By Deed dated January 11, 2022, and recorded in the Office of the Register of Hudson County on February 3, 2022 in Book 9637, Pages 515-537, City of Jersey City transferred ownership of Block 21901.01, Lots 8 and 9 subject to the Deed Notice.

3. TERMINATION OF DEED NOTICE RECORDED IN THE OFFICE OF THE REGISTER OF HUDSON COUNTY AT BOOK 9258, PAGES 566-694 AS TO BLOCK 21901.01, LOTS 8 and 9. In 2020, Honeywell International Inc. ("Honeywell") remediated to unrestricted use with respect to chromium, the Tract 2 portion of the originally restricted area. The remainder of the originally restricted area, Tract 1, was not remediated. By way of a Remedial Action Report ("RAR") dated April 13, 2021, submitted subsequent to the remedy completion, Honeywell requested approval from the Department to terminate the Deed Notice because conditions that required the execution and recording of the Deed Notice no longer exist on Tract 2. The Department approved the RAR by way of letter dated, June 24, 2021. Accordingly, the Department hereby executes this Termination of Deed Notice. Subject to the provisions of paragraph 5 below, the Department directs that the Deed Notice recorded in the Office of the Register of Hudson County in Deed Book 9258, Pages 566-694 shall be terminated and discharged. A metes and bounds description of Block 24601 Lot 1 and Portions of Former Block 21901 Lots 8 and 10 and a scaled map showing the boundaries of Block 21901.01, Lots 8 and 9 are attached hereto as Exhibits A and B, respectively.

4. EXECUTION OF NEW DEED NOTICE FOR BLOCK 21901.01, LOTS 8 AND 9. Although the Department has determined that a change in conditions warrants the termination of the Deed Notice for the Tract 2 portion of Block 21901.01, Lot 8, the Department also has determined that soil contamination remains on the Tract 1 portion of Block 21901.01, Lots 8 and 9, in concentrations that do not allow for the unrestricted use of the Property. Thus, the approved remedial action includes a new Deed Notice for Block 21901.01, Lots 8 and 9. The new Deed Notice shall be executed and recorded by Jersey City Redevelopment Agency.

5. EFFECTIVE DATE OF TERMINATION OF DEED NOTICE. This Termination of Deed Notice shall take effect on the date this Termination of Deed Notice or the date the new Deed Notice for Block 21901.01, Lots 8 and 9 is recorded in the Office of the Register of Hudson, whichever is later, or, if this Termination of Deed Notice and the new Deed Notice are simultaneously recorded in the Office of the Register of Hudson, on the date of such simultaneous recording.

6. SIGNATURES IN WITNESS WHEREOF, Jersey City Redevelopment Agency and the New Jersey Department of Environmental Protection have executed this Termination of Deed Notice, as of the date first written above.

WITNESS:

JERSEY CITY REDEVELOPMENT AGENCY

*A. Miele*  
[Signature]

*D. Jeffrey*  
[Signature]

Katiuska Miele  
[Print name]

Diana Jeffrey, Executive Director

STATE OF NEW JERSEY  
COUNTY OF HUDSON

SS.:

I CERTIFY that on 9/18, 2023, Diana Jeffrey personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Executive Director of the Jersey City Redevelopment Agency, the Municipal corporation named in the attached document;
- (b) this person executed and delivered the attached document as the voluntary act and deed of the corporation
- (c) this person knows the proper seal of the corporation which was affixed to this document; and
- (d) this person was authorized by the board of directors of the corporation to execute and deliver the attached document on behalf of the corporation.

*Jesamir Z. Lozano*  
Notary Public



WITNESS:

New Jersey Department of Environmental Protection

Asst. Sec.  
[Signature]

By: Michael Infanger  
[Signature]

Robert J. Hoch Jr. ESTT  
[Print name and title]

Michael Infanger, Supervisor  
[Print name and title]

STATE OF NEW JERSEY SS.:  
COUNTY OF MERCER

I certify that on 10/11 2023, Michael Infanger personally came before me, and this person acknowledged under oath, to my satisfaction, that this person:

(a) Supervisor, DRAP and is authorized to execute this document on behalf of the New Jersey Department of Environmental Protection;

(b) Signed, sealed and delivered this document as his or her act and deed in his capacity as Supervisor, DRAP of the New Jersey Department of Environmental Protection; and

(c) This document was signed and delivered by the New Jersey Department of Environmental Protection as its voluntary act, duly authorized.

Paige Robertson  
Notary Public  
Paige Robertson  
6000000927

RECORD AND RETURN TO:

Waters, McPherson, McNeill, P.C.  
P.O. Box 1560  
300 Lighting Way  
Secaucus, New Jersey 07096-1560

PAIGE ROBERTSON  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES 7/26/2027

**EXHIBIT A**

**Metes and Bounds Description**

**Former Block 24601 Lot 1 and Portions of Former Block 21901.01 Lots 8 and 10**

**DESCRIPTION OF PROPERTY  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
PROJECT NO. 10000292Q**

**DEED NOTICE AREA 4  
BLOCK 24601 LOT 1  
& BLOCK 21901 LOTS 8 & 10  
APRIL 6, 2016  
REVISED: JUNE 28, 2017**

All that certain lot, tract or parcel of land situate lying and being in the City of Jersey, in the County of Hudson and State of New Jersey, and being a portion of Lot 1 Block 24601, and a portion of Lot 8 Block 21901, designated as Deed Notice Area 4 as shown on an exhibit entitled, "Deed Notice Area 4, SA6 South, Block 21901, Lot 8, Block 24601, Lot 1, City of Jersey City, Hudson County, New Jersey," prepared by Maser Consulting P.A., dated April 6, 2016, revised June 28, 2017 and being more particularly bounded and described as follows, to wit:

**TRACT I:**

**COMMENCING** at the intersection of the division line between Lots 8 and 10, Block 21901, with the northwesterly line of said Lot 8; thence-

A. **S 59°39'05" E, 23.69 feet**, along said division line to the **True** point of **BEGINNING**, and running; thence-

1. **N 44° 21' 38" E, 6.65 feet**, through a portion of Lot 10, Block 21901; thence-
2. **S 50° 26' 45" E, 40.33 feet**, through said Lot 10 to a point in said division line between Lots 8 and 10, Block 21901; thence-

Running through said Lot 8, Block 21901 the following two (2) courses, as shown on aforementioned exhibit map:

3. **S 45°51'07" W, 569.68 feet**; thence-
4. **S 45°54'51" W, 4.10 feet**, to the division line between Lot 1, Block 24601 and Lot 8, Block 21901; thence-
5. **N 53° 42' 45" W, 40.04 feet**, along said division line; thence –

Running through said Lot 8, Block 21901 the following three (3) courses, as shown on aforementioned exhibit map:

6. **N 45° 37' 13" E, 5.46 feet**; thence –
7. **N 45° 57' 38" E, 511.35 feet**; thence-



DESCRIPTION OF PROPERTY  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
PROJECT NO. 10000292Q

DEED NOTICE AREA 4  
BLOCK 24601 LOT 1  
& BLOCK 21901 LOTS 8 & 10  
APRIL 6, 2016  
REVISED: JUNE 28, 2017

8. N 44° 21' 38" E, 52.57 feet, to the point and place of **BEGINNING**.

CONTAINING: 22,457 S.F. of land more or less or 0.516 acres of land more or less.

**TRACT II:**

**COMMENCING** at the intersection of the division line between Lot 1, Block 24601 and Lot 8, Block 21901, with the northwesterly line of said Lot 8; thence-

A. S 53° 42' 45" E, 23.85 feet, along said division line to the **True** point of **BEGINNING**, and running; thence-

1. S 53° 42' 45" E, 40.04 feet, along said division line; thence-

Running through said Lot 1, Block 24601 the following ten (10) courses, as shown on aforementioned exhibit map:

2. S 45° 54' 51" W, 153.16 feet, thence –

3. S 53° 41' 21" E, 12.04 feet; thence-

4. S 36° 26' 04" W, 6.50 feet, thence –

5. S 38° 36' 29" W, 41.58 feet, thence –

6. S 40° 39' 53" W, 9.05 feet, thence-

7. N 88° 57' 37" W, 27.39 feet, thence -

8. S 26° 56' 10" W, 17.04 feet, thence -

9. S 54° 23' 40" W, 30.23 feet, thence –

10. N 46° 36' 39" W, 38.87 feet, thence –

11. N 45° 37' 13" E, 268.17 feet, to the point and place of **BEGINNING**.



DESCRIPTION OF PROPERTY  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
PROJECT NO. 10000292Q

DEED NOTICE AREA 4  
BLOCK 24601 LOT 1  
& BLOCK 21901 LOTS 8 & 10  
APRIL 6, 2016  
REVISED: JUNE 28, 2017

CONTAINING: 11,689 S.F. of land more or less or 0.0268 acres of land more or less.



GLEN J. LOYD, P.L.S.  
NEW JERSEY PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER GS037598

06/28/17  
DATE SIGNED

\\HQFAS1\General\Projects\2010\10000292Q\Survey\Description\Metes & Bounds-Deed Notice 4\_REV\_6-28-17.docx



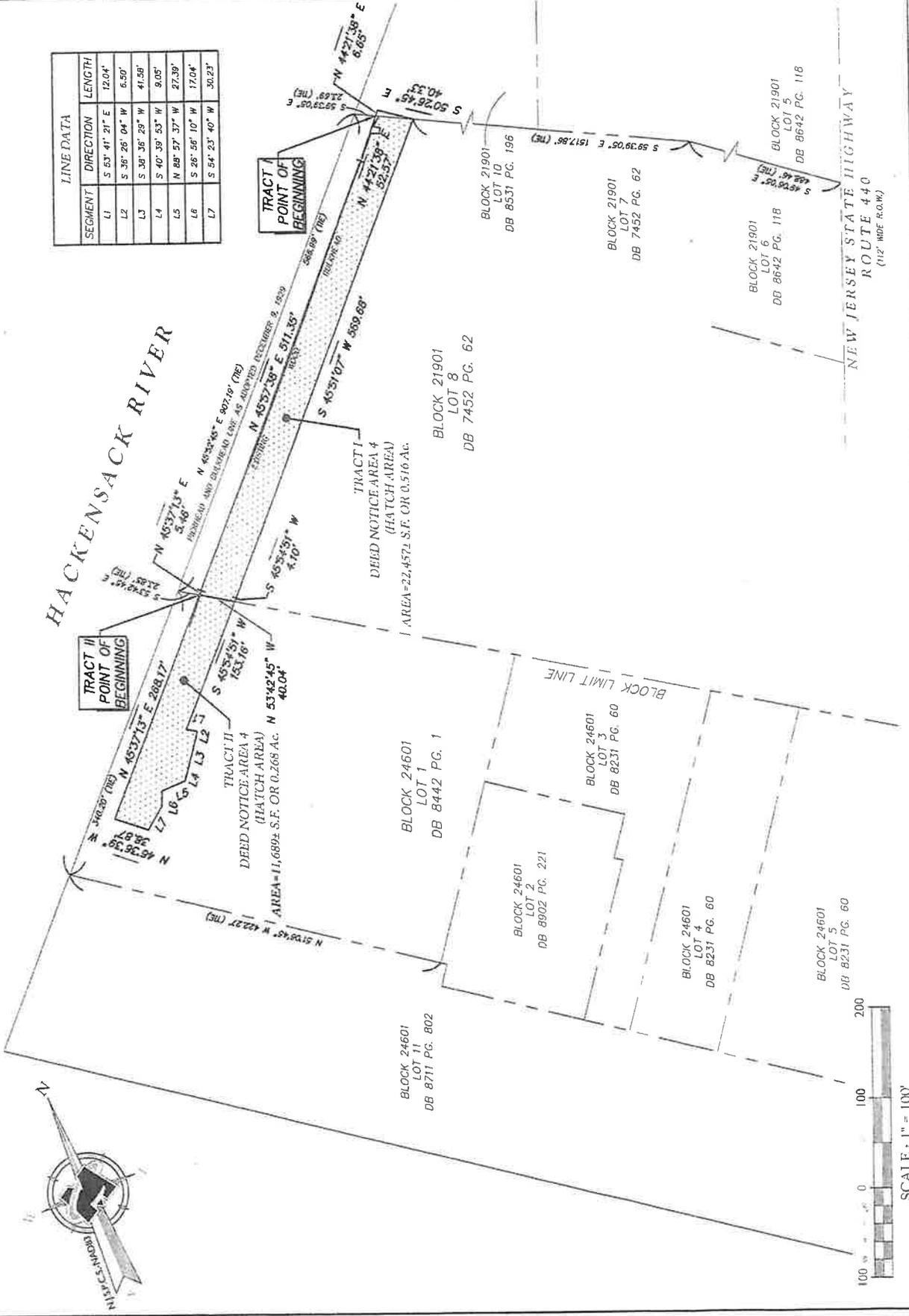
KEY	DATE	DESCRIPTION
1	2/17/17	KAR DRACED DINA INTO TWO TRACTS
2	REVIS	AREA DINA TRACT 1 AND TRACT 2 INTO 40.33 AC

DEED NOTICE AREA 4  
 S.W. 86.00 FT  
 ...

BLOCK 21901, LOTS 7, 8, 9, 10  
 CITY OF JERSEY CITY  
 HUDSON COUNTY  
 NEW JERSEY

DEED NOTICE EXHIBIT  
 ...

SEGMENT	DIRECTION	LENGTH
L1	S 83° 47' 21" E	12.04'
L2	S 36° 26' 04" W	6.50'
L3	S 38° 36' 29" W	41.56'
L4	S 40° 39' 53" W	9.05'
L5	N 88° 57' 37" W	27.39'
L6	S 28° 56' 10" W	17.04'
L7	S 54° 23' 40" W	30.23'



**EXHIBIT B**

**Scaled Tax Map of the Property and Institutional/Engineering Control Boundaries  
Block 21901.01 Lots 8 and 9**

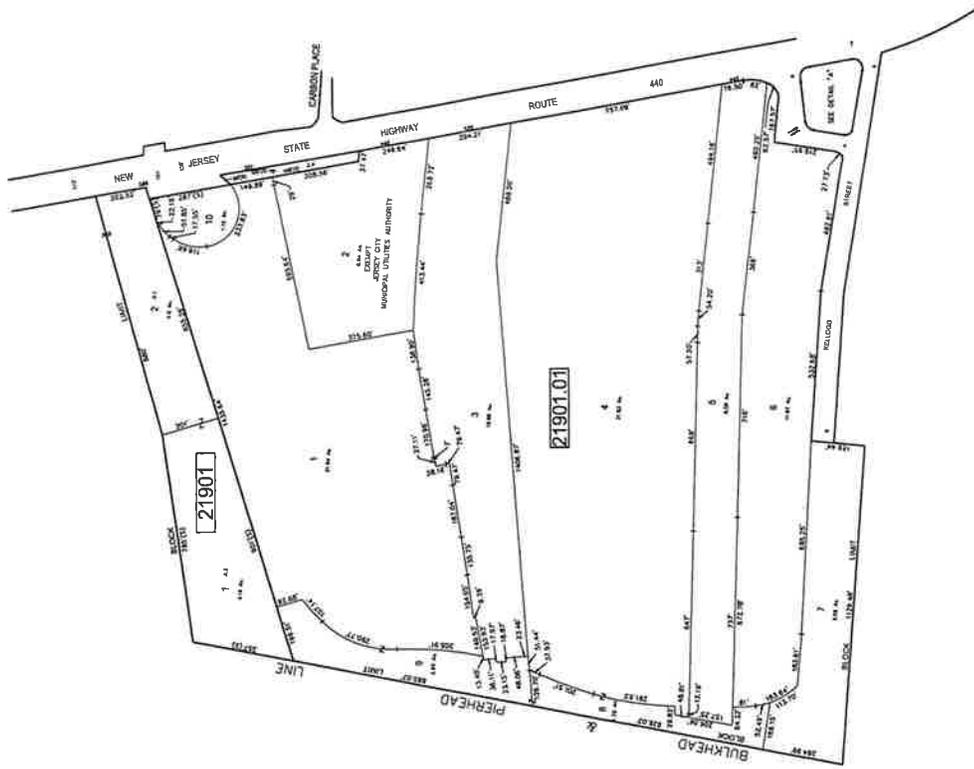
**And**

**Former Exhibit B-1A Restricted Area Map**



SEE SHEET 160

DATE	BY	REVISIONS
07/20/03	RICHARD A. MORALLE	1. INITIAL BLOCK - LOT



SEE SHEET 261

THE MAP HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING SOFTWARE (CAD) AND COORDINATE GEOMETRY.

**TAX MAP**  
 CITY OF JERSEY CITY  
 HUDSON COUNTY, NEW JERSEY  
 SCALE: 1" = 200' AUGUST, 2008

**RICHARD A. MORALLE, P.E., P.L.S.**  
 T.A.M. ASSOCIATES  
 11 TINDALL ROAD, MIDDLETOWN TOWNSHIP  
 NEW JERSEY, 07748

THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON MAY, 2008, SIGNED BY SANTO C. DIDONATO, CTA AND ASSIGNED SERIAL NUMBER 959

APP - COMP-4057973300

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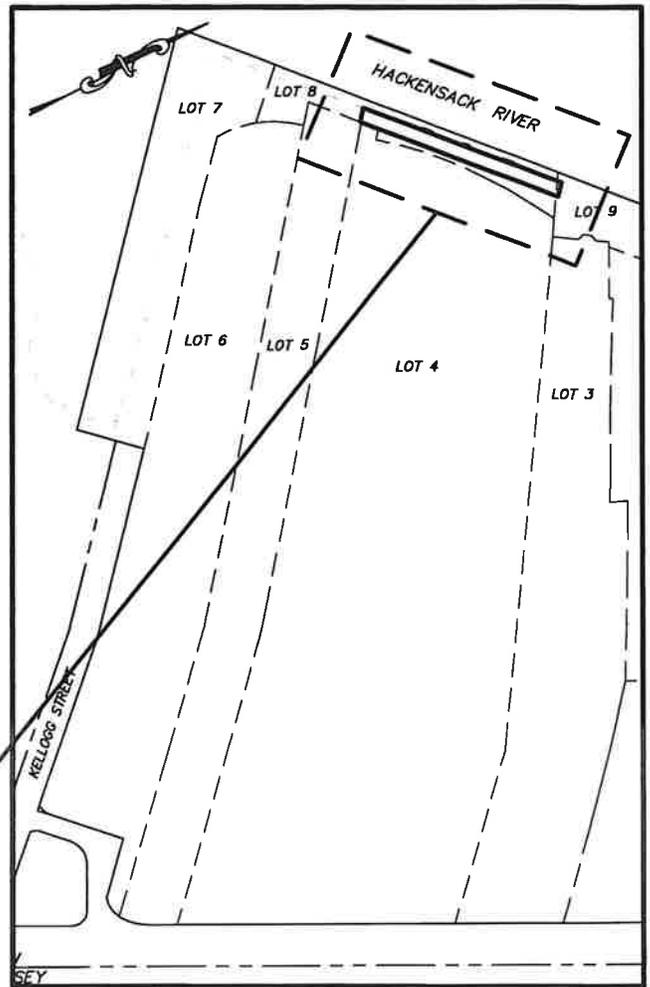
**LEGEND**



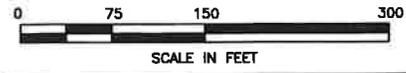
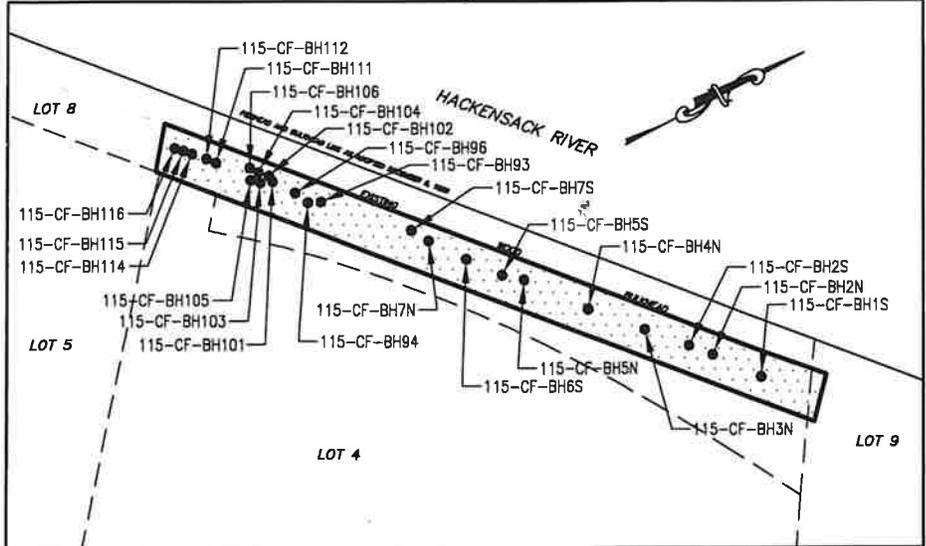
RESTRICTED AREA



SOIL BORINGS WITH HEXAVALENT CHROMIUM > 20 (m/kg) MILLIGRAMS PER KILOGRAM



**KEY MAP**  
SCALE: 1" = 500'



WOOD PROJECT No. 7772210089 DRAWING: 7772210089-5100-B100-4XXX	
PREPARED/DATE: STR 02/05/21	CHECKED/DATE: NW 02/11/21

**wood.**  
ENVIRONMENT & INFRASTRUCTURE SOLUTIONS  
200 AMERICAN METRO BLVD, SUITE 113  
HAMILTON, NEW JERSEY 08619

**EXHIBIT B-1A**  
RESTRICTED AREA MAP  
BLOCK 21901.01, LOTS 8 & 9  
DEED NOTICE # 4 SA-7  
PI#G000002548  
JERSEY CITY, NEW JERSEY

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