

<b>Hudson County Recording Data Page</b> <b>Jeffrey Dublin</b> <b>Hudson County Register</b> 	<b>Official Use Only - B</b> Hudson County Register 20250716010052690 Bk: 9913 Pg: 116 07/16/2025 01:55 PM DEED JEFFREY DUBLIN Hudson County, Register of Deeds Receipt No. 354637
<b>Record and Return to:</b>	<b>Official Use Only - Realty Transfer Fee</b>
<b>Date of Document:</b> <i>MAY 14, 2024</i>	<b>Type of Document:</b> <i>TERMINATION OF DEED NOTICE</i>
<b>First Party Name:</b> <i>BAYFRONT REDEVELOPMENT LLC</i>	<b>Second Party Name:</b> <i>NJ DEPT. OF ENVIRONMENTAL PROTECTION</i>
<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>

**HUDSON COUNTY RECORDING DATA PAGE**  
 Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

**DISCLAIMER:**

A recording officer shall not be liable for differences between the cover sheet or the electronic synopsis and the document. If discrepancies are found, the entire document will be rejected.

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

Termination of Deed Notice #3  
SA-6 South Site 163  
Portion of Block 24601 Lot 11

TERMINATION OF DEED NOTICE

FILED AT THE OFFICE OF THE  
REGISTER OF  
HUDSON COUNTY

IN DEED BOOK 9259, Pages 1-128

AS TO

24601 (RF2)  
BLOCK ~~214601~~, LOT 11 (new Block 21901.01, Lot 7), TAX MAP OF THE City of Jersey City,  
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: Bayfront Redevelopment, LLC

Recorded by: \_\_\_\_\_  
[Signature, Officer of County Recording Office]  
[Print name below signature]

This Termination of Deed Notice is made as of ~~April~~ May 14<sup>th</sup>, 2024 by *Bayfront Redevelopment LLC* ("Bayfront").

1. DEED NOTICE RECORDED IN THE OFFICE OF THE REGISTER OF HUDSON COUNTY, AT BOOK 9259, PAGES 1-128. By way of a Declaration of Environmental Restriction (DER) or Deed Notice (hereinafter collectively Deed Notice) dated December 14, 2017, 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 Block 24601, Lot 11 (new Block 21901.01 Lot 7) ("the Property") on the Tax Map of City of Jersey City<sup>1</sup> that does 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, 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,

<sup>1</sup> All references to Block 24601 Lot 11 (new Block 21901.01 Lot 7) in this Termination of Deed Notice shall mean the applicable portions of Block 24601 Lot 11 (new Block 21901.01 Lot 7) as shown in the metes and bounds description, regardless of whether the word "portion(s)" or whether the new Block and Lots are specifically called out or not.

2017, in Deed Book 9259, Pages 1-128 by Bayfront, the then owner of the Property. Pursuant to Paragraph 10, the Deed Notice was to remain in effect until such time as the Department approved the termination of the Deed Notice by executing a document expressly terminating the Deed Notice.

2. TERMINATION OF DEED NOTICE RECORDED IN THE OFFICE OF THE REGISTER OF HUDSON COUNTY AT BOOK 9259, PAGE 1-128 AS TO BLOCK(S) 24601, LOT 11. By way of letter dated April 18, 2024, Honeywell requested approval from the Department to terminate the Deed Notice as to Block 24601, Lot 11 because a subdivision that was perfected in 2018 modified the Property, and the metes and bounds of the restricted area were inadvertently deficient in covering the entire area that exhibited conditions that warrant the Deed Notice. Therefore, Honeywell will terminate the existing Deed Notice and prepare a new Deed Notice that covers the entire area. The Department approved the request by way of letter dated May 15, 2024. 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 9259, Pages 1-128 shall be terminated and discharged as it applies to Block 24601 Lot 11. Such termination, however, is limited to Block 24601, Lot 11, and the Deed Notice remains in full force and effect as to such other portions of the Property for which the Department has not approved termination of the Deed Notice. A metes and bounds description of Block 24601, Lot 11 and a scaled map showing the boundaries of Block 24601, Lot 11 are attached hereto as Exhibits A and B, respectively.

3. EXECUTION OF NEW DEED NOTICE FOR Block 21901.01, Lots 6 and 7. Although the Department has determined that a change in conditions warrants the termination of the Deed Notice as to Block 24601, Lot 11, soil contamination remains on portions of Block 21901.01, Lots 6 and 7, in concentrations that do not allow for the unrestricted use of the Property. Thus, the approved remedial action includes a new Deed Notice for portions of Block 21901.01, Lots 6 and 7. The new Deed Notice shall be executed and recorded by Bayfront.

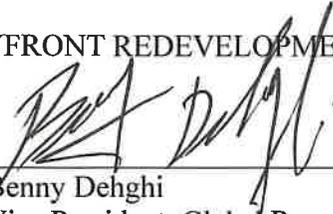
4. EFFECTIVE DATE OF TERMINATION OF DEED NOTICE. This Termination of Deed Notice shall take effect on the date this Termination of Deed Notice or the date the new Deed Notice for new Block 21901.01 Lots 6 and 7 is recorded in the Office of the Register of Hudson County, whichever is later, or, if this Termination of Deed Notice and the new Deed Notice are simultaneously recorded in the Office of the Register of Hudson County, on the date of such simultaneous recording.

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

WITNESS:

  
Print Name: CHRIS NOLAN

BAYFRONT REDEVELOPMENT, LLC

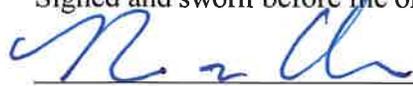
By   
Benny Dehghi  
Vice President, Global Remediation and Site  
Redevelopment

North Carolina  
STATE OF ~~NEW JERSEY~~ SS.:  
COUNTY OF Mecklenburg

I CERTIFY that on April 1st, 2024, Benny Dehghi personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Vice President, Global Remediation and Site Redevelopment of Honeywell International Inc, the 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.

Signed and sworn before me on April 1st, 2024

, Notary Public

Regina M. Denbrink, Lead Real Estate Administrator  
[Print name and title]

Commission Expires 3/26/2024



WITNESS:

New Jersey Department of Environmental Protection

Rob Hack  
[Signature]

Robert J. Hack Dr.  
[Print name and title]

By: [Signature]  
[Signature]

Crystal Prozet, Manager  
[Print name and title]

STATE OF NEW JERSEY SS.:  
COUNTY OF MERCER

I certify that on 5/14, 2024, Crystal Prozet personally came before me, and this person acknowledged under oath, to my satisfaction, that this person:

(a) Is *Manager of the Bureau of Remedial Action Permitting* 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 *Bureau Manager* 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  
[Signature]

Paige Robertson  
[Print name]

PI 010374  
RECORD AND RETURN TO:

Waters, McPherson, McNeill, P.C.  
c/o Perry Florio, Esq  
PO Box 1560, 300 Lighting Way  
Secaucus, New Jersey 07096-1560

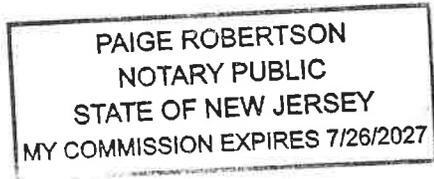


EXHIBIT A

Original Metes and Bounds Description



Consulting, Municipal & Environmental Engineers  
Planners • Surveyors • Landscape Architects

331 Newmian Springs Road  
Suite 203  
Red Bank, NJ 07701  
Tel: 732.383.1950 • Fax: 732.383.1984

**DESCRIPTION OF PROPERTY  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY**

**DEED NOTICE AREA 3  
BLOCK 24601 LOT 11  
PROJECT NO. 10000292R  
APRIL 12, 2016  
REVISED SEPTEMBER 11, 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 11 Block 24601, designated as Deed Notice Area 3 as shown on an exhibit entitled, "Deed Notice Area 3, SA6 South, Block 24601 Lot 11, City of Jersey City, Hudson County, New Jersey," prepared by Maser Consulting P.A., dated April 6, 2016, revised September 11, 2017 and being more particularly bounded and described as follows, to wit:

**COMMENCING** at the intersection of the division line between Lots 5 and 11, Block 24601, with the northwesterly terminus of Kellogg Street (80 foot wide right of way); thence-

A. **S40°39'55" W, 3.74 feet**, along said northwesterly terminus to the **True** point of **BEGINNING**, and running; thence-

1. **S40° 39' 55"W, 80.21 feet**, along the same; thence-

Running through Lot 11 the following three (3) courses:

2. **N51°13'02" W, 1,061.96 feet**, to a point of curvature; thence-

3. **NORTHWESTWARDLY**, on an arc to the right having a radius of **26.00 feet**, and arc length of **43.82 feet** (central angle of **96°33'55"**), said arc being connected by a chord bearing **N 02° 56'04" W**, a chord distance of **38.81 feet**, to a point of tangency; thence-

4. **N45°20'54" E, 82.45 feet**, to the division line between Lots 11 and 1; thence-

5. **S51° 06' 45"E, 184.04 feet**, along said division line to a point of non-tangent curvature; thence -

Running through said Lot 11 the following twenty-three (23) courses:

6. **SOUTHEASTWARDLY**, on an arc to the left having a radius of **273.50 feet**, and arc length of **42.65 feet** (central angle of **08°56'07"**), said arc being connected by a chord bearing **S 03° 18'43" E**, a chord distance of **42.61 feet**, to a point of non-tangency; thence -

7. **S50° 24' 32"W, 42.19 feet**, thence -

8. **S18° 06' 16"W, 7.09 feet**, to a point of non-tangent curvature; thence -



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REVISED SEPTEMBER 11, 2017**

9. **SOUTHEASTWARDLY**, on an arc to the left having a radius of **250.97 feet**, and arc length of **16.39 feet** (central angle of **03°44'31"**), said arc being connected by a chord bearing **S 18° 13'05" E**, a chord distance of **16.39 feet**, to a point of non-tangency; thence –
10. **S50° 24' 32"E, 244.78 feet**, thence –
11. **N39° 35' 28"E, 19.37 feet**; thence-
12. **S52° 20' 21"E, 20.65 feet**, thence -
13. **S36° 31' 45"W, 10.78 feet**, to a point of non-tangent curvature; thence -
14. **SOUTHWESTWARDLY**, on an arc to the left having a radius of **19.33 feet**, and arc length of **9.87 feet** (central angle of **29°14'30"**), said arc being connected by a chord bearing **S 21° 54'30" W**, a chord distance of **9.76 feet**, to a point of non-tangency; thence-
15. **S50° 24' 32"E, 130.38 feet**, thence –
16. **S53° 28' 08"E, 14.33 feet**, thence –
17. **S87° 26' 31"E, 12.53 feet**; thence –
18. **S53° 28' 08"E, 89.62 feet**; thence-
19. **S18° 28' 37"E, 12.21 feet**; thence –
20. **S53° 27' 19"E, 50.67 feet**, to a point of non-tangent curvature; thence –
21. **NORTHEASTWARDLY**, on an arc to the left having a radius of **19.33 feet**, and arc length of **10.91 feet** (central angle of **32°20'50"**), said arc being connected by a chord bearing **N 52° 42'11" E**, a chord distance of **10.77 feet**, to a point of non-tangency; thence -
22. **N36° 31' 45"E, 9.88 feet**; thence –
23. **S51° 06' 45"E, 25.36 feet**; thence –
24. **S36° 31' 45"W, 8.86 feet**, to a point of non-tangent curvature; thence –

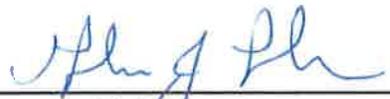


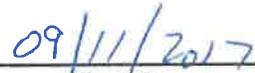
**DESCRIPTION OF PROPERTY  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY**

**DEED NOTICE AREA 3  
BLOCK 24601 LOT 11  
PROJECT NO. 10000292R  
APRIL 12, 2016  
REVISED SEPTEMBER 11, 2017**

25. **SOUTHWESTWARDLY**, on an arc to the left having a radius of **19.33 feet**, and arc length of **10.90 feet** (central angle of **32°18'35"**), said arc being connected by a chord bearing **S 20° 22'28" W**, a chord distance of **10.76 feet**, to a point of non-tangency; thence –
26. **S53° 27' 19"E, 34.71 feet**; thence –
27. **S88° 21' 24"E, 12.23 feet**; thence –
28. **S53° 26' 10"E, 160.18 feet**, to the point and place of **BEGINNING**.

**CONTAINING:** 81,406 S.F. of land more or less or 1.869 acres of land more or less.

  
\_\_\_\_\_  
GLEN J. LLOYD, P.L.S.  
NEW JERSEY PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER GS037598

  
\_\_\_\_\_  
DATE SIGNED

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**EXHIBIT B**

**Exhibit A-2, Original Scaled Tax Map of the Property and Institutional/Engineering Control  
Boundaries**



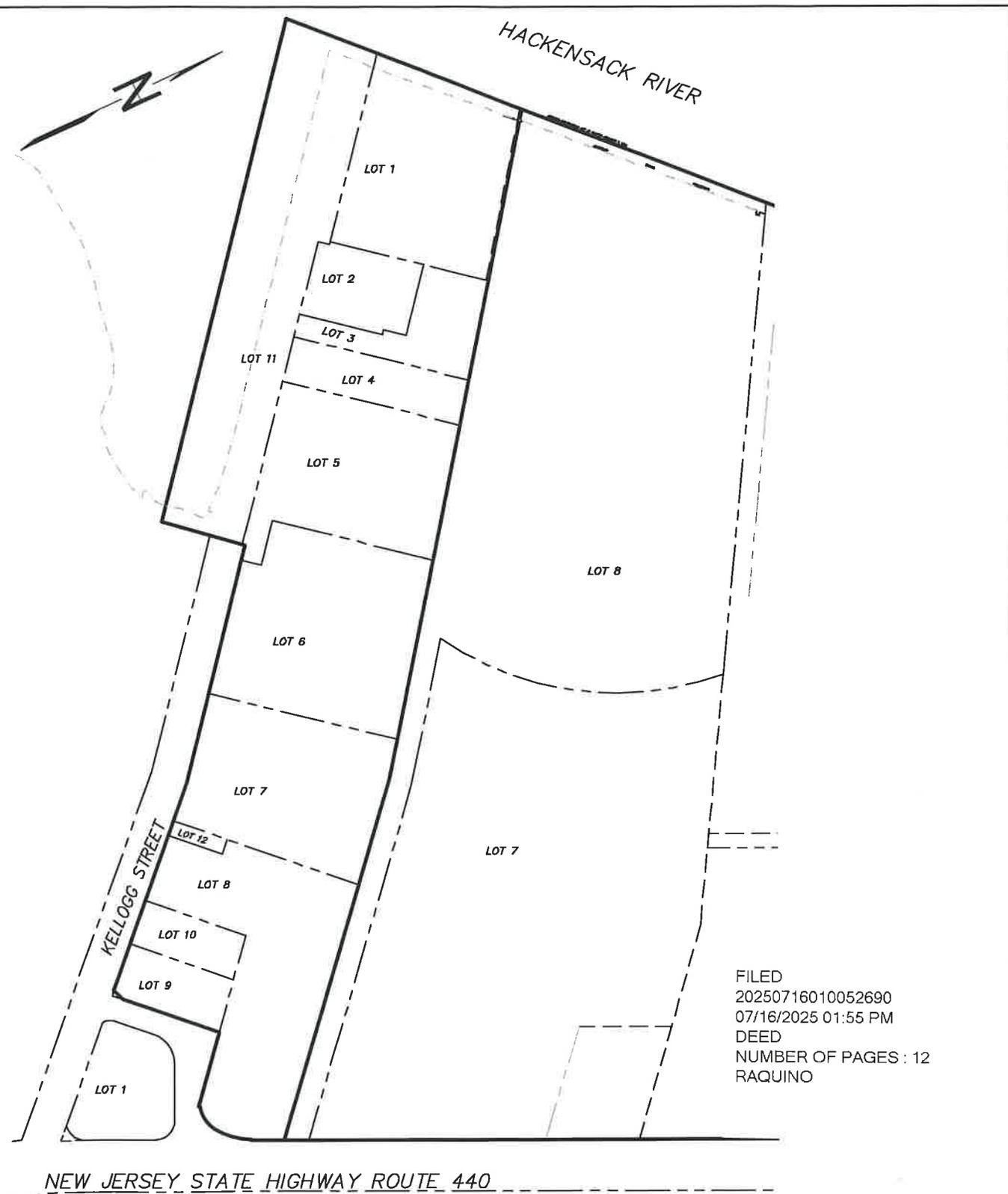
UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN AMEC FOSTER WHEELER AND ITS CLIENT, (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSES FOR WHICH IT WAS FIRST DELIVERED. ANY OTHER USE OR RELEASE OF THIS DOCUMENT OR ANY INFORMATION CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF AMEC FOSTER WHEELER IS STRICTLY PROHIBITED.

FILED: 14 Nov 2017 - 1:24pm - eod/cashin

PROJECT: \P\3480150450\JERSEY CITY\A & B\2017\480150450\3480150450-5100-A200-3000.dwg

USER: hester\mehrd

PLT: 3480150450



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Amec Foster Wheeler PROJECT No. 3480150450 DRAWING: 3480150450-5100-A200-3000		 ENVIRONMENT & INFRASTRUCTURE, Inc. 200 AMERICAN METRO BLVD, SUITE 113 HAMILTON, NEW JERSEY 08619	<b>EXHIBIT A-2</b> <b>TAX MAP</b> BLOCK 24601, LOT 11 DEED NOTICE #3 SA-6 SOUTH SITE 163 JERSEY CITY, NEW JERSEY
PREPARED/DATE: STR 01/28/15	CHECKED/DATE: NW 01/31/17		