


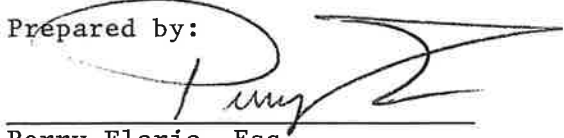
<p>Hudson County Recording Data Page Honorable Jeffrey Dublin Hudson County Register</p> 	<p><i>Official Use Only-Barcode</i></p> <p>Hudson County Register 20230620010042270 Bk: 9753 Pg: 947 06/20/2023 12:51 PM DEED JEFFREY DUBLIN Hudson County, Register of Deeds Receipt No. 253176</p>
<p><i>Official Use Only-Realty Transfer Fee</i></p>	
<p>Date of Document: <b>2/15/2023</b></p>	<p>Type of Document: Termination of Deed Notice</p>
<p>First Party Name: Bayfront Redevelopment, LLC</p>	<p>Second Party Name:</p>
<p>Additional Parties:</p>	

<p align="center"><b>THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY</b></p>	
<p>Block:</p>	<p>Lot:</p>
<p>Municipality:</p>	
<p>Consideration:</p>	
<p>Mailing Address of Grantee:</p>	
<p align="center"><b>THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING &amp; PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES &amp; OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY</b></p>	
<p>Original Book:</p>	<p>Original Page:</p>
<p align="center"><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.</p>	

**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.

Prepared by:

  
Perry Florio, Esq.  
Attorney at Law of New Jersey

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

Termination of Deed Notice #7  
SA-6 North, TA-10-1  
Portions of Block 21901 Lot 9

TERMINATION OF DEED NOTICE

FILED AT THE OFFICE OF THE  
REGISTER OF  
HUDSON COUNTY

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

AS TO

BLOCK 21901, LOT 9 (new Block 21901.01 Lot 1), 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 2/15/2023 <sup>DER</sup> ~~2022~~ by Bayfront  
Redevelopment LLC ("Bayfront").

1. DEED NOTICE RECORDED IN THE OFFICE OF THE REGISTER OF HUDSON COUNTY, AT BOOK 9265, PAGES 32-148. 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 21901, Lot 9 (new Block 21901.01 Lot 1) ("the Property") on the Tax Map of City of Jersey City<sup>1</sup> 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, 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 December 14,

<sup>1</sup> All references to Block 21901 Lot 9 (new Block 21901.01 Lot 1) in this Termination of Deed Notice shall mean the applicable portions of Block 21901 Lot 9 (new Block 21901.01 Lot 1) as shown in the metes and bounds description, regardless of whether the words "portion(s)" or "new Block 21901.01 Lot 1" are specifically called out or not.

2017 in Deed Book 9265, Pages 32-148 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 9265, PAGES 32-148. By way of letter dated July 24, 2018, Honeywell International Inc. ("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 Block 21901, Lot 9. The Department approved the request by way of letter dated September 13, 2018. 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 9265, Pages 32-148 shall be terminated and discharged. A metes and bounds description of Block 21901, Lot 9 (new Block 21901.01 Lot 1) and a scaled map showing the boundaries of Block 21901, Lot 9 (new Block 21901.01 Lot 1) are attached hereto as Exhibits A and B, respectively.

4. EXECUTION OF NEW DEED NOTICE FOR Block 21901, Lot 9 (new Block 21901.01 Lot 1). Although the Department has determined that a change in conditions warrants the termination of the Deed Notice as to Block 21901, Lot 9, the Department also has determined that soil contamination remains on Block 21901, Lot 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, Lot 9 (new Block 21901.01 Lot 1). The new Deed Notice shall be executed and recorded by Bayfront.

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, Lot 9 (new Block 21901.01 Lot 1) 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.

6. 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:

BAYFRONT REDEVELOPMENT, LLC

*Andrew Schaefer*  
Print name: Andrew Schaefer

By *Benny Dehghi*  
Benny Dehghi  
Global Remediation Director

~~STATE OF NEW JERSEY~~ <sup>North Carolina</sup> SS.:  
COUNTY OF MECKLENBURG

I certify that on 5/16, 2022, Benny Dehghi personally came before me, and this person acknowledged under oath, to my satisfaction, that:

(a) this person is the Global Remediation Director, an authorized representative of Bayfront Redevelopment, LLC, the limited liability company named in the attached document;

(b) this person executed and delivered the attached document as the voluntary act and deed of the limited liability company; and

(c) this person was authorized by the members of the limited liability company to execute and deliver the attached document on behalf of the limited liability company.

(d) This person signed this proof to attest to the truth of these facts.

\_\_\_\_\_  
[Signature]  
\_\_\_\_\_

*Mary Shumway*, Notary Public  
[Signature]  
Mary Shumway  
[Print name] exp 10/2/24



WITNESS:

New Jersey Department of Environmental Protection

Bob Heck  
[Signature]

By: Michael Infanger  
[Signature]

Robert O. Heck Jr. ES III  
[Print name and title]

Michael Infanger, Supervisor  
[Print name and title]

STATE OF NEW JERSEY SS.:  
COUNTY OF MERCER

I certify that on 2/15/23, Michael Infanger on behalf of the New Jersey Department of Environmental Protection personally came before me, and this person acknowledged under oath, to my satisfaction, that this person:

(a) Is Supervisor, 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 Supervisor, Bureau of Remedial Action Permitting 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]

6000008710

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

EXHIBIT A

Metes and Bounds Description



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

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

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

**DEED NOTICE AREA 7  
BLOCK 21901 LOT 9  
MAY 18, 2016  
REVISED: AUGUST 16, 2017  
Page 1 of 2**

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 9 Block 21901, designated as Deed Notice Area 7 as shown on an exhibit entitled, "Deed Notice Area 7, SA6 North, Block 21901, Lot 9, City of Jersey City, Hudson County, New Jersey," prepared by Maser Consulting P.A., dated April 12, 2016, revised through August 16, 2017 and being more particularly bounded and described as follows, to wit:

**COMENCING** at the intersection of the westerly line of Lots 8 and 10, in Block 21901 with the division line between said lots as shown on the aforesaid exhibit; thence —

A. **S59° 39' 05" E, 176.32 feet**, along said division line to the intersection of the same with the third course of an area designated as Deed Notice Area 5; thence —

Running along the westerly and northerly lines of said Deed Notice Area 5, the following thirteen (13) courses:

- B. **N28° 37' 00" E, 19.46 feet**; thence —
- C. **N30° 01' 01" E, 48.06 feet**; thence —
- D. **N19° 17' 57" W, 17.97 feet**; thence —
- E. **N31° 55' 37" E, 23.15 feet**; thence —
- F. **N76° 06' 19" E, 18.87 feet**; thence —
- G. **N29° 16' 27" E, 36.41 feet**; thence —
- H. **S65° 27' 42" E, 153.93 feet**; through said Lot 10 and beyond, to a point in Lot 9; thence —

Running through said Lot 9 the following six (6) courses:

- I. **N24° 46' 55" E, 9.39 feet**; thence —
- J. **S63° 20' 43" E, 154.05 feet**; thence —
- K. **S64° 10' 53" E, 3.13 feet**; thence —
- L. **N89° 06' 30" E, 10.85 feet**; thence —
- M. **S71° 33' 46" E, 49.04 feet**; thence —
- N. **N64° 44' 16" E, 48.64 feet**, to the 4<sup>th</sup> True Point of **BEGINNING**, and running; thence —

Continuing through said Lot 9 the following five (5) courses:

- 1. **N64° 44' 16" E, 2.98 feet**; thence —
- 2. **S06° 31' 46" E, 21.50 feet**; thence —
- 3. **S79° 41' 26" E, 32.97 feet**; thence —



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

DEED NOTICE AREA 7  
BLOCK 21901 LOT 9  
MAY 18, 2016  
REVISED: AUGUST 16, 2017  
PAGE 2 of 2

4. S20° 45' 38"W, 27.84 feet to the aforesaid northerly line of Deed Notice Area 5; thence –
5. S71° 27' 06"E, 29.23 feet along said northerly line to the Point and Place of BEGINNING.

CONTAINING: 762 S.F. of land more or less or 0.017 acres of land more or less.



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

08/16/17

DATE SIGNED



**MASER**  
 CONSULTING ENGINEERS & ARCHITECTS  
 1000 ROUTE 100, SUITE 200  
 HOBOKEN, NJ 07030  
 TEL: 201-761-1000  
 FAX: 201-761-1001  
 WWW.MASER-CONSULTING.COM

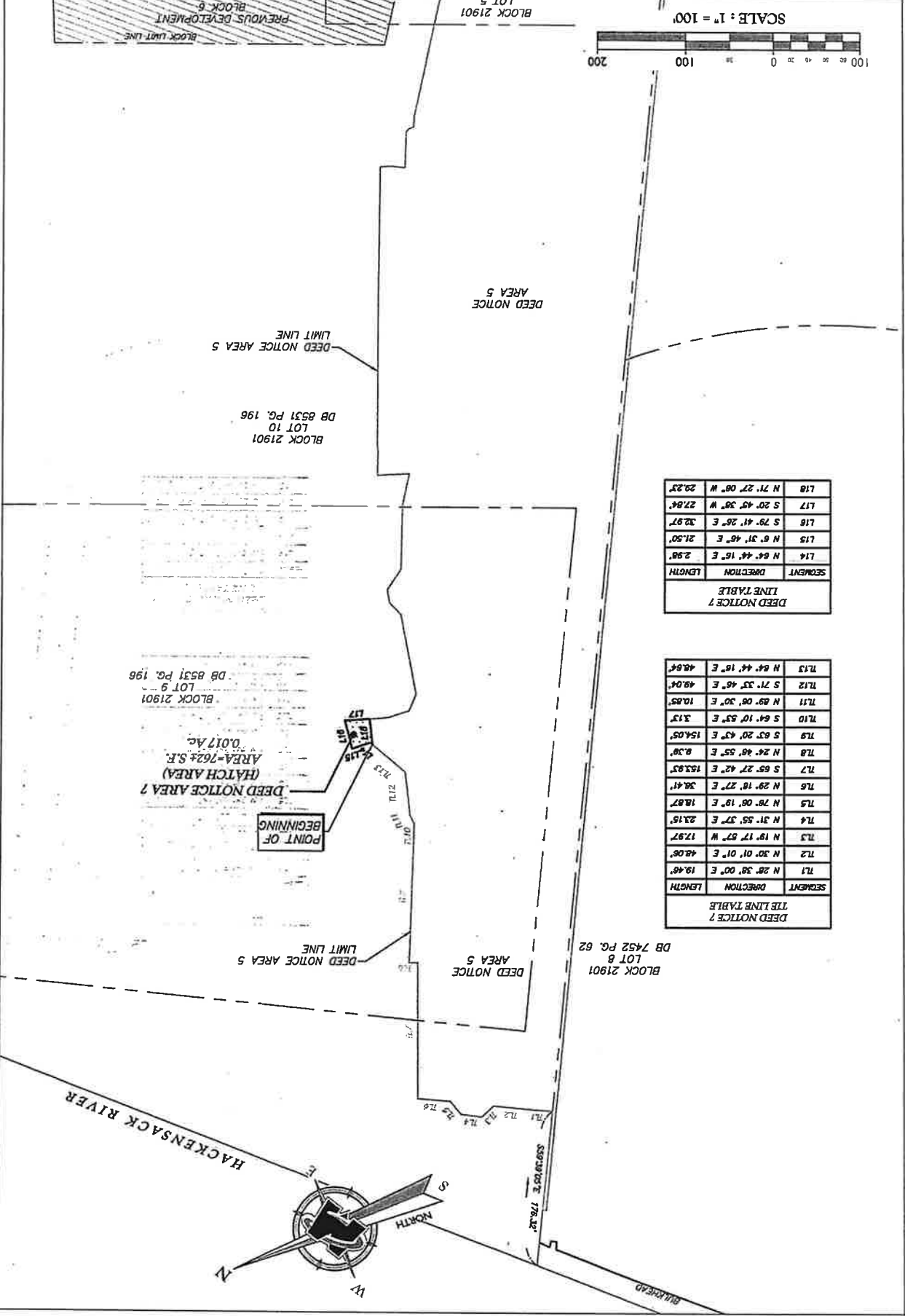
OWNER: HUDSON COUNTY  
 PROJECT: DEED NOTICE AREA 5  
 DATE: 12/11/16

NO.	DATE	DESCRIPTION
1	12/11/16	DEED DWT INTO TWO (2) TRACTS
2	11/17/17	KAN
3	11/17/17	KAN
4	11/17/17	KAN

CITY OF JERSEY CITY  
 HUDSON COUNTY  
 NEW JERSEY  
 BLOCK 21901  
 LOT 9  
 S46 NORTH  
 DEED NOTICE AREA 7

**811**  
 PROJECT YOURSELF  
 CALL 811 BEFORE YOU DIG  
 TO IDENTIFY THE LOCATION AND DEPTH OF  
 UTILITIES BELOW THE SURFACE OF THE GROUND.  
 FOR A LIST OF PARTICIPATING CONTRACT PROVIDERS VISIT  
 WWW.CALL811.COM

DEED NOTICE EXHIBIT  
 1 of 1



DEED NOTICE 7  
 LINE TABLE

SEGMENT	DIRECTION	LENGTH
L14	N 64° 44' 16" E	2.98'
L15	N 6° 31' 46" E	21.50'
L16	S 79° 41' 26" E	32.97'
L17	S 20° 45' 38" W	27.84'
L18	N 71° 27' 08" W	29.23'

DEED NOTICE 7  
 THE LINE TABLE

SEGMENT	DIRECTION	LENGTH
L1	N 28° 38' 00" E	19.46'
L2	N 30° 01' 01" E	48.06'
L3	N 19° 17' 57" W	17.97'
L4	N 31° 55' 37" E	23.15'
L5	N 79° 08' 18" E	18.87'
L6	N 29° 18' 27" E	38.41'
L7	S 65° 27' 42" E	153.93'
L8	N 24° 46' 55" E	8.38'
L9	S 63° 20' 43" E	154.05'
L10	S 64° 10' 53" E	3.13'
L11	N 89° 08' 30" E	10.85'
L12	S 71° 35' 46" E	49.04'
L13	N 64° 44' 16" E	48.64'

EXHIBIT B

Scaled Tax Map of the Property and Institutional/Engineering Control Boundaries



