


## **Appendix J1**

### **Deed Notice**

<p><b>Hudson County Recording Data Page</b>  <b>Honorable Diane Coleman</b>  <b>Hudson County Register</b></p> 	<p><i>Official Use Only - Barcode</i></p> <p>20210501010038970 1/41                  05/01/2021 01:58 PM DEED                  Bk: 9557 Pg: 80                  DIANE COLEMAN                  Hudson County, Register of Deeds                  Receipt No. 102882</p>
<p>Record &amp; Return To:                  K and L Gates - SC                  One Newark Center, Tenth Floor                  Newark, NJ 07102</p>	<p><i>Official Use Only - Reality Transfer Fee</i></p>

<p>Date of Document:  <b>03/24/2021</b></p>	<p>Type of Document:  <b>DEED</b></p>
<p>First Party Name:                  METROPOLIS TOWERS APT CORP</p>	<p>Second Party Name:                  NEW JERSEY DEPARTMENT OF ENVIRONMENTAL                  PROTECTION</p>
<p>Additional Parties:</p>	

<p align="center"><b>THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY</b></p>	
<p>Block: <b>13101</b></p>	<p>Lot: <b>2</b></p>
<p>Municipality: <b>Jersey City</b></p>	
<p>Consideration: <b>\$0.00</b></p>	
<p>Mailing Address of Grantee:  <b>401 E STATE ST., TRENTON, NJ 08608</b></p>	

<p align="center">THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING &amp; PAGING INFORMATION FOR                  ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES, AND OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY</p>	
<p><b>Original Book:</b>  <b>Instrument No:</b></p>	<p><b>Original Page:</b></p>

<p align="center"><b>HUDSON COUNTY RECORDING DATA PAGE</b></p> <p align="center">DO NOT DETACH THIS PAGE FROM THE ORIGINAL DOCUMENT AS IT                  CONTAINS IMPORTANT RECORDING INFORMATION AND IS PART OF THE                  PERMANENT RECORD.</p>
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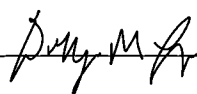
Return Address:  
Dorothy Laguzza, Esq.,  
K&L Gates LLP  
One Newark Center, Tenth Floor  
Newark, NJ 07102-5285

DEED NOTICE

\_\_\_\_\_  
Instrument Number

DEED NOTICE

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

Prepared by:   
[Signature]

Dorothy Laguzza, Esq. of K&L Gates LLP on behalf of PPG  
[Print name below signature]

Recorded by: \_\_\_\_\_  
[Signature, Officer of County Recording Office]

\_\_\_\_\_  
[Print name below signature]

DEED NOTICE

This Deed Notice is made as of the 24 day of MARCH, 2021 by Metropolis Towers Apt. Corp., with an address of 280 Gregory Park Plaza, Jersey City, New Jersey 07302 (together with his/her/its/their successors and assigns, collectively "Owner").

1. THE PROPERTY. Metropolis Towers Apt. Corp., with an address of 280 Gregory Park Plaza, Jersey City, New Jersey 07302 is the owner in fee simple of certain real property designated as Block 13101 Lot 2, on the tax map of the City of Jersey City, Hudson County; the New Jersey Department of Environmental Protection Program Interest Number (Preferred ID) for the contaminated site which includes this property is G000008770; and the property is more particularly described in **Exhibit A**, which is attached hereto and made a part hereof (the "Property").

2. REMEDIATION.

i. The New Jersey Department of Environmental Protection has approved this Deed Notice as an institutional control for the Property, which is part of the remediation of the Property.

ii. N.J.A.C. 7:26C-7 requires the Owner, among other persons, to obtain a soil remedial action permit for the soil remedial action at the Property. That permit will contain the monitoring, maintenance and biennial certification requirements that apply to the Property.

3. SOIL CONTAMINATION. PPG has remediated contaminated soil at the Property, such that soil contamination remains at certain areas of the Property that contains contaminants in concentrations that do not allow for the unrestricted use of the Property. Such soil contamination is described, including the type, concentration and specific location of such contamination, and the existing engineering controls on the site are described, in **Exhibit B**, which is attached hereto and made a part hereof. As a result, there is a statutory requirement for this Deed Notice and engineering controls in accordance with N.J.S.A. 58:10B-13.

4. CONSIDERATION. In accordance with the remedial action for the site which included the Property, and in consideration of the terms and conditions of that remedial action, and other good and valuable consideration, Owner has agreed to subject the Property to certain statutory and regulatory requirements that impose restrictions upon the use of the Property, to restrict certain uses of the Property, and to provide notice to subsequent owners, lessors, lessees and operators of the Property of the restrictions and the monitoring, maintenance, and biennial certification requirements outlined in this Deed Notice and required by law, as set forth herein.

5A. RESTRICTED AREAS. Due to the presence of contamination remaining at concentrations that do not allow for unrestricted use, the Owner has agreed, as part of the remedial action for the Property, to restrict the use of certain parts of the Property (the "Restricted Areas"); a narrative description of these restrictions is provided in **Exhibit C**, which is attached hereto and made a part hereof. The Owner has also agreed to maintain a list of these restrictions on site for inspection by governmental officials.

5B. RESTRICTED LAND USES. The following statutory land use restrictions apply to the Restricted Areas:

i. The Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-12.g(10), prohibits the conversion of a contaminated site, remediated to non-residential soil remediation standards that require the maintenance of engineering or institutional controls, to a child care facility, or public, private, or charter school without the Department's prior written approval, unless a presumptive remedy is implemented; and

ii. The Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-12.g(12), prohibits the conversion of a landfill, with gas venting systems and or leachate collection systems, to a single family residence or a child care facility.

5C. ENGINEERING CONTROLS. Due to the presence and concentration of these contaminants, the Owner has also agreed, as part of the remedial action for the Property, to the

placement of certain engineering controls on the Property; a narrative description of these engineering controls is provided in **Exhibit C**.

**6A. CHANGE IN OWNERSHIP AND REZONING.**

i. The Owner and the subsequent owners, lessors, and lessees, shall cause all leases, grants, and other written transfers of an interest in the Restricted Areas to contain a provision expressly requiring all holders thereof to take the Property subject to the restrictions contained herein and to comply with all, and not to violate any of the conditions of this Deed Notice. Nothing contained in this Paragraph shall be construed as limiting any obligation of any person to provide any notice required by any law, regulation, or order of any governmental authority.

ii. The Owner and the subsequent owners shall provide written notice to the Department of Environmental Protection on a form provided by the Department and available at [www.nj.gov/srp/forms](http://www.nj.gov/srp/forms) within 30 calendar days after the effective date of any conveyance, grant, gift, or other transfer, in whole or in part, of the Owner's or subsequent owner's interest in the Restricted Area.

iii. The Owner and the subsequent owners shall provide written notice to the Department, on a form available from the Department at [www.nj.gov/srp/forms](http://www.nj.gov/srp/forms), within thirty (30) calendar days after the owner's petition for or filing of any document initiating a rezoning of the Property to residential.

**6B. SUCCESSORS AND ASSIGNS.** This Deed Notice shall be binding upon Owner and upon Owner's successors and assigns, and subsequent owners, lessors, lessees and operators while each is an owner, lessor, lessee, or operator of the Property.

**7A. ALTERATIONS, IMPROVEMENTS, AND DISTURBANCES.**

i. The Owner and all subsequent owners, lessors, and lessees shall notify any person, including, without limitation, tenants, employees of tenants, and contractors, intending to conduct invasive work or excavate within the Restricted Areas, of the nature and location of contamination in the Restricted Areas, and, of the precautions necessary to minimize potential human exposure to contaminants.

ii. Except as provided in Paragraph 7B, below, no person shall make, or allow to be made, any alteration, improvement, or disturbance in, to, or about the Property which disturbs any engineering control at the Property without first retaining a licensed site remediation professional. Nothing herein shall constitute a waiver of the obligation of any person to comply with all applicable laws and regulations including, without limitation, the applicable rules of the Occupational Safety and Health Administration.

iii. A soil remedial action permit modification is required for any permanent alteration, improvement, or disturbance and the owner, lessor, lessee or operator shall submit the

following within 30 days after the occurrence of the permanent alteration, improvement, or disturbance:

(A) A Remedial Action Workplan or Linear Construction Project notification and Final Report Form, whichever is applicable;

(B) A Remedial Action Report and Termination of Deed Notice Form; and

(C) A revised recorded Deed Notice with revised Exhibits, and Remedial Action Permit Modification or Remedial Action Permit Termination form and Remedial Action Report.

iv. No owner, lessor, lessee or operator shall be required to obtain a Remedial Action Permit Modification for any temporary alteration, improvement, or disturbance, provided that the site is restored to the condition described in the Exhibits to this Deed Notice, and the owner, lessee, or operator complies with the following:

(A) Restores any disturbance of an engineering control to pre-disturbance conditions within 60 calendar days after the initiation of the alteration, improvement or disturbance;

(B) Ensures that all applicable worker health and safety laws and regulations are followed during the alteration, improvement, or disturbance, and during the restoration;

(C) Ensures that human exposure to contamination in excess of the remediation standards does not occur; and

(D) Describes, in the next biennial certification the nature of the temporary alteration, improvement, or disturbance, the dates and duration of the temporary alteration, improvement, or disturbance, the name of key individuals and their affiliations conducting the temporary alteration, improvement, or disturbance, the notice the Owner gave to those persons prior to the disturbance.

7B. EMERGENCIES. In the event of an emergency which presents, or may present, an unacceptable risk to the public health and safety, or to the environment, or an immediate environmental concern, see N.J.S.A. 58:10C-2, any person may temporarily breach an engineering control provided that that person complies with each of the following:

i. Immediately notifies the Department of Environmental Protection of the emergency, by calling the DEP Hotline at 1-877-WARNDEP or 1-877-927-6337;

ii. Hires a Licensed Site Remediation Professional (unless the Restricted Areas includes an unregulated heating oil tank) to respond to the emergency;

iii. Limits both the actual disturbance and the time needed for the disturbance to the minimum reasonably necessary to adequately respond to the emergency;

iv. Implements all measures necessary to limit actual or potential, present or future risk of exposure to humans or the environment to the contamination;

v. Notifies the Department of Environmental Protection when the emergency or immediate environmental concern has ended by calling the DEP Hotline at 1-877-WARNDEP or 1-877-927-6337; and

vi. Restores the engineering control to the pre-emergency conditions as soon as possible; and

vii. Submits to the Department of Environmental Protection within 60 calendar days after completion of the restoration of the engineering control, a report including: (a) the nature and likely cause of the emergency; (b) the measures that have been taken to mitigate the effects of the emergency on human health and the environment; (c) the measures completed or implemented to restore the engineering control; and (d) any changes to the engineering control or site operation and maintenance plan to prevent reoccurrence of such conditions in the future.

#### 8. TERMINATION OF DEED NOTICE.

i. This Deed Notice may be terminated only upon recording a Department-approved Termination of Deed Notice, available at N.J.A.C. 7:26C Appendix C, with the office of the Register of Deeds and Mortgages of Hudson County, New Jersey, expressly terminating this Deed Notice.

ii. Within 30 calendar days after recording a Department-approved Termination of Deed Notice, the owner of the property should apply to the Department for termination of the soil remedial action permit pursuant to N.J.A.C. 7:26C-7.

9. ACCESS. The Owner, and the subsequent owners, lessors, lessees, and operators agree to allow the Department, its agents and representatives access to the Property to inspect and evaluate the continued protectiveness of the remedial action that includes this Deed Notice and to conduct additional remediation to ensure the protection of the public health and safety and of the environment if the subsequent owners, lessors, lessees, and operators, during their ownership, tenancy, or operation, and the Owner fail to conduct such remediation pursuant to this Deed Notice as required by law. The Owner, and the subsequent owners, lessors, and lessees, shall also cause all leases, subleases, grants, and other written transfers of an interest in the Restricted Areas to contain a provision expressly requiring that all holders thereof provide such access to the Department.

#### 10. ENFORCEMENT OF VIOLATIONS.

i. This Deed Notice itself is not intended to create any interest in real estate in favor of the Department of Environmental Protection, nor to create a lien against the Property, but merely is intended to provide notice of certain conditions and restrictions on the Property and

to reflect the regulatory and statutory obligations imposed as a conditional remedial action for this site.

ii. The restrictions provided herein may be enforceable solely by the Department against any person who violates this Deed Notice. To enforce violations of this Deed Notice, the Department may initiate one or more enforcement actions pursuant to N.J.S.A. 58:10-23.11, and N.J.S.A. 58:10C, and require additional remediation and assess damages pursuant to N.J.S.A. 58:10-23.11, and N.J.S.A. 58:10C.

11. SEVERABILITY. If any court of competent jurisdiction determines that any provision of this Deed Notice requires modification, such provision shall be deemed to have been modified automatically to conform to such requirements. If a court of competent jurisdiction determines that any provision of this Deed Notice is invalid or unenforceable and the provision is of such a nature that it cannot be modified, the provision shall be deemed deleted from this instrument as though the provision had never been included herein. In either case, the remaining provisions of this Deed Notice shall remain in full force and effect.

12A. EXHIBIT A. **Exhibit A** includes the following maps of the Property and the vicinity:

i. **Exhibit A-1:** Vicinity Map - A map that identifies by name the roads, and other important geographical features in the vicinity of the Property (for example, USGS Quad map, Hagstrom County Maps);

ii. **Exhibit A-2:** Metes and Bounds Description - A tax map of lots and blocks as wells as metes and bounds description of the Property, including reference to tax lot and block numbers for the Property;

iii. **Exhibit A-3:** Property Map - A scaled map of the Property, scaled at one inch to 200 feet or less, and if more than one map is submitted, the maps shall be presented as overlays, keyed to a base map; and the Property Map shall include diagrams of major surface topographical features such as buildings, roads, and parking lots.

12B. EXHIBIT B. **Exhibit B** includes the following descriptions of the Restricted Areas:

i. **Exhibit B-1:** Restricted Area Map -- A separate map for each restricted area that includes:

(A) As-built diagrams of each engineering control, including caps, fences, slurry walls, (and, if any) ground water monitoring wells, extent of the ground water classification exception area, pumping and treatment systems that may be required as part of a ground water engineering control in addition to the deed notice;

(B) As-built diagrams of any buildings, roads, parking lots and other structures that function as engineering controls; and



(C) Designation of all soil and all upland sediment sample locations within the restricted areas that exceed any soil standard that are keyed into one of the tables described in the following paragraph.

ii. **Exhibit B-2:** Restricted Area Data Table - A separate table for each restricted area that includes either (A) or (B) through (F):

(A) Only for historic fill extending over the entire site or a portion of the site and for which analytical data are limited or do not exist, a narrative that states that historic fill is present at the site, a description of the fill material (e.g., ash, cinders, brick, dredge material), and a statement that such material may include, but is not limited to, contaminants such as PAHs and metals;

(B) Sample location designation from Restricted Area map (**Exhibit B-1**);

(C) Sample elevation based upon mean sea level;

(D) Name and chemical abstract service registry number of each contaminant with a concentration that exceeds the unrestricted use standard;

(E) The restricted and unrestricted use standards for each contaminant in the table;  
and

(F) The remaining concentration of each contaminant at each sample location at each elevation.

12C. **EXHIBIT C.** **Exhibit C** includes narrative descriptions of the institutional controls and engineering controls as follows:

i. **Exhibit C-1:** Narrative Description of Institutional Controls: **Exhibit C-1** includes a narrative description of the restriction and obligations of this Deed Notice that are in addition to those described above, as follows:

(A) Description and estimated size in square feet of the Restricted Areas as described above;

(B) Description of the restrictions on the Property by operation of this Deed Notice;  
and

(C) The objective of the restrictions.

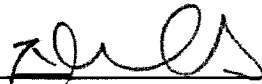
ii. **Exhibit C-2:** Narrative Description of Engineering Controls: **Exhibit C-2** includes a narrative description of the engineering controls for Boiler Room concrete and soils:

(A) Description of the engineering controls;

- (B) The objective of the engineering controls; and
- (C) How the engineering controls are intended to function.

13. SIGNATURES. IN WITNESS WHEREOF, Owner has executed this Deed Notice as of the date first written above.

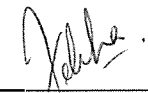
Metropolis Towers Apt. Corp.

JOHN MAVROUDIS - PRESIDENT   
 [Print name and title] [Signature]

STATE OF New Jersey SS.:  
COUNTY OF Hudson

I certify that on March 22, 2021, John Mavroudis personally came before me, and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the owner of Metropolis Towers Apt. Corp., the corporation named in this document;
- (b) this person is the attesting witness to the signing of this document by the proper corporate officer who is the accountant of the corporation;
- (c) this document was signed and delivered by the corporation as its voluntary act and was duly authorized;
- (d) this person knows the proper seal of the corporation which was affixed to this document; and
- (e) this person signed this proof to attest to the truth of these facts.

  
 [Signature] Rekha Goyal

Signed and sworn before me on 03/22/2021

**REKHA GOYAL**  
 Notary Public-State of New York  
 No. 01GO6223804 —  
 Qualified in Queens County  
 Commission Expires June 21, 20 22

**EXHIBIT A**

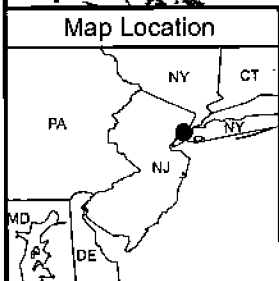
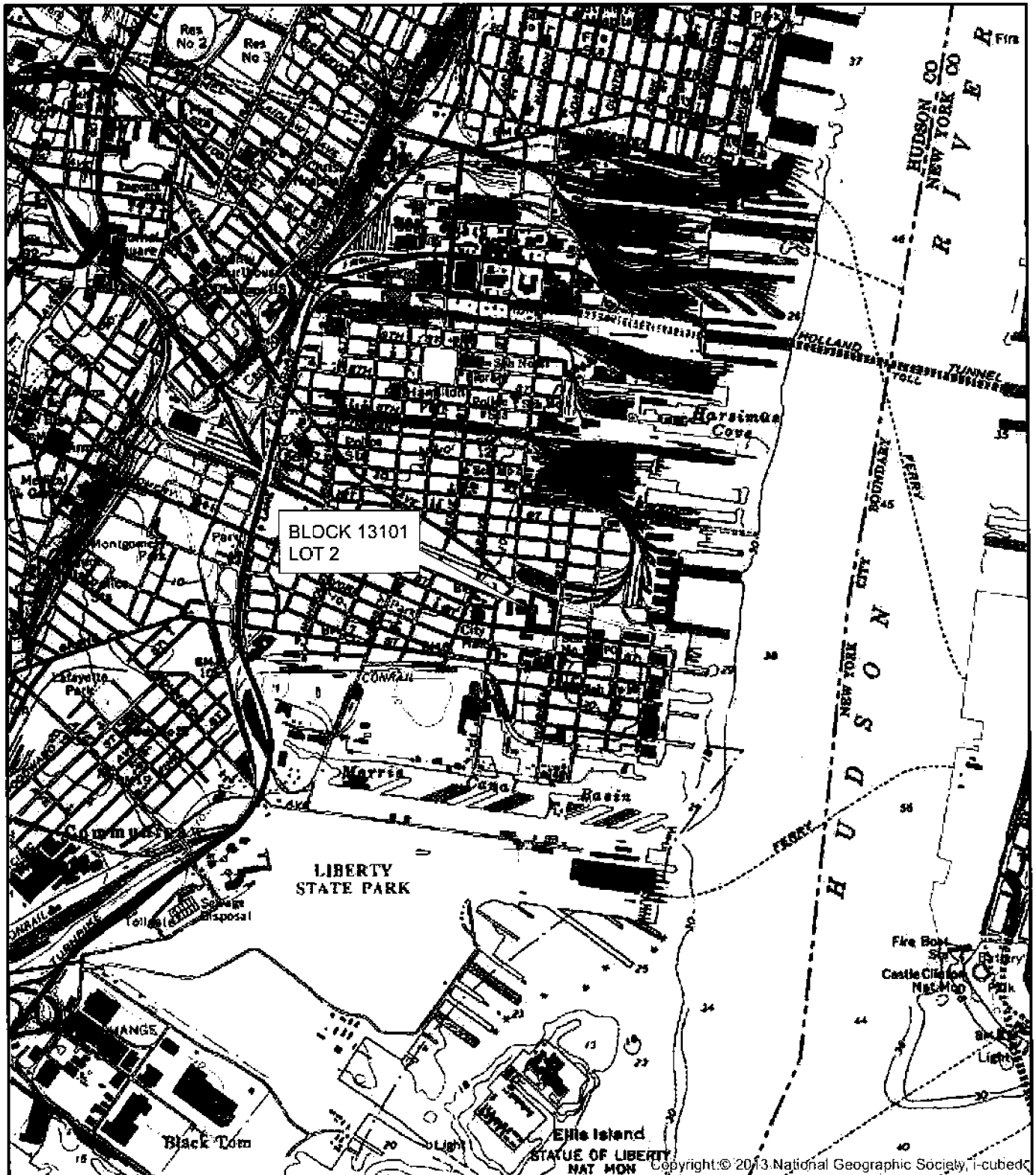
Maps of the Property and the Vicinity

**Exhibit A-1: Vicinity Map**

**Exhibit A-2: Metes and Bounds Description**

(Note that the metes and bounds for the Building 2 Lot start on the bottom of Page 11 of the PDF. A property map is on page 14.)

**Exhibit A-3: Property Map**



**VICINITY MAP**

**BLOCK 13101, LOT 2**

**JERSEY CITY, HUDSON COUNTY, NEW JERSEY**

**DEED NOTICE**

0 500 1,000 2,000 3,000 4,000 Feet

Map Projection: NJ, State Plane, NAD 83, Feet.  
 Image Source: USGS Topographic Quadrangle: Jersey City, NJ.  
 Scale: 1:12,000 Contour Interval: 10'

**AECOM**

Exhibit A-1

Date: 08/05/2020

Exhibit A-2: Metes and Bounds Description

EXHIBIT

X 3230

THIS INDENTURE, made the 12th day of November 1975, between Carl E. Hirshman, United States Marshal for the District of New Jersey, party of the first part, and the Secretary of Housing and Urban Development of Washington, D.C., his successors and assigns, party of the second part:

WITNESSETH, that WHEREAS on or about the 23rd day of June, 1975, a certain Judgment was rendered in the United States District Court for the District of New Jersey, in a certain cause therein pending, wherein the United States of America, a sovereign, is plaintiff, and Gregory Park Section II, Inc., The City of Jersey City and The Department of Community Affairs of the State of New Jersey are defendants; and, thereafter, to wit on or about August 19, 1975 there was delivered to the United States Marshal for the District of New Jersey, a writ of execution to be executed according to law, a copy of which said execution is hereto attached and made a part hereof.

AND, WHEREAS, the said United States Marshal for the District of New Jersey did seize and take all the real estate particularly described in said writ of execution together with the appurtenances, and did advertise the same for sale at public vendue on October 8, 1975, at the Sheriff's Office, Hudson County Courthouse, Jersey City, New Jersey, at the hour of 2:00 (local time) in the afternoon of said day, by advertisements, signed by himself, and drawn according to law in the Sheriff's Office, Hudson County Courthouse, Jersey City, New Jersey and on the premises to be sold, at least three weeks next before the time appointed for such sale, and did likewise cause the same to be published according to law in The Dispatch a newspaper published and printed in the City of Union City, in the County of Hudson, State of New Jersey, and

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in The Jersey Journal, a newspaper published and printed at Jersey City, in the County of Hudson, State of New Jersey, the two said newspapers printed and published in the county wherein the lands above described are situate, the same being designated for the publication of said real estate, for at least once a week during four consecutive calendar weeks, the first publication being at least twenty-one days prior, and the last publication not more than eight days prior to the time so appointed for selling the same, one of which newspapers to wit: The Jersey Journal is printed and published at Jersey City, the county seat of said County of Hudson; and at the time and place so as aforesaid appointed and advertised for selling the same, the said Carl E. Hirschman, United States Marshal for the District of New Jersey, did expose the same to sale by public vendue, the Secretary of Housing and Urban Development of Washington, D.C., his successors and assigns being the highest bidder for the lands and premises hereinbefore referred to, the same was, at the time appointed, struck off and sold to the Secretary of Housing and Urban Development of Washington, D.C., his successors and assigns for the sum of \$13,990,000.00.

WHEREAS, after the said sale, the same was reported by the said United States Marshal to the said Court according to the statute in such case made and provided; and

WHEREAS, the said United States Marshal has not been served with any motion for the hearing of an objection to the sale before the delivery of the within conveyance; and

WHEREAS, a certified copy of an Order Confirming Sale has been received by me;

NOW THIS INDENTURE WITNESSETH, that the said Carl E. Hirshman, United States Marshal for the District of New Jersey, for and in consideration of the sum of \$13,990,000.00, hath and by these presents doth grant, bargain, and sell, and convey unto the party of the second part, the Secretary of Housing and Urban Development of Washington, D.C., his successors and assigns, all and singular the lands and premises with the appurtenances thereunto appertaining.

TO HAVE AND TO HOLD, the aforesaid described premises or tracts of land with the appurtenances thereto, unto the said party of the second part, the Secretary of Housing and Urban Development of Washington, D.C., his successors and assigns, forever as fully and absolutely as the said Carl E. Hirshman, United States Marshal for the District of New Jersey can, may, or ought, by virtue of the said execution and of the statute in such case made and provided, grant, bargain, sell and convey the same.

And the said Carl E. Hirshman, United States Marshal for the District of New Jersey, as aforesaid, doth covenant and agree to and with the said party of the second part that he, the said Carl E. Hirshman, the United States Marshal for the District of New Jersey, hath not done or suffered to be done any act or thing whereby the said premises, or any part thereof, are or may be charged or encumbered in estate, title or otherwise.

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IN WITNESS WHEREOF, the said Carl E. Hirschman,  
United States Marshal for the District of New Jersey, hath  
put his hand and seal on the day and year first herein



*Carl E. Hirschman*  
CARL E. HIRSCHMAN  
United States Marshal  
for the District of New Jersey

Signed, sealed and delivered  
in the presence of:

*Catherine A. Gerrity*  
Catherine A. Gerrity

LIBR 3194 # 993



STATE OF NEW JERSEY :  
COUNTY OF ESSEX : SS:

BE IT REMEMBERED, that on this 12th day of  
November , 1975 A.D., before me, the subscriber,  
a Notary Public of New Jersey, personally appeared  
Carl E. Hirschman, United States Marshal for the  
District of New Jersey, of the State of New Jersey,  
who is, I am satisfied, the grantor named in the fore-  
going deed, and I, having first made known to him the  
contents thereof, he acknowledged that he signed,  
sealed and delivered the same, freely, as his voluntary  
act and deed; all of which is hereby certified.

*Catherine A. Garrity*  
Catherine A. Garrity

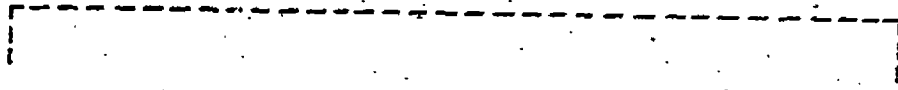
STATE OF NEW JERSEY :  
COUNTY OF ESSEX : SS:

I, CARL E. HIRSHMAN, United States Marshal for  
the District of New Jersey, of the State of New Jersey, so  
solemnly swear that the real estate described in this  
deed made to the Secretary of Housing and Urban Develop-  
ment of Washington, D.C., his successors and assigns was  
sold by me by virtue of a good and subsisting execution,  
as is therein recited; that the money ordered to be made  
has not been to my knowledge or belief paid or satis-  
fied; that the time and place of the sale of said real  
estate were by me duly advertised as required by law,  
and that the same was cried off and sold to a bona fide  
purchaser; that the full and actual consideration paid  
or to be paid for the transfer of title to realty evidenced  
by the within deed, as such consideration is defined in  
P.L. 1968, c. 49, s.c. 1(c), is \$13,990,000.00.

*Carl E. Hirschman*  
CARL E. HIRSHMAN

Sworn and subscribed before  
me this 12th day of  
November, 1975  
My Comm. Expires May 21, 1978

LR13194 PC 994



CEA:dms

	: UNITED STATES DISTRICT COURT DISTRICT OF NEW JERSEY
UNITED STATES OF AMERICA	: 68: Civil Action No. 1310-73
DISTRICT OF NEW JERSEY	:

TO THE PRESIDENT OF THE UNITED STATES OF AMERICA  
TO THE MARSHAL OF THE DISTRICT OF NEW JERSEY

GREETING:

WHEREAS, on the 23rd day of June, 1975 by a certain Judgment made in the United States District Court for the District of New Jersey, in a certain cause therein pending, wherein the United States of America, a sovereign entity, on behalf of the Secretary of Housing and Urban Development, of Washington, D.C., mortgagee, is plaintiff, and Gregory Park Section II, Inc., mortgagor, is a defendant, it was ordered and adjudged that certain mortgaged lands and premises, with appurtenances, more particularly described in the complaint in the said cause and in the Schedule A annexed hereto and made a part hereof as pages 5 through 8, together with all and singular the rights, liberties, privileges, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and remainders, rents, issues and profits thereof, and also all the estate, right title, interest, use property, claim and demand of the said defendant of, in, and to and out of the same, be sold, to pay unto the said United States of America, the plaintiff herein, the principal and interest and other charges secured by the two mortgages given by Gregory Park, Section II, Inc., bearing respective dates of February 10, 1967 and February 4, 1965, and

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being respectively recorded, on February 10, 1967 in the Office of the Hudson County Register in Mortgage Book 2724, page 127 & c., both of which mortgages are now held by the Secretary of Housing and Urban Development, Washington, D.C., along with all equipment, fixtures, materials, and appliances, including, but not limited to, all gas and electric appliances and fixtures; all engines, motors, dynamos, elevators and machinery; all boilers, radiators, heaters, furnaces, stoves and heating equipment; all stoves, ranges and cooking equipment; all bathtubs, sinks, basins, pipes, hot water boilers and heaters, faucets, and other plumbing fixtures; all mantels; all refrigerators, whether mechanical or otherwise; all dishwashers; all kitchen and other cabinets and equipment; all washing machines, laundry tubs and ironers; all lighting, air conditioning and ventilating equipment; all awnings, shades, screens, venetian blinds, carpeting and lobby furnishings; all incinerating equipment; together with appertanances thereto, and all part of the buildings, and all equipment and fixtures whather or not incorporated into the buildings, but use or necessary for the use thereof in the operation of the buildings and improvements of the real properties, together with all accessories, substitutions, additions, replacements, parts and accessions affixed to or used in connection with said equipment fixtures, materials and appliances, the collateral security mentioned in the Financing Statements and Security Agreements given by Gregory Park, Section II, Inc., on February 10, 1967 and June 27, 1968, respectively, which Financing Statements, were respectively received for record on February 10, 1967 and June 21, 1968, in the Office of the Hudson County Register.

- 2 -

3194 pt 996

under Financing Statement Numbers 101 and 791, and are now held by the Secretary of Housing and Urban Development, Washington, D.C.

Together with lawful interest upon the aforesaid mortgages from the date of the said Judgment until the same be paid and satisfied and also the costs of the plaintiff, the United States of America, and for that purpose a writ of execution should issue directed to the United States Marshal for the District of New Jersey, commanding him to make the sale as aforesaid, and that the surplus money arising from such sale, if any there be, should be brought into the United States District Court for the District of New Jersey, subject to the further order of said Court as by the said Judgment remaining as of record in the United States District Court for the District of New Jersey at Newark, New Jersey doth and may more fully appear, and, whereas, the costs of the said plaintiff have been taxed in the sum of \$47.12:

NOW, THEREFORE, you are hereby commanded that you cause to be made of the lands and premises aforesaid, by selling so much of the same as may be needful and necessary for the purpose, and that you pay the sum of \$14,306,437.44 to the plaintiff, the United States of America, together with lawful interest thereon as aforesaid, and the sum of the aforesaid costs;

And that you have the surplus money, if any there be, before the United States District Court for the District of New Jersey, at Newark, New Jersey, within thirty (30) days after sale, to abide the further order of the said Court.

according to the Judgment aforesaid; and you are to make a return at the time and place aforesaid, by certificate under your hand, of the manner in which you have executed this, our writ, together with this writ.

WITNESS, the Honorable Frederick N. Lacey, Judge,  
United States District Court, at Trouton, New Jersey,  
this 14<sup>th</sup> day of August, 1975.

Angelo W. Locasale  
United States District Court

(Seal)

By: Richard W. Morris  
Deputy

JONATHAN L. GOLDSTEIN  
United States Attorney

By: Carolyn E. Arch  
CAROLYN E. ARCH  
Assistant U. S. Attorney

SCHEDULE A

"All those tracts or parcels of land and premises situated, lying, and being in the City of Jersey City in the County of Hudson in the State of New Jersey more particularly described as follows:

TRACT I:

BEGINNING at the point formed by the intersection of the New Easterly line of Henderson Street and the new Northerly line of York Street, and from said Beginning Point running thence

5130

- (1) North 8 degrees 09 minutes 08 seconds East, along the said new Easterly line of Henderson Street, 189.69 feet to the Southerly line of the Esplanade; thence
- (2) South 82 degrees 03 minutes 50 seconds East, along the said Southerly line of the Esplanade, 320.00 feet to a point; thence
- (3) South 8 degrees 09 minutes 08 seconds West, 189.69 feet to a point in the aforesaid new Northerly line of York Street; thence
- (4) North 82 degrees 03 minutes 50 seconds West, along the said new Northerly line of York Street, 320.00 feet to the point of Beginning.

TRACT II:

BEGINNING at a point in the new Easterly line of Henderson Street, where the same is intersected by the Northerly line of the Esplanade, and from said Beginning Point running thence

3250

- (1) North 8 degrees 12 minutes 11 seconds East, along the said new Easterly line of Henderson Street, 230.98 feet to an angle point in said line; thence
- (2) North 49 degrees 18 minutes 20 seconds East, continuing along said new Easterly line of Henderson Street, 45.83 feet to another angle point in said line; thence
- (3) North 47 degrees 36 minutes 11 seconds East, continuing along the said new Easterly line of Henderson Street, 278.19 feet to the new Southerly line of Railroad Avenue; thence
- (4) South 68 degrees 03 minutes 49 seconds East, along the said new Southerly line of Railroad Avenue, 285.03 feet to a point; thence
- (5) South 7 degrees 56 minutes 10 seconds West, 205.57 feet to a point; thence
- (6) North 82 degrees 03 minutes 50 seconds West, 46.00 feet to a point; thence
- (7) South 7 degrees 56 minutes 10 seconds West, 65.00 feet to a point; thence

LEEDS 3194 PC 999

(8) South 82 degrees 03 minutes 50 seconds East, 32.00 feet to a point; thence

(9) South 7 degrees 56 minutes 10 seconds West, 140.00 feet to a point in the aforesaid Northerly line of the Esplanade; thence

(10) North 82 degrees 03 minutes 50 seconds West, along the said Northerly line of the Esplanade, 471.50 feet to the point of BEGINNING.

THE ABOVE DESCRIBED TWO TRACTS containing an aggregate of 252,615.29 square feet, or 5.799 acres, and constituting one-half of the total area of the entire Gregory Street Tract, and being in accordance with a survey made for the Jersey City Redevelopment Agency, by Clark & Hartman, Professional Engineers and Land Surveyors, on February 13, 1961.

TOGETHER WITH All of the mortgagor's right title and interest in lands fronting on Montgomery Street, York Street and Railroad Avenue, more particularly described as Areas 1b, 1c, 1f, and 1g on the annexed plat.

SUBJECT TO easements, restrictions and reservations of record.

BEING THE SAME premises conveyed to the mortgagor herein by Deed from Robert C. Weaver, Secretary of Housing and Urban Development, of Washington, D.C., acting by and through the Federal Housing Commissioner, dated February 10, 1967 and recorded on February 10, 1967 in the Office of the Hudson County Register in Book 3011 of Deeds for said County, page 452, etc.,

and

All that tract or parcel of land and premises situated, lying and being in the City of Jersey City in the County of Hudson in the State of New Jersey more particularly described as follows:

BEGINNING at the point formed by the intersection of the Westerly line of Warren Street (65.00 feet wide) and the Northerly line of Montgomery Street (100 feet wide) and from said beginning point running thence

2250

(1) North 82 degrees 03 minutes 50 seconds West, along the said Northerly line of Montgomery Street 376.28 feet to a point; thence

(2) North 7 degrees 56 minutes 10 seconds East 182.00 feet to a point; thence

(3) North 82 degrees 03 minutes 50 seconds West 32.00 feet to a point; thence

(4) North 7 degrees 56 minutes 10 seconds East 65.00 feet to a point; thence

(5) South 82 degrees 03 minutes 50 seconds East 46.00 feet to a point; thence

LIBER 3194 PL 1000

(6) North 7 degrees 56 minutes 10 seconds East 223.18 feet to a point in the proposed Southerly line of relocated Railroad Avenue; thence

(7) South 67 degrees 59 minutes 37 seconds East along the said proposed Southerly line of relocated Railroad Avenue 376.13 feet to a point in the proposed Westerly line of Warren Street; thence

(8) South 8 degrees 59 minutes 37 seconds West, partly along the widened Westerly line of Warren Street (65.50 feet wide), 378.72 feet to the point or place of Beginning.

EXCLUDING THEREFROM Lot J2, Block 137 also known as the Port Authority Trans-Hudson Ventilating Shaft said Lot J2 being further described as follows:

BEGINNING at the point formed by the intersection of the former Southerly line of Railroad Avenue as said Avenue was laid out with a 20 foot Right of Way prior to its widening in 1961, and the Westerly line of Warren Street (60 Feet wide) and from said Beginning point running thence

(1) North 81 degrees 45 minutes 29 seconds West 106.12 feet to a point; thence

(2) North 21 degrees 52 minutes 31 seconds East 56.48 feet to a point in the said former Southerly line on Railroad Avenue 107.82 feet to the point or place of BEGINNING.

Also excluding therefrom the right, title and interest to one-half of Railroad Avenue fronting on Lot J2, Block 137, being further described as follows:

BEGINNING at the point formed by the intersection of the Southerly line of Railroad Avenue as said Avenue was laid out with a 20 foot Right of Way prior to its widening in 1961 and the Westerly line of Warren Street (60 feet wide) and from said beginning point running thence

(1) In a Northwesterly direction 107.82 feet along the said Southerly line of Railroad Avenue (20 feet wide) to a point in the Westerly line of Lot J2, Block 135; thence

(2) In a Northerly direction along the Northerly projection of the Westerly line of Lot J2, Block 137 10.45 feet to its intersection with the centerline of Railroad Avenue (20 feet wide); thence

(3) In a Southeasterly direction, along the centerline of Railroad Avenue (20 feet wide) 104.96 feet to a point in the Westerly line of Warren Street (60 feet wide); thence

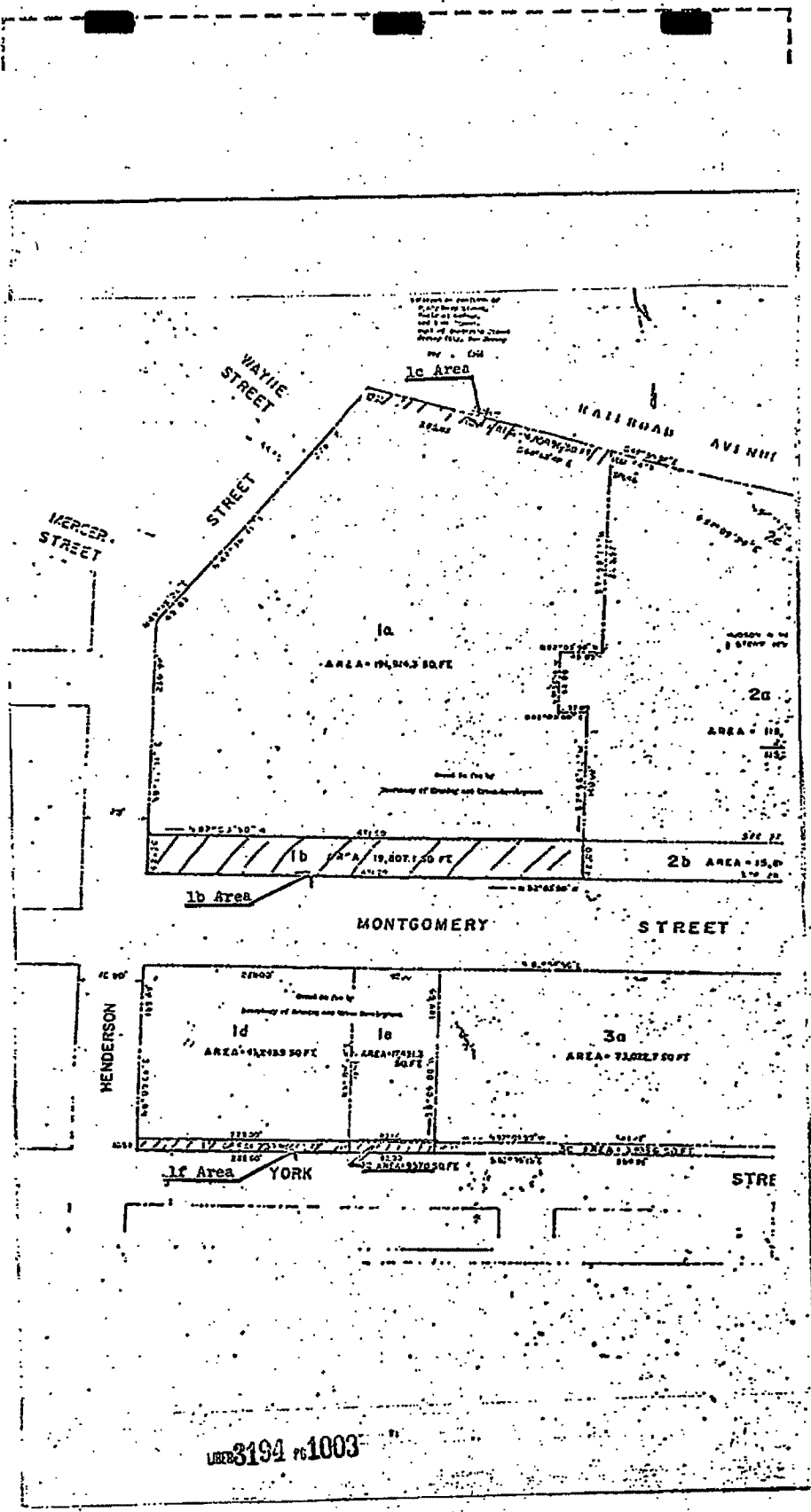
(4) In a Southerly direction, along the Westerly line of Warren Street (60 feet wide) 11.62 feet to the point or place of Beginning, containing 156,038.58 square feet or 3.58 acres and being in accordance with a survey made for Gregory Park Section 2, Inc. dated October 9, 1964, recertified to



State Bank of Albany, Federal Housing Administration,  
Gregory Park Section 2, Inc., Chicago Title Insurance Com-  
pany-Home Title Division, Security Title Insurance Company,  
Inter-County Title Guaranty and Mortgage Company, and New  
York State Employees' Retirement System and to all parties  
interested in title to the premises surveyed, and amended  
28 January 1965 by Clarke and Hartman, Professional Engineers  
and Land Surveyors.

BEING THE SAME premises conveyed to the mortgagor herein by  
Deed from the Jersey City Redevelopment Agency, dated Feb-  
ruary 4, 1965 and recorded on February 5, 1965 in the Office  
of the Hudson County Register in Book 2966 or Deeds for said  
County page 269 & c.

3194 PG 1002



LIBER 3194 PG 1003

Recorded in the Clerk's Office of the United States District Court for the District of New Jersey in Book 22 of Exhibits, page 65.

Angelo W. Iannacchio, Clerk

by

Richard W. Martin, Deputy

Notarized, New Jersey  
August 19, 2015

No. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

U.S. Attorney, Newark, New Jersey

Form No. 100-2 (Rev. 1-1-41)

FF-65-11-10-41-42

LIBER 3194 of 1004

No. 5819. 2/25.

CHARGE CHARGE

CARL E. HIRSHMAN, United States  
Marshal for the District of New Jersey

to

SECRETARY OF HOUSING & URBAN DEVELOP-  
MENT OF WASHINGTON, D.C., his successors  
and assigns

D E E D 73250

NATHAN L. GOLDSTEIN  
U.S. Attorney, Newark, New Jersey

Prepared by:  
CAROLYN E. ARCE  
Assistant U.S. Attorney

Form No. 100-6-100  
Rev. 9-2-60




779-21-1-13-13-102-80

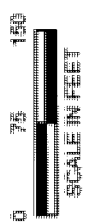
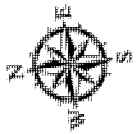
RECEIVED  
Nov 17 10 08 AM '75  
Hudson County  
REGISTER OF DEEDS

1683194 11005

AECOM



- LEGEND**
-  SITE BOUNDARY
  -  PARCEL BOUNDARY
  -  BOILER ROOM BASEMENT



SITE 150 BLOCK 13101, LOT 2 PIN NUMBER 600008770 JERSEY CITY, HUDSON COUNTY, NEW JERSEY	PROPERTY MAP DEED NOTICE
DATE: 08/18/2020 DRAWN BY: AC CHECKED BY: CS	EXHIBIT A-3

**EXHIBIT B**

Description of Restricted Areas

**Exhibit B-1: Restricted Area Maps**

**Exhibit B-1A-1:** Remedial Action Extents (Concrete) – Restricted Area Limits

**Exhibit B-1A-2:** Hexavalent Chromium Results for Concrete Samples Obtained Within the Impacted Column

**Exhibit B-1A-3:** Concrete Restricted Area – Engineering Control (Signage)

**Exhibit B-1A-4:** Concrete Restricted Area – Engineering Control As-Built Diagram

**Exhibit B-1B-1:** Remedial Action Extents (Soil) – Engineering Control and Restricted Area Limits

**Exhibit B-1B-2:** Hexavalent Chromium Results for Soil Exceeding CrSCC

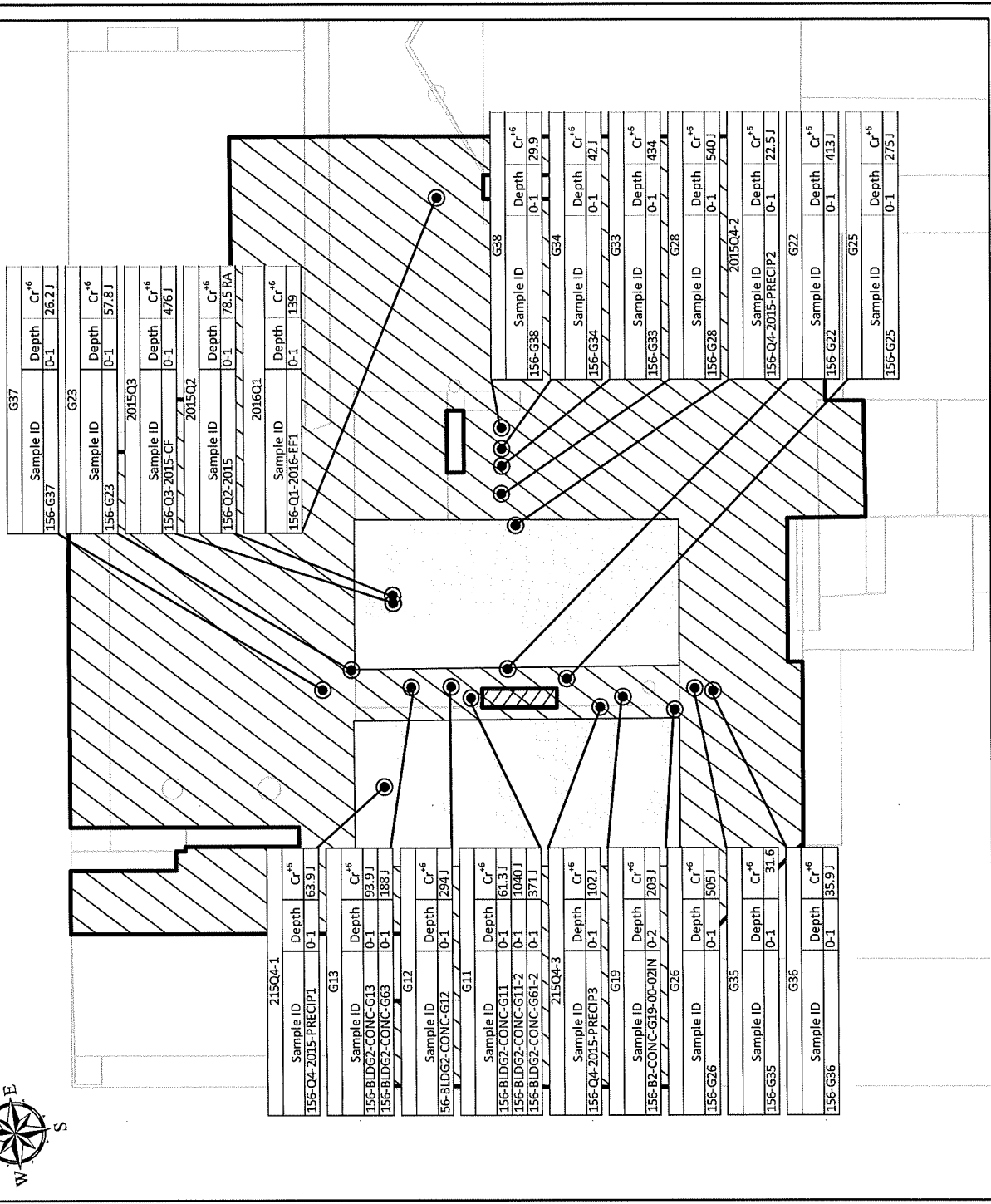
**Exhibit B-1B-3:** Soil Restricted Area – Engineering Control (Signage)

**Exhibit B-2: AOC 3 Restricted Area Data Tables**

**Exhibit B-2A:** Concrete Restricted Area – Analytical Results Summary

**Exhibit B-2B:** Soil Restricted Area – Analytical Results Summary

AECOM



Sample ID	Depth	Cr <sup>6</sup>
156-G37	0-1	26.2J

Sample ID	Depth	Cr <sup>6</sup>
156-G23	0-1	57.8J

Sample ID	Depth	Cr <sup>6</sup>
2015Q3	0-1	476J

Sample ID	Depth	Cr <sup>6</sup>
156-Q3-2015-CF	0-1	78.5 RA

Sample ID	Depth	Cr <sup>6</sup>
156-Q2-2015	0-1	139

Sample ID	Depth	Cr <sup>6</sup>
156-Q1-2016-EF1	0-1	139

Sample ID	Depth	Cr <sup>6</sup>
215Q4-1	0-1	63.9J

Sample ID	Depth	Cr <sup>6</sup>
156-Q4-2015-PRECIP1	0-1	63.9J

Sample ID	Depth	Cr <sup>6</sup>
156-BLDG2-CONC-G13	0-1	93.9J

Sample ID	Depth	Cr <sup>6</sup>
156-BLDG2-CONC-G83	0-1	188J

Sample ID	Depth	Cr <sup>6</sup>
156-BLDG2-CONC-G12	0-1	294J

Sample ID	Depth	Cr <sup>6</sup>
156-BLDG2-CONC-G11	0-1	61.3J

Sample ID	Depth	Cr <sup>6</sup>
156-BLDG2-CONC-G11-2	0-1	1040J

Sample ID	Depth	Cr <sup>6</sup>
156-BLDG2-CONC-G61-2	0-1	371J

Sample ID	Depth	Cr <sup>6</sup>
156-Q4-2015-PRECIP3	0-1	102J

Sample ID	Depth	Cr <sup>6</sup>
156-B2-CONC-G19-00-02IN	0-2	203J

Sample ID	Depth	Cr <sup>6</sup>
156-G26	0-1	505J

Sample ID	Depth	Cr <sup>6</sup>
156-G35	0-1	31.6

Sample ID	Depth	Cr <sup>6</sup>
156-G36	0-1	35.9J

**LEGEND**

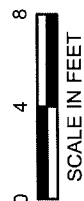
- CR<sup>6</sup> CONCENTRATION IN SAMPLE AT LOCATION EXCEEDS THE CRSCC
- ▨ CONCRETE COLUMN RESTRICTED AREA
- ▨ CONCRETE FLOOR RESTRICTED AREA
- BOILER
- BUILDING FEATURES

**NOTES:**

- Cr<sup>6</sup> hexavalent chromium
  - CrSCC Chromium Soil Cleanup Criteria
  - mg/kg milligrams per kilogram
  - NJDEP New Jersey Department of Environmental Protection
  - PI Program Interest
1. Depths shown are in inches below concrete surface.
  2. Cr<sup>6</sup> concentrations are presented in mg/kg.
  3. NJDEP CrSCC for Cr<sup>6</sup> = 20 mg/kg

**QUALIFIERS:**

- J estimated quantity
- RA rejected but usable



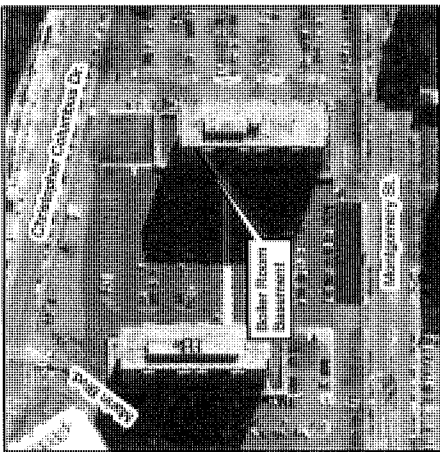
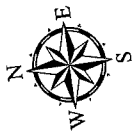
SITE 156  
 BLOCK 13101, LOT 2  
 PI NUMBER G000008770  
 JERSEY CITY, HUDSON COUNTY, NEW JERSEY

**REMEDIAL ACTION EXTENTS (CONCRETE)  
 RESTRICTED AREA LIMITS**

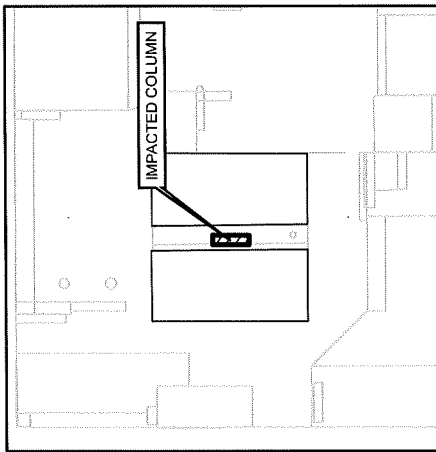
DATE: 08/19/2020 DRAWN BY: AC CHECKED BY: CS

EXHIBIT B-1A-1

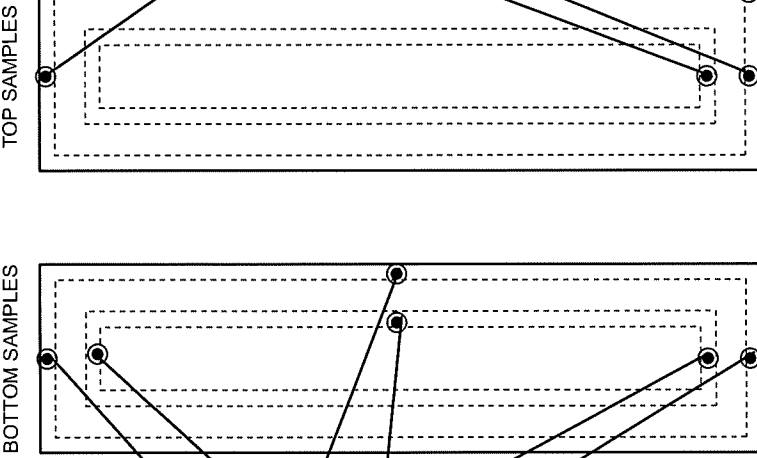
**AECOM**



**RESTRICTED AREA  
LOCATION MAP**  
0 150 300  
SCALE IN FEET



**RESTRICTED AREA  
BOILER ROOM BASEMENT**  
0 10 20  
SCALE IN FEET



**RESTRICTED AREA  
PLAN VIEW CROSS-SECTION OF IMPACTED COLUMN**  
0 0.5 1  
SCALE IN FEET

Sample ID	Depth	Cr <sup>6</sup>
NB-1		
156-BLDG2-CONC-NB-1	0-1	761
NB-4		
156-BLDG2-CONC-NB-4	3-4	553
EB-1		
156-BLDG2-CONC-EB-1	0-1	25.2
EB-4		
156-BLDG2-CONC-EB-4	3-4	265
SB-4		
156-BLDG2-CONC-SB-4	3-4	373
SB-1		
156-BLDG2-CONC-SB-1	0-1	441

Sample ID	Depth	Cr <sup>6</sup>
NF-1		
156-BLDG2-CONC-NF-1	0-1	49.3
ST-4		
156-BLDG2-CONC-ST-4	3-4	71.1
ST-1		
156-BLDG2-CONC-ST-1	0-1	375
MTZCNCT		
156-MTZCNCT-20121105	0-1	939
156-MTZCNCT-20121113	0-1	645 J

**NOTES:**  
 Cr<sup>6</sup> hexavalent chromium  
 CrSCC Chromium Soil Cleanup Criteria  
 mg/kg milligrams per kilogram  
 NJDEP New Jersey Department of Environmental Protection  
 PI Program Interest

1. Depths shown are in inches below concrete column vertical surface.
2. Cr<sup>6</sup> concentrations are presented in mg/kg.
3. NJDEP CrSCC for Cr<sup>6</sup> = 20 mg/kg
4. Bottom samples collected one inch above concrete slab surface. Top samples collected one foot above concrete slab surface.

**QUALIFIERS:**  
 J indicates that the result is an estimated value; the associated numerical value was an approximate concentration of the analyte in the sample

- LEGEND**
- CR<sup>6</sup> CONCENTRATION IN SAMPLE AT LOCATION EXCEEDS THE CRSCC.
  - ▨ COLUMN RESTRICTED AREA
  - BOILER
  - BUILDING FEATURES

HEXAVALENT CHROMIUM RESULTS  
FOR CONCRETE SAMPLES OBTAINED  
WITHIN THE IMPACTED COLUMN

SITE 156  
BLOCK 13101, LOT 2  
PI NUMBER G00008770  
JERSEY CITY, HUDSON COUNTY, NEW JERSEY

DATE: 11/05/2020 DRAWN BY: AC CHECKED BY: CS EXHIBIT B-1A-2



**AECOM**

**RESTRICTED AREA**  
**(ÁREA RESTRINGIDA)**  
**DO NOT DRILL OR PENETRATE OR DAMAGE CONCRETE SURFACES**  
**(NO TALADRE, PENETRE NI DAÑE LAS SUPERFICIES DE CONCRETO)**

Disturbance to the concrete surfaces in this area is strictly prohibited to prevent human contact with hexavalent chromium contamination in the concrete and underlying soil.  
 (La alteración de las superficies de concreto en esta área está estrictamente prohibida para evitar el contacto humano con la contaminación de cromo hexavalente que hay en el concreto y el suelo subyacente.)

NJDEP PI# G000008770

If a disturbance in this area is required or detected, contact:  
 (Si se necesita una alteración en esta área o, si bien se detecta, póngase en contacto con:)

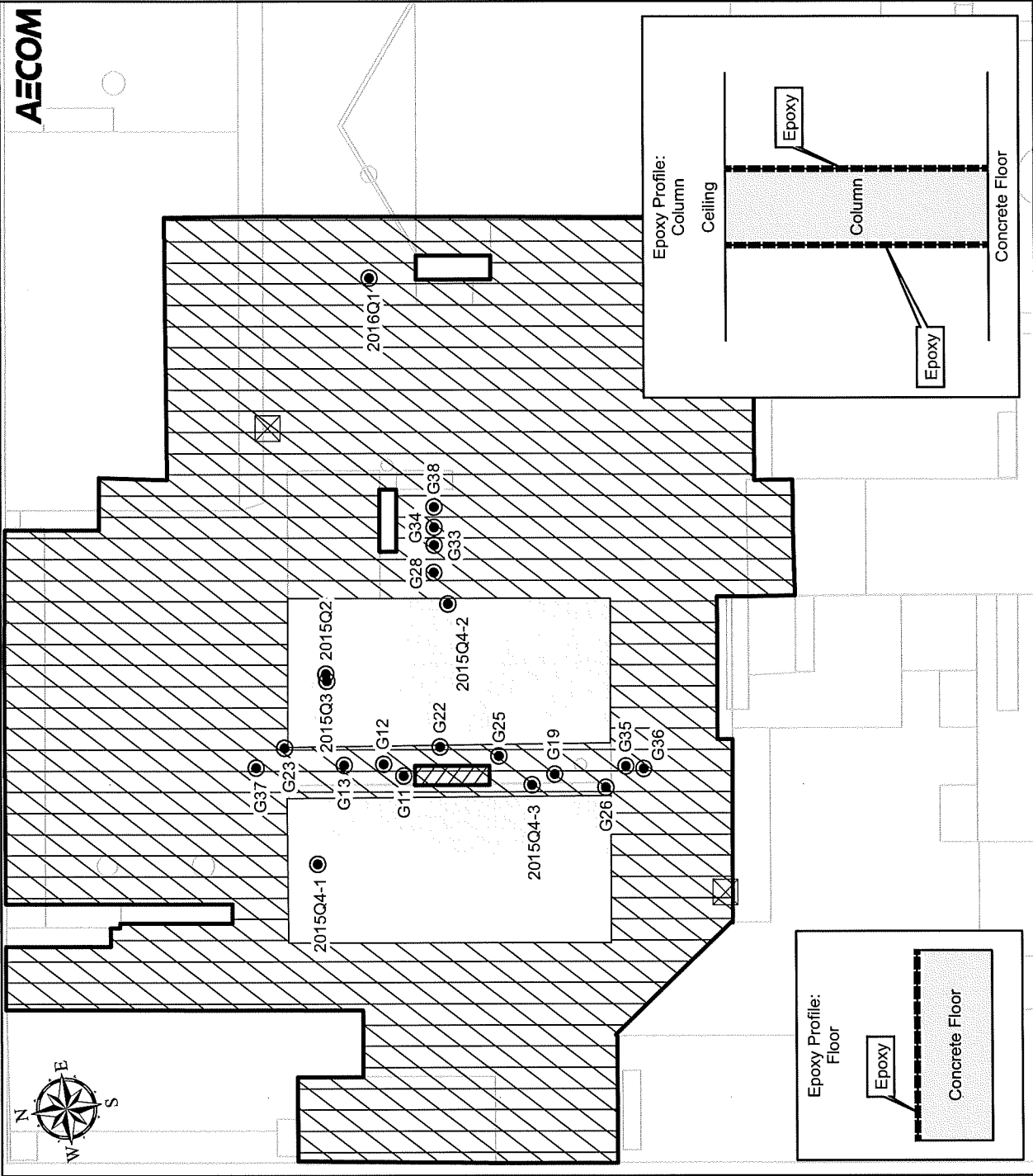
PPG Environmental Affairs  
 (Asuntos Ambientales de PPG)  
 Jody Overmyer  
 Remediation Project Engineer  
 (Ingeniero de Proyecto de Restauración)  
 440 College Park Drive  
 Monroeville, PA 15146  
 (724) 325-5070  
 overmyer@ppg.com

Property Manager  
 (Director de la Propiedad)  
 Alki Antonopoulos  
 646-261-2651

**Note:**  
 The engineering control is a steel sign that is 24 inches wide and 16 inches high.

SITE 156 BLOCK 13101, LOT 2 PI NUMBER G000008770 JERSEY CITY, HUDSON COUNTY, NEW JERSEY		CONCRETE RESTRICTED AREA ENGINEERING CONTROL (SIGNAGE)
DATE: 08/19/2020	DRAWN BY: AC	CHECKED BY: CS EXHIBIT B-1A-3

AECOM



CONCRETE RESTRICTED AREA  
ENGINEERING CONTROL AS-BUILT DIAGRAM

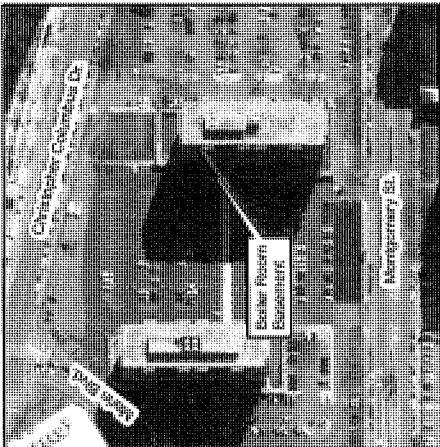
SITE 156  
BLOCK 13101, LOT 2  
PI NUMBER G00008770  
JERSEY CITY, HUDSON COUNTY, NEW JERSEY

EXHIBIT B-1A-4

CHECKED BY: CS

DRAWN BY: AC

DATE: 11/05/2020



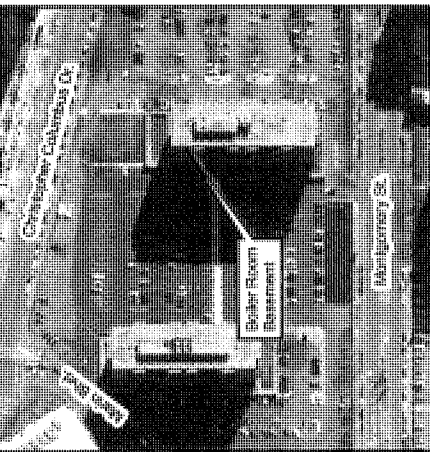
RESTRICTED AREA  
LOCATION MAP  
SCALE IN FEET

- LEGEND**
- CONCRETE COLUMN RESTRICTED AREA
  - CONCRETE FLOOR RESTRICTED AREA
  - EPOXY
  - CR<sup>6</sup> CONCENTRATION IN SAMPLE AT LOCATION EXCEEDS THE CRSCC.
  - SIGN
  - BOILER
  - BUILDING FEATURES

**NOTES:**

- hexavalent chromium
- Cr<sup>6</sup>
- CrSCC Chromium Soil Cleanup Criteria

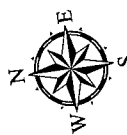
1. If monitoring results in the observance of a potential chromium bloom and sampling is conducted, an epoxy-like coating (20-30 mil thickness) will be applied to the concrete as a contingency measure.
2. Concrete floor is of variable thickness, approximately one foot.
3. Profiles are not to scale, and are for information purposes only.



RESTRICTED AREA  
LOCATION MAP  
SCALE IN FEET  
0 150 300

NOTES:  
 Cr<sup>6</sup> hexavalent chromium  
 CrSCC Chromium Soil Cleanup Criteria  
 DIGWSSL Default Impact to Groundwater Soil  
 Screening Level  
 E Easting  
 N Northing  
 NJDEP New Jersey Department of  
 Environmental Protection  
 PI Program Interest

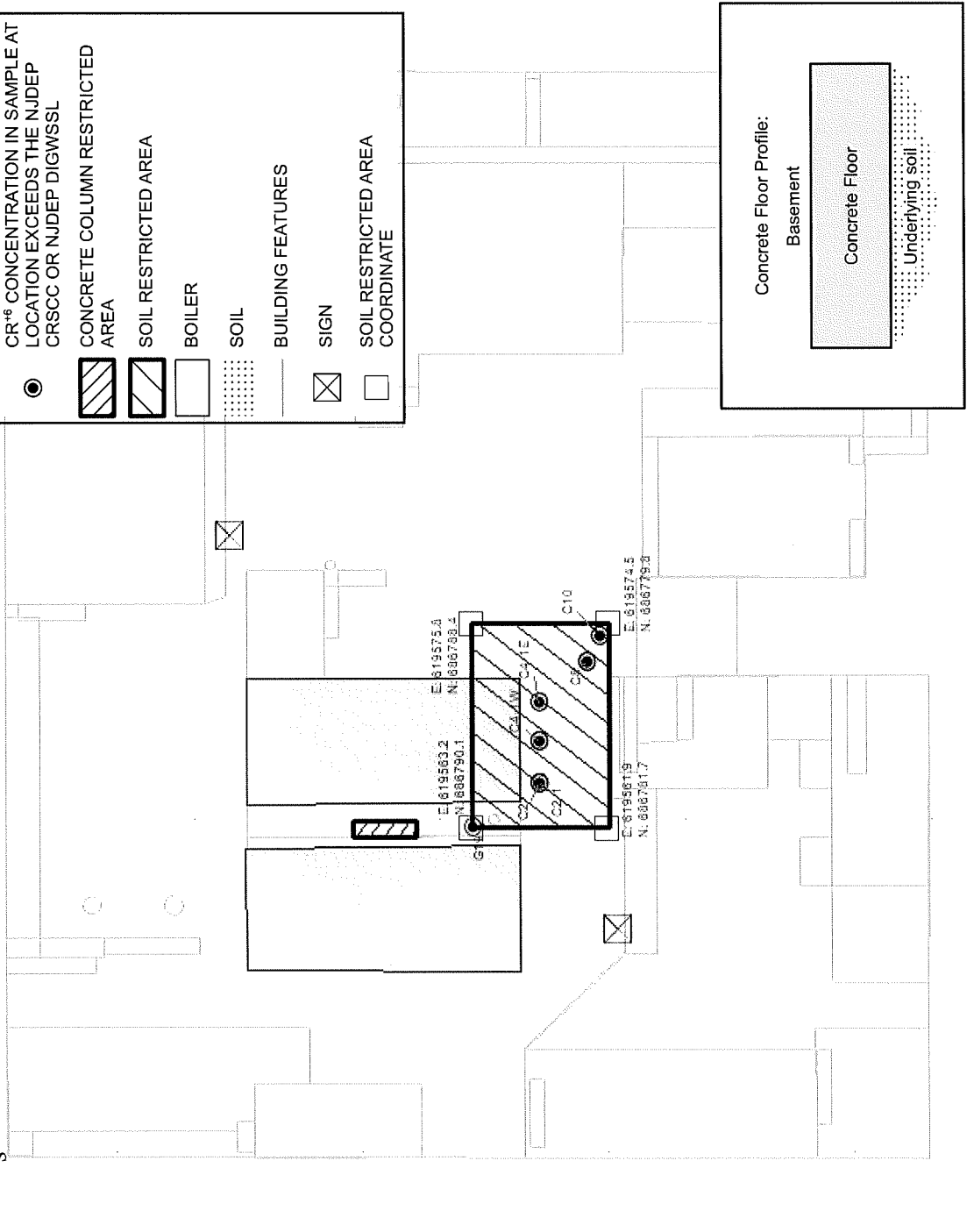
1. Depths shown are in feet below top of concrete slab.
2. Coordinate northings and eastings are presented in feet in the North American Datum of 1983.
3. Profile is not to scale and is for information purposes only.



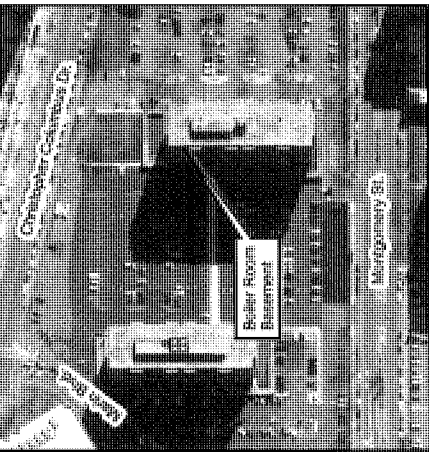
**AECOM**

**LEGEND**

- CR<sup>6</sup> CONCENTRATION IN SAMPLE AT LOCATION EXCEEDS THE NJDEP CRSCC OR NJDEP DIGWSSL
- ▨ CONCRETE COLUMN RESTRICTED AREA
- ▧ SOIL RESTRICTED AREA
- BOILER
- ⋯ SOIL
- BUILDING FEATURES
- ⊗ SIGN
- SOIL RESTRICTED AREA COORDINATE



DATE: 08/19/2020 DRAWN BY: AC CHECKED BY: CS	SITE 156 BLOCK 13101, LOT 2 PI NUMBER G000008770 JERSEY CITY, HUDSON COUNTY, NEW JERSEY	REMEDIAL ACTION EXTENTS (SOIL) ENGINEERING CONTROL AND RESTRICTED AREA LIMITS
		EXHIBIT B-1B-1



RESTRICTED AREA  
LOCATION MAP  
SCALE IN FEET

- NOTES:
- Cr<sup>6+</sup> hexavalent chromium
  - CrSCC Chromium Soil Cleanup Criteria
  - DIGWSSL Default Impact to Groundwater Soil Screening Level
  - E Easting
  - N Northing
  - NJDEP New Jersey Department of Environmental Protection
  - PI Program Interest

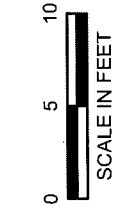
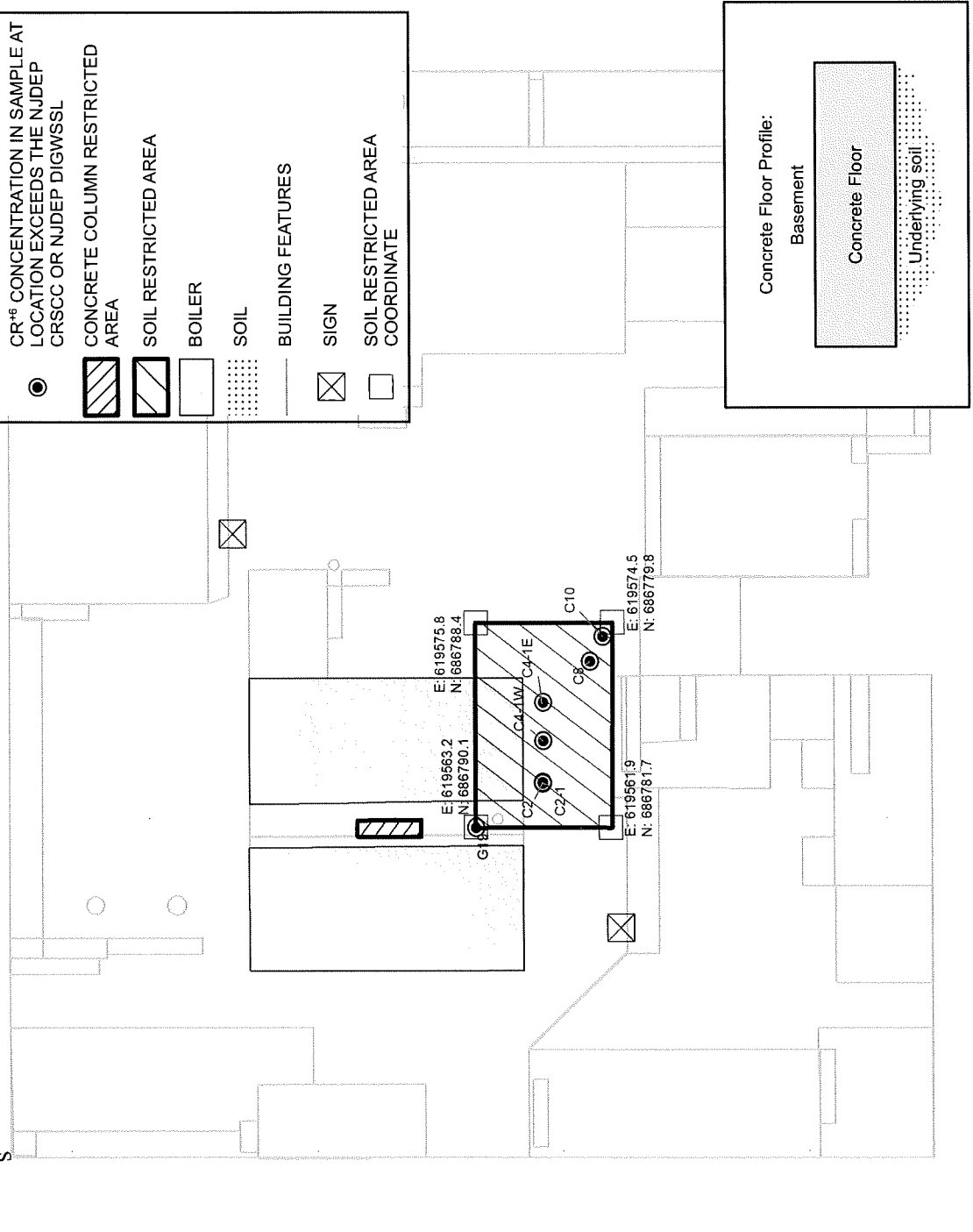
1. Depths shown are in feet below top of concrete slab.
2. Coordinate northings and eastings are presented in feet in the North American Datum of 1983.
3. Profile is not to scale and is for information purposes only.



**AECOM**

**LEGEND**

- CR<sup>6+</sup> CONCENTRATION IN SAMPLE AT LOCATION EXCEEDS THE NJDEP CRSCC OR NJDEP DIGWSSL
- ▨ CONCRETE COLUMN RESTRICTED AREA
- ▩ SOIL RESTRICTED AREA
- BOILER
- ⋯ SOIL
- BUILDING FEATURES
- ⊗ SIGN
- SOIL RESTRICTED AREA COORDINATE



SITE 156  
BLOCK 13101, LOT 2  
PI NUMBER G00008770  
JERSEY CITY, HUDSON COUNTY, NEW JERSEY

DATE: 11/05/2020 DRAWN BY: AC CHECKED BY: CS

HEXAVALENT CHROMIUM RESULTS  
FOR SOIL EXCEEDING CrSCC

EXHIBIT B-1B-2

**AECOM**

**RESTRICTED AREA**  
**(AREA RESTRINGIDA)**  
**DO NOT DRILL OR PENETRATE OR DAMAGE CONCRETE SURFACES**  
**(NO TALADRE, PENETRE NI DAÑE LAS SUPERFICIES DE CONCRETO)**

Disturbance to the concrete surfaces in this area is strictly prohibited to prevent human contact with hexavalent chromium contamination in the concrete and underlying soil.

(La alteración de las superficies de concreto en esta área está estrictamente prohibida para evitar el contacto humano con la contaminación de cromo hexavalente que hay en el concreto y el suelo subyacente.)

NJDEP PI# G000008770

If a disturbance in this area is required or detected, contact:  
 (Si se necesita una alteración en esta área o, si bien se detecta, póngase en contacto con:)

PPG Environmental Affairs  
 (Asuntos Ambientales de PPG)  
 Jody Overmyer  
 Remediation Project Engineer  
 (Ingeniero de Proyecto de Restauración)  
 440 College Park Drive  
 Monroeville, PA 15146  
 (724) 325-5070  
 overmyer@ppg.com

Property Manager  
 (Director de la Propiedad)  
 Alki Antonopoulos  
 646-261-2651

**Note:**  
 The engineering control is a steel sign that is 24 inches wide and 16 inches high.

SITE 156 BLOCK 13101, LOT 2 PI NUMBER G000008770 JERSEY CITY, HUDSON COUNTY, NEW JERSEY		SOIL RESTRICTED AREA ENGINEERING CONTROL (SIGNAGE)
DATE: 11/05/2020	DRAWN BY: AC	CHECKED BY: CS EXHIBIT B-1B-3

Exhibit B-2A  
Concrete Restricted Area - Analytical Results Summary  
Site 156  
Jersey City, Hudson County, New Jersey

Location	Sample ID	Lab Sample ID	Sample Date	Above Ground Sample Height (ft)	Sample Start Depth (ft)	Sample End Depth (ft)	Sample Start Elevation (ft NAVD88)	Sample End Elevation (ft NAVD88)	Coordinates (NAD83)		NFDCSRS (mg/kg)	DIGWSSL (mg/kg)	CHROMIUM (HEXAVALENT) 18540-28-9
									Eastings	Northing			
Concrete Samples	156-MT2CNT-20121105	JB20562-2	11/5/2012	1.0	0.0	0.1	5.7	5.6	619564.0	686793.0	mg/kg		939
IRM Column	156-MT2CNT-20121105	JB21215-1	11/13/2012	1.0	0.0	0.1	5.7	5.6	619564.0	686793.0	mg/kg		645
IRM Column	156-BLDG2-CONC-EB-1	JB40573-1	6/25/2013	0.1	0.0	0.1	5.7	5.6	619564.4	686795.5	mg/kg		25.2
IRM Column	156-BLDG2-CONC-EB-4	JB40573-2	6/25/2013	0.1	0.25	0.33	5.4	5.3	619563.6	686793.7	mg/kg		265
IRM Column	156-BLDG2-CONC-SB-1	JB40573-11	6/25/2013	0.1	0.0	0.1	5.7	5.6	619563.6	686793.7	mg/kg		441
IRM Column	156-BLDG2-CONC-SB-1	JB40573-9	6/25/2013	1.0	0.0	0.1	5.7	5.6	619563.6	686793.7	mg/kg		375
IRM Column	156-BLDG2-CONC-ST-1	JB40573-12	6/25/2013	0.1	0.25	0.33	5.4	5.3	619563.6	686793.7	mg/kg		373
IRM Column	156-BLDG2-CONC-ST-4	JB40573-10	6/25/2013	1.0	0.25	0.33	5.4	5.3	619564.2	686797.6	mg/kg		761
IRM Column	156-BLDG2-CONC-NB-1	JB40573-6	6/25/2013	0.1	0.0	0.1	5.7	5.6	619564.2	686797.6	mg/kg		49.3
IRM Column	156-BLDG2-CONC-NB-1	JB40573-5	6/25/2013	0.1	0.25	0.33	5.4	5.3	619564.2	686797.6	mg/kg		553
IRM Column	156-BLDG2-CONC-NB-4	JB44947-1	8/15/2013	NA	0.0	0.1	5.7	5.6	619564.2	686798.2	mg/kg		61.3
Slab	156-BLDG2-CONC-G11	JB45884-1	8/28/2013	NA	0.0	0.1	5.7	5.6	619564.2	686798.2	mg/kg		1040
Slab	156-BLDG2-CONC-G11-2	JB45884-2	8/28/2013	NA	0.0	0.1	5.7	5.6	619564.2	686798.2	mg/kg		371
Slab	156-BLDG2-CONC-G12	JB45884-2	8/28/2013	NA	0.0	0.1	5.7	5.6	619565.0	686799.1	mg/kg		294
Slab	156-BLDG2-CONC-G13	JB46892-1	9/11/2013	NA	0.0	0.1	5.7	5.6	619565.2	686801.2	mg/kg		93.9
Slab	156-BLDG2-CONC-G13	JB46892-4	9/11/2013	NA	0.0	0.1	5.7	5.6	619565.2	686801.2	mg/kg		188
Slab	156-B2-CONC-G19-00-02IN	JB60012-1	2/14/2014	NA	0.0	0.2	5.7	5.5	619563.2	686790.2	mg/kg		203
Slab	156-B2-CONC-G19-00-02IN	JB60012-8	10/24/2014	NA	0.0	0.1	5.7	5.6	619566.5	686796.0	mg/kg		413
Slab	156-G22	JB80072-9	10/24/2014	NA	0.0	0.1	5.7	5.6	619566.6	686804.3	mg/kg		57.8
Slab	156-G23	JB80072-8	10/24/2014	NA	0.0	0.1	5.7	5.6	619564.5	686793.0	mg/kg		275
Slab	156-G25	JB80072-11	10/24/2014	NA	0.0	0.1	5.7	5.6	619562.1	686787.6	mg/kg		505
Slab	156-G26	JB80072-12	10/24/2014	NA	0.0	0.1	5.7	5.6	619574.6	686795.0	mg/kg		540
Slab	156-G28	JB80072-3R	10/24/2014	NA	0.0	0.1	5.7	5.6	619574.6	686795.0	mg/kg		434
Slab	156-G28	JB81263-5	11/7/2014	NA	0.0	0.1	5.7	5.6	619576.0	686794.8	mg/kg		42
Slab	156-G33	JB81263-1	11/7/2014	NA	0.0	0.1	5.7	5.6	619576.9	686794.7	mg/kg		42
Slab	156-G34	JB81263-1	11/7/2014	NA	0.0	0.1	5.7	5.6	619563.1	686786.4	mg/kg		31.6
Slab	156-G35	JB81263-6	11/7/2014	NA	0.0	0.1	5.7	5.6	619563.1	686786.4	mg/kg		35.9
Slab	156-G36	JB81263-2	11/7/2014	NA	0.0	0.1	5.7	5.6	619563.1	686786.4	mg/kg		26.2
Slab	156-G37	JB81263-3	11/7/2014	NA	0.0	0.1	5.7	5.6	619563.1	686786.4	mg/kg		29.9
Slab	156-G38	JB82625-1	11/24/2014	NA	0.0	0.1	5.7	5.6	619578.0	686794.6	mg/kg		47.6
Slab	2015Q3	156-Q3-2015-OF	8/12/2015	NA	0.0	0.1	5.7	5.6	619569.8	686802.8	mg/kg		476
Slab	2016Q1	156-Q1-2016-EF1	3/30/2016	NA	0.0	0.1	5.7	5.6	619590.3	686796.3	mg/kg		139
Precipitate Samples													
Slab	2015Q2	156-Q2-2015	6/22/2015	NA	0.0	0.1	5.7	5.6	619570	686803	mg/kg		78.5
Slab	2015Q4-1	156-Q4-2015-PRECIP1	12/3/2015	NA	0.0	0.1	5.7	5.6	619560	686803	mg/kg		63.9
Slab	2015Q4-2	156-Q4-2015-PRECIP2	12/3/2015	NA	0.0	0.1	5.7	5.6	619573	686795	mg/kg		22.5
Slab	2015Q4-3	156-Q4-2015-PRECIP3	12/3/2015	NA	0.0	0.1	5.7	5.6	619563	686791	mg/kg		102

NOTES:  
1. The top of slab elevation is 5.65 ft NAVD88, based on the surveyed ground elevation in the Form B for monitoring well MW-10.  
2. Samples collected from the interior floor slab were collected from the surface (0-1 inch interval).

ABBREVIATIONS:  
ags = above ground surface  
bgs = below ground surface  
CAS RN = Chemical Abstracts Service Registry Number  
CO = concrete  
CRSCC = chromium soil cleanup criterion  
DIGWSSL = Default Impact to Groundwater Soil Screening Level  
FD = field duplicate sample

QUALIFIERS:  
J = indicates that the result is an estimated value; the associated numerical value was an approximate concentration of the analyte in the sample.  
RA = indicates the result was rejected, but the data is considered useable.

ft = feet  
IRM = interim remedial measure  
mg/kg = milligrams per kilogram  
N = normal environmental sample  
NA = not applicable  
NAD83 = North American Datum of 1983  
NAVD88 = North American Vertical Datum of 1988

NFDCSRS = Non-Residential Direct Contact Soil Remediation Standard  
P = precipitate  
RDCSRS = Residential Direct Contact Soil Remediation Standard

**Exhibit B-2B**  
**Soil Restricted Area - Analytical Results Summary**  
**Site 156**  
**Jersey City, Hudson County, New Jersey**

Location	Sample ID	Lab Sample ID	Sample Date	Sample Start Depth (ft)	Sample End Depth (ft)	Sample Start Elevation (ft NAVD88)	Sample End Elevation (ft NAVD88)	Sample		Coordinates (NAD83)		ANTIMONY 7440-36-0	CHROMIUM (HEXAVALENT) 16540-29-9	NICKEL 7440-02-0	
								Matrix	Type	Eastings	Northing				
<b>Soil Samples</b>															
C2	156-C2-C	JB25744-7	1/7/2013	1.5	2.0	4.2	3.7	SO	N	619563.1	686783.8	42.7	J	9.4	J
G19	G19(17.5-23.5)	JB61018-2	3/4/2014	1.5	2.0	4.2	3.7	SO	N	619563.2	686790.2	-	J	6.3	J
C2-1	156-C2-1-0-6	JB80531-1	10/30/2014	1.5	2.0	4.2	3.7	SO	N	619565.2	686785.6	55.2	J	-	-
C4-1W	156-C4-0-6	JB80531-3	10/30/2014	1.5	2.0	4.2	3.7	SO	N	619567.9	686785.2	56.6	J	-	-
C4-1W	156-C4-6-12	JB80531-4	10/30/2014	2.0	2.5	3.7	3.2	SO	N	619567.9	686785.2	23.4	J	-	-
C4-1W	156-C4-1-2.5-3	JB84800-3	12/19/2014	2.5	3.0	3.2	2.7	SO	N	619570.2	686784.9	47.5	J	-	-
C4-1E	156-C4-1-2.5-3	JB83539-1	12/8/2014	2.5	3.0	3.2	2.7	SO	N	619572.3	686781.6	37.3	J	-	-
C8	156-C8-1.5-2	JB83560-1	12/8/2014	1.5	2.0	4.2	3.7	SO	N	619572.3	686781.6	-	J	6.1	J
C8	156-C8-2-2.5	JB83560-2	12/8/2014	2.0	2.5	3.7	3.2	SO	N	619572.3	686781.6	33.4	J	-	-
C10	156-C10-1.5-2	JB84799-1	12/19/2014	1.5	2.0	4.2	3.7	SO	N	619573.7	686780.6	21.6	J	-	-

**NOTES:**  
 1. The top of slab elevation is 5.65 ft NAVD88, based on the surveyed ground elevation in the Form B for monitoring well MW-10.  
 2. All sample depths are relative to the top surface of the Building 2 boiler room interior floor slab.  
 3. Exceedances of the CrSCC are in bold font and exceedances of the DiGWSSL are underlined.  
 4. The groundwater elevation used for evaluation of the impact to Groundwater exposure pathway is 2.52 ft NAVD88, which is the median (50th percentile) groundwater elevation measured at monitoring well MW-10 located in the boiler room basement, based on measurements recorded between May 10, 2016 and December 21, 2017.  
 5. A "u" indicates that the sample result was not in exceedance of the remediation standards and, therefore, is not presented on this table.

**ABBREVIATIONS:**

- amsl = above mean sea level
- CAS RN = Chemical Abstracts Service Registry Number
- CrSCC = chromium soil cleanup criterion
- DiGWSSL = Default Impact to Groundwater Soil Screening Level
- ft = feet
- mg/kg = milligrams per kilogram
- N = normal environmental sample
- NA = not applicable
- NAD83 = North American Datum of 1983
- NAVD88 = North American Vertical Datum of 1988
- NRDCSRS = Non-Residential Direct Contact Soil Remediation Standard
- RDCSRS = Residential Direct Contact Soil Remediation Standard
- SO = soil

**QUALIFIERS:**

J = indicates that the result is an estimated value; the associated numerical value was an approximate concentration of the analyte in the sample.

**EXHIBIT C**

Narrative descriptions of the institutional controls and engineering controls.

**Exhibit C-1: Narrative Description of Institutional Controls**

**Exhibit C-1A: Concrete Restricted Area Deed Notice as Institutional Control**

**(A) Description and estimated size of the Restricted Areas**

This Deed Notice is for the concrete floor and support column surfaces (Concrete Restricted Area) situated within an approximately 40-foot by 50-foot area (2,000 square feet), and including the bottom 18 inches above the floor surface of the building support column, inside the Boiler Room located in Building #2 at 270-280 Luis Munoz Marin Boulevard in Jersey City, New Jersey, as depicted on **Exhibit B-1A-1** and **Exhibit B-1A-2**.

**(B) Description of the restrictions on the Property by operation of this Deed Notice:**

The restriction in this Deed Notice minimizes exposure to hexavalent chromium on the concrete at concentrations greater than the New Jersey Department of Environmental Protection's (NJDEP's) Chromium Soil Cleanup Criteria (CrSCC) of 20 milligrams per kilogram (mg/kg) as identified in **Exhibit B-2A**. Through the use of this Deed Notice and the implementation of engineering controls, exposure to humans is reduced.

**(C) The objective of the restrictions:**

The objective of the restriction in this Deed Notice is to permit the continued use of the Boiler Room while reducing the exposure of humans to concrete surfaces that contain levels of contaminants greater than unrestricted use standards.

**Exhibit C-1B: Soil Restricted Area Deed Notice as Institutional Control**

**(A) Description and estimated size of the Restricted Areas**

This Deed Notice is for an irregularly shaped, approximately 15-foot by 15-foot area (225 square feet) of soils (Soil Restricted Area) underlying the Concrete Restricted Area of the Boiler Room floor, in Building #2 at 270-280 Luis Munoz Marin Boulevard in Jersey City, New Jersey, as depicted on **Exhibit B-1B-1** and **Exhibit B-1B-2**.

The contaminants of concern in the Soil Restricted Area are hexavalent chromium in soil at concentrations greater than the NJDEP CrSCC, and antimony and nickel concentrations greater than the default impact to groundwater soil screening levels (DIGWSSLs), as identified in **Exhibit B-2B**.



**(B) Description of the restrictions on the Property by operation of this Deed Notice:**

The restrictions in this Deed Notice minimize exposure to the contaminants of concern identified above in **Exhibit C-1B(A)**, which exceed the unrestricted use standards in the Soil Restricted Area of the Property. Through the use of this Deed Notice and implementation of engineering controls, exposure to humans and the potential impact to the environment are reduced.

**(C) The objective of the restrictions:**

The objective of the restrictions in this Deed Notice is to permit continued use of the Boiler Room while reducing the exposure of humans to, and the potential impact to the environment from, the contaminants in soil at concentrations greater than the unrestricted use standards.

**Exhibit C-2: Narrative Description of Engineering Controls**

**Exhibit C-2A: Concrete Restricted Area – Engineering Control**

**(A) Description of the engineering control:**

The posting of signage indicating “do not drill or penetrate or damage concrete surfaces”, to inform workers that disturbance of the concrete surface is prohibited, is an engineering control to minimize exposure to concrete with the contaminant of concern at concentrations greater than the NJDEP CrSCC. As a contingency measure, a durable, high-strength, chemical-resistant epoxy-like coating (20-30 mil thickness) is applied to the concrete, to prevent direct contact with the impacted concrete. In addition, regular monitoring by visual inspection will be conducted to assess the integrity of the concrete. Signage details are provided on **Exhibit B-1A-3**. A detail of the Concrete Restricted Area Engineering Control is shown on **Exhibit B-1A-4**.

**(B) The objective of the engineering control:**

The objective of the Concrete Restricted Area Engineering Control is to protect human health by minimizing exposure to interior concrete surfaces that are contaminated with hexavalent chromium at concentrations greater than the NJDEP CrSCC.

**(C) How the engineering control is intended to function.**

The engineering control (signage) will notify workers to prevent direct contact or incidental exposure to hexavalent chromium at concentrations greater than the NJDEP CrSCC. Regular monitoring by visual inspection of the restricted area will identify any chromium blooms that may occur in the future. Monitoring will be conducted in accordance with an approved Operations and Maintenance (O&M) manual. If potential chromium blooms are observed, the location will be sampled and analyzed for Cr<sup>+6</sup>. If the concentration of Cr<sup>+6</sup> in the sample exceeds the CrSCC, the affected concrete will be removed and an epoxy coating will be applied

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over the affected area. Signage, epoxy coating, monitoring, and sampling will be implemented in accordance with the Remedial Action Permit.

**Exhibit C-2B - Soil Restricted Area – Engineering Control:**

(A) Description of the engineering control;

The Engineering Control for underlying soils consists of utilizing the existing concrete floor slab as a containment system/exposure barrier, as shown on **Exhibits B-1B-1** and **B-1B-2**. The existing Boiler Room concrete floor will serve as the Engineering Control to restrict access to underlying impacted soil (Soil Restricted Area). Signs are posted to restrict disturbance to the Engineering Controls in the Boiler Room Soil Restricted Area (**Exhibits B-1B-2** and **B-1B-3**). The Boiler Room Soil Restricted Area (Remedial Action Extents – Soil) is depicted in Deed Notice **Exhibit B-1B-1**.

(B) The objective of the engineering control;

The objective of the Engineering Control is to protect human health and the environment by restricting access and eliminating exposure to soil underlying the Boiler Room concrete slab (Soil Restricted Area) that is contaminated with hexavalent chromium concentrations greater than 20 mg/kg and antimony and nickel concentrations exceeding the DIGWSSLs. Signage is included as an Engineering Control to limit the disturbance of the existing Boiler Room concrete floor slab within the Soil Restricted Area.

(C) How the engineering control is intended to function.

The existing Boiler Room concrete floor slab prevents direct contact with and incidental exposure to the underlying soil within the Soil Restricted Area. Installed signage will notify workers to prevent direct contact with or incidental exposure to hexavalent chromium at concentrations greater than the NJDEP CrSCC and antimony and nickel concentrations exceeding the DIGWSSLs.