



**HCC Site 202  
100 Pacific  
Jersey City, NJ 07304**

**Inquiry Number: 3185210.1  
October 26, 2011**

## The EDR Chain of Title Report

## EDR Chain of Title

The EDR Chain of Title Report tracks a line of successive owners **from the present back to 1940** of a particular **parcel** of property, linked together by recorded transactions which pass title. Available nationwide, this report provides a summary of a property's ownership history and is a valuable source for determining the prior uses of a property

A network of professional **abstractors** following established procedures, uses client supplied address information to **locate**:

- Historical Chain of Title research
- Leases and Miscellaneous

**Thank you for your business.**  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EDR Chain of Title

### **TARGET PROPERTY INFORMATION**

#### **ADDRESS**

HCC Site 202  
100 Pacific  
Jersey City, NJ 07304

#### **Research Source**

Source 1: Hudson County Board of Taxation

Source 2: Hudson County Clerk

Examiner's Note: Public records of Hudson County, New Jersey were searched from January 1, 1940 to October 26, 2011, and no other deeds vesting title in the subject property were found of record during the period searched.

### **PROPERTY DESCRIPTION**

Current Owner: New Jersey Transit Corporation

Legal Description: Block 2033, Lot 13 (assessed to 20 Caven Point Avenue, and Block 21503, Lot 44 as of 02/04/2012)

### **HISTORICAL CHAIN OF TITLE**

See Exhibit "A"

### **LEASES AND MISCELLANEOUS**

See Exhibit "B"

## **EDR Chain of Title**

**Chain of Title**

**Exhibit “A”**

## EDR Chain of Title

### HISTORICAL CHAIN OF TITLE

#### PARCEL NO. 1

##### Chain 1

Type of Deed: Deed  
Title received from: Snead & Company  
Title is vested in: Joseph Langer and Fannie Langer, partners trading as Terminal Warehouse  
Date Recorded: 8/28/1944  
Book: 2064  
Page: 635

Type of Deed: Deed  
Title received from: Joseph Langer and Fannie Langer, partners, trading as Terminal Warehouse  
Title is vested in: Terminal Warehouse of New Jersey, Inc.  
Date Recorded: 2/21/1945  
Book: 2096  
Page: 427

Type of Deed: Deed  
Title received from: Terminal Warehouse of New Jersey, Inc.  
Title is vested in: Rudolf Bass, Inc.  
Date Recorded: 12/15/1982  
Book: 3365  
Page: 490

Type of Deed: Deed  
Title received from: The State of New Jersey  
Title is vested in: Rudolf Bass, Inc.  
Date Recorded: 4/23/1992  
Book: 4487  
Page: 15

Type of Deed: Deed  
Title received from: Rudolf Bass, Inc.  
Title is vested in: New Jersey Transit Corporation  
Date Recorded: 4/22/1997  
Book: 5130  
Page: 285

**EDR Chain of Title**

**LEASES and MISCELLANEOUS**

**Exhibit “B”**

## EDR Chain of Title

### LEASES and MISCELLANEOUS

**1.** Type of Instrument:

First Party:

Second Party:

Recorded:

Book:

Page:

Document No.:

**2.** Type of Instrument:

First Party:

Second Party:

Recorded:

Book:

Page:

Document No.:

003621

97 APR 22 PM 1:47

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RECEIVED

Richard P. Weiss, Esq.  
 Prepared By: *Richard P. Weiss, Esq.*  
 HUDSON COUNTY

4  
CHARGEDEED

CONSIDERATION: \$ .00 EXEMPT CODE: E  
 COUNTY STATE N.P.W.B.F. TOTAL  
 .00 .00 .00 .00  
 GMA DATE: 4/22/1997

This Deed is made on April 22, 1997.

BETWEEN RUDOLF BASS, INC., a corporation of the state of New Jersey, having its principal office at 45 Halladay Street, Jersey City, New Jersey 07304, referred to as the Grantor,

AND

NEW JERSEY TRANSIT CORPORATION, an instrumentality of the State of New Jersey

whose address is One Penn Plaza East, Newark, New Jersey 07105, referred to as the Grantee.

The word "Grantee" shall mean all Grantees listed above.

TRANSFER OF OWNERSHIP. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of \$325,000. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1)  
 Municipality: Jersey City Block No: 2033 Lot No: 3 a/k/a Pl.3

PROPERTY. The Property consists of the land and all buildings and structures on the land in the City of Jersey City, County of Hudson and State of New Jersey. The legal description is:

BEGINNING at a Corner in the dividing lines between lands of the Lehigh Valley Railroad Company of New Jersey and lands of The Central Railroad Company of New Jersey sixty (60) feet northerly measured at right angles from the center line between main tracks of the main line of the said Lehigh Valley Railroad Company of New Jersey the said corner being the southwesterly corner of the second described tract of land conveyed by Robert H. Sayre and wife to The Central Railroad Company of New Jersey by deed dated February 7, 1896, thence (1) south seventy three degrees fifty four minutes west through the lands of the Lehigh Valley Railroad Company of New Jersey parallel to and distant sixty (60) feet northerly measured at right angles from the said center line between main tracks of the main line of the Lehigh Valley Railroad Company of New Jersey a distance of four hundred fourteen and seventy six hundredths (414.76) feet more or less to a corner in the dividing line between lands of the Lehigh Valley Railroad Company of New Jersey, and lands of Snead & Company, thence (2) north sixty degrees forty five minutes east along the said dividing line between lands of the Lehigh Valley Railroad Company of New Jersey and lands of Snead & Company, a distance of four hundred forty and seventy six hundredths (440.76) feet to the northwesterly corner of the tract of land conveyed to The Central Railroad Company of New Jersey by the aforesaid deed dated February 7, 1896, thence (3) southerly along the westerly line of the tract of land so conveyed to The Central Railroad Company of New Jersey on a curve to the right having a radius of three hundred and sixty one (361) feet an arc distance of one hundred one and sixty four hundredths (101.64) feet (chord bearing and distance being south seven degrees fifty four minutes fifteen seconds east one hundred and one and thirty one hundredths (101.31) feet to the point or place of BEGINNING.

Also all of that right of way and easement of passage located in

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STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION OR EXEMPTION  
(c. 49, P.L. 1968)  
OR  
PARTIAL EXEMPTION  
(c. 176, P.L. 1975)

ALL-STATE LEGAL  
A Division of Allstate International, Inc.  
800-222-0510 in NJ 908-272-0800  
A D G R V 2

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF ESSEX

FOR RECORDER'S USE ONLY

Consideration \$

Realty Transfer Fee \$

Date 4-22-97

By

\*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, Richard H. Bass

(Name)

being duly sworn according to law upon his/her oath deposes and

says that he/she is the Vice President/Secretary of Rudolf Bass, Inc., the grantor

(State whether Grantor, Owner, Legal Representative, Corporate Officer, Officer of Title Co. Lending Institution, etc.)

in a deed dated April 22, 1997

transferring real property identified as Block No. 2033

Lot No. PL.3

located at 96 Pine Street, Jersey City, Hudson

(Street Address, Municipality, County)

(2) CONSIDERATION (See Instruction #6)

and annexed hereto.

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 325,000

(3) FULL EXEMPTION FROM FEE

Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

Transfer to the New Jersey Transit Corporation, an agency of the State

of New Jersey, pursuant to the Eminent Domain Act, N.J.S.A. 20:3-1 et seq.

(4) PARTIAL EXEMPTION FROM FEE

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

a) SENIOR CITIZEN (See Instruction #8)

- ☐ Grantor(s) 62 yrs. of age or over.\*  
☐ One or two-family residential premises

- ☐ Owned and occupied by grantor(s) at time of sale.  
☐ No joint owners other than spouse or other qualified exempt owners.

b) BLIND (See Instruction #8)

- ☐ Grantor(s) legally blind.\*  
☐ One or two-family residential premises.

- ☐ Owned and occupied by grantor(s) at time of sale.  
☐ No joint owners other than spouse or other qualified exempt owners.

DISABLED (See Instruction #8)

- ☐ Grantor(s) permanently and totally disabled.\*  
☐ One or two-family residential premises.  
☐ Receiving disability payments.

- ☐ Owned and occupied by grantor(s) at time of sale.  
☐ Not gainfully employed.  
☐ No joint owners other than spouse or other qualified exempt owners.

\*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

c) LOW AND MODERATE INCOME HOUSING (See Instruction #8)

- ☐ Affordable According to H.U.D. Standards.  
☐ Meets Income Requirements of Region.

- ☐ Reserved for Occupancy.  
☐ Subject to Resale Controls.

d) NEW CONSTRUCTION (See Instruction #9)

- ☐ Entirely new improvement.  
☐ Not previously used for any purpose.

- ☐ Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me

this 22nd

day of April

19 97

Name of Deponent (sign above line)

-45 Halladay Street

Jersey City, NJ 07304

Address of Deponent

Rudolf Bass, Inc.

Name of Grantor (type above line)

45 Halladay Street

Jersey City, NJ 07304

Address of Grantor at Time of Sale

Richard P. Weiss  
Attorney at Law  
State of New Jersey

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.

Instrument Number

County

Deed Number

Book

Page

Deed Dated

Date Recorded

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

ORIGINAL - White copy to be retained by County.

DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16-8.12).

TRIPPLICATE - Pink copy is your file copy.

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**GEOD** CORPORATION

PHOTOGRAMMETRIC SCIENCES - SURVEY TECHNOLOGIES

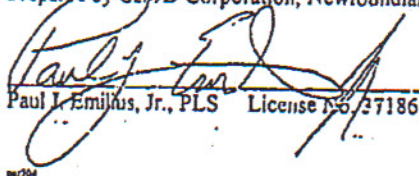
Parcel No. 204

Beginning at a point, said point being the common corner for Lot 3, Block 2033, Lot 4, Block 2033, Lot 7A, Block 2033, and Lot 8, Block 2033, thence S 64° 11' 54" W, a distance of 414.76' to a point, thence, N 51° 02' 54" E, a distance of 440.76' to a point, thence, by a curve, curving to the right (not tangent to the preceding line), having a radius of 361.00 feet an arc length of 101.64 feet, a chord bearing of S. 17° 36' 21" E and a chord length of 101.31 feet to the point of beginning. Containing 21039 square feet or 0.483 acres, more or less. Said parcel also being Block 2033, Lot 3 in the Hudson County Tax Maps of the City of Jersey City.

Subject to all public utility easements, recorded and unrecorded affecting the herein described premises.

Being the same property shown on a map entitled "Gateway Transit Hubs, Gateway Area Phase 1, (Coal Yards Property) City of Jersey City, County of Hudson Parcel 204".

Prepared by GEOD Corporation, Newfoundland, New Jersey.

  
Paul J. Emiljusz, Jr., PLS License No. 27186

A COPY OF THIS DEED  
HAS BEEN SENT TO RELEVANT OFFICES

13518 COPY

FOOR COPY

EXHIBIT A  
Page 1 of 2

16-24 Kanouse Road, Newfoundland, N.J. 07435  
(201) 697-2122 FAX (201) 838-6433

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OFFICES

New York City, New York  
Wolfeboro, New Hampshire

(212) 690-7760  
(603) 569-6089  
Fax: (603) 569-6329







the City of Jersey City and extending from Block 2033, Lot 2A along the lands of The Central Railroad Company of New Jersey to Pacific Avenue which right of way is more particularly described as follows and is subject to the limitations and conditions hereinafter set out.

A free and unobstructed but not exclusive right of way and easement of passage in over and upon the following described strip piece of parcel of land situate in the City of Jersey City County of Hudson and State of New Jersey being a strip of land along the right of way of the Newark and New York branch of the Central Railroad Company of New Jersey ten feet in width running from the lands of Sneed & Company which adjoins the southerly side of the right of way of the Newark and New York branch of the Central Railroad Company of New Jersey and lies on the westerly side of the right of way of the Lehigh Valley Railroad Company along the southerly line of the said right of way of the Central Railroad Company of New Jersey westerly to Pacific Avenue said right of way to be used and enjoyed not only by grantee its successors or assigns but also by the tenants under tenants occupiers of and possessors of the premises above described and of all persons going to or coming from the same, with or without horses, carts, cattle teams and vehicles of any description until some other means or access to the said premises above mentioned exists or is provided by the Central Railroad Company of New Jersey not less in width than said right of way connection said premises with some public street through which a connection with said Pacific Avenue can be made in which case all right to said strip along said right of way above described shall cease.

Being the same premises as were conveyed by Terminal Warehouse of New Jersey, Inc. by Deed dated December 9, 1982 and recorded December 15, 1982 in Book 3365 at Page 490 in the Hudson County Register's Office.

Also all that right of way and easement across Block 2033, Lot 2A as set forth in Jersey City Ordinance MC-270, adopted by the City Council of Jersey City on November 10, 1982.

And any other right, title or interest Grantor may have, if any, in the property shown on that certain map entitled "Gateway Transit HUB, Gateway Area Phase 1 (Coal Yards Property), Parcel 204," and as more particularly described on the metes and bounds description prepared by GEOD Corporation, Paul J. Emilius, Jr., PLS, License No. 37186, which are attached hereto and made a part of this deed, as Exhibit A.

**PROMISES BY GRANTOR.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**SIGNATURES.** This Deed is signed by the Grantor's proper corporate officer as of the date at the top of the first page.

RUDOLF BASS, INC.

By 

Richard H. Bass, V. President

A COPY OF THIS DEED  
HAS BEEN SENT TO THE REGISTER'S OFFICE

BK51306289

STATE OF NEW JERSEY, COUNTY OF ESSEX

SS.:

BE IT REMEMBERED, that on this 22nd day of April, 1997, before me, the subscriber, personally came and appeared Richard H. Bass, to me known, who I am satisfied is, and who, being by me duly sworn, did depose and say that he is the Vice-President of Rudolf Bass, Inc., the corporation named in and which executed the foregoing instrument; that the foregoing instrument was signed and delivered by him on behalf of the corporation as its voluntary act and deed by virtue of authority from its Board of Directors.

Signed and sworn to before me  
on April 22, 1997



Richard P. Weiss  
Attorney at Law  
State of New Jersey

## DEED

RUDOLF BASS, INC.,

Grantor,

TO

NEW JERSEY TRANSIT CORPORATION,

Grantee.

### RECORD & RETURN TO:

Record & Return To:  
Suzanne L. Silverman, DAG  
Division of Law  
One Penn Plaza East  
Newark, New Jersey 07105-2246

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