

**PPG Site 204
Johnson Avenue
Jersey City, NJ 07304**

**Inquiry Number: 3083066.5
June 3, 2011**

The EDR Chain of Title Report



440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

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.

Disclaimer – Copyright and Trademark Notice

This report was prepared for the use of Environmental Data Resources, Inc., and All States Title Research, exclusively. This report is neither a guarantee of title, a commitment to insure, nor a policy of title insurance. **NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT.** Environmental Data Resources, Inc. (EDR) and National Real Estate Information Services specifically disclaim the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.

Copyright 2009 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EDR Chain of Title

TARGET PROPERTY INFORMATION

ADDRESS

PPG Site 204
Johnson Avenue
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 June 3, 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 2145, Lots 62, 41.C, 41.U & 56

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:	Robert C. Haldeman, as Trustee of the property of the Lehigh Valley Railroad Company, Debtor
Title is vested in:	Consolidated Rail Corporation
Date Recorded:	3/11/1980
Book:	3296
Page:	1086
Comments:	Lehigh Valley Railroad Company acquired title prior to 1940.

Type of Deed:	Quitclaim Deed
Title received from:	Consolidated Rail Corporation
Title is vested in:	New Jersey Transit Corporation
Date Recorded:	12/18/1996
Book:	5079
Page:	198

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:

Case No. 72014

QUITCLAIM DEED (NJ)

CHARGE 41032

THIS DEED, made the 17th day of October, in the year of our Lord One Thousand Nine Hundred and Ninety-six (1996),

BETWEEN CONSOLIDATED RAIL CORPORATION, a Corporation of the Commonwealth of Pennsylvania, having an office at Two Commerce Square, 2001 Market Street, Philadelphia, Pennsylvania, 19101-1419, hereinafter referred to as the Grantor, and NEW JERSEY TRANSIT CORPORATION, an instrumentality of the State of New Jersey, having a mailing address of One Penn Plaza East, Newark, NJ 07105, hereinafter referred to as the Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of ONE MILLION, EIGHT HUNDRED THOUSAND DOLLARS (\$1,800,000.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, Grantor does by these presents, remise, release and forever quitclaim unto the said Grantee, the heirs or successors and assigns of the said Grantee, all right, title and interest of the said Grantor of, in and to the Premises as more particularly described on Exhibit 'A' appended hereto and made a part hereof.

UNDER and SUBJECT, however, to (1) whatever rights the public may have to the use of any roads, alleys, bridges or streets crossing the Premises, (2) any streams, rivers, creeks and water ways passing under, across or through the Premises, and (3) any easements or agreements of record or otherwise affecting the Premises, and to the state of facts which a personal inspection or accurate survey would disclose, and to any pipes, wires, poles, cables, culverts, drainage courses or systems and their appurtenances now existing and remaining in, on, under, over, across and through the Premises, together with the right to maintain, repair, renew, replace, use and remove same.

This Deed is subject to the provisions of an Agreement of Sale by and between Consolidated Rail Corporation and New Jersey Transit Corporation dated July 30, 1996 governing apportionment of environmental responsibility as between Grantor and Grantee including Grantee's successors, assigns and Grantor's.

THIS INSTRUMENT is executed and delivered by Grantor, and is accepted by Grantee, subject to the covenants set forth below, which shall be deemed part of the consideration of this conveyance and which shall run with the land and be binding upon, and inure to the benefit of, the respective heirs, legal representatives, successors and assigns of Grantor and Grantee. Grantee hereby knowingly, willingly, and voluntarily waives the benefit of any rule, law, custom, or statute of the State of New Jersey now or hereafter in force with respect to the covenants set forth below:

(1.) Grantor shall neither be liable or obligated to construct or maintain any fence or similar structure between the Premises and adjoining land of Grantor nor shall Grantor be liable or obligated to pay for any part of the cost or expense of constructing or maintaining any fence or similar structure, and Grantee hereby forever releases Grantor from any loss or damage, direct or consequential, that may be caused by or arise from the lack or failure to maintain any such fence or similar structure.

TAX REFERENCE:

Block 2145
Block 2144, Lot B4, 41C, 41U,
58 and 62 on the Tax Maps
for the City of Jersey City,
Hudson County, New York

THIS INSTRUMENT PREPARED BY:

Robert J. Tracy, Property Manager
Consolidated Rail Corporation
510 Thomall Street, Suite 390
Edison, NJ 08837

R&R:

SUZANNE L. SILVERMAN, DAG
DIVISION OF LAW
ONE PENN PLAZA EAST
NEWARK, NJ 07105-2246

CONSIDERATION:		EXEMPT CODE: E	TOTAL
COUNTY	STATE	N.P.N.R.F.	
TJC	.00	.00	.00
DATE- 12/18/1996			

BK5079PG198

010384
RECEIVED

96 DEC 19 AM 9:15

(2.) Grantee hereby forever releases Grantor from all liability for any loss or damage, direct or consequential, to the Premises and to any buildings or improvements now or hereafter erected thereon and to the contents thereof, which may be caused by or arise from the normal operation, maintenance, repair, or renewal of Grantor's railroad, or which may be caused by or arise from vibration resulting from the normal operation, maintenance, repair or renewal thereof.

(3.) Grantee hereby forever releases Grantor from any liability for any loss or damage, direct or consequential, which may be caused by or arise from the sliding, shifting or movement of any part of any adjoining embankment of Grantor, or by the drainage or seepage of water therefrom, upon or into the Premises, or upon, under, or into anything which may be erected or placed thereon.

(4.) In the event the tracks or land of Grantor are elevated or depressed, or the grades of any streets, avenues, roads, lanes, highways or alleys over such railroad in the vicinity of the Premises are changed so that they shall pass overhead or underneath such tracks or land, or in the event any grade crossing is vacated and closed, Grantee forever releases Grantor from all liability for any loss or damage, direct or consequential, caused by or arising from the separation or change of grades of such railroad or such streets, avenues, roads, lanes, highways, or alleys, or from the vacating and closing of any grade crossing.

(5.) Should a claim adverse to the title hereby quitclaimed be asserted and/or proved, no recourse shall be had against the Grantor herein.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said Grantor as well at law as in equity or otherwise howsoever of, in and to the same and every part thereof, UNDER and SUBJECT and provided as aforesaid.

TO HAVE AND TO HOLD, all and singular the said Premises, together with the appurtenances, unto the Grantee, the heirs or successors and assigns of the Grantee, forever, UNDER and SUBJECT and provided as aforesaid.

THE words "Grantor" and "Grantee" used herein shall be construed as if they read "Grantors" and "Grantees", respectively, whenever the sense of this instrument so requires and whether singular or plural, such words shall be deemed to include at all times and in all cases the heirs, legal representatives or successors and assigns of the Grantor and Grantee.

IN WITNESS WHEREOF, the Grantor has caused this Indenture to be signed in its name and

behalf by its Director-Real Estate duly authorized thereunto and has caused its corporate seal to be hereunto affixed and attested by its Assistant Secretary, the day and year first above written.

SEALED and
DELIVERED in the
presence of us:

CONSOLIDATED RAIL CORPORATION
By:

Nancy B. Reynolds
NANCY B. REYNOLDS

Robert W. Ryan
Robert W. Ryan
Director-Real Estate

Attest:

Attest:

Nancy B. Reynolds
NANCY B. REYNOLDS

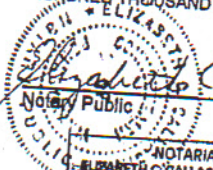
Wilberta C. Jackson
Wilberta C. Jackson
Assistant Secretary



COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PHILADELPHIA)

)
: SS

BE IT REMEMBERED, that on this 17th day of October in the year One Thousand Nine Hundred and Ninety-six (1996), before me, the subscriber, a Notary Public for the Commonwealth and County aforesaid, personally appeared Robert W. Ryan, Director-Real Estate of CONSOLIDATED RAIL CORPORATION, the corporate Grantor named in the within Instrument, who I am satisfied is the person who has signed the within Instrument on behalf of said Corporation; and I having first made known to him the contents thereof, he did acknowledge that he signed, sealed and delivered the same as such officer aforesaid; that the foregoing Instrument is the voluntary act and deed of said Corporation, made by virtue of authority from its Board of Directors; and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within Instrument as such consideration is defined in P.L. 1988, C. 49, Sec. 1(c), is ONE MILLION, EIGHT HUNDRED THOUSAND Dollars (\$1,800,000.00).



Elizabeth C. Gallagher
Notary Public

NOTARIAL SEAL
ELIZABETH C. GALLAGHER, Notary Public
City of Philadelphia, Phila. County
My Commission Expires May 31, 1999

CASE NO. 72014

DEED TO

NEW JERSEY TRANSIT CORPORATION

EXHIBIT "A"

Hudson County, New Jersey

Parcel 5E - Line Code 0509

MAPS referred to in the description are on file in the office of New Jersey Transit Corporation, One Penn Plaza, Newark, New Jersey 07105-2246.

BEING a part or portion of the same premises which Robert C. Haldeman, as Trustee of the property of the Lehigh Valley Railroad Company, Debtor, by Conveyance Document LV-CRC-RP-2, dated March 29, 1976 and filed and recorded in the Office of the Secretary of State of New Jersey on October 12, 1978 and in the County of Hudson Registrar's office on February 11, 1980, granted and conveyed unto Consolidated Rail Corporation.

ALL THAT CERTAIN piece or parcel of land of the Grantor, being a portion of the line of railroad know as the Edgewater Branch, and identified as Line Code 0509, situate in the City of Jersey City, County of Hudson and State of New Jersey, which is bounded and described in accordance with a Plat of Survey, identified as "NJ TRANSIT, HUDSON-BERGEN LIGHT RAIL TRANSIT SYSTEM, AREA OF TAKING 9.255 ACRES (5E), SCALE AS INDICATED", Sheets 3 through 5 of 5 dated March 14, 1996, revised August 28, 1996, prepared by Julio E. Esquivel, P.L.S., License No. 19943, of the State of New Jersey, and described as follows:

EXHIBIT "A" CONTAINS 4 PAGES, OF WHICH THIS IS PAGE 1.

BK 5079 PG 20/11

V1 (8201) / 2 & 14

LC 0509

CASE No. 72014

MATCH SHEET 4 OF 5



N 64°45'00"
N 68°51'00"

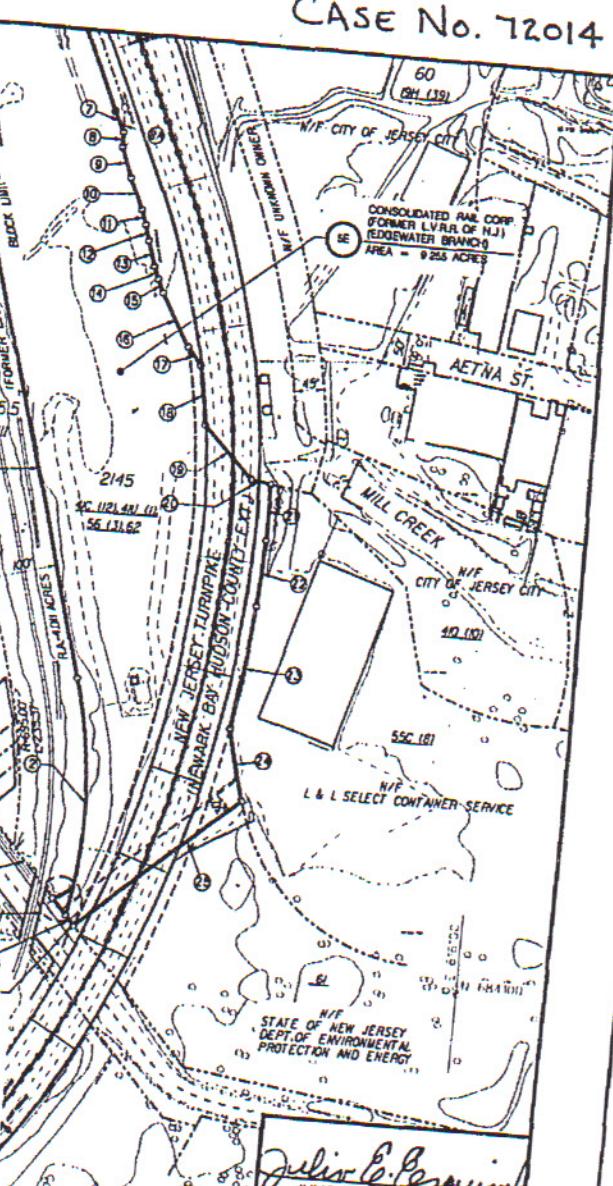
MONITOR ST.

GARABRANT ST.

JOHNSTON AVE.

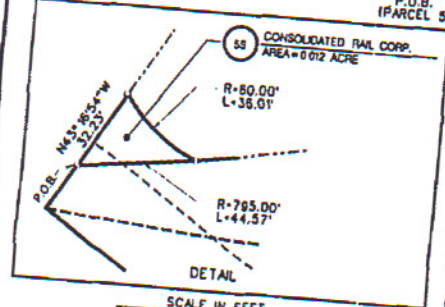
SEE DETAIL

P.O.B. (PARCEL 5E)



PARCEL AREA	10.589 ACRES (5E)	EASEMENTS	NA
	4.011 ACRES (5S)		
AREA OF TAKING	9.255 ACRES (5E)		
	0.012 ACRE (5S)		
REMAINING PARCEL AREA	1.334 ACRES (5E)		
	3.999 ACRES (5S)		

PROPERTY PARCEL MAP			
PARCEL No.	5E, 5S	REV:	AUGUST 20, 1998
		DATE:	MARCH 14, 1998
OWNER	CONSOLIDATED RAIL CORPORATION (EDGEWATER BRANCH)		
BLOCK No.	5E { 2144 2145 5S 2095.5	LOT No.	B4 82, 58, 41C, 41U A
CITY OF JERSEY CITY		HUDSON CO., N.J.	



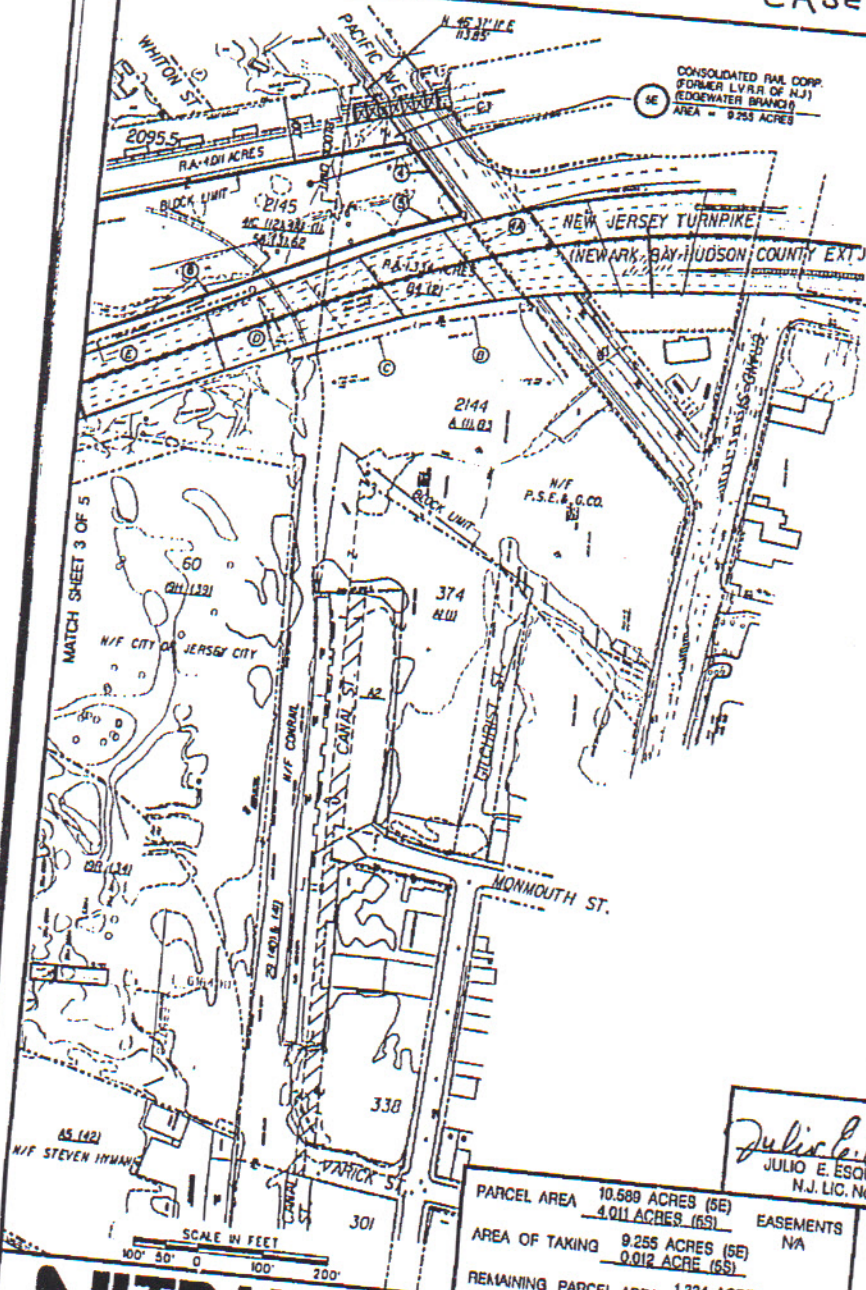
NJ TRANSIT

HUDSON-BERGEN
LIGHT RAIL TRANSIT SYSTEM

BK5079PG202

SHEET 3 OF 5

CASE No. 72014



Julio E. Esquivel
JULIO E. ESQUIVEL, R.L.S.
N.J. LIC. No. 19943

PARCEL AREA	10.589 ACRES (5E)	EASEMENTS	
	4.011 ACRES (5S)		N/A
AREA OF TAKING	9.255 ACRES (5E)		
	0.012 ACRE (5S)		
REMAINING PARCEL AREA	1.334 ACRES (5E)		
	3.999 ACRES (5S)		

PROPERTY PARCEL MAP

PARCEL No. 5E, 5S REV: AUGUST 26, 1996
OWNER CONSOLIDATED RAIL CORPORATION (EDGEWATER BRANCH) DATE: MARCH 14, 1996
BLOCK No. 5E { 2144 B4
5S 2095.5 LOT No. 62, 56, 41C, 41U
CITY OF JERSEY CITY A
HUDSON CO., N.J.

TRANSIT

HUDSON-BERGEN
LIGHT RAIL TRANSIT SYSTEM

BK5079PG203

SHEET 4 OF 5

CASE No. 72014

METES & BOUNDS DESCRIPTION FOR PARCEL 5E

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF JOHNSON AVENUE AND THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF THE STATE OF NEW JERSEY/DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ENERGY, THENCE:

1. ALONG SAID LINE OF JOHNSON AVENUE N43°16'54"W, A DISTANCE OF 19.47 FEET TO A POINT, THENCE;
2. ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE CONSOLIDATED RAIL CORPORATION (FORMER LVRR CO. - NATIONAL DOCKS BRANCH), AND ALSO ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 795.00 FEET, AN ARC LENGTH OF 356.81 FEET TO A POINT OF TANGENCY, THENCE;
3. STILL ALONG SAID RIGHT-OF-WAY LINE N15°19'28"W, A DISTANCE OF 1480.55 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF PACIFIC AVENUE, THENCE;
4. ALONG THE AFOREMENTIONED LINE OF PACIFIC AVENUE N48°37'11"E, A DISTANCE OF 138.86 FEET TO A POINT IN THE EXISTING EASEMENT LINE GRANTED TO THE NEW JERSEY TURNPIKE AUTHORITY (NEWARK BAY-HUDSON COUNTY EXTENSION), THENCE;
5. ALONG THE SAID EXISTING EASEMENT LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1871.60 FEET, AN ARC LENGTH OF 110.13 FEET TO A POINT, THENCE;
6. STILL ALONG THE SAID EXISTING EASEMENT LINE S23°20'18"E, A DISTANCE OF 620.40 FEET TO A POINT, THENCE;
7. STILL ALONG SAID EXISTING EASEMENT LINE S26°27'56"E, A DISTANCE OF 32.68 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF NEW JERSEY TURNPIKE AUTHORITY (NEWARK BAY-HUDSON COUNTY EXTENSION), THENCE;
8. ALONG SAID RIGHT-OF-WAY LINE S01°17'06"E, A DISTANCE OF 22.32 FEET TO A POINT, THENCE;
9. STILL ALONG SAID LINE S19°52'28"E, A DISTANCE OF 49.02 FEET TO A POINT, THENCE;
10. STILL ALONG SAID LINE S21°18'04"E, A DISTANCE OF 52.16 FEET TO A POINT, THENCE;
11. STILL ALONG SAID LINE S19°14'23"E, A DISTANCE OF 23.32 FEET TO A POINT, THENCE;
12. STILL ALONG SAID LINE S15°33'10"E, A DISTANCE OF 24.29 FEET TO A POINT, THENCE;
13. STILL ALONG SAID LINE S16°58'55"E, A DISTANCE OF 39.53 FEET TO A POINT, THENCE;
14. STILL ALONG SAID LINE S21°48'26"E, A DISTANCE OF 19.32 FEET TO A POINT, THENCE;
15. STILL ALONG SAID LINE S24°36'03"E, A DISTANCE OF 21.70 FEET TO A POINT, THENCE;
16. STILL ALONG SAID LINE S29°16'09"E, A DISTANCE OF 87.33 FEET TO A POINT, THENCE;
17. STILL ALONG SAID LINE S39°05'23"E, A DISTANCE OF 32.66 FEET TO A POINT, THENCE;
18. STILL ALONG SAID LINE AND ALSO ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1158.00 FEET, AN ARC LENGTH OF 87.49 FEET TO A POINT, THENCE;
19. STILL ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE NEW JERSEY TURNPIKE AUTHORITY (NEWARK BAY-HUDSON COUNTY EXTENSION), S44°46'38"E, A DISTANCE OF 105.00 FEET TO A POINT, THENCE;
20. STILL ALONG SAID LINE S80°14'05"E, A DISTANCE OF 29.45 FEET TO A POINT, THENCE;
21. ALONG THE WESTERLY LINE OF LANDS NOW OR FORMERLY OF L&L SELECT CONTAINER SERVICE AND ALSO ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1257.00 FEET, AN ARC LENGTH OF 86.68 FEET TO A POINT OF COMPOUND CURVE, THENCE;
22. STILL ALONG SAID LINE AND ALSO ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1607.00 FEET, AN ARC LENGTH OF 97.67 FEET TO A POINT, THENCE;
23. STILL ALONG SAID LINE AND ALSO ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1957.00 FEET, AN ARC LENGTH OF 188.79 FEET TO A POINT, THENCE;
24. STILL ALONG SAID LINE AND ALSO ALONG A LINE S14°31'01"E, A DISTANCE OF 107.28 FEET TO A POINT, THENCE;
25. ALONG THE AFOREMENTIONED NORTHERLY LINE OF LANDS NOW OR FORMERLY OF THE STATE OF NEW JERSEY/DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ENERGY, S48°46'28"W, A DISTANCE OF 310.69 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING AN AREA OF 9.255 ACRES.

SUBJECT, HOWEVER, TO NEW JERSEY TURNPIKE AUTHORITY (NEWARK BAY-HUDSON COUNTY EXTENSION) EASEMENT FOR MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF ITS OVERHEAD HIGHWAY BRIDGE OR VIADUCT.

SUBJECT, HOWEVER, TO A 30-FOOT ACCESS EASEMENT RUNNING ALONG THE LAST MENTIONED COURSE.

METES & BOUNDS DESCRIPTION FOR PARCEL 5S

BEGINNING AT A POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JOHNSON AVENUE WHERE THE SAME IS INTERSECTED BY THE COMMON LINE DIVIDING CONSOLIDATED RAIL CORPORATION (CONRAIL) NATIONAL DOCKS LINE AND EDGEWATER BRANCH, THENCE:

1. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF JOHNSON AVENUE N43°16'54"W, 32.33 FEET TO A POINT, THENCE;
2. THROUGH LANDS OF CONRAIL (NATIONAL DOCKS LINE) ON A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 36.01 FEET, TO A POINT IN THE AFORESAID COMMON LINE DIVIDING CONRAIL NATIONAL DOCKS LINE AND EDGEWATER BRANCH, THENCE;
3. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 795.00 FEET, AN ARC LENGTH OF 44.57 FEET TO THE POINT OF BEGINNING, CONTAINING 0.012 ACRES (512 SQUARE FEET).

Julio E. Esquivel
 JULIO E. ESQUIVEL, P.L.S.
 N.J. LIC. No. 19943

PARCEL AREA _____		EASEMENTS _____	
AREA OF TAKING _____		SEE SH 1 OF 5	
REMAINING PARCEL AREA _____			
PROPERTY PARCEL MAP			
PARCEL No. <u>5E, 5S</u>		REV: <u>AUGUST 28, 1996</u> DATE: <u>MARCH 14, 1998</u>	
OWNER <u>CONSOLIDATED RAIL CORPORATION (EDGEWATER BRANCH)</u>			
BLOCK No. <u>5E { 2144 2145</u>		LOT No. <u>62, 58, 41C, 41J</u>	
<u>5S, 2095.5</u>		<u>A</u>	
CITY OF JERSEY CITY			
HUDSON CO., N.J.			

NTRANSIT
 HUDSON-BERGEN
 LIGHT RAIL TRANSIT SYSTEM

BK5079PG2011

SHEET 6 OF 3

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 All-State International, Inc.
800-222-0510 In NJ 908-272-0800
D R A V S - 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 HUDSON ESSEX } ss.

FOR RECORDER'S USE ONLY
Consideration \$ 15,180.00
Realty Transfer Fee \$ 151.80
Date 12/18/96 By [Signature]
*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, SUZANNE L. SILVERMAN, being duly sworn according to law upon his/her oath deposes and says that he/she is the Legal Representative of New Jersey Transit Corporation
(Name)
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
in a deed dated October 17, 1996, transferring real property identified as Block No. 2144 & 2145
located at Jersey City, Hudson County
Lot No. B4, 41C, 41U, 56 & 62
(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 \$ 1,800,000.00

(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.
New Jersey Transit Corporation is a public instrumentality of the State of New Jersey (NJSA 27:25-1 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 17 day of Dec., 19 96
[Signature]
Suzanne L. Silverman, DAG
New Jersey Transit Corporation
2101 Market Street
Two Commerce Square
Philadelphia, PA 19106-1416
FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number 151210 County HUDSON
Deed Number 10384 Book 1218/16
Deed Dated 12/18/96 Date Recorded 12/18/96

LOCREZIA WHITE
A NOTARY PUBLIC OF THE
STATE OF NEW JERSEY
MY COMMISSION EXPIRES:
JULY 24, 2000.

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. 18:18-8.12).
TRIPLICATE - Pink copy is your file copy.

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER