### Official Use Only

<table>
<thead>
<tr>
<th>Date of Document</th>
<th>Type of Document</th>
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<tbody>
<tr>
<td>January 17, 2020</td>
<td>Deed</td>
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<thead>
<tr>
<th>First Party Name</th>
<th>Second Party Name</th>
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<tbody>
<tr>
<td>760 NEW BRUNSWICK URBAN RENEWAL LIMITED LIABILITY COMPANY</td>
<td>760 NEW BRUNSWICK URBAN RENEWAL LIMITED LIABILITY COMPANY</td>
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<th>Additional First Parties</th>
<th>Additional Second Parties</th>
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### THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY.

<table>
<thead>
<tr>
<th>Block</th>
<th>Lot</th>
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<tr>
<td>598</td>
<td>3.03</td>
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<tr>
<th>Municipality</th>
<th>Consideration</th>
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<tbody>
<tr>
<td>New Brunswick</td>
<td>1.00</td>
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**Mailing Address of Grantee**

P.O. Box 29  
Woodbridge, NJ 07095

### THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY.

<table>
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**MIDDLESEX COUNTY, NEW JERSEY RECORDING DATA PAGE.**

This cover page is for use in Middlesex County, New Jersey only. Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.
MINOR SUBDIVISION DEED

This Deed is made on this 17th day of January, 2020,

BETWEEN

760 NEW BRUNSWICK URBAN RENEWAL LIMITED LIABILITY COMPANY, a New Jersey urban renewal entity, with a mailing address of P.O. Box 29, Woodbridge, New Jersey 07095, referred to as the Grantor,

AND

760 NEW BRUNSWICK URBAN RENEWAL LIMITED LIABILITY COMPANY, a New Jersey urban renewal entity, with a mailing address of P.O. Box 29, Woodbridge, New Jersey 07095, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of LESS THAN ONE ($1.00) DOLLAR. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A.46:15-2.1) Municipality of New Brunswick, Block No. 598, Lot Nos. 3.04, 3.05 and 3.06, formerly known as Block 598, Lot 3.03.

Property. The property consists of the land and all the buildings and structures on the land in the City of New Brunswick, County of Middlesex and State of New Jersey, specifically described as follows: See Schedules A, B and C attached hereto.

BEING the same premises conveyed to 760 New Brunswick Limited Liability Company by deed from Denovo New Brunswick LLC dated December 16, 2011 and recorded on April 24, 2012 in the Middlesex County Clerk’s Office in Deed Book 6341, Page 828.

SUBJECT TO an access easement to Lot 3.05 and to adjoining Lot 6.01 specifically described within Schedule C attached hereto.

The purpose of this Deed is to confirm the approval of a minor subdivision approved by Resolution of the City of New Brunswick Planning Board on August 11, 2015 and reaffirmed by the Minor Subdivision Committee on December 18, 2019.

Approved:

By: [Signature]
Manuel Casiano, Vice Chair
City of New Brunswick Planning Board

Approved:

By: [Signature]
Daniel Dominguez, Secretary
City of New Brunswick Planning Board
**Promises by Grantor.** The Grantor promises that it 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.** The Grantor signs this Deed as of the date at the top of the first page.

**Witnessed:**

760 NEW BRUNSWICK URBAN RENEWAL LIMITED LIABILITY COMPANY

By: [Signature] (Seal)
ROBERT G. PAULUS, Managing Member

**STATE OF NEW JERSEY, COUNTY OF MIDDLESEX, SS.:**

I CERTIFY that on January 17th, 2020, ROBERT G. PAULUS, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person): (a) is the Managing Member of 760 NEW BRUNSWICK URBAN RENEWAL LIMITED LIABILITY COMPANY, the urban renewal entity named in this deed; (b) this document was signed and delivered by the company as its voluntary act duly authorized by a proper resolution of its members; (c) signed this proof to attest to the truth of these facts and (d) made this Deed for ONE ($1.00) DOLLARS as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

CAROLYNN DAVIS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 6/4/2023

<table>
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<tr>
<th>DEED</th>
<th>DATED: January 17th, 2019</th>
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<tbody>
<tr>
<td>760 NEW BRUNSWICK URBAN RENEWAL LIMITED LIABILITY COMPANY, Grantor</td>
<td>RECORD &amp; RETURN TO:</td>
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<td>to</td>
<td>KELSO &amp; BURGESS, ESQS.</td>
</tr>
<tr>
<td>760 NEW BRUNSWICK URBAN RENEWAL LIMITED LIABILITY COMPANY, Grantee</td>
<td>P.O. Box 1208</td>
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<td>New Brunswick, NJ 08901</td>
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</tbody>
</table>
STATE OF NEW JERSEY

COUNTY MIDDLESEX

MUNICIPALITY OF PROPERTY LOCATION New Brunswick

Deponent, Robert G. Paulus, being duly sworn according to law upon his/her oath,

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

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. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN (Instructions #9 on reverse side for A or B)

B. BLIND PERSON (Instructions #9 on reverse side for A or B)

C. DISABLED PERSON (Instructions #9 on reverse side for A or B)

D. LOW AND MODERATE INCOME HOUSING (Instructions #9 on reverse side)

E. NEW CONSTRUCTION (Instructions #2, #10, #12 on reverse side)

F. RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

G. Deponent makes this Affidavit to induce county clerk to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 1st day of January, 2010

CAROLYNN DAVIS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 6/4/2023

Count recording offices shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY
PO BOX 351
TRENTON, NJ 08655-0351

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at:

www.state.nj.us/treasury/taxation/pt/localtax.shtml
State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Names(s)
760 New Brunswick Urban Renewal Limited Liability Company

Current Resident Address:
100 Woodbridge Center Drive

Street:
City, Town, Post Office
Woodbridge

State Zip Code
NJ 07095

PROPERTY INFORMATION (Brief Property Description)

Block(s) Lot(s) Qualifier
598 3.03

Street Address:
760 Jersey Avenue

City, Town, Post Office
New Brunswick

State Zip Code
NJ 08901

Seller's Percentage of Ownership Consideration Closing Date
100% $1,000 1-16-2020

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)

1. ☐ I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.

2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.

3. ☐ I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.

4. ☐ Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

5. ☑ Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.

6. ☐ The total consideration for the property is $1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.

7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).

☐ No non-like kind property received.

8. ☐ Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

9. ☑ The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.

10. ☐ The deed being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

1/16/2020
Date

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Signature

Date

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Signature
LEGAL DESCRIPTION

PORTION OF BLOCK 598, LOT 3.03

(Proposed Lot 3.04)

760 Jersey Avenue

New Brunswick, NJ

Beginning at a point in the southeasterly sideline of Jersey Avenue, 66 foot right-of-way, which point is located 2,707.49 feet, more or less, northeasterly, along said sideline, from its intersection with the northeasterly sideline of How Lane, both as extended, and running thence:

1) Along the southeasterly sideline of Jersey Avenue, on a curve to the right, in a northeasterly direction, having a radius of 2831.90 feet and a central angle of 4° 46' 03", an arc length of 235.64 feet to a point, which is the western most corner of lands now or formerly owned by Spiridon Stathonikos, known as Lot 5.01 in Block 598, as shown on the official tax maps of the City of New Brunswick, and thence;

2) S 41° 50' 40" E, along the southerly sideline of Lot 5.01, 54.69 feet to a point, and thence;

3) S 68° 12' 00" E, still along the southerly sideline of Lot 5.01, 285.13 feet to a point, and thence;

4) S 83° 15' 30" E, still along the southerly sideline of Lot 5.01, 104.80 feet to a point, which is the southernmost corner of lands now or formerly owned by Peter Camamis and Emily Verdi, known as Lot 12 in Block 598, as shown on the official tax maps of the City of New Brunswick, and thence;

5) N 79° 32' 00" E, along the southerly sideline of Lot 12, 169.52 feet to a point in the southwesterly sideline of lands now or formerly owned by New Brunswick Property, LLC, known as Lot 11.01 in Block 598, as shown on the official tax maps of the City of New Brunswick, and thence;

6) S 38° 14' 00" E, along the southwesterly sideline of Lot 11.01, 335.90 feet to a point in the northwesterly sideline of lands now or formerly owned by AMTRAK National RR Passenger Corp., known as Lot 1 in Block 800, as shown on the official tax maps of the City of New Brunswick, and thence;

7) S 49° 10' 20" W, along the northwesterly sideline of Lot 1, 319.54 feet to a point, and thence;

8) N 41° 50' 40" W, 18.50 feet to a point, and thence;

9) S 47° 52' 50" W, 340.00 feet to a point, and thence;

10) N 41° 23' 30" W, 81.22 feet to a point, and thence;
11) N 48° 36' 30" E, 270.00 feet to a point, and thence;
12) N 41° 23' 30" W, 51.05 feet to a point, and thence;
13) S 48° 36' 30" W, 5.00 feet to a point, and thence;
14) N 63° 01' 09" W, 214.31 feet to a point, and thence;
15) N 62° 02' 23" W, 60.05 feet to a point a point of curve, and thence;
16) On a curve to the right, in a northwesterly direction, having a radius of 5.00 feet and a
central angle of 81° 43' 25", an arc length of 7.13 feet to a point of tangency, and
thence;
17) N 19° 41' 02" E, 42.30 feet to a point of curve, and thence;
18) On a curve to the right, in a northerly direction, having a radius of 35.00 feet and a
central angle of 27° 32' 04", an arc length of 16.82 feet to a point of tangency, and
thence;
19) N 47° 13' 05" E, 80.75 feet to a point, and thence;
20) N 44° 04' 44" E, 33.16 feet to a point, and thence;
21) N 41° 58' 33" W, 174.32 feet to the point, and thence;
22) S 87° 28' 57" W, 120.25 feet to a point, and thence;
23) N 79° 03' 13" W, 52.23 feet to a point, and thence;
24) S 80° 48' 44" W, 127.96 feet to the point of beginning.

Being a portion of Lot 3.03 in Block 598, now or formerly owned by 760 New Brunswick, LLC,
and containing 251,894 square feet (5.783 acres). Also being Proposed Lot 3.04, as shown on a
"Minor Subdivision Plan, prepared for 760 New Brunswick Limited Liability Company", prepared
by Meridian Engineering Group, Inc., latest revised date 5/22/2015.

Subject to a 10 foot wide P.S.E. & G. easement as shown on “Plan showing 10 'wide easement
to P.S.E.& G. Co. for General Motors Corp. (Delco Remy Div.) prepared by Bartolone &
Associates, dated August 1, 1986, which crosses courses 1, 14, 19 & 22 hereinabove described.

Subject to a 10 foot wide sanitary sewer easement adjacent to course 1 hereinabove described,
containing 2,286 square feet (0.05 acres).

Subject to slope and drainage rights adjacent to Jersey Avenue as per Deed Book 961, Page 535.

Including a right-of-way for R.R. Siding as per survey of property made for Delphi Automotive
Systems, revised to Mar. 9, 1999, located within the southernmost corner of lands now or
formerly owned by New Brunswick Property, LLC, known as Lot 11.01 in Block 598, as shown on
the official tax maps of the City of New Brunswick.
LEGAL DESCRIPTION
PORTION OF BLOCK 598, LOT 3.03
(Proposed Lot 3.05)
760 Jersey Avenue
New Brunswick, NJ

Beginning at a point in the southeasterly sideline of Jersey Avenue, 66 foot right-of-way, which point is located 1,589 feet, more or less, in a northeasterly direction, along said sideline, from its intersection with the northeasterly sideline of How Lane, both as extended. Said beginning point being the northern most corner of lands now or formerly owned by Public Service Electric and Gas Company, known as Lot 2 in Block 598, as shown on the official tax maps of the City of New Brunswick, and running thence:

1) N 39° 16’ 00” E, along the southeasterly sideline of Jersey Avenue, 893.11 feet to a point of curve, and thence;

2) Along the southeasterly sideline of Jersey Avenue, on a curve to the right, in a northeasterly direction, having a radius of 2831.90 feet and a central angle of 4° 33’ 36” , an arc length of 225.32 feet to a point, and thence;

3) N 80° 48’ 44” E, 127.96 feet to a point, and thence;

4) S 79° 03’ 13” E, 52.23 feet to a point, and thence;

5) N 87° 28’ 57” E, 120.25 feet to a point, and thence;

6) S 41° 58’ 33” E, 174.32 feet to a point, and thence;

7) S 44° 04’ 44” W, 33.16 feet to a point, and thence;

8) S 47° 13’05” W, 80.75 feet to a point of curve, and thence;

9) On a curve to the left, in a southwesterly direction, having a radius of 35.00 feet and a central angle of 27° 32’ 04”, an arc length of 8.58 feet to a point of tangency, and thence;

10) S 19° 41’ 02” W, 42.30 feet to a point of curve, and thence;

11) On a curve to the left, in a southeasterly direction, having a radius of 5.00 feet and a central angle of 81° 43’ 25”, an arc length of 7.13 feet to a point of tangency, and thence;

12) S 62° 02’ 23” E, 60.05 feet to a point, and thence;

13) S 63° 01’ 09” E, 214.31 feet to a point, and thence;

14) N 48° 36’ 30” E, 5.00 feet to a point, and thence;

15) S 41° 23’ 30” E, 51.05 feet to a point, and thence;

16) S 48° 36’ 30” W, 270.00 feet to a point, and thence;

17) S 41° 23’ 30” E, 81.22 feet to a point, and thence;
18) N 47° 52' 50" E, 340.00 feet to a point, and thence;
19) S 41° 50' 40" E, 83.86 feet to a point in the northwesterly sideline of lands now or
formerly owned by AMTRAK National RR Passenger Corp., known as Lot 1 in Block 800,
as shown on the official tax maps of the City of New Brunswick, and thence;
20) S 48° 45' 30" W, along said AMTRAK sideline, 640.03 feet to a point, and thence;
21) S 49° 10' 20" W, still along the AMTRAK sideline, 707.12 feet to a point, and thence;
22) N 41° 23' 30" W, 680.78 feet to the point of beginning.

Being a portion of Lot 3.03 in Block 598, now or formerly owned by 760 New Brunswick, LLC,
and containing 975,078 square feet (22.385 acres). Also being Proposed Lot 3.05, as shown on
a “Minor Subdivision Plan, prepared for 760 New Brunswick Limited Liability Company”,
prepared by Meridian Engineering Group, Inc., latest revised date 5/22/2015.

Subject to a railroad track siding easement for Lot 6.01 in block 598, described as follows:
Beginning at the end of the 21st course hereinabove described, and running thence:
   a) N 41° 23' 30" W, 30.00 feet to a point, and thence;
   b) N 49° 10' 20" E, 79.20 feet to a point, and thence;
   c) N 54° 44' 34" E, 309.06 feet to a point in the 21st course hereinabove described, and
      thence;
   d) S 49° 10' 20" W, along the said 21st course, 386.50 feet to the point of beginning.

Being located in the southerly corner of Proposed Lot 3.05, as described above, and
containing 6,986 square feet (0.16 acres).

Subject to a 15 foot wide right-of-way for railroad siding purposes as cited in Deed Book1175,
Page 174, which is located approximately 18 feet northwest of courses 21 and 22 hereinabove
mentioned.

Subject to a 10 foot wide P.S.E. & G. easement as shown on “Map of poles and anchors on the
property of General Motors Corporation” prepared by the Public Service Electric and Gas
Company and dated 4/26/1968, which is located approximately 20 feet northwest of course 21
and a part of course 20 hereinabove mentioned.

Subject to a 10 foot wide P.S.E. & G. easement as shown on “Plan showing 10’ wide easement
to P.S.E. & G. Co. for General Motors Corp. (Delco Remy Div.) prepared by Bartalone &
Associates, dated August 1, 1986, which crosses courses 5, 8 & 13 hereinabove described.

Subject to a 10 foot wide street tree easement adjacent to courses 1 and 2 hereinabove
described, containing 11,256 square feet (0.26 acres).

Subject to slope and drainage rights adjacent to Jersey Avenue as per Deed Book 961, Page 535.

Subject to an access easement to Proposed Lot 3.06 in minor subdivision plan mentioned above
and to adjoining Lot 6.01 in Block 598, described as follows:
   Beginning at a point in the southeasterly sideline Jersey Avenue, which point is located 86.31

760 Lot 2
feet on a bearing of N 39° 16' 00" E, from the beginning point of the description of Proposed Lot 3.05, hereinabove mentioned, and running thence;
   A) N 39° 16' 00" E, along the southeasterly sideline of Jersey Avenue, 51.14 feet to a point of curve, and thence;
   B) On a curve to the left, in a southeasterly direction, having a radius of 25.00 feet and a central angle of 28° 52' 48", an arc length of 12.60 feet to a point of tangency, and thence;
   C) S 50° 55' 41" E, 104.34 feet to a point, and thence;;
   D) S 48° 36' 30" W, 118.76 feet to a point, and thence;
   E) S 41° 23' 30" E, 169.36 feet to a point, and thence;
   F) S 48° 36' 30" W, 36.05 feet to a point in course 22 hereinabove mentioned, and thence;
   G) N 41° 23'30" W, along course 22, 228.61 feet to a point, and thence;
   H) N 48° 36' 30" E, 93.31 feet to a point of curve, and thence;
   I) On a curve to the left, in a northerly direction, having a radius of 5.00 feet and a central angle of 99° 32' 11", an arc length of 8.69 feet to a point of tangency, and thence;
   J) N 50° 55' 41" W, 31.11 feet to a point of curve, and thence;
   K) On a curve to the left, in a westerly direction, having a radius of 25.00 feet and a central angle of 28° 29' 27", an arc length of 12.43 feet to the point of beginning. Being an easement for access to the properties mentioned and containing 14,384 square feet (0.40 acres).
BEGINNING at a point in the southeasterly sideline of Jersey Avenue, 66 foot right-of-way, which point is located 1,589 feet, more or less, northeasterly, along said sideline, from its intersection with the northeasterly sideline of How Lane, both as extended. Said beginning point being the northernmost corner of Block 598, Lot 2, now or formerly owned by Public Service Electric and Gas Company, and running thence, S 41° 23’ 30” E, along the northeasterly sideline of Lot 2, 168.38 feet to the true point of beginning, and thence:

1) S 41° 23’ 30” E, 512.40 feet to a point in the northwesterly sideline of lands now or formerly owned by AMTRAK National RR Passenger Corp., known as Lot 1 in Block 800, as shown on the official tax maps of the City of New Brunswick, and thence;

2) S 49° 10’ 20” W, along the northwesterly sideline of Lot 1, 173.35 feet to a point, and thence;

3) N 41° 23’ 30” W, along the northeasterly sideline of lands now or formerly owned by the U.S Government, known as Lot 6.01 in Block 598, as shown on the official tax maps of the City of New Brunswick, 510.69 feet to a point which is the southernmost corner of the above mentioned Lot 2, and thence;

4) N 48° 36’ 30” E, along the southeasterly sideline of Lot 2, 173.34 feet to the true point of beginning.

Being a portion of Lot 3.03 in Block 598, now or formerly owned by 760 New Brunswick, LLC, and containing 88,671 square feet (2.036 acres). Also being Proposed Lot 3.06, as shown on a “Minor Subdivision Plan, prepared for 760 New Brunswick Limited Liability Company”, prepared by Meridian Engineering Group, Inc., latest revised date 5/22/2015.

Subject to a railroad track siding easement for Lot 6.01 in block 598, described as follows:

Beginning at the end of the 1st course hereinabove described, and running thence:

a) S 49° 10’ 20” W, along the 2nd course hereinabove described, 173.35 feet to a point, and thence;

b) N 41° 23’ 30” W, along the 3rd course hereinabove described, 40.00 feet to a point, and thence;

c) N 59° 37’ 59” E, 55.06 feet to a point, and thence;
d) N 49° 10’ 20” E, 119.30 feet to the point on the 1st course hereinabove described, and thence;
e) S 41° 23’ 30” E, along the 1st course hereinabove described, 30.00 feet to the point of beginning.

Being located adjacent to the southerly sideline of Proposed Lot 3.06, as described above, and containing 5,471 square feet (0.13 acres).

Subject to a 15 foot wide right-of-way for railroad siding purposes as cited in Deed Book 1175, Page 174, which is located approximately 18 feet northwest of the 2nd course hereinabove mentioned.

Subject to a 10 foot wide P.S.E. & G. easement as shown on “Map of poles and anchors on the property of General Motors Corporation” prepared by the Public Service Electric and Gas Company and dated 4/26/1968, which is located approximately 20 feet northwest of the 2nd course hereinabove mentioned.

Subject to a 17 foot wide P.S.E. & G. easement as shown on “Map of poles and anchors on the property of General Motors Corporation” prepared by the Public Service Electric and Gas Company and dated 4/26/1968, which is located adjacent to the 3rd course hereinabove mentioned.

Subject to an access easement to Proposed Lot 3.05 in minor subdivision plan mentioned above and to adjoining Lot 6.01 in Block 598, described as follows:

Beginning at a point on the 1st course hereinabove described, which point is located 65.00 feet on a bearing of S 41° 23’ 30” E from the true point of beginning mentioned above, and running thence;

A) S 41° 23’ 30” E, along the 1st course hereinabove mentioned, 28.50 feet to a point, and thence;
B) S 48° 36’ 30” W, 173.34 feet to a point on the 3rd course hereinabove mentioned, and thence;
C) N 41° 23’ 30” W, along the 3rd course mentioned above, 28.50 feet to a point, and thence;
D) N 48° 36’ 30” E, 173.34 feet to the point of beginning.

Being an access easement to the properties mentioned and containing 4,940 square feet (0.11 acres).

Including an access easement from Proposed Lot 3.05 in minor subdivision plan mentioned above, described as follows:

Beginning at a point in the southeasterly sideline Jersey Avenue, which point is located 86.31 feet on a bearing of N 39° 16’ 00” E, from the northernmost corner of lands now or formerly owned by Public Service Electric and Gas Company, known as Lot 2 in Block 598, as shown on the official tax maps of the City of New Brunswick, and running thence;

A) N 39° 16’ 00” E, along the southeasterly sideline of Jersey Avenue, 51.14 feet to a point of curve, and thence;
B) On a curve to the left, in a southeasterly direction, having a radius of 25.00 feet and a central angle of 28° 52’ 48”, an arc length of 12.60 feet to a point of tangency, and thence;
C) S 50° 55’ 41” E, 104.34 feet to a point, and thence;
D) S 48° 36’ 30” W, 118.76 feet to a point, and thence;
E) S 41° 23’ 30” E, 169.36 feet to a point, and thence;
F) S 48° 36’ 30” W, 36.05 feet to a point in course 1 hereinabove mentioned, and thence;
G) N 41° 23’30” W, along course 1 and the northeasterly sideline of Lot 2 in Block 598, 228.61 feet to a point, and thence;
H) N 48° 36’ 30” E, 93.31 feet to a point of curve, and thence;
I) On a curve to the left, in a northerly direction, having a radius of 5.00 feet and a central angle of 99° 32’ 11”, an arc length of 8.69 feet to a point of tangency, and thence;
J) N 50° 55’ 41” W, 31.11 feet to a point of curve, and thence;
K) On a curve to the left, in a westerly direction, having a radius of 25.00 feet and a central angle of 28° 29’ 27”, an arc length of 12.43 feet to the point of beginning.

Being an easement for access from Proposed Lot 3.05, in the minor subdivision mentioned above, to Proposed Lot 3.06 and the adjacent Lot 6.01 in Block 598, and containing 14,384 square feet (0.40 acres).