

DEED

P D Q Plastics, Inc.
a New Jersey corporation

Grantor,

-and-

7 Hook Road LLC
a New Jersey limited liability company

Grantee


DATED: December 17, 2019

Hudson County Register
20191219010119940
Blk: 9458 Pg: 1
12/19/2019 12:47 PM DEED
DIANE COLEMAN
Hudson County, Register of Deeds
Receipt No. 2681

20191219010119940
12/19/2019 12:47:06 pm
Consideration: \$2600000.00
Exempt Code: Regular
County:\$2600.00 State:\$6500.00
NJAHTF:\$3675.00 PHPF:\$1300.00
EAA:\$5680.00 General:\$9280.00
Buyer's Fee: \$0.00
Total RTF: \$28935.00

10-5-2019

Prepared by:
Grenbaum, Rowe, Smith & Davis LLP
By:



Steven Firkser

Record and return to:

D. Bannworth
Acres Land Title Agency, Inc.
55 Essex Street
Millburn, NJ 07041
318624DB

This Deed made the 17th day of December, 2019

Between

P D Q Plastics, Inc., a New Jersey corporation, having an address of 7 Lower Hook Road, P.O. Box 1001, Bayonne, New Jersey 07002, designated herein as the Grantor,

-and-

7 Hook Road LLC, a New Jersey limited liability company, having an address at 85 East 2nd Street, Bayonne, New Jersey 07002, designated herein as the Grantee;

The Grantor, for and in consideration of Two Million, Six Hundred Thousand and 00/100 (\$2,600,000.00) Dollars lawful money of the United States of America, paid to the Grantor at or before the execution and delivery of this Deed, the receipt of which is acknowledged, subject to collection, and the Grantor being fully satisfied, does by this Deed grant, bargain, sell and convey to the Grantee forever,

All that certain tract or parcel of land and premises, situate, lying and being in Bayonne, in the County of Hudson and State of New Jersey, more particularly described as follows: See Schedule A annexed (the "Premises").

The Premises is also known as Block 479 Lot 1 on the Tax Map of Bayonne, Hudson County; however, this reference to the tax map is for real estate tax purposes only and shall in no way be descriptive of the Premises nor establish legal boundaries.

The Grantor obtained title to the Premises by deed of Jones & Laughlin Steel Corporation, dated March 29, 1973 and recorded April 3, 1973, in the Office of the Hudson Register in Deed Book 3139 at Page 19.

Subject to easements, restrictions, reservations, covenants, rights of way, grants and any other matters found of record.

Grantor promises that the Grantor has done no act to encumber the Premises. This promise is called a "covenant as to grantor's acts" (N.J.S.A 46:4-6). This promise means that Grantor has not allowed anyone else to obtain any legal rights which affect the Premises.

In all references to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

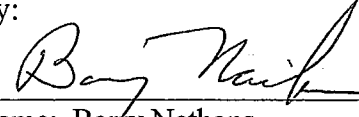
Signed and sealed by the Grantor.

Attest or Witness:

P D Q Plastics, Inc.

By:


 Name: **STEVEN FIRKSER, ESQ.**
An Attorney at Law of the
State of New Jersey


 Name: Barry Nathans (L.S.)
 Title: President

State of New Jersey)
) ss:
 County of Essex)

Be it remembered, that on this 16 day of ~~November~~ ^{December}, 2019, before me the subscriber, personally appeared Barry Nathans, who, I am satisfied, is the person who signed the within instrument as President of P D Q Plastics, Inc., the Corporation named therein and he thereupon acknowledged that the said instrument, made by the Corporation and sealed with its corporate seal, was signed, sealed with the corporate seal and delivered by him as such officer and is the voluntary act and deed of the 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 deed, as such consideration is defined in P.L. 1968, C. 49, Sec. 1(c), is \$2,600,000.00.



 Steven Firkser, Esq.
 An Attorney at Law of the State of New Jersey

Exhibit A

Premises – Legal Description



CHICAGO TITLE
INSURANCE COMPANY

OWNER'S POLICY OF TITLE INSURANCE

LEGAL DESCRIPTION

Policy No.: 7230600-217728031

File No.: 318624

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Bayonne, in the County of Hudson, State of New Jersey:

BEGINNING at a point where the division line between lands formerly of the Bergen Port Chemical Company and lands formerly of Warren Delano, and Frederick A. Delano intersects the southerly boundary line of a highway known as Constable Hook Road; thence

(1) Along the southerly line of said road, South 74 degrees 34 minutes 40 seconds East 33.36 feet; THENCE

(2) Still along said road, South 15 degrees 25 minutes 20 seconds West 3.00 feet; THENCE

(3) Still along the southerly side of said road, South 74 degrees 34 minutes 40 seconds East 116.69 feet; THENCE

(4) Still along said road, South 37 degrees 22 minutes 40 seconds East 52.93 feet; THENCE

(5) Along the westerly boundary of said road, South 15 degrees 8 minutes 30 seconds West 473.47 feet to the northerly boundary of Constable Hook Railroad right of way (Central Railroad of New Jersey) which point is 474.0 feet distant in a westerly direction and measured along the northerly boundary of said railroad right of way from the point of curve in said right of way; THENCE

(6) North 81 degrees 21 minutes 00 seconds West and along the northerly boundary line of said railroad right of way, a distance of 197.31 feet to a point for corner in the easterly boundary line of that certain tract of land conveyed by Warren Delano, Jr. and Frederick A. Delano by Deed dated July 31, 1899, to Standard Oil Company, a New Jersey Corporation, which Deed is recorded in Book 735 of Deeds at Page 424 in the Office of the Register of Hudson County; THENCE

(7) North 15 degrees 29 minutes 22 seconds East, along the easterly boundary of said tract of land so conveyed to Standard Oil Company, a New Jersey corporation, 54.83 feet to the northeasterly corner of said tract, which corner is also the southeasterly corner of tract No. 1 described in that certain conveyance of the two tracts conveyed by Bergen Port Chemical Company by Deed dated May 24, 1892, to said Standard Oil Company, a New Jersey corporation, which Deed is recorded in Deed Book 554, at Page 228 in the office of the Register of Hudson County; THENCE

(8) Along the easterly boundary line of said tract No. 1, North 15 degrees 35 minutes 00 seconds East 476.90 feet to the point and place of BEGINNING.

The above description being drawn in accordance with a survey prepared by Gallas Surveying Group, dated August 7, 2019, last revised December 3, 2019.

For information purposes only: Being known as tax lot 1 in tax block 479 on the official tax map of the City of Bayonne, Hudson County, State of NJ.

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY ESSEX } SS. County Municipal Code
0901

FOR RECORDER'S USE ONLY
Consideration \$ 2,600,000.00
RTF paid by seller \$ 28,143.00
Date 12-17-19 By [Signature]

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

MUNICIPALITY OF PROPERTY LOCATION Bayonne

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

Deponent, Barry Nathans being duly sworn according to law upon his/her oath,

(Name) Barry Nathans in a deed dated December 17
September 23, 2019 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 479 Lot number 1 located at
7 Lower Hook Road, Bayonne and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 2,600,000.00 (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ _____ + _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 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 Grantor(s) 62 years of age or over. * (Instruction #9 on reverse side for A or B)
- B. BLIND PERSON Grantor(s) legally blind or; *
- DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
 Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
 One or two-family residential premises. Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- Affordable according to H.U.D. standards. Reserved for occupancy.
- Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)

- Entirely new improvement. Not previously occupied.
- Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

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

- No prior mortgage assumed or to which property is subject at time of sale.
- No contributions to capital by either grantor or grantee legal entity.
- No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds 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 16 day of December, 2019

[Signature]
Signature of Deponent

P D Q Plastics, Inc.
Grantor Name

7 Lower Hook Road
Bayonne, New Jersey 07002

7 Lower Hook Road
Bayonne, New Jersey 07002

NOTARY PUBLIC

STEVEN FIRKSER, ESQ.
An Attorney at Law of the
State of New Jersey

Deponent Address

Grantor Address at Time of Sale

XXX-XXX- 623

Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number _____ County Hudson
Deed Number _____ Book _____ Page _____
Deed Dated 12-17-19 Date Recorded 12-19-19

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251

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 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 of Taxation website at:

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

COUNTY BERGEN } SS. County Municipal Code 9904 0901
MUNICIPALITY OF PROPERTY LOCATION Bayonne

FOR RECORDER'S USE ONLY
Consideration \$ 2,600,000
RTF paid by buyer \$
Date 12-19-19 By [Signature]

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side) XXX-XX-X 2 5 0
Deponent, Vincent Alessi (Name) being duly sworn according to law upon his/her oath, Last three digits in grantee's Social Security Number
deposes and says that he/she is the Managing Member in a deed dated 12/17/19 transferring (Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 479 Lot number 1 located at 7 Lower Hook Road, Bayonne and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 2,600,000.00 (See Instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

- (A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.
- Class 2 - Residential
 - Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
 - Class 4A - Commercial properties (if checked, calculation in (E) required below)
 - Cooperative unit (four families or less) (See C. 46:8D-3.) Cooperative units are Class 4C.

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.

- Property class. Circle applicable class or classes: 1 3B 4B 4C 15
Property classes: 1-Vacant Land; 3B- Farm property (Qualified); 4B- Industrial properties; 4C- Apartments; 15: Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)
 Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
 Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and **MUST ATTACH COMPLETED RTF-4.**

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

- Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY

Total Assessed Valuation + Director's Ratio = Equalized Valuation

Property Class _____ \$ _____ + _____ % = \$ _____
Property Class _____ \$ _____ + _____ % = \$ _____
Property Class _____ \$ _____ + _____ % = \$ _____
Property Class _____ \$ _____ + _____ % = \$ _____

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Value

\$ _____ + _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 17th day of December, 2019

[Signature]
VICTOR E. KENON, Cm
Attorney at Law of N.J.

[Signature]
Signature of Deponent
VINCENT ALESSI
Vincent Alessi, Managing Member, 65 East 22nd St. Bayonne, NJ 07002

Deponent Address
MANAGING MEMBER

7 Hook Road, LLC
Grantee Name
85 East 22nd St. Bayonne, NJ 07002
Grantee Address at Time of Sale
Scarinci Hollenbeck LLC
Name/Company of Settlement Officer

County recording officers: forward one copy of each RTF-1EE to:

STATE OF NJ - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY
Instrument Number _____ County Murder
Deed Number _____ Book _____ Page _____
Deed Dated 12-17-19 Date Recorded DAC



SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

P D Q Plastics, Inc.

Current Street Address

7 Lower Hook Road

City, Town, Post Office Box

Bayonne

State

NJ

Zip Code

07002

PROPERTY INFORMATION

Block(s)

479

Lot(s)

1

Qualifier

Street Address

7 Lower Hook Road

City, Town, Post Office Box

Bayonne

State

NJ

Zip Code

07002

Seller's Percentage of Ownership

100%

Total Consideration

\$2,600,000.00

Owner's Share of Consideration

100%

Closing Date

12-17-19

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

- 1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
- 2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
- 3. Seller is 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 is not required to make an estimated gross income tax payment.
- 6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
- 7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated 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 and report the recognized gain.
 - Seller did not receive non-like kind property.
- 8. The real property is being transferred 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 real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller 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 is dated prior to August 1, 2004, and was not previously recorded.
- 11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
- 12. The real property is being transferred between spouses or incident to a divorce decree or prop U.S. Code section 1041.
- 13. The property transferred is a cemetery plot.
- 14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the r settlement sheet.

FILED
 20191219010119940
 12/19/2019 12:47 PM
 DEED
 NUMBER OF PAGES : 8
 LHIGHSMITH

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 may 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 a 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.

December 16
 November, 2019

Date

P D Q Plastics, Inc

Barry Nathans

Signature

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

Date

Signature

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