

RECORD AND RETURN TO:

PREPARED BY:
Lori I. Mayer, Esq.

DEED

This Deed is made on October 29, 2020

BETWEEN

NORTH HOOK ASSOCIATES L.L.C., a New Jersey limited liability company ("**Grantor**"), whose post office address is c/o Nagel Rice LLP, 103 Eisenhower Parkway, Roseland, New Jersey 07068;

AND

B9 LEFANTE OWNER LLC, a Delaware limited liability company ("**Grantee**"), whose post office address is Property Tax Department, P.O. Box A3879, Chicago, Illinois 60690.

1. **Transfer of Ownership.** Grantor grants and conveys (transfers ownership of) the property described below (hereinafter referred to as the "**Property**") to Grantee. This transfer is made for the sum of Twenty Million Seven Hundred Fifty Thousand and NO/100 Dollars (\$20,750,000.00). Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Bayonne

Block No. 412

Lot No. 3

3. **Property.** The Property consists of the land and all of the buildings and structures on the land in the City of Bayonne, County of Hudson, and State of New Jersey, described on Schedule A annexed hereto and hereby incorporated by reference herein.

BEING the same premises conveyed to Grantor herein by Deed from North Hook Associates, a New Jersey general partnership, dated June 5, 1997 and recorded June 6, 1997 in the office of the Hudson County Clerk/Register in Deed Book 5148, Page 342.

SUBJECT TO municipal zoning ordinances, easements, restrictions of record, zoning ordinances of the City of Bayonne, and such facts as an accurate survey might disclose.

4. **Promises by Grantor.** Grantor promises that 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 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 Grantor).

5. **Signatures.** Grantor signs this Deed as of the date at the top of the first page.

NORTH HOOK ASSOCIATES LLC

BY: _____



Jeffrey Drogin,
Member

STATE OF NEW JERSEY, COUNTY OF ESSEX, SS.:

On this 28th day of October, 2020, Jeffrey Drogin, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to this Deed, personally came before me and stated to my satisfaction that this person:

- (a) is the Member of North Hook Associates LLC, the limited liability company named in this Deed;
- (b) was authorized to execute this Deed on behalf of such limited liability company;
- (c) executed this Deed as the act of such limited liability company; and
- (d) made this Deed for \$20,750,000.00 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.)

Lori I. Mayer

Lori I. Mayer
Attorney at Law
of New Jersey

EXHIBIT "A"
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY AND IS DESCRIBED AS FOLLOWS:

BEGINNING at a point on the northeasterly line of North Hook Road distant 1,050.00 feet northwesterly from the intersection of the northeasterly line of North Hook Road and the northwesterly line of Avenue J produced; thence

1. Northwesterly and along the northeasterly line of North Hook Road having a bearing of North 33 degrees 55 minutes 34 seconds West for a distance of 666.65 feet to a point; thence
2. Northeasterly and along a line having a bearing of North 56 degrees 04 minutes 26 seconds East for a distance of 420.00 feet to a point; thence
3. Southeasterly and along a line having a bearing of South 33 degrees 55 minutes 34 seconds East for a distance of 666.65 feet to a point; thence
4. Southwesterly and along a line having a bearing of South 56 degrees 04 minutes 26 seconds West for a distance of 420.00 feet to the northeasterly line of North Hook Road, being the point or place of BEGINNING.

BEING ALSO KNOWN AS (REPORTED FOR INFORMATIONAL PURPOSES ONLY):

Block 412, Lot 3, on the official tax map of the City of Bayonne, County of Hudson, State of New Jersey.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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