


<p>Hudson County Recording Data Page Diane Coleman Hudson County Register</p> 	<p><i>Official Use Only - Barcode</i></p>
--	---

Official Use Only - Realty Transfer Fee

Hudson County Register 20180102070000440 Bk: Pg:0 1/6
01/02/2018 02:02:49 PM NSM
Diane Coleman
Hudson County, Register of Deeds
Receipt No. 1317337

<p>Date of Document: 2017-12-29</p>	<p>Type of Document: NOTICE OF SETTLEMENT</p>
---	---

<p>First Party Name: Port Imperial Marine Facilities LLC;</p>	<p>Second Party Name: New Jersey Transit Corporation</p>
---	--

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

<p>Block:</p>	<p>Lot:</p>
---------------	-------------

Municipality:
Hoboken

Consideration:

Mailing Address of Grantee:

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

<p>Original Book:</p>	<p>Original Page:</p>
-----------------------	-----------------------

HUDSON COUNTY RECORDING DATA PAGE
Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

DISCLAIMER

A recording officer shall not be liable for differences between the cover sheet or the electronic synopsis and the document. If discrepancies are found, the entire document will be rejected.

NOTICE OF SETTLEMENT

NCS-881768-NJ

Name(s) and Address(es):

Seller(s)

**Port Imperial Marine Facilities LLC
c/o NY Waterway, 4800 Avenue at Port Imperia Blvd., Weehawken, NJ 07086
- and -**

Name(s) and Address(es):

Purchaser(s)

New Jersey Transit Corporation, an instrumentality of the State of New Jersey

resides at or about to reside at:

**One Penn Plaza East, Newark, New Jersey 07105
- and -**

NOTICE is hereby given that a Contract of Sale is being negotiated between the parties hereto.

THE land to be affected is commonly known as **901 Sinatra Drive**, Tax Lot **1**, Tax Block **259** in the City of **Hoboken**, County of **Hudson**, State of New Jersey and more particularly described as follows:

See Description Attached

PREPARED BY:

Melanie Chiorello

FOR First American Title Insurance Company
104 Carnegie Center, Suite 101
Princeton, NJ 08540

STATE OF New Jersey, County of Mercer SS:

BE IT REMEMBERED, that on 12/29/2017, before me the subscriber, personally appeared, Melanie Chiorello who I am satisfied is the person named in and who executed the within instrument, and thereupon he/she acknowledge that he/she signed and delivered the same as his/her own act and deed for the uses and purposes therein expressed.

Kellie Weising
NOTARY PUBLIC OF New Jersey
MY COMMISSION EXPIRES April 09, 2021

INSTRUCTIONS AND INFORMATION

1. Any party to a settlement or the legal representative, who must be an attorney at law of New Jersey, may file this form with the County recording officer of the County wherein the premises are situated.
2. Form must be signed by party filing and if other than legal representative, must be acknowledged.

LEGAL DESCRIPTION**NCS-881768-NJ**

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

ALL THAT PARCEL of land with buildings and improvements thereon erected situate in the City of Hoboken, County of Hudson, state of New Jersey, bounded and described as follows:

BEGINNING at a point in the Easterly line of certain 50 foot right-of-way and Easement of Passage, adjoining the tract herein being described on the West where the same is intersected by the Easterly extension of the centerline of 10th Street and which point of intersection and beginning is distant five hundred seventy-seven and seventy-seven Hundredths (577.77) feet Easterly at right angles to the Easterly line of Hudson Street and four hundred fifty-one and sixty hundredths (451.60) feet Southerly at right angles to the Easterly extension of the Southerly line of 11th Street and running; Thence

1. Northerly and along the Easterly line of the aforementioned right-of way, North 18 degrees 23 minutes 50 seconds West, 75.55' to a point of curvature therein; thence
2. Northerly, on a curve to the left, having a radius of 609.44 feet, an arc distance of 26.90' to a point distant 511.77' Easterly at right angles to said Easterly line of Hudson Street and 373.13' Southerly and at right angles to said Southerly line of 11th Street extended; thence
3. Easterly and parallel to said Southerly line of 11th Street extended, South 68 degrees, 30 minutes East, 840.04' to a point in the Exterior Line for Piers in the Hudson River; thence
4. Southerly and along said Exterior Line for Piers, South, 16 degrees 43 minutes 54 seconds West, 579.83' to its intersection with the Easterly extension of the Southerly line of 9th Street; thence
5. Westerly and along said Easterly extension of the Southerly line of 9th Street, and parallel to said Southerly line of 11th Street extended North 68 degrees 30 minutes West, 404.87' to its intersection with the Easterly line of said right-of-way; thence
6. Northerly and along the Easterly line of said right-of-way, North 18 degrees 23 minutes 50 seconds West, 651' to the POINT OR PLACE OF BEGINNING.

TOGETHER with the free and unobstructed, but not exclusive, Right-of Way and Easement of Passage from 5th street to 11th Street in, over and upon the aforesaid 50 foot right-of-way, which right-of-way is more particularly described as follows:

ALL THAT STRIP OR PARCEL of land, 50 feet wide, situate as aforesaid, bounded and described as follows:

BEGINNING at a point in the Easterly line of Hudson Street, distant 41.50' Southerly from the intersection of said Easterly line of Hudson Street with the Southerly line of 11th Street extended Easterly to intersect same and running thence

1. Easterly and parallel to said Southerly line of 11th Street, extended, South 68 degrees 30 minutes East, 3.94' to a point distant 3.94' Easterly and at right angles to said Easterly line of Hudson Street and 41.50' Southerly and at right angles to said Southerly line of 11th Street, extended Easterly; thence
2. Southeasterly on a curve to the right having a radius of 54', an arc distance of 56.30' to a point of reverse curve, said point being distant 50.58' Easterly and at right angles to said Easterly line of Hudson Street and 68.28' Southerly and at right angles to said Southerly line of 11th Street extended; thence
3. Continuing Southeasterly on a curve to the left, having a radius of 195', an arc distance of 118.21' to a point of tangency, distant 136.59' Easterly and at right angles to said line of Hudson Street and 146.72' Southerly and at

right angles to said line of 11th Street extended; thence

4. South 43 degrees 30 minutes 39 seconds East, 201.80' to a point of curve, said point being distant 319.50' Easterly and at right angles to said line of Hudson street and 231.97' Southerly and at right angles to said Southerly line of 11th Street extended; thence

5. Continuing Southeasterly on a curve to the right having a radius of 609.44', an arc distance of 266.98' to a point of tangency distant 529.49' Easterly and at right angles to said Easterly line of Hudson Street and 393.39' Southerly and at right angles to said Southerly line of 11th Street extended; thence

6. South 18 degrees 23 minutes 50 seconds East, 978.53' to a point of curvature, distant 1157.19' Easterly and at right angles to said Easterly line of Hudson street and 1,144.33' Southerly at right angles to said Southerly line of 11th Street extended; thence

7. Continuing Southerly, on a curve to the right having a radius of 270.75', an arc distance of 200.75' to a point of tangency distant 1,219.62' Easterly and at right angles to said Easterly line of Hudson Street and 1,471.33' Northerly from the Northerly line of 5th Street extended Easterly; thence

8. South 24 degrees 05 minutes 56 seconds West, 273.71' to a point of curve distant one 1,207.21' Easterly and at right angles to said Easterly line of Hudson Street and 1,197.91' Northerly at right angles to the aforementioned Northerly line of 5th Street extended; thence

9. Southwesterly on a curve to the right, having a radius of 285.75', an arc distance of 198.99' to a point of tangency, distant 1,132.43' Easterly and at right angles to said Easterly line of Hudson Street and 1,017.82' Northerly and at right angles to said Northerly line of 5th Street extended; thence

10. South 63 degrees 59 minutes 58 seconds West, 570.97' to a appoint of curvature, distant 746.69' Easterly and at right angles to said Easterly line of Hudson street and 596.85' Northerly at right angles to said Northerly line of 5th Street extended; thence

11. Continuing Southwesterly on a curve to the left, having a radius of 681.03', an arc distance of 352.62' to a point of tangency, distant 584.79' Easterly and at right angles to said Easterly line of Hudson street and 288.04' Northerly and at right angles to said Northerly line of 5th Street extended; thence

12. Southerly 34 degrees 19 minutes 57 seconds West, 156.32' to a point of curvature distant 550.07' Easterly and at right angles to said Easterly line of Hudson Street and 135.62' Northerly and at right angles to said Northerly line of 5th Street extended; thence

13. Continuing Southerly on a curve to the left having a radius of 234', an arc distance of 52.34' to a point of tangency, distant 544.22' Easterly and at right angles to said Easterly line of Hudson street and 83.64' Northerly and at right angles to said Northerly line of 5th Street; thence

14. South 21 degrees 30 minutes West, 83.64' to a point in said Northerly line of 5th Street distant 544.22' Easterly and at right angles to said Easterly line of Hudson Street; thence

15. Westerly and along said Northerly line of 5th Street, North 68 degrees 30 minutes West, 50' to a point distant 494.22' Easterly and at right angles to said Easterly line of Hudson Street; thence

16. Northerly and at right angles to said Northerly line of 5th Street; North 21 degrees 30 minutes East, 83.64' to a point of curvature; thence

17. Northerly and on a curve to the right having a radius of 284', an arc distance of 63.61' to a point of tangency; thence

18. North 34 degrees 19 minutes 57 seconds East, 156.32' to a point of curvature; thence

19. Northeasterly on a curve to the right having a radius of 731.03', an arc distance of 378.51' to a point of tangency; thence

20. North 63 degrees 59 minutes 58 seconds East, 570.97' to a point of curvature; thence
21. Northeasterly on a curve to the left having a radius of 235.75', an arc distance of 164.17' to a point of tangency; thence
22. North 24 degrees 05 minutes 56 seconds East, 273.71' to a point of curvature; thence
23. Continuing Northerly on a curve to the left having a radius of 220.75', an arc distance of 163.68' to a point of tangency; thence
24. Continuing Northerly, North 18 degrees 23 minutes 50 seconds West, 978.53' to a point of curvature; thence
25. Continuing Northwesterly on a curve to the left, having a radius of 559.44', an arc distance of 245.08' to a point of tangency; thence
26. Continuing Northwesterly, North 43 degrees 30 minutes 39 seconds West, 201.80' to a point of curvature; thence
27. Continuing Northwesterly and on a curve to the right having a radius of 245' an arc distance of 148.52' to a point of reverse curvature; thence
28. Continuing Northwesterly on a curve to the left, having a radius of 4', an arc distance of 4.17' to a point of tangency; thence
29. Westerly and at right angles to said Easterly line of Hudson Street, North 68 degrees 30 minutes West, 3.94' to a point in said Easterly line of Hudson Street; thence
30. Northerly and along said Easterly line of Hudson Street, North 21 degrees 30 minutes East, 50' to the POINT OR PLACE OF BEGINNING.

Known and designated as Lot 1 in Block 259 on the Tax Map of the City of Hoboken.

BEING ALSO DESCRIBED as follows in accordance with the survey prepared by Bowman Consulting Group, LTD., dated May 12, 2017:

ALL that certain lot, piece or parcel of land, situate lying and being in the City of Hoboken, Hudson County, State of New Jersey, bounded and described as follows:

BEGINNING at a point on the Easterly line of Sinatra Drive, (50' wide per Tax map, a.k.a. Frank Sinatra Drive, a.k.a. Hoboken Shore Road, a.k.a. River Street, f.k.a. Hoboken Manufacturers R.R.), said point being distant 577.77' from the centerline of Tenth Street extended Easterly at right angles from the Easterly line of Hudson Street, said point also being 451.60' Southerly at right angles from the Southerly line of Eleventh Street extended, and from said point of beginning running thence;

1. Along said Easterly line of Sinatra Drive, North 27° 13' 42" West, a distance of 75.55' to a point of curvature, thence;
2. Continuing along said Easterly line on a curve to the left having a radius of 609.44', an arc length of 26.80', a central angle of 02° 31' 10", bearing a chord of North 28° 29' 17" West, and a chord distance of 26.80' to a point, thence;
3. Along the dividing line between Lot 1, Block 259, and Lot 1, Block 261.07, & Lot 1, (n/f City of Hoboken), Block 261.05, South 77° 19' 52" East, a distance of 836.96' to the Pierhead line of the Hudson River, thence;
4. Along said Pierhead line, South 07° 57' 16" West, a distance of 579.54' to a point, thence;
5. Along the dividing line between Lot 1, Block 259, and Lot 2, (n/f Stevens Institute of Technology), Block 259, North 77° 19' 52" West, a distance of 400.94' to a point on the aforementioned Easterly line of Sinatra Drive, thence;

6. Along said Easterly line, North 27° 13' 42" West, a distance of 651.00' to the Point and place of BEGINNING.

TOGETHER with the right of way, easement, and other rights as described in Deed Book 3213, Page 174, Deed Book 2635, Page 87, Deed Book 4197, Page 29, and Deed Book 5065, Page 164.

NOTE: FOR INFORMATION ONLY: Being Lot(s) 1, Block(s) 259; Tax Map of the City of Hoboken, County of Hudson, State of New Jersey.

NOTE FOR INFORMATION ONLY: Being Lot(s) 1, Block 259 Tax Map of the City of Hoboken, County of Hudson

FILED
20180102070000440
01/02/2018 02:02:49 PM
NUMBER OF PAGES : 6
JCHAMBERS