

Hudson County Recording Data Page Jeffrey Dublin Hudson County Register 	Official Use Only-Barcode Hudson County Register 20220825010088970 Bk: 9692 Pg: 452 08/25/2022 10:33 AM EASE JEFFREY DUBLIN Hudson County, Register of Deeds Receipt No. 212471
Official Use Only - Record & Return	Official
Date of Document: August 19 2022	Type of Document: Easement Agreement
First Party Name: State of New Jersey, Department of Environmental Protection	Second Party Name: HRP Hudson Owner, LLC
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block:	Lot:
Municipality:	
Consideration:	
Mailing Address of Grantee: 111 S. Wacker Drive, Suite 3000, Chicago, IL 60606	
THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:
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.

5

Record and Return to:

Thomas O'Connor, Esq.

Waters, McPherson, McNeill, P.C.

P.O. Box 1560

300 Lighting Way

Secaucus, New Jersey 07096-1560

EASEMENT AGREEMENT

This **EASEMENT AGREEMENT** ("**Agreement**") is made this 19th day of August, 2022 by and between the **STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION** (referred to herein as "**Grantor**" or "**STATE**"), having offices at P.O. Box 420, Trenton, NJ 08625-0420, and **HRP HUDSON OWNER, LLC** (referred to herein as "**Grantee**" or "**HRP**"), a New Jersey limited liability company, having offices at 111 S. Wacker Drive, Suite 3000, Chicago, IL 60606.

WITNESSETH

WHEREAS, the STATE is the fee simple owner of certain real property shown as Block 3101, Lots 27, 28, 39, 40, 41, and 45 in the official tax map of the City of Jersey City, and Block 4, Lot 1 in the official tax map of the Town of Secaucus, County of Hudson, State of New Jersey, ("**State Property**"); and

WHEREAS, HRP is the fee simple owner and redeveloper of certain real property shown as: Block 7402, Lots 21, 22, 23, 24, 33, 34, and 35; and Block 3101, part of Lot 21, Lots 22, 23, 24, 25, 26, 29, 30, 31, 32, 33, 34, 36, 37, 42, 43, and 44 in the official tax map of the City of Jersey City, County of Hudson, State of New Jersey ("**HRP Property**"); and

WHEREAS, on August 19, 2022, the STATE, HRP, and Norfolk Southern Railway Company ("**NSR**") (the STATE's predecessor in title to the State Property) agreed to enter into this Agreement in order to, among other things, convey an access easement for a vehicular driveway and private crossing on property formerly owned by NSR, now the State Property, together with the right to install and maintain subsurface stormwater pipes at two locations under the former NSR property (now the State Property); and

WHEREAS, the STATE (as successor in title to NSR) and HRP desire to enter into this Agreement for purposes of memorializing the rights of HRP to utilize portions of the State Property as described herein, together with the rights and responsibilities of the parties with respect to the maintenance and control thereof as more fully set forth in this Agreement.

NOW, THEREFORE, in consideration of ONE (\$1.00) DOLLAR AND ZERO CENTS in hand paid and the mutual covenants contained herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1 Permanent Driveway Access, Drainage, and Utility Easement. The STATE hereby grants to HRP, or its designee, a non-exclusive, perpetual right, privilege, and easement (the “**Access and Utility Easement**”) on, over, in, and across each of the Eastern Access Area and the Western Access Area (each as defined below) for the purposes of: (a) access, with egress from and ingress to the HRP Property (including, without limitation, access between different parts of the HRP Property); and (b) construction, grading, re-grading, operation, use, maintenance, repair, and replacement of a vehicular roadway, crossing, and associated improvements, including but not limited to curb, pavement, signage, fencing, drainage improvements, water lines, sewer lines, storm sewer lines, conduits, and underground and overhead utilities. The “**Eastern Access Area**” is the area depicted on Exhibit A as the “Proposed Access & Utility Easement” and described by the metes and bounds description attached hereto as Schedule 1. The “**Western Access Area**” is the area depicted on Exhibit B as the “Proposed Access, Drainage & Utility Easement” and described by the metes and bounds description attached hereto as Schedule 2. The Eastern Access Area and the Western Access Area are referred to herein, collectively, as the “**Access Areas**.”

2. Temporary Construction Easement. The STATE hereby grants to HRP, or its designee, a temporary non-exclusive, perpetual right, privilege, and easement (the “**Temporary Construction Easement**”) on, over, in, and across each of the Construction Easement Areas (as defined below) for the purposes of: (a) access, with egress from and ingress to the HRP Property (including, without limitation, access between different parts of the HRP Property); and (b) construction, grading, re-grading, operation, use, maintenance, repair, and replacement of a vehicular roadway, crossing, and associated improvements within the Access Areas, including but not limited to curb, pavement, signage, fencing, drainage improvements, water lines, sewer lines, storm sewer lines, conduits, and underground and overhead utilities within the Access Areas. The “**Construction Easement Areas**” consist of the following: (i) the area depicted on Exhibit A as the “Proposed Temporary Construction Easement” and described by the metes and bounds description attached hereto as Schedule 3; and (ii) the areas depicted on Exhibit B as the “Proposed Temporary Construction Easement No. 1” and “Proposed Temporary Construction Easement No. 2” and described by the metes and bounds descriptions attached hereto as Schedule 4 and Schedule 5.

3. Reservations and Conditions.

(a) Reserved Rights. Grantor, and all those claiming by, through or under Grantor, reserves the right to continue to use the Access Areas and the Construction Easement Areas (collectively, the “**Easement Areas**”) in a manner that does not unreasonably interfere with the easement rights granted hereunder.

(b) Maintenance of Access Areas. HRP shall, at its sole expense, maintain, clean, and keep the Access Areas in good condition and repair, and shall comply with all governmental requirements respecting HRP's use of the same; provided, however, that the STATE shall be responsible for any repairs necessitated by the acts or omissions of the STATE, the general public, or others acting under or on behalf of the STATE.

(c) Conditions for Work. Any work or other activities conducted by HRP within the Easement Areas shall be conducted in compliance with all applicable laws, regulations, ordinances, and orders. HRP shall obtain all licenses and permits required by applicable governmental authorities for the exercise of any work within the Easement Areas. HRP hereby covenants and agrees that in the exercise of its rights and easements hereby granted, it shall, at its own expense, promptly repair any damage to the Easement Areas resulting from its acts or omissions. All work performed by HRP in the Easement Areas or otherwise hereunder shall be done in a good and workmanlike manner.

(d) Reasonable Care; Coordination. In exercising any rights with respect to the Easement Areas hereunder, HRP shall exercise reasonable care to avoid or minimize the extent and duration of any interference with, or disruption of, the public pedestrian trail use (the "Greenway Use") of the State Property by HRP, its employees, agents, contractors, lessees, licensees, invitees, or any other person acting through, or on behalf of, or with the consent of HRP. The parties agree that they and their agents, contractors, designees, and employees shall coordinate all construction, maintenance, repair, and replacement activities performed within the Easement Areas in a commercially reasonable manner, so as to avoid any undue delay, cost, or logistical issues to each other occasioned by such activities.

4. Conveyance Subject to Other Easements, Encumbrances, and Agreements. This conveyance is subject to all existing recorded restrictions, covenants, encumbrances, easements, and agreements, to the extent in force and applicable to the Easement Areas. The STATE makes no representation or warranty as to the suitability of the Easement Areas for HRP's intended use.

5. Benefit. The easements, rights, and uses granted and reserved in this Agreement are not intended to create, nor shall they be construed as creating, any rights for the benefit of the general public or any third party, except as expressly set forth herein; rather, the easements, rights, and uses granted and reserved in this Agreement shall be for the benefit of, and restricted solely to, the owners from time to time of the HRP Property, but any such owner may grant the benefit of such easements or reserved rights to all parties claiming by, under, or through such owner, including without limitation tenants, customers, employees, guests, invitees, and mortgagees of such owner.

6. Running with the Land. The provisions of this Agreement run with the land, shall be permanent obligations, and shall be binding upon and inure to the benefit of the respective heirs, successors, and assigns of the parties.

7. **Notices.** All notices, consents, and other communications hereunder shall be given in writing and delivered by registered or certified mail, return receipt requested, with a copy sent via email, to the following address:

To STATE:

State of New Jersey
Department of Environmental Protection
P.O. Box 420
Trenton, NJ 08625-0420
otpla@dep.nj.gov

To HRP:

HRP HUDSON OWNER, LLC
111 S. Wacker Drive, Suite 3000
Chicago, IL 60606
Attn: Anne R. Garr
agarr@hilcoglobal.com

And to:

Thomas J. O'Connor, Esq.
Waters, McPherson, McNeill, P.C.
300 Lighting Way
P.O. Box 1560
Secaucus, NJ 07096
toconnor@lawwmm.com

8. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of New Jersey.

9. **Entire Agreement.** This Agreement contains the entire agreement between the parties relating to the rights and obligations assumed pursuant to this Agreement. Any oral representations or modifications concerning this Agreement shall be of no force or effect, except for subsequent modifications reduced to writing, signed by the parties hereto, and properly recorded.

10. **Headings.** The articles, sections, and subsection headings are not to be considered part of this Agreement, are included solely for convenience of reference, and are not intended to be full or accurate descriptions of the contents thereof.

11. Authority. The persons signing on behalf of the STATE and HRP hereby represent and warrant that they are authorized to do so.

12. Modification. There shall be no modification of this Agreement, except by written instrument executed by the parties.

13. Severability. The invalidity of any covenant, restriction, exception, reservation, limitation, or other provision set forth herein shall not impair or affect in any manner the validity, enforceability, or effectiveness of the balance of this conveyance, and each covenant, restriction, reservation, exception, condition, limitation, or other provision shall be enforceable to the greatest extent permitted by law. The covenants, restrictions, exceptions, reservations, limitations, and provisions contained herein are covenants only and are not conditions, and the failure of the parties to satisfy any such covenants, restrictions, exceptions, reservations, limitations, or provisions shall not result in a forfeiture or reversion of title.

14. Effective Date. The obligations of the parties contained in this Agreement shall commence upon the execution of this Agreement by the STATE.

15. Counterparts. This Agreement may be executed simultaneously in multiple counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned have set their hands this 19
day of August, 2022.

WITNESS:

STATE OF NEW JERSEY
DEPARTMENT OF
ENVIRONMENTAL PROTECTION



BY: 
Name: Sean D. Moriarty
Title: Deputy Commissioner

WITNESS:

HRP HUDSON OWNER LLC

BY: _____
Name: Anne R. Garr
Title: Assistant Secretary

[notary acknowledgements on following pages]

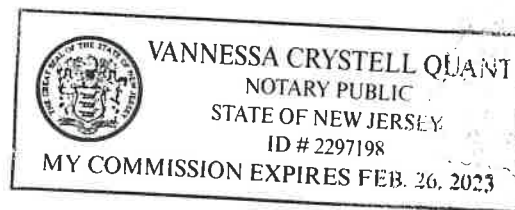
STATE OF NEW JERSEY)
) SS.:
COUNTY OF MERCER)

I CERTIFY that on August 18, 2022, Sean D. Moriarty personally came before me, and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Deputy Commissioner of the State of New Jersey, Department of Environmental Protection, the Grantee named in the attached document;
- (b) this person executed and delivered the attached document as the voluntary act and deed of the Grantee; and
- (c) this person was authorized to execute and deliver the attached document on behalf of the Grantee.



Notary Public



IN WITNESS WHEREOF, the undersigned have set their hands this 15th
day of August, 2022.

WITNESS:

STATE OF NEW JERSEY
DEPARTMENT OF
ENVIRONMENTAL PROTECTION

BY: _____
Name:
Title:

WITNESS:

HRP HUDSON OWNER LLC

 _____

BY:  _____
Name: Anne R. Garr
Title: Assistant Secretary

[notary acknowledgements on following pages]

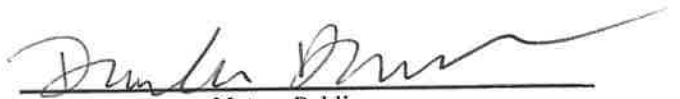
Acknowledgments

STATE OF ILLINOIS)
) SS.:
COUNTY OF COOK)

I Daniella Brancato a Notary Public in and for the said County, in the State aforesaid, DO
HEREBY CERTIFY that Anne R. Garr, personally known to be the Assistant Secretary of HRP
Hudson Owner LLC, a New Jersey limited liability company, and personally known to be the
same person, whose name is subscribed to the foregoing instrument, appeared before me this day
in person, and acknowledged that she signed and delivered the said instrument as her free and
voluntary act, and as the free and voluntary act and deed of said limited liability company, for
the uses and purposes therein set forth.

WITNESS MY HAND and Notary seal this 13th day of July, 2022





Notary Public
My commission expires on: September 20, 2022

EXHIBIT A

GENERAL NOTES

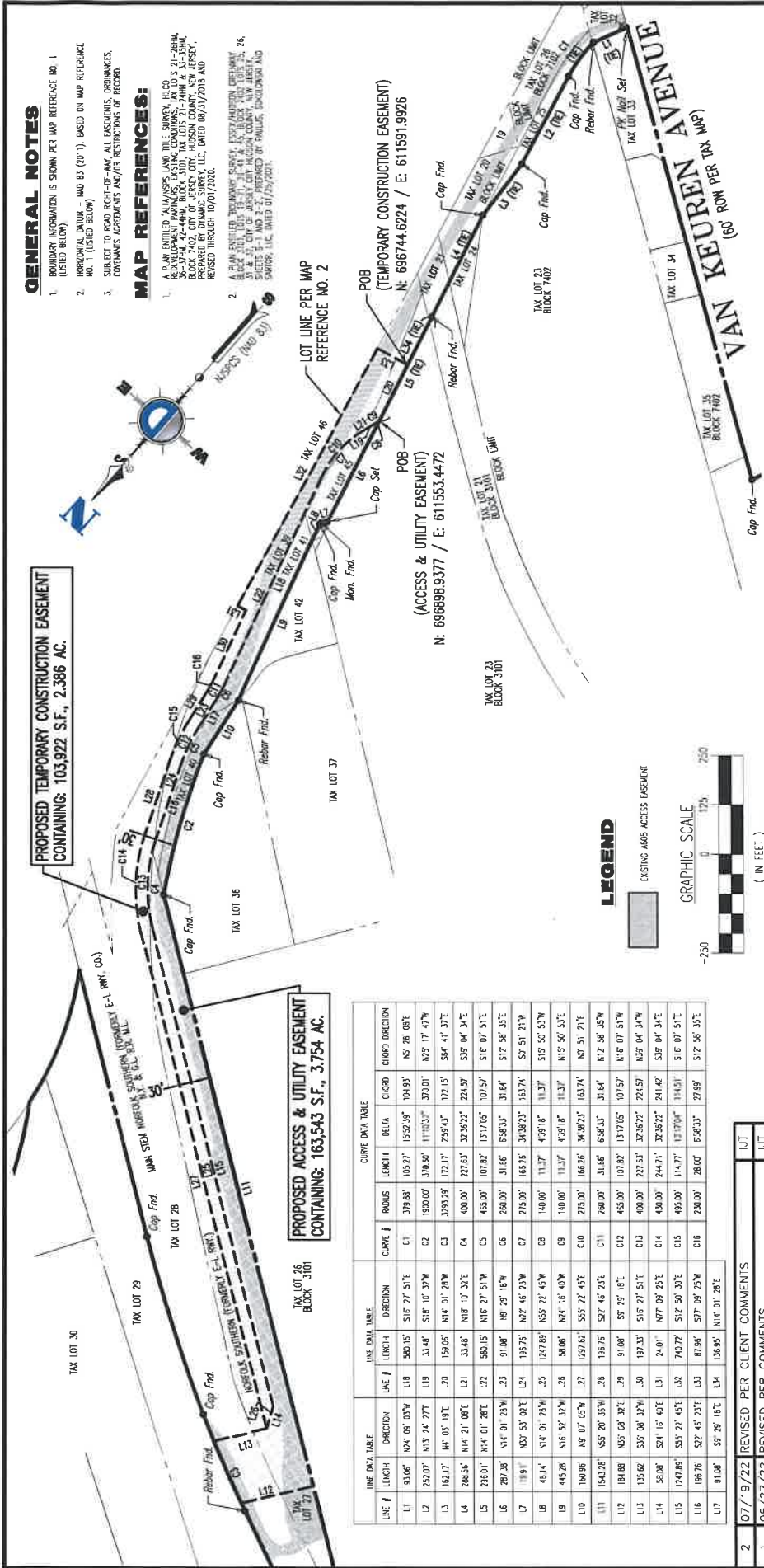
- BOUNDARY INFORMATION IS SHOWN PER MAP REFERENCE NO. 1 (LISTED BELOW)
- HORIZONTAL DATUM - NAD 83 (2011), BASED ON MAP REFERENCE NO. 1 (LISTED BELOW)
- SUBJECT TO ROAD RIGHT-OF-WAY, ALL EASEMENTS, ENCUMBRANCES, COVENANTS, AGREEMENTS AND/OR RESTRICTIONS OF RECORD.

MAP REFERENCES:

- A PLAN ENTITLED "VILLAGE LAND TITLE SURVEY, LLC, REDEVELOPMENT PARTNERS, EASTING COORDINATES, TAX LOTS 21-26H, 28-31H, 42-44H, BLOCK 3101, TAX LOTS 21-26H & 31-35H, PREPARED BY DYNAMIC SURVEY, LLC, DATED 08/31/2018 AND REVISED THROUGH 10/01/2020.
- A PLAN ENTITLED "TEMPORARY EASEMENT, 17229 JACKSON CEMETERY, BLOCK 3101, TAX LOTS 13-21, 31-41 & 43, BLOCK 3102, TAX LOTS 25, 26, 31 & 32, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY, PREPARED BY DYNAMIC SURVEY, LLC, DATED 01/25/2021.

PROPOSED TEMPORARY CONSTRUCTION EASEMENT
CONTAINING: 103,922 S.F., 2.386 AC.

PROPOSED ACCESS & UTILITY EASEMENT
CONTAINING: 163,543 S.F., 3.754 AC.



LEGEND

EXISTING ADES ACCESS EASEMENT

GRAPHIC SCALE



LINE DATA TABLE			CURVE DATA TABLE		
LINE #	LENGTH	DIRECTION	CURVE #	RADIUS	DELTA
L1	93.06'	N42° 06' 03"W	C1	379.68'	105.27'
L2	252.07'	N17° 24' 27"E	C2	1920.00'	11° 03.31"
L3	162.17'	N47° 03' 19"E	C3	3293.28'	172.15'
L4	268.55'	N14° 21' 08"E	C4	400.00'	227.63'
L5	226.01'	N44° 01' 28"E	C5	455.00'	107.87'
L6	287.36'	N14° 01' 25"W	C6	260.00'	31.56'
L7	119.91'	N37° 33' 02"E	C7	275.00'	163.75'
L8	45.14'	N14° 01' 25"W	C8	140.00'	11.37'
L9	415.26'	N16° 32' 27"W	C9	140.00'	11.37'
L10	160.96'	N47° 03' 19"E	C10	275.00'	163.75'
L11	154.32'	N55° 20' 36"W	C11	360.00'	31.64'
L12	184.86'	N35° 08' 37"E	C12	455.00'	107.87'
L13	135.82'	N35° 08' 37"E	C13	400.00'	227.63'
L14	58.06'	S24° 16' 40"E	C14	430.00'	244.71'
L15	1247.89'	S55° 22' 45"E	C15	495.00'	114.37'
L16	196.76'	S27° 45' 23"E	C16	230.00'	28.00'
L17	91.08'	S9° 29' 18"E	C17	136.96'	114° 01' 28"E

Rev	Date	Comments
2	07/19/22	REVISED PER CLIENT COMMENTS
1	06/27/22	REVISED PER COMMENTS

EASEMENT EXHIBIT

TITLE: EASEMENT EXHIBIT
PROJECT: HRP HUDSON OWNER, LLC
PROPOSED EASEMENTS
PORTION OF BLOCK 3101
LOTS 27, 28, 39, 40, 41 & 45
CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY

SCALE: (1" = 250')
SHEET No: 1
FIELD BY: [blank]
DRAWN BY: [blank]
CHECKED BY: [blank]
DATE: 07/07/2022
Rev # 2 DEC Client Code: 2715

CRAIG BLACK
PROFESSIONAL ENGINEER &
LAND SURVEYOR
NEW JERSEY LICENSE NO. 246804-257400

Only copies of the original survey with an original land surveyor's embossed seal shall be considered to be valid copies. Signatures and embossed seal signify that this certificate is a true and correct copy of the original survey. Professional Engineers and Land Surveyors. Certifications indicated herein shall run only to the person for whom the certification is prepared, and on the basis of the line and area shown. Certifications are not transferable to additional individuals or subsequent owners. Unauthorized alteration or addition to a certification bearing a licensed land surveyor's seal is illegal and punishable by law. Property subject to documents of record.

DYNAMIC SURVEY, LLC
1904 Main Street
Lake Como, NJ 07719
T: 732.749.8780 - F: 732.974.3521
New Jersey Certificate of Authorization No. 246804-257400
www.dynamic-survey.com

EXHIBIT B

1. BOUNDARY INFORMATION IS SHOWN PER MAP REFERENCE NO. 1 (LISTED BELOW).
2. HORIZONTAL DATUM - NAD 83 (2011), BASED ON MAP REFERENCE NO. 1 (LISTED BELOW)
3. SUBJECT TO ROAD RIGHT-OF-WAY, ALL EASEMENTS, ORDINANCES, COVENANTS AGREEMENTS AND/OR RESTRICTIONS OF RECORD.

A PLAN ENTITLED "BRUNSWICK EURELY, NOW IN SOUTHERN R.R. ESSEX/HUDSON CRETINNY, 8 DCK 4, LOTS 1 A, 101, TOWN OF SECAUCUS, HUDSON COUNTY, NEW JERSEY, SHEET 54", PREPARED BY PAULUS, SODOLOWSKI AND SARTORI, LLC, DATED 05/21/2022.



PROPOSED TEMPORARY CONSTRUCTION EASEMENT NO. 1-
CONTAINING: 2,500 S.F., 0.057 AC.

TAKE LOT 1
BLOCK 4
CONSTRUCTION ESSENT NO. 2
CONSTRUCTION ESSENT NO. 1
CONSTRUCTION ESSENT

POB
(CONSTRUCTION EASEMENT NO. 2)
(ACCESS, DRAINAGE, & UTILITY EASEMENT)

(CONSTRUCTION EASEMENT NO. 1)

LINE DATA TABLE		
LINE #	LENGTH	DIRECTION
1	511.78	N66° 35' 19"E
2	50.00'	N66° 35' 19"E
3	12	90.00'
4	50.00'	N66° 35' 19"E
5	100.00'	N66° 35' 19"E
6	511.78	N66° 35' 19"E
7	17	25.00'
8	19	25.00'
9	25.00'	N66° 35' 19"E
10	100.00'	N66° 35' 19"E
11	25.00'	N66° 35' 19"E
12	100.00'	N66° 35' 19"E
13	25.00'	N66° 35' 19"E
14	100.00'	N66° 35' 19"E
15	566.78	N66° 35' 19"E

TAX LOT 7
BLOCK 2

Rev.	Date	Comments
1	06/27/22	REVISED PER COMMENTS
2	07/19/22	REVISED PER CLIENT COMMENTS
3	07/29/22	REVISED PER CLIENT COMMENTS

SCALE: (H) 1"=80'
(V)

SHEET No: FIELD BY:



OF 1

EASEMENT EXHIBIT

PROJECT: **HRP HUDSON OWNER, LLC**
PROPOSED ACCESS, DRAINAGE, & UTILITY EASEMENT
 PORTION OF BLOCK 4, LOT 1
 TOWN OF SECAUCUS
 HUDSON COUNTY, NEW JERSEY

Rev. #	3	DEC Client Code:	2715
--------	---	------------------	------

CRAIG BLACK

Chris Blum
PROFESSIONAL ENGINEER &
LAND SURVEYOR

Only copies of the original survey with an original land surveyor's witnessed seal shall be considered to be valid copies. Signatures and witnessed seal signify that this certification was prepared in accordance with the existing code of practice accepted by the All State Board of Professional Engineers and Land Surveyors. Certifications are not to be prepared, used or on the basis to be used by the company, governmental agency and/or lending institution. Certifications are not transferable to other individual institutions or subsequent owners. Unauthorised alteration or addition to a certification bearing a licensed land surveyor's seal is illegal and punishable by law. Property subject to documents of record.



1904 Main Street
Lake Como, NJ 07719
T: 732.749.8780 - F: 732.974.3521
New Jersey Certificate of Authorization No. 24GA2826800
www.dynamic-survey.com

SCHEDULE 1



Dynamic Survey, LLC
1904 Main Street
Lake Como, NJ
T. 732-749-8780

July 19, 2022

PROPOSED ACCESS & UTILITY EASEMENT

Portion of Tax Lots 27, 28, 39, 40, 41, & 45, Block 3101
City of Jersey City, Hudson County, New Jersey

BEGINNING at a point on the division line between Lots 45 and 23, Block 3101, said point being the following six (6) courses from a p/k nail set on the northerly sideline of Van Keuren Avenue (60' Right of Way per Tax Map) where it is intersected by the division line between Lots 32 and 33, Block 7402, said point having NJSPCS NAD 83 coordinate values of N: 696898.9377, E: 611553.4472, and running;

- A. North 24 degrees 09 minutes 03 seconds West along said division line between Lots 32 and 33, Block 7402, a distance of 93.06 feet to a rebar found and point of non-tangent curvature on the division line between Lots 23 and 25, Block 7402, thence;

Running the following three (3) courses along said division line between Lots 23 and 25, Block 7402:

- B. Along a curve to the left having a radius of 379.88 feet, an arc length of 105.27 feet, a central angle of 15 degrees 52 minutes 39 seconds, having a chord bearing of North 05 degrees 28 minutes 08 seconds East and a chord distance of 104.93 feet to a cap found and point of non-tangent curvature, thence;
- C. North 13 degrees 24 minutes 27 seconds East, a distance of 252.07 feet to a cap found, thence;
- D. North 04 degrees 03 minutes 19 seconds East, a distance of 162.17 feet to a cap found on the division line between Lot 24, Block 7402 and Lot 20, Block 3101, thence;
- E. North 14 degrees 21 minutes 08 seconds East along said division line between Lot 24, Block 7402 and Lot 20, Block 3101 and through a portion of Lot 21, Block 3101, a distance of 288.56 feet to a rebar found within Lot 21, Block 3101, thence;
- F. North 14 degrees 01 minute 28 seconds East through a portion of Lot 21, Block 3101 and along the division line between Lots 23 and 45, Block 3101, a distance of 296.01 feet to the point and place of BEGINNING, and running, thence;

Running the following two (2) courses along the division line between Lots 23 and 45, Block 3101:

- 1. North 14 degrees 01 minute 28 seconds West, a distance of 287.38 feet to a cap set, thence;
- 2. North 30 degrees 53 minutes 02 seconds East, a distance of 19.91 feet to a cap found in the same, thence;
- 3. North 14 degrees 01 minute 28 seconds West along the division line between Lots 23, 45, and a portion of Lot 41, Block 3101, a distance of 46.14 feet to a point on the division line between Lots 41 and 42, Block 3101, thence;
- 4. North 16 degrees 52 minutes 32 seconds West along said division line between Lots 41 and 42, Block 3101, a distance of 445.28 feet to a rebar found on the division line between Lots 40 and 36, Block 3101, thence;

Running the following two courses along said division line between Lots 40 and 36, Block 3101:

www.dynamic-surveyservices.com

5. North 09 degrees 07 minutes 05 seconds West, a distance of 160.96 feet to a cap found and point of non-tangent curvature, thence;
6. Along a curve to the left having a radius of 1,900.00 feet, a central angle of 11 degrees 10 minutes 32 seconds, an arc length of 370.60 feet, a chord bearing of North 25 degrees 17 minutes 47 seconds West and a chord distance of 370.01 feet to a cap found and point of non-tangency on the division line between Lots 27 and 36, Block 3101, thence;
7. North 55 degrees 20 minutes 36 seconds West along the division line between Lots 27, 36, and 26, Block 3101, a distance of 1,543.28 feet to a point on the division line between Lots 27 and 26, Block 3101, thence;
8. North 35 degrees 08 minutes 32 seconds East through a portion of Lots 27 and 28, Block 3101, a distance of 184.88 feet to a point of non-tangent curvature on the division line between Lots 28 and 29, Block 3101, thence;
9. Along the division line between Lots 28 and 29, Block 3101 along a curve to the right having a radius of 3,293.29 feet, a central angle of 02 degrees 59 minutes 43 seconds, an arc length of 172.17 feet, a chord bearing of South 64 degrees 41 minutes 37 seconds East and a chord distance of 172.15 feet to a point of non-tangency in the same, thence;
10. South 35 degrees 08 minutes 32 seconds West through a portion of Lots 28 and 27, Block 3101, a distance of 135.62 feet to a point within Lot 27, Block 3101, thence;

Running the following two (2) courses through a portion of Lot 27, Block 3101:

11. South 24 degrees 16 minutes 40 seconds East, a distance of 58.08 feet to a point, thence;
12. South 55 degrees 22 minutes 45 seconds East, a distance of 1,247.89 feet to a point of tangent curvature in the same, thence;
13. Through a portion of Lots 27, 28, and 39, Block 3101 along a curve to the right having a radius of 400.00 feet, a central angle of 32 degrees 36 minutes 22 seconds, an arc length of 227.63 feet, a chord bearing of South 39 degrees 04 minutes 34 seconds East and a chord distance of 224.57 feet to a point of tangency within Lot 39, Block 3101, thence;

Running the following two (2) courses through a portion of Lot 39, Block 3101:

14. South 22 degrees 46 minutes 23 seconds East, a distance of 196.76 feet to a point of tangent curvature, thence;
15. Along a curve to the right having a radius of 465.00 feet, a central angle of 13 degrees 17 minutes 05 seconds, an arc length of 107.82 feet, a chord bearing of South 16 degrees 07 minutes 51 seconds East and a chord distance of 107.57 feet to a point of tangency in the same, thence;
16. South 09 degrees 29 minutes 18 seconds East through a portion of Lots 39 and 41, Block 3101, a distance of 91.08 feet to a point of tangent curvature within Lot 41, Block 3101, thence;
17. Through a portion of Lot 41, Block 3101 along a curve to the left having a radius of 260.00 feet, a central angle of 06 degrees 58 minutes 33 seconds, an arc length of 31.66 feet, a chord bearing of South 12 degrees 58 minutes 35 seconds East and a chord distance of 31.64 feet to a point of tangency in the same, thence;
18. South 16 degrees 27 minutes 51 seconds East through a portion of Lots 41 and 39, Block 3101, a distance of 580.15 feet to a point of tangent curvature within Lot 39, Block 3101, thence;
19. Along a tangent curve to the right having a radius of 275.00 feet, a central angle of 34 degrees 38 minutes 23 seconds, an arc length of 166.26 feet, a chord bearing of South 00 degrees 51 minutes 21 seconds West and a chord distance of 163.74 feet to a point of tangency within Lot 45, Block 3101, thence;

Running the following two (2) courses through a portion of Lot 45, Block 3101:

20. South 18 degrees 10 minutes 32 seconds West, a distance of 33.48 feet to a point, thence;
21. Along a tangent curve to the left having a radius of 140.00 feet, a central angle of 04 degrees 39 minutes 18 seconds, an arc length of 11.37 feet, a chord bearing of South 15 degrees 50 minutes 53 seconds West and a chord distance of 11.37 feet to the point and place of BEGINNING.

Containing 163,543 square feet, 3.754 acres.

The above described property is subject to the rights and restrictions of easements, if any, being within and/or crossing the bounds as described above.

The description above is written in accordance with a plan entitled "Easement Exhibit, HRP Hudson Owner, LLC, Proposed Easements, Portion of Block 3101, Lots 27, 28, 39, 40, 41 & 45, City of Jersey City, Hudson County, New Jersey", prepared by Dynamic Survey, LLC, dated 02/07/2022 and revised through 07/19/2022.



Craig Black, PE & PLS
Professional Engineer & Land Surveyor
NJ License No. 24GB04257400

\\\\decpc.local\\survey\\DATA\\DSURVEY PROJECTS\\2715 Hilco Redevelopment Partners\\99-001S Jersey City\\Design (Survey)\\Legal Descriptions\\Legal Description - Proposed Access Easement.docx

SCHEDULE 2



Dynamic Survey, LLC
1904 Main Street
Lake Como, NJ
T. 732-749-8780

July 29, 2022

PROPOSED ACCESS, DRAINAGE, & UTILITY EASEMENT

Portion of Tax Lot 1, Block 4

Town of Secaucus, Hudson County, New Jersey

BEGINNING at a point on the division line between Lot 1, Block 4 and Lot 7, Block 3, said point being distant 591.78 feet on a bearing of North 66 degrees 35 minutes 19 seconds West from a point on the division line between Lot 1, Block 4 and Lot 7, Block 3 where the same is intersected by the division line between the Township of Secaucus and the City of Jersey City, said point having NJSPCS NAD 83 State Plane coordinate values of N: 699478.3205, E: 609085.1775, and running, thence;

1. North 66 degrees 35 minutes 19 seconds West along said division line between Lot 1, Block 4 and Lot 7, Block 3, a distance of 50.00 feet to a point in the same, thence;
2. North 23 degrees 24 minutes 41 seconds East through a portion of Lot 1, Block 4, a distance of 100.00 feet to a point in the division line between Lot 1, Block 4 and Lot 3, Block 7, thence;
3. South 66 degrees 35 minutes 19 seconds East along said division line between Lot 1, Block 4 and Lot 3, Block 7, a distance of 50.00 feet to a point in the same, thence;
4. South 23 degrees 24 minutes 41 seconds West through a portion of Lot 1, Block 4, a distance of 100.00 feet to the point and place of BEGINNING.

Containing 5,000 square feet, 0.115 acres, more or less.

The above described property is subject to the rights and restrictions of easements, if any, being within and/or crossing the bounds as described above.

The description above is written in accordance with a plan entitled "Easement Exhibit, HRP Hudson Owner, LLC, Proposed Access, Drainage, & Utility Easement, Portion of Block 4, Lot 1, Town of Secaucus, Hudson County, New Jersey", prepared by Dynamic Survey, LLC, dated 02/14/2022 and revised through 07/29/2022.

Craig Black, PE & PLS
Professional Engineer & Land Surveyor
NJ License No. 24GB04257400

www.dynamic-surveyservices.com

SCHEDULE 3



Dynamic Survey, LLC
1904 Main Street
Lake Como, NJ
T. 732-749-8780

July 19, 2022

PROPOSED TEMPORARY CONSTRUCTION EASEMENT

Portion of Tax Lots 27, 28, 39, 40, 41, & 45, Block 3101
City of Jersey City, Hudson County, New Jersey

BEGINNING at a point on the division line between Lots 45 and 23, Block 3101, said point being the following six (6) courses from a p/k nail set on the northerly sideline of Van Keuren Avenue (60' Right of Way per Tax Map) where it is intersected by the division line between Lots 32 and 33, Block 7402, said point having NJSPCS NAD 83 coordinate values of N: 696744.6224, E: 611591.9926, and running;

- A. North 24 degrees 09 minutes 03 seconds West along said division line between Lots 32 and 33, Block 7402, a distance of 93.06 feet to a rebar found and point of non-tangent curvature on the division line between Lots 23 and 25, Block 7402, thence;

Running the following three (3) courses along said division line between Lots 23 and 25, Block 7402:

- B. Along a curve to the left having a radius of 379.88 feet, an arc length of 105.27 feet, a central angle of 15 degrees 52 minutes 39 seconds, having a chord bearing of North 05 degrees 28 minutes 08 seconds East and a chord distance of 104.93 feet to a cap found and point of non-tangent curvature, thence;
- C. North 13 degrees 24 minutes 27 seconds East, a distance of 252.07 feet to a cap found, thence;
- D. North 04 degrees 03 minutes 19 seconds East, a distance of 162.17 feet to a cap found on the division line between Lot 24, Block 7402 and Lot 20, Block 3101, thence;
- E. North 14 degrees 21 minutes 08 seconds East along said division line between Lot 24, Block 7402 and Lot 20, Block 3101 and through a portion of Lot 21, Block 3101, a distance of 288.56 feet to a rebar found within Lot 21, Block 3101, thence;
- F. North 14 degrees 01 minute 28 seconds East through a portion of Lot 21, Block 3101 and along the division line between Lots 23 and 45, Block 3101, a distance of 136.95 feet to the point and place of BEGINNING, and running, thence;
1. North 14 degrees 01 minute 28 seconds West along said division line between Lots 23 and 45, Block 3101, a distance of 159.06 feet to a point in the same, thence;

Running the following two courses through a portion of Lot 45, Block 3101:

2. Along a non-tangent curve to the right having a radius of 140.00 feet, a central angle of 04 degrees 39 minutes 18 seconds, an arc length of 11.37 feet, a chord bearing of North 15 degrees 50 minutes 53 seconds East and a chord distance of 11.37 feet to a point, thence;
3. North 18 degrees 10 minutes 32 seconds East, a distance of 33.48 feet to a point of tangent curvature in the same, thence;
4. Through a portion of Lots 45 and 39, Block 3101 along a curve to the left having a radius of 275.00 feet, a central angle of 34 degrees 38 minutes 23 seconds, an arc length of 166.26 feet, a chord bearing of North 00

www.dynamic-surveyservices.com

degrees 51 minutes 21 seconds East and a chord distance of 163.74 feet to a point of tangency within Lot 39, Block 3101, thence;

5. North 16 degrees 27 minutes 51 seconds West through a portion of Lots 39 and 41, Block 3101, a distance of 580.15 feet to a point of tangency within Lot 41, Block 3101, thence;
6. Through a portion of Lot 41, Block 3101 along a curve to the right having a radius of 260.00 feet, a central angle of 06 degrees 58 minutes 33 seconds, an arc length of 31.66 feet, a chord bearing of North 12 degrees 58 minutes 35 seconds West and a chord distance of 31.64 feet to a point of tangent curvature in the same, thence;
7. North 09 degrees 29 minutes 18 seconds West through a portion of Lots 41 and 39, Block 3101, a distance of 91.08 feet to a point of tangent curvature within Lot 39, Block 3101, thence;

Running the following two (2) courses along through a portion of Lot 39, Block 3101:

8. Along a curve to the left having a radius of 465.00 feet, a central angle of 13 degrees 17 minutes 05 seconds, an arc length of 107.82 feet, a chord bearing of North 16 degrees 07 minutes 51 seconds West and a chord distance of 107.57 feet to a point of tangency, thence;
9. North 22 degrees 46 minutes 23 seconds West, a distance of 196.76 feet to a point in the same, thence;
10. Through a portion of Lots 39, 28, and 27, Block 3101 along a curve to the left having a radius of 400.00 feet, a central angle of 32 degrees 36 minutes 22 seconds, an arc length of 227.63 feet, a chord bearing of North 39 degrees 04 minutes 34 seconds West and a chord distance of 224.57 feet to a point within Lot 27, Block 3101, thence;

Running the following two (2) courses through a portion of Lot 27, Block 3101:

11. North 55 degrees 22 minutes 45 seconds West, a distance of 1,247.89 feet to a point, thence;
12. North 24 degrees 16 minutes 40 seconds West, a distance of 58.08 feet to a point in the same, thence;
13. South 55 degrees 22 minutes 45 seconds East through a portion of Lots 27 and 28, Block 3101, a distance of 1,297.62 feet to a point of tangent curvature within Lot 28, Block 3101, thence;

Running the following two (2) courses through a portion of Lot 28, Block 3101:

14. Along a curve to the right having a radius of 430.00 feet, a central angle of 32 degrees 36 minutes 22 seconds, an arc length of 244.71 feet, a chord bearing of South 39 degrees 04 minutes 34 seconds East and a chord distance of 241.42 feet to a point of tangency, thence;
15. South 22 degrees 46 minutes 23 seconds East, a distance of 196.76 feet to a point of tangent curvature in the same, thence;
16. Through a portion of Lots 28 and 39, Block 3101 along a curve to the right having a radius of 495.00 feet, a central angle of 13 degrees 17 minutes 04 seconds, an arc length of 114.77 feet, a chord bearing of South 16 degrees 07 minutes 51 seconds East and a chord distance of 114.51 feet to a point of tangency within Lot 39, Block 3101, thence;

Running the following four (4) courses through a portion of Lot 39, Block 3101:

17. South 09 degrees 29 minutes 18 seconds East, a distance of 91.08 feet to a point of tangent curvature, thence;
18. Along a curve to the left having a radius of 230.00 feet, a central angle of 06 degrees 58 minutes 33 seconds, an arc length of 28.00 feet, a chord bearing of South 12 degrees 58 minutes 35 seconds East and a chord distance of 27.99 feet to a point of tangency, thence;
19. South 16 degrees 27 minutes 51 seconds East, a distance of 197.33 feet to a point, thence;

20. North 77 degrees 09 minutes 25 seconds East, a distance of 24.01 feet to a point on the division line between Lots 39 and 46, Block 3101, thence;
21. South 12 degrees 50 minutes 30 seconds East along said division line between Lots 39 and 46, Block 3101, a distance of 740.72 feet to a point in the same, thence;
22. South 77 degrees 09 minutes 25 seconds West through a portion of Lots 39 and 45, Block 3101, a distance of 87.96 feet to the point and place of BEGINNING.

Containing 103,922 square feet, 2.386 acres.

The above described property is subject to the rights and restrictions of easements, if any, being within and/or crossing the bounds as described above.

The description above is written in accordance with a plan entitled "Easement Exhibit, HRP Hudson Owner, LLC, Proposed Easements, Portion of Block 3101, Lots 27, 28, 39, 40, 41 & 45, City of Jersey City, Hudson County, New Jersey", prepared by Dynamic Survey, LLC, dated 02/07/2022 and revised through 07/19/2022.



Craig Black, PE & PLS
Professional Engineer & Land Surveyor
NJ License No. 24GB04257400

\\decpc.local\survey\DATA\DSURVEY PROJECTS\2715 Hilco Redevelopment Partners\99-001S Jersey City\Design (Survey)\Legal Descriptions\Legal Description - Temporary Construction Easement.docx

SCHEDULE 4



Dynamic Survey, LLC
1904 Main Street
Lake Como, NJ
T. 732-749-8780

July 29, 2022

PROPOSED TEMPORARY CONSTRUCTION EASEMENT NO. 1

Portion of Tax Lot 1, Block 4

Town of Secaucus, Hudson County, New Jersey

BEGINNING at a point on the division line between Lot 1, Block 4 and Lot 7, Block 3, said point being distant 641.78 feet on a bearing of North 66 degrees 35 minutes 19 seconds West from a point on the division line between Lot 1, Block 4 and Lot 7, Block 3 where the same is intersected by the division line between the Township of Secaucus and the City of Jersey City, said point having NJSPCS NAD 83 State Plane coordinate values of N: 699498.1870, E: 609039.2937, and running, thence;

1. North 66 degrees 35 minutes 19 seconds West along said division line between Lot 1, Block 4 and Lot 7, Block 3, a distance of 25.00 feet to a point in the same, thence;
2. North 23 degrees 24 minutes 41 seconds East through a portion of Lot 1, Block 4, a distance of 100.00 feet to a point in the division line between Lot 1, Block 4 and Lot 3, Block 7, thence;
3. South 66 degrees 35 minutes 19 seconds East along said division line between Lot 1, Block 4 and Lot 3, Block 7, a distance of 25.00 feet to a point in the same, thence;
4. South 23 degrees 24 minutes 41 seconds West through a portion of Lot 1, Block 4, a distance of 100.00 feet to the point and place of BEGINNING.

Containing 2,500 square feet, 0.057 acres, more or less.

The above described property is subject to the rights and restrictions of easements, if any, being within and/or crossing the bounds as described above.

The description above is written in accordance with a plan entitled "Easement Exhibit, HRP Hudson Owner, LLC, Proposed Access, Drainage, & Utility Easement, Portion of Block 4, Lot 1, Town of Secaucus, Hudson County, New Jersey", prepared by Dynamic Survey, LLC, dated 02/14/2022 and revised through 07/29/2022.

A handwritten signature in black ink, appearing to read 'Craig Black'.

Craig Black, PE & PLS
Professional Engineer & Land Surveyor
NJ License No. 24GB04257400

www.dynamic-surveyservices.com

SCHEDULE 5



Dynamic Survey, LLC
1904 Main Street
Lake Como, NJ
T. 732-749-8780

July 29, 2022

PROPOSED TEMPORARY CONSTRUCTION EASEMENT NO. 2

Portion of Tax Lot 1, Block 4
Town of Secaucus, Hudson County, New Jersey

BEGINNING at a point on the division line between Lot 1, Block 4 and Lot 7, Block 3, said point being distant 566.78 feet on a bearing of North 66 degrees 35 minutes 19 seconds West from a point on the division line between Lot 1, Block 4 and Lot 7, Block 3 where the same is intersected by the division line between the Township of Secaucus and the City of Jersey City, said point having NJSPCS NAD 83 State Plane coordinate values of N: 699468.3873, E: 609108.1194, and running, thence;

1. North 66 degrees 35 minutes 19 seconds West along said division line between Lot 1, Block 4 and Lot 7, Block 3, a distance of 25.00 feet to a point in the same, thence;
2. North 23 degrees 24 minutes 41 seconds East through a portion of Lot 1, Block 4, a distance of 100.00 feet to a point in the division line between Lot 1, Block 4 and Lot 3, Block 7, thence;
3. South 66 degrees 35 minutes 19 seconds East along said division line between Lot 1, Block 4 and Lot 3, Block 7, a distance of 25.00 feet to a point in the same, thence;
4. South 23 degrees 24 minutes 41 seconds West through a portion of Lot 1, Block 4, a distance of 100.00 to the point and place of BEGINNING.

Containing 2,500 square feet, 0.057 acres, more or less.

The above described property is subject to the rights and restrictions of easements, if any, being within and/or crossing the bounds as described above.

The description above is written in accordance with a plan entitled "Easement Exhibit, HRP Hudson Owner, LLC, Proposed Access, Drainage, & Utility Easement, Portion of Block 4, Lot 1, Town of Secaucus, Hudson County, New Jersey", prepared by Dynamic Survey, LLC, dated 02/14/2022 and revised through 07/29/2022.

Craig Black, PE & PLS
Professional Engineer & Land Surveyor
NJ License No. 24GB04257400

FILED
20220825010088970
08/25/2022 10:33 AM
EASE
NUMBER OF PAGES : 28
ACALLIPARI

www.dynamic-surveyservices.com

Lake Como, NJ • Chester, NJ • Toms River, NJ • Newark, NJ • Newtown, PA • Philadelphia, PA
Bethlehem, PA • Allen, TX • Houston, TX • Austin, TX • Delray Beach, FL