

THE STATE OF NEW JERSEY

TO ALL TO WHOM THESE PRESENTS SHALL COME OR MAY CONCERN,

GREETINGS:

WHEREAS, THE STATE OF NEW JERSEY has asserted its claim of ownership to a portion of the lands hereinafter described as being now or formerly flowed by tidewater;

AND WHEREAS, the Tidelands Resource Council (hereinafter "the Council") in the Department of Environmental Protection, is empowered under N.J.S.A. 13:1B-13 to approve grants of lands now or formerly flowed by tidewater;

AND WHEREAS, CITY OF HACKENSACK, A MUNICIPAL CORPORATION OF THE STATE OF NEW JERSEY, having an address of:

65 Central Avenue

Hackensack, NJ 07601,

is/are the record owner(s) of lands in the City of Hackensack, in the County of Bergen and State of New Jersey, which lie above the former mean high water line of the Hackensack River, adjacent to or within the lands hereinafter described, applied for a grant of said lands, and to have it determine the price or consideration to be paid therefore, and the covenants, conditions and limitations of said grant;

AND WHEREAS, a majority of the members of the Council and the authorized State officials, having due regard for the public interest, have approved the grant hereinafter described upon the covenants, conditions and limitations herein set forth, and having fixed the sum of ONE MILLION SIX HUNDRED TWENTY-SIX THOUSAND SEVEN HUNDRED NINETY-TWO AND ZERO HUNDREDTHS DOLLARS (\$1,626,792.00), as the price or reasonable consideration to be paid to the State for said lands;

PREPARED BY: Randy D. Bearce
Randy D. Bearce
Manager
Bureau of Tidelands Management
N.J.S.A. 46:26A-3

DATE: 7/6/2016

APPROVED BY: Nicolas G. Seminoff
Nicolas G. Seminoff
Deputy Attorney General

DATE: 8/16/2016

NOW THEREFORE, the State of New Jersey, acting by and through the Council and the Commissioner of Environmental Protection, and a majority of the members of the Council approving in consideration of the premises, the covenants, conditions and limitations herein contained, and of the sum above set forth paid by the grantee(s) to the State, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, convey, remise, release and quitclaim unto CITY OF HACKENSACK, A MUNICIPAL CORPORATION OF THE STATE OF NEW JERSEY, and to the heirs, successors and assigns of CITY OF HACKENSACK, A MUNICIPAL CORPORATION OF THE STATE OF NEW JERSEY the following:

The property described in the Corrective Deed from the City of Hackensack dated 12/02/2014, recorded in Deed Book No. 1866, beginning on Page No. 2141, in the County of Bergen, State of New Jersey, as depicted on the survey prepared by Boswell McClave Engineering, dated 08/21/2013, and last revised on 08/23/2014, entitled "BOUNDARY & TOPOGRAPHIC SURVEY - Parking Area "C" - Block 308.01, Lot 3 - Owner: N/F City Of Hacksensack - City of Hackensack, Bergen County, New Jersey - Drawing No.: HK-173-TG". Further described as all or part of Lot 3, Block 308.01, on the current tax map in the City of Hackensack, County of Bergen, State of New Jersey, commonly known as "Parking Area C" located between Midtown Place, Midtown Bridge Approach and the Salem Street Extension.

Containing 181,581 square feet of which 174,268 square feet is claimed to be formerly flowed by the mean high tide as shown on Tidelands map #742-2142.

Being Lot 3, Block 308.01 on the tax map of the City of Hackensack, Bergen County.

It is the intent of the State of New Jersey to convey all of its tidelands ownership interest in lands formerly flowed by the mean high tide lying within the above described tract, known and unknown at this time. The reference to the size of the claim area in this grant shall not be interpreted as reserving any State tidelands ownership interest in the tract.

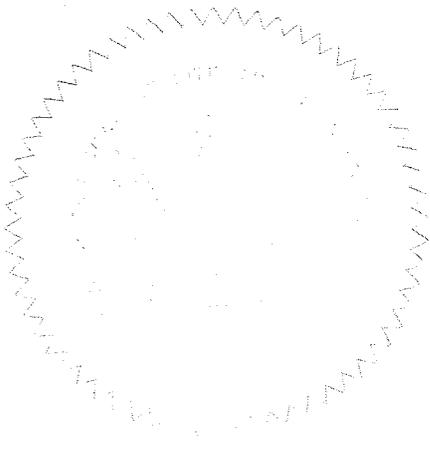
By acceptance hereof, the State of New Jersey and the grantee(s) herein acknowledge the existence of solid fill existing within the area of the lands granted above to which the State of New Jersey claims ownership but which claim is by virtue of this grant released to the grantee(s).

IT IS ALSO PROVIDED, that this grant is made upon the condition and limitation, that if CITY OF HACKENSACK, A MUNICIPAL CORPORATION OF THE STATE

OF NEW JERSEY is/are not the owner(s) of any parts of the land above described and hereby granted, on the date of delivery of this grant, then in that event, this grant and all of the covenants herein on the part of the State shall be void with respect to the land herein granted as to which CITY OF HACKENSACK, A MUNICIPAL CORPORATION OF THE STATE OF NEW JERSEY is/are not the owner(s) on said date, and the granted land shall automatically revert to the ownership of the State, but without any diminution of the consideration paid upon the delivery of this instrument.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD all and singular the above granted and described lands formerly flowed by tidewater and premises, subject to the terms, conditions and limitations aforesaid unto CITY OF HACKENSACK, A MUNICIPAL CORPORATION OF THE STATE OF NEW JERSEY, and the heirs, successors and assigns of CITY OF HACKENSACK, A MUNICIPAL CORPORATION OF THE STATE OF NEW JERSEY forever.



IN WITNESS WHEREOF, the State of New Jersey has caused these presents to be signed by the Commissioner of Environmental Protection and the Chairperson of the Tidelands Resource Council, and has caused the Great Seal of the State of New Jersey to be hereunto affixed, and has caused these acts to be concurred in by the Attorney General and attested to by the Secretary of State this 29th day of Aug, 2016.

Virginia Kopkash Assistant Commissioner Date 7/12/2016
 Land Use Management
 Department of Environmental Protection

Martin L. Pagliughi Date 7/6/2016
 Martin L. Pagliughi, Chairperson of the
 Tidelands Resource Council

ATTEST: Kimberly M. Guadagno Date 8/29/16
 Kimberly M. Guadagno Secretary of State

CONCUR: Christopher S. Porriano Date 8/18/16
 Christopher S. Porriano Acting Attorney General
 By David C. Apy
 Assistant Attorney General

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

BE IT REMEMBERED that on this 29th day of Aug., 2016 before me, a Notary Public of the State of New Jersey, personally appeared Kimberly M. Guadagno, who being by me duly sworn on her oath, says that she is the Secretary of State of the State of New Jersey, the Grantor named in this instrument; that she knows the Great Seal of the State of New Jersey; that the Seal affixed to this instrument is that seal and was affixed by her as the act and deed of the Grantor; that on the date each signatory executed this instrument each held the office attributed to them, i.e., Robert T. Lougy was the Acting Attorney General, and that authority to review and sign this grant was delegated to David C. Apy, Assistant Attorney General, and in AAG Apy's absence, Assistant Attorney General Jean Reilly, in a document entitled "Tidelands Delegation," dated March 23, 2016, filed with the Secretary of State, with a copy filed in the records of the Tidelands Resource Council in Liber P-13 page 170, Martin L. Pagliughi was the Chairperson of the Tidelands Resource Council, Lloyd Tubman was the Vice Chairperson of the Tidelands Resource Council, and Bob Martin was the Commissioner of the Department of Environmental Protection, and that he delegated his authority to review, approve and sign this grant to Virginia Kopkash, in Administrative Order No. 2013-13 dated December 30, 2013, effective retroactive to November 15, 2013, and that she knows their signatures and that they signed this instrument as the act and deed of the State of New Jersey; and that this deed was concurred in by the Attorney General and that the consideration to be paid for this grant will be \$1,626,792.00.

Kimberly M. Guadagno 8/29/16
Kimberly M. Guadagno Secretary of State Date

Sworn to and Subscribed
Before me the date aforesaid

Kerry Sgro
A Notary Public of the State of New Jersey

KERRY SGRO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 12/4/2017

(This instrument was reviewed and approved by the Attorney General's Office of the State of New Jersey.)

STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL
PROTECTION

Recorded in Liber S-13 Page 59

THE STATE OF NEW JERSEY
CITY OF HACKENSACK

GRANT

Dated: August 29, 2016

This Grant should be recorded in the deed record at the Clerk's Office (or Recorder of Deeds) in the County in which the lands are situate.