

EXHIBIT 86

DEED

This Deed is made on

August 28, 1986

Prepared by (print name below signature)

JOEL

NEWARK

BETWEEN DIAMOND SHAMROCK CHEMICALS C

a corporation of the state of Delaware
having its principal office at 351 Phelps Court, Irving, Texas 75038
(referred to as the Grantor.)

AND DIAMOND SHAMROCK CHEMICAL LAND HOLDINGS, INC.
a Delaware corporation,

whose post office address is 717 North Harwood Street, Dallas, Texas
referred to as the Grantee.

The word "Grantee" shall mean all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of TEN and 00/100 (\$10.00)---
DOLLARS

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Newark
Block No. 2438 Lot No. 58 and 59 Account No.
☐ No property tax identification number is available on the date of this Deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in
the City of Newark
County of Essex and State of New Jersey. The legal description is:

BEGINNING at a point in the center line of Dock Street (now vacated) where the same is intersected by the division line between the lands hereby conveyed and lands now or formerly of the Sherwin Williams Company which point is north eighty-four degrees forty-five minutes west two hundred sixty-four feet and eighty-eight hundredths of a foot (264.88'), distant from the intersection of the center line of former Dock Street and the center line of former Poplar Street (both streets now vacated); and running thence:

1. Along said land of Sherwin Williams north five degrees 15 minutes east forty-one feet and ninety-three hundredths of a foot; thence
2. Still along same north seventy degrees forty-nine minutes east twenty-seven feet and sixty-nine hundredths of a foot (27.69'); thence
3. Still along the same north eighteen (18) degrees forty-nine minutes west thirty-four feet and twenty-five hundredths of a foot; thence
4. Still along the same north five degrees fifteen minutes east one hundred ninety-five feet and thirty-eight hundredths of a foot (195.38'); thence
5. Still along the same north eighty-four (84) degrees forty-five minutes west eleven feet and twenty-five hundredths of a foot (11.25'); thence
6. Still along the same north five degrees fifteen minutes east one hundred thirty-nine feet and forty-two hundredths of a foot (139.42') to the southerly dock line of the Passaic River; thence
7. Along the same north eighty-seven degrees twenty-one minutes east eighty-one feet and sixty-nine hundredths of a foot (81.69') to a point; thence

COUNTY OF ESSEX

CONSIDERATION

REALTY TRANSFER FEE

DATE

DEED

Prepared by: (Print signer's name below signature)

JOELLE HALPERIN ROSEN

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August 28, 19 86

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1. Along said land of Sherwin Williams north five degrees 15 minutes east forty-one feet and ninety-three hundredths of a foot; thence
2. Still along same north seventy degrees forty-nine minutes east twenty-seven feet and sixty-nine hundredths of a foot (27.69'); thence
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COUNTY OF ESSEX

CONSIDERATION

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8. North 5 degrees 15 minutes east 1.93 feet to the pierhead and bulkhead line approved by the Assistant Secretary of War May 22, 1916 and adopted February 18, 1924 by the former Board of Commerce and Navigation; thence

9. Along the same north 87 degrees 16 minutes 40 seconds east 150.21 feet; thence

10. Still along the same north 88 degrees 21 minutes 40 seconds east 138.28 feet to a point in the line of land now or formerly of Highway Corporation; thence

11. Along the same south 5 degrees 15 minutes west 377.03 feet to the northerly line of land now or formerly of the Retseil Corporation; thence

12. Along the same north 84 degrees 45 minutes west 77.32 feet to an angle in the same; thence

13. Still along the same south 5 degrees 10 minutes west 93 feet to a corner where said line intersects the center line extended of former Dock Street (now vacated); thence

14. Along the same and bordering lands now or formerly of Retseil Corporation and in continuation thereof north 84 degrees 45 minutes west 289.88 feet to the point and place of BEGINNING.

Said description being in accordance with a survey made by Borrie, McDonald & Watson, dated January 5, 1980, revised February 7, 1980. Being known and designated as Lots Nos. 58 and 59 in Block 2438 on the Tax Map of the City of Newark.

Together with the following right-of-way:

BEGINNING at a point in the northerly line of Lister Avenue therein distant westerly 588.54 feet from the range of the easterly line of Lockwood Street; thence

1. North 5 degrees 10 minutes east and in range with the first part of the thirteenth course of the description of the aforesaid tract 259.0 feet; thence

2. Along the southerly line of said tract north 84 degrees 45 minutes west 25 feet; thence

3. South 5 degrees 10 minutes west 259.0 feet to the said northerly line of Lister Avenue; thence

4. Along the same south 84 degrees 45 minutes east 25.0 feet to the point and place of BEGINNING.

Said description being in accordance with said survey.

Said right-of-way is referred to in deed from the American Agricultural Chemical Company to Retseil Corporation in Deed Book G. 85 page 154.

Promises by Grantor. The Grantor promises that the 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 the 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 the Grantor).

Signatures. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

DIAMOND SHAMROCK CHEMICALS COMPANY

Attested by

MARCEL DUMENY

Secretary

By

CHARLES STEWART

President

TEXAS

STATE OF ~~NEW JERSEY~~ COUNTY OF

I CERTIFY that on

August 28

1986

SS.:

MARCEL DUMENY

personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the secretary of Diamond Shamrock Chemical Land Holdings, Inc. the corporation named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is CHARLES STEWART the President of the corporation;
- (c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the transfer of title is \$ 10.00

(Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on

August 28 1986

Kathleen A. Kappa

Notary Public

MARCEL DUMENY

KATHLEEN A. KAPPA

Notary Public, State of Texas

My Commission Expires 2-27-89

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)
or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

ALL-STATE LEGAL SUPPLY CO
One Commerce Drive, Cranford, N.J. 07016
O G R V T-1

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968 (N.J.S.A. 46:15-5 et seq.)

STATE OF ~~TEXAS~~ **NEW JERSEY**

COUNTY OF _____

SS.

FOR RECORDER'S USE ONLY

Consideration \$ _____
Realty Transfer Fee \$ _____ *
Date _____ By _____

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

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, Charles Stewart

(Name)

, being duly sworn according to law upon his/her oath deposes and says that he/she is the President of Diamond Shamrock Chemicals Company

(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Lending Institution, etc.)

in a deed dated _____ transferring real property identified as Block No. 2438

Lot No. 58 & 59 located at 80 Lister Avenue, Newark, Essex

(Street Address, Municipality, County)

and annexed hereto.

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 10.00

(3) FULL EXEMPTION FROM FEE

Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c.49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

The conveyance was for a consideration of less than \$100.00

(4) PARTIAL EXEMPTION FROM FEE

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. (See Instruction #8)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

a) **SENIOR CITIZEN** (See Instruction #8)

- ☐ Grantor(s) 62 yrs. of age or over.*
☐ One or two-family residential premises.

- ☐ Owned and occupied by grantor(s) at time of sale.
☐ No joint owners other than spouse or other qualified exempt owners.

b) **BLIND** (See Instruction #8)

- ☐ Grantor(s) legally blind.*
☐ One or two-family residential premises.

- ☐ Owned and occupied by grantor(s) at time of sale.
☐ No joint owners other than spouse or other qualified exempt owners.

c) **DISABLED** (See Instruction #8)

- ☐ Grantor(s) permanently and totally disabled.*
☐ One or two-family residential premises.
☐ Receiving disability payments.

- ☐ Owned and occupied by grantor(s) at time of sale.
☐ Not gainfully employed.
☐ No joint owners other than spouse or other qualified exempt owners.

*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

d) **NEW CONSTRUCTION** (See Instruction #8)

- ☐ Entirely new improvement.
☐ Not previously used for any purpose.

- ☐ Not previously occupied.

Deponent makes affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and sworn to before me

this 28th day of August, 1986

Kathleen A. Kappa

KATHLEEN A. KAPPA

Notary Public, State of Texas

My Commission Expires 2/27/89

Name of Deponent

Diamond Shamrock Chemicals Company
717 North Harwood Street

Address of Deponent

Dallas, Texas 75201

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.

Instrument Number _____ County _____

Deed Number _____ Book _____ Page _____

Deed Dated _____ Date Recorded _____

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

ORIGINAL - White copy to be retained by County.

DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation, pursuant to N.J.A.C. 18:16-8.12.

TRIPLICATE - Pink copy is your file copy.

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2
3

DEED

Dated: August 28, 19 86

DIAMOND SHAMROCK CHEMICALS
COMPANY,

Record and return to:

TO

Grantor.

DIAMOND SHAMROCK CHEMICAL
LAND HOLDINGS, INC.

RECORD & RETURN TO:

JOELLE HALPERIN ROSEN
McCarter & English
550 Broad Street
Newark, New Jersey 07102

Grantee.