

DEED

PREPARED BY:

Michael F. DeCapua
Michael F. DeCapua
Shanley & Fisher, P.C.
131 Madison Avenue
Morristown, New Jersey 07960

This Deed is made on January 27, 1986

RECEIVED
REGISTERED
OFFICE

MARISOL, INCORPORATED

FEB 3 1 37 PM '86

a corporation of the state of New Jersey
having its principal office at 125 Factory Lane, Middlesex, New Jersey,
referred to as the Grantor,

AND
DIAMOND SHAMROCK CHEMICALS COMPANY, a Delaware corporation,

whose post office address is 351 Phelps Court, Irving, Texas, 75038
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 Six Hundred Seventy Six Thousand (\$676,000.00) 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 Nos. 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;
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
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

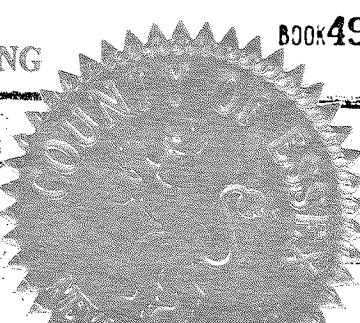
I HEREBY CERTIFY THE FOREGOING
TO BE A TRUE COPY

BOOK 4908 PAGE 865

CAROLE A. GRAVES
ESSEX COUNTY REGISTER

Carole A. Graves
Carole A. Graves, Register

Feb. 23, 2009
Date



COUNTY OF ESSEX
CONSIDERATION \$676,000.00
REALTY TRANSFER FEE \$338.00
DATE BY

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.

The above described premises was acquired by the Grantor by the following Deed:

1. Deed recorded June 5, 1981 in the Essex County Register's Office in Deed Book 4718 page 545.

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.

Attested by: Therese A. Nerger Secretary
MARISOL, INCORPORATED
By: H. Peter Nerger President
H. Peter Nerger

STATE OF NEW JERSEY, COUNTY OF Somerset SS.:
I CERTIFY that on January 27th 19 86

- personally came before me and this person acknowledged under oath, to my satisfaction, that:
- (a) this person is the secretary of Marisol, Incorporated 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 H. Peter Nerger 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 \$ 676,000.00 (Such consideration is defined in N.J.S.A. 46:15-5.)

signed and sworn to before me on January 27th 19 86
Therese A. Nerger
Notary Public of New Jersey
My Commission Expires Feb. 14, 1988

Therese A. Nerger
(Print name of attesting witness below signature)
Therese A. Nerger

Prepared by: _____
N.J.S.A. 46:15-13 (Print signer's name below signature)