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Pamela E. Gardner  
Hudson County, Register of Deeds  
Receipt No. 1075389

**DeCOTIIS, FITZPATRICK & COLE, LLP**  
**Michael J. Ash, Esq. (I.D. # 035042004)**  
GlenPointe Centre West  
500 Frank W. Burr Boulevard  
Teaneck, New Jersey 07666  
Attorneys for Plaintiff, the County of Hudson  
(201) 928-1100

COUNTY OF HUDSON, a Body Corporate and  
Politic of the State of New Jersey  
  
Plaintiff,  
  
v.  
  
7903 RIVER ROAD, LLC; RIVER PLAY, LLC;  
FIRST INDEMNITY OF AMERICA  
INSURANCE COMPANY; BANK OF NEW  
JERSEY; TEACHERS INSURANCE AND  
ANNUITY ASSOCIATION OF AMERICA;  
JANE AND JOHN DOES 1 through 50 (fictitious  
name defendants); and ABC BUSINESS  
ENTITIES (fictitious name defendants),  
  
Defendants.

SUPERIOR COURT OF NEW JERSEY  
LAW DIVISION - HUDSON COUNTY  
DOCKET NO: HUD-L-2527-15

CIVIL ACTION

**DECLARATION OF TAKING**

Plaintiff, the County of Hudson, a Body Corporate and Politic of the State of New Jersey,  
having its offices at 567 Pavonia Avenue, Jersey City, New Jersey 07306, hereby declares that:

1. Possession of the land, premises and interests described in the Verified Complaint filed in this matter, including any improvements thereon (collectively, the "Property"), is hereby taken by and for the use of the County of Hudson and is necessary for the purposes set forth in N.J.S.A. 40A:12-1 et seq. and N.J.S.A. 20:3-1 et. seq. and the Verified Complaint.
2. The Plaintiff is entitled to the possession and use of the Property, as described in Exhibit A annexed hereto, and will forthwith enter into and take possession of it pursuant to the

powers granted to the County of Hudson, as set forth above, and specifically, the power of eminent domain granted pursuant to N.J.S.A. 20:3-17 and N.J.S.A. 40A:12-3.

3. The Property is described in **Exhibit B** annexed hereto. The Property is identified on the official tax assessment maps of the Township of North Bergen as Block 437, Lots 2.01 and 2.02 commonly referred to as 7903-7909 River Road, North Bergen, New Jersey (together referred to hereinafter as the "Property").

4. Plaintiff will acquire the fee simple interest in the Property.

5. The sum of money estimated by the Plaintiff to be just compensation for the taking is Seven Hundred Thirty Thousand (\$730,000.00) Dollars, which is no less than the fair market value of the Property, as appraised, and the written offer made to the owner of record.

6. The only person(s) or corporation(s) appearing of record or known to the Plaintiff to have an interest in the Property are: 7903 RIVER ROAD, LLC; RIVER PLAY, LLC; FIRST INDEMNITY OF AMERICA INSURANCE COMPANY; BANK OF NEW JERSEY; TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA; JANE AND JOHN DOES 1 through 50 (fictitious name defendants); and ABC BUSINESS ENTITIES (fictitious name defendants).

7. The Plaintiff herewith declares the taking of the aforesaid fee simple interest in the Property, which shall be determined taken for use by the County of Hudson.

**DeCOTIIS, FITZPATRICK & COLE, LLP**  
Attorneys for Plaintiff, the County of Hudson

By:   
MICHAEL J. ASH

Dated: 6/9/15





## EXHIBIT A

### LEGAL DESCRIPTION OF 7903-7909 RIVER ROAD, NORTH BERGEN

#### BLOCK 437, LOTS 2.01 AND 2.02

For informational purposes: the property was formerly referred to as Block 437A, Lots 2A and 2B, currently referred to as Block 437, Lots 2.01 and 2.02 on the official tax map of the Township of North Bergen

#### AS TO LOT 2.01:

Beginning at the intersection formed by the northwesterly sideline of River Road with division line between lot 2A and lot 2B in Block 437A as shown on the municipal tax map of the Township of North Bergen, Hudson County and running; thence,

1. Along said division line North 58 degrees 37 minutes 03 seconds West 40.03 feet; thence,
2. Along the division line between plot 1 and lot 2A in Block 437A North 26 degrees 24 minutes 33 seconds East 666.28 feet to the northeasterly line of plot 1 and lot 2A in Block 437A; thence
3. Along the same South 59 degrees 08 minutes 07 seconds East 40.00 feet to said northwesterly sideline of River Road; thence,
4. Along the same South 26 degrees 24 minutes 33 seconds West 666.64 feet to the Point or Place of Beginning.

Containing 26,578 square feet (0.610 acres)

#### AS TO LOT 2.02:

Beginning at a point in the northwesterly sideline of River Road, said point being in the northeasterly line of lands now or formerly of Hudson County Parks, said point also being in the dividing line between Tax Lot 1 and Tax Lot 2B, Block 437A as show on a municipal tax map of the Township of North Bergen, Hudson County and running; then

1. Along said dividing line, North 58 degrees 23 minutes 22 seconds West, 39.82 feet to a point in the southeasterly line of lands now or formerly of Hudson County Parks; thence
2. Along said line, North 26 degrees 38 minutes 14 seconds East, 80.00 feet to a point in the dividing line between Tax Lots 2A and 2B as shown in the municipal tax map of the Township of North Bergen; thence
3. Along said dividing line, South 58 degrees 23 minutes 22 seconds East, 39.82 feet to a point in the above mentioned northwesterly sideline of River Road; thence
4. Along said sideline, South 26 degrees 38 minutes 14 seconds West, 80.00 feet to the above mentioned northeasterly line of lands now or formerly of Hudson County Park and the point and place of the BEGINNING.

The above mentioned description was drawn in accordance with a survey made by Hallard and Associates dated March 12, 1998.

Hudson County Register's Office  
Pamela E. Gardner, County Register  
257 Cornelson Avenue  
Jersey City, NJ 07302  
Phone: 201-395-4760

Receipt for Services

Lorraine Senerchia, County Deputy Register

Cashier

KGRISALES

Batch # 1075389

Date: 12/02/2015 Time: 01:01:26PM

Date	Instrument No	Document Type	Transaction Type	Pg/Amt
12/2/2015 1:01:26PM	20151202010113840	DEED	DEED9083 640	5
Party 1: 7903 RIVER ROAD LLC		Party 2: HUDSON COUNTY COUNTY OF		
			Total:	0.00
Fee Total:				0.00