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A COPY OF THIS DEED
HAS BEEN SENT TO ASSESSOR'S OFFICE

PREPARED BY:

Thomas J. Malman

DEED

This Deed is made on April 1, 1993

BETWEEN

EXXON CORPORATION, a corporation of the State of New Jersey, having its principal office at 800 Bell Street, Houston, Texas 77002, referred to as the Grantor,

AND

EXXON CORPORATION, a corporation of the State of New Jersey, whose post office address is 800 Bell Street, Houston, Texas 77002, referred to as the Grantee.

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

Transfer of Ownership. The Grantor grants and conveys (transfer ownership of) the property described below to the Grantee. This transfer is made for the sum of One (\$1.00) Dollar. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Bayonne
Block No. 478 Lot No. 1 Account No.

Property. The property consists of the land and all the buildings and structures on the land, if any, in the City of Bayonne, County of Hudson and State of New Jersey. The legal description is:

See description set forth on Schedule A attached hereto and made a part hereof.

This Deed is given to confirm and reflect a certain subdivision of property approved by the City of Bayonne Planning Board by resolution dated March 9, 1993. The property conveyed herein is depicted on a certain map prepared by Decker & Coriell, Inc. entitled "Proposed Subdivision of Lot 1, Block 478 and Lot 1, Block 480 on the tax map of the City of Bayonne, Hudson County, N.J." dated February 16, 1993. The Chairman and Secretary of the City of Bayonne Planning Board have executed this Deed in accordance with the requirements of N.J.S.A. 40:55D-47 in order to confirm the grant of subdivision approval referenced above.

CITY OF BAYONNE PLANNING BOARD

JOHN B. BORREROUGHS, Chairman

STEPHEN J. GALLO, Secretary

EXX 58766087

SCHEDULE A

A COPY OF THIS DEED
HAS BEEN SENT TO ASSESSOR'S OFFICE

D E S C R I P T I O N
LOT 1 BLOCK 478

BEGINNING AT A POINT IN THE NORTHERLY LINE OF HOOK ROAD SAID POINT
BEING THE INTERSECTION OF SAID LINE OF HOOK ROAD AND THE EASTERLY LINE
OF LANDS NOW OR FORMERLY THOMAS WHITE;

THENCE (1) SOUTH FIFTEEN DEGREES TWENTY FIVE MINUTES WEST (S 15°
25' W) A DISTANCE OF THIRTY ONE AND NINETY HUNDREDTHS (31.90') FEET TO
A POINT;

THENCE (2) NORTH SEVENTY FOUR DEGREES TWENTY FIVE MINUTES WEST (N
74° 25' W) A DISTANCE OF FOUR HUNDRED FIFTY NINE AND EIGHTY TWO
HUNDREDTHS (459.82') FEET TO A POINT;

THENCE (3) SOUTH FIFTEEN DEGREES THIRTY FIVE MINUTES WEST (S 15°
35' W) A DISTANCE OF ONE THOUSAND THREE HUNDRED SEVENTY FOUR AND
NINETY FIVE HUNDREDTHS (1,374.95') FEET TO THE LINE OF FILL AT KILL
VAN KULL;

THENCE (4) ALONG SAID LINE NORTH SEVENTY DEGREES TWENTY ONE
MINUTES THIRTY SEVEN SECONDS WEST (N 70° 21' 37" W) A DISTANCE OF FOUR
HUNDRED SEVENTY FIVE AND FIFTY HUNDREDTHS (475.50') FEET TO A POINT OF
CURVE;

THENCE (5) ALONG KILL VAN KULL IN A NORTHWESTERLY DIRECTION ALONG
A CURVE TO THE LEFT HAVING A RADIUS OF FOUR THOUSAND TWO HUNDRED
SEVENTY FOUR AND TWENTY FIVE HUNDREDTHS (4,274.25') FEET AN ARC
DISTANCE OF SEVEN HUNDRED ELEVEN AND FORTY SEVEN HUNDREDTHS (711.47')
FEET TO A POINT IN THE CENTERLINE OF PLATTY KILL CREEK;

THENCE (6) ALONG SAID LINE NORTH FIFTEEN DEGREES THIRTY FIVE
MINUTES EAST (N 15° 35' E) A DISTANCE OF ONE THOUSAND ONE HUNDRED
THIRTY FIVE AND TWENTY TWO HUNDREDTHS (1,135.22') FEET TO A POINT;

THENCE (7) ALONG THE CENTERLINE OF PLATTY KILL CREEK NORTH FORTY
THREE DEGREES FORTY EIGHT MINUTES THIRTY SECONDS WEST (N 43° 48' 30"
W) A DISTANCE OF TWO HUNDRED SIXTY TWO AND NINE HUNDREDTHS (262.09')
FEET TO A POINT;

THENCE (8) NORTH FIFTEEN DEGREES THIRTY FIVE MINUTES EAST (N 15°
35' E) A DISTANCE OF ONE HUNDRED THIRTY THREE AND FIFTY ONE HUNDREDTHS
(133.51') FEET TO A POINT;

THENCE (9) SOUTH SEVENTY FOUR DEGREES TWENTY FIVE MINUTES EAST (S
74° 25' E) A DISTANCE OF SIX (6.00') FEET TO A POINT;

THENCE (10) NORTH FIFTEEN DEGREES THIRTY FIVE MINUTES EAST (N 15°
35' E) A DISTANCE OF TWO HUNDRED TEN (210.00') FEET TO A POINT;

THENCE (11) NORTH SEVENTY FOUR DEGREES TWENTY FIVE MINUTES WEST
(N 74° 25' W) A DISTANCE OF EIGHT (8.00') FEET TO A POINT;

THENCE (12) NORTH FIFTEEN DEGREES THIRTY FIVE MINUTES EAST (N 15°
35' E) A DISTANCE OF TWO HUNDRED EIGHTY EIGHT AND SEVENTY FOUR
HUNDREDTHS (288.74') FEET TO A POINT;

THENCE (13) NORTH FIFTY DEGREES THIRTY THREE MINUTES FORTY FIVE
SECONDS EAST (N 50° 33' 45" E) A DISTANCE OF SIXTY SEVEN AND NINETY
NINE HUNDREDTHS (67.99') FEET TO A POINT IN THE SOUTHERLY LINE OF
LANDS OF CONRAIL CONSTABLE'S HOOK BRANCH;

THENCE (14) ALONG SAID LAND OF CONRAIL FOR SIX COURSES IN AN
EASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF SIX
HUNDRED SIXTY TWO AND TWENTY SEVEN HUNDREDTHS (662.27') FEET AN ARC
DISTANCE OF THREE HUNDRED THIRTY ONE AND TWENTY THREE HUNDREDTHS
(331.23') FEET TO A POINT OF TANGENCY;

THENCE (15) NORTH SIXTY EIGHT DEGREES NINE MINUTES EAST (N 68°
09' E) A DISTANCE OF ONE HUNDRED FIFTEEN (115.00') FEET TO A POINT OF
CURVE;

THENCE (16) EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS
OF NINE HUNDRED THIRTY AND THIRTY SEVEN HUNDREDTHS (930.37') FEET AN
ARC DISTANCE OF ONE HUNDRED FIFTEEN AND ONE HUNDREDTH (115.01') FEET
TO A POINT;

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THENCE (17) NORTH FIFTEEN DEGREES THIRTY FIVE MINUTES EAST (N 15° 35' E) A DISTANCE OF FOURTEEN AND THIRTY SEVEN HUNDREDTHS (14.37') FEET TO A POINT;

THENCE (18) EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF NINE HUNDRED FORTY TWO AND EIGHTY SEVEN HUNDREDTHS (942.87') FEET AN ARC DISTANCE OF SIX HUNDRED SIXTY THREE AND TWENTY SEVEN HUNDREDTHS (663.27') FEET TO A POINT OF TANGENCY;

THENCE (19) SOUTH SIXTY FOUR DEGREES ONE MINUTE EAST (S 64° 01' E) A DISTANCE OF FIFTY NINE AND EIGHTY NINE HUNDREDTHS (59.89') FEET TO A POINT;

THENCE (20) ALONG A NEW LOT LINE FOR SIX COURSES SOUTH THIRTY ONE DEGREES ELEVEN MINUTES FIFTY SEVEN SECONDS EAST (S 31° 11' 57" E) A DISTANCE OF THREE HUNDRED SEVENTY SIX AND EIGHTY HUNDREDTHS (376.80') FEET TO A POINT;

THENCE (21) NORTH FIFTY EIGHT DEGREES FORTY EIGHT MINUTES THREE SECONDS EAST (N 58° 48' 03" E) A DISTANCE OF FOUR (4.00') FEET TO A POINT;

THENCE (22) SOUTH THIRTY TWO DEGREES FIFTY TWO MINUTES THIRTY ONE SECONDS EAST (S 32° 52' 31" E) A DISTANCE OF FOUR HUNDRED THREE AND SIXTY FIVE HUNDREDTHS (403.65') FEET TO A POINT;

THENCE (23) SOUTH SIXTEEN DEGREES THIRTY FOUR MINUTES THIRTY THREE SECONDS WEST (S 16° 34' 33" W) A DISTANCE OF TWO HUNDRED THIRTY AND NINETY SIX HUNDREDTHS (230.96') FEET TO A POINT;

THENCE (24) SOUTH SEVENTY FOUR DEGREES THIRTY FIVE MINUTES EAST (S 74° 35' E) A DISTANCE OF TWO HUNDRED SIXTY THREE AND SEVENTY SIX HUNDREDTHS (263.76') FEET TO A POINT;

THENCE (25) SOUTH THIRTY TWO DEGREES FIFTY TWO MINUTES THIRTY ONE SECONDS EAST (S 32° 52' 31" E) A DISTANCE OF TWO HUNDRED NINETY SIX AND SEVENTY FIVE HUNDREDTHS (296.75') FEET TO A POINT IN THE NORTHERLY LINE OF HOOK ROAD;

THENCE (26) ALONG SAID LINE FOR FIVE COURSES NORTH SEVENTY FOUR DEGREES THIRTY FOUR MINUTES FORTY SECONDS WEST (N 74° 34' 40" W) A DISTANCE OF ONE HUNDRED TWENTY AND THIRTY ONE HUNDREDTHS (120.31') FEET TO A POINT;

THENCE (27) NORTH FIFTEEN DEGREES TWENTY FIVE MINUTES TWENTY SECONDS EAST (N 15° 25' 20" E) A DISTANCE OF THREE (3.00') FEET TO A POINT;

THENCE (28) NORTH SEVENTY FOUR DEGREES THIRTY FOUR MINUTES FORTY SECONDS WEST (N 74° 34' 40" W) A DISTANCE OF ONE HUNDRED SIXTY EIGHT AND TWENTY TWO HUNDREDTHS (168.22') FEET TO A POINT;

THENCE (29) SOUTH FIFTEEN DEGREES TWENTY FIVE MINUTES TWENTY SECONDS WEST (S 15° 25' 20" W) A DISTANCE OF THREE (3.00') FEET TO A POINT;

THENCE (30) NORTH SEVENTY FOUR DEGREES THIRTY FOUR MINUTES FORTY SECONDS WEST (N 74° 34' 40" W) A DISTANCE OF ONE HUNDRED TWENTY SIX AND SEVENTY HUNDREDTHS (126.70') FEET TO THE PLACE OF BEGINNING.

DESCRIPTION PREPARED BY AND DRAWN IN ACCORDANCE WITH A PROPOSED SUBDIVISION BY DECKER AND CORIELL, INC. DATED FEBRUARY 16, 1993 AS JOB# 93005. PROPERTY SITUATED IN THE CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY, KNOWN AS LOT 1 BLOCK 478 ON THE TAX MAP OF THE CITY OF BAYONNE.

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RECORDED

A COPY OF THIS DEED
HAS BEEN SENT TO ASSESSOR'S OFFICE

PREPARED BY:

Thomas J. Malman

DEED

This Deed is made on April 1, 1993

BETWEEN

EXXON CORPORATION, a corporation of the State of New Jersey, having its principal office at 800 Bell Street, Houston, Texas 77002, referred to as the Grantor,

AND

EXXON CORPORATION, a corporation of the State of New Jersey, whose post office address is 800 Bell Street, Houston, Texas 77002, referred to as the Grantee.

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

Transfer of Ownership. The Grantor grants and conveys (transfer ownership of) the property described below to the Grantee. This transfer is made for the sum of One (\$1.00) Dollar. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Bayonne
Block No. 480 Lot No. 1 Account No.

Property. The property consists of the land and all the buildings and structures on the land, if any, in the City of Bayonne, County of Hudson and State of New Jersey. The legal description is:

See description set forth on Schedule A attached hereto and made a part hereof.

This Deed is given to confirm and reflect a certain subdivision of property approved by the City of Bayonne Planning Board by resolution dated March 9, 1993. The property conveyed herein is depicted on a certain map prepared by Decker & Coriell, Inc. entitled "Proposed Subdivision of Lot 1, Block 478 and Lot 1, Block 480 on the tax map of the City of Bayonne, Hudson County, N.J." dated February 16, 1993. The Chairman and Secretary of the City of Bayonne Planning Board have executed this Deed in accordance with the requirements of N.J.S.A. 40:55D-47 in order to confirm the grant of subdivision approval referenced above.

CITY OF BAYONNE PLANNING BOARD

JOHN B. BURROUGHS,

Chairman

STEPHEN J. GALBO,

Secretary

BK4587PG082

SCHEDULE A

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D E S C R I P T I O N
LOT 1 BLOCK 480

BEGINNING AT A POINT IN THE WESTERLY LINE OF HOOK ROAD SAID POINT BEING THE INTERSECTION OF SAID LINE OF HOOK ROAD AND THE SOUTHERLY LINE OF LANDS OF CONRAIL CONSTABLE'S HOOK BRANCH;

THENCE (1) FOR THE NEXT SIXTEEN COURSES ALONG HOOK ROAD SOUTH TWENTY FIVE DEGREES TWELVE MINUTES SIXTEEN SECONDS WEST (S 25° 12' 16" W) A DISTANCE OF ONE HUNDRED FOUR AND TWO HUNDREDTHS (104.02') FEET TO A POINT OF CURVE;

THENCE (2) SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF FORTY ONE AND FORTY THREE HUNDREDTHS (41.43') FEET AN ARC DISTANCE OF THIRTY SEVEN AND TWENTY SIX HUNDREDTHS (37.26') FEET TO A POINT OF TANGENCY;

THENCE (3) SOUTH TWENTY SIX DEGREES NINETEEN MINUTES FORTY FOUR SECONDS EAST (S 26° 19' 44" E) A DISTANCE OF TWO HUNDRED FORTY SIX AND SEVENTY SEVEN HUNDREDTHS (246.77') FEET TO A POINT ON A CURVE;

THENCE (4) SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF FIVE HUNDRED SIXTY TWO AND THIRTY ONE HUNDREDTHS (562.31') FEET AN ARC DISTANCE OF SEVEN HUNDRED NINE AND TWENTY SEVEN HUNDREDTHS (709.27') FEET TO A POINT;

THENCE (5) NORTH SIX DEGREES TWENTY ONE MINUTES THIRTY TWO SECONDS WEST (N 06° 21' 32" W) A DISTANCE OF TWO AND SIXTEEN HUNDREDTHS (2.16') FEET TO A POINT;

THENCE (6) SOUTH SEVENTY EIGHT DEGREES FORTY FIVE MINUTES FORTY SIX SECONDS WEST (S 78° 45' 46" W) A DISTANCE OF ONE HUNDRED TWENTY EIGHT AND SIX HUNDREDTHS (128.06') FEET TO A POINT;

THENCE (7) NORTH EIGHTY DEGREES TWENTY MINUTES FIFTY THREE SECONDS WEST (N 80° 20' 53" W) A DISTANCE OF SEVENTY TWO AND NINETEEN HUNDREDTHS (72.19') FEET TO A POINT;

THENCE (8) SOUTH EIGHTY ONE DEGREES FIFTY SEVEN MINUTES FIFTY SECONDS WEST (S 81° 57' 50" W) A DISTANCE OF THIRTY EIGHT AND FORTY FIVE HUNDREDTHS (38.45') FEET TO A POINT;

THENCE (9) SOUTH EIGHTY THREE DEGREES THIRTY SEVEN MINUTES THIRTY SECONDS WEST (S 83° 37' 30" W) A DISTANCE OF FORTY AND NINE HUNDREDTHS (40.09') FEET TO A POINT;

THENCE (10) SOUTH EIGHTY FOUR DEGREES THIRTY MINUTES EIGHT SECONDS WEST (S 84° 30' 08" W) A DISTANCE OF SIXTY NINE AND NINETY FIVE HUNDREDTHS (69.95') FEET TO A POINT;

THENCE (11) NORTH FORTY SEVEN DEGREES THIRTY MINUTES FIFTY NINE SECONDS WEST (N 47° 30' 59" W) A DISTANCE OF NINE AND SIXTY THREE HUNDREDTHS (9.63') FEET TO A POINT ON A CURVE;

THENCE (12) WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF ONE THOUSAND EIGHT HUNDRED SIXTY TWO (1,862.00') FEET AN ARC DISTANCE OF THREE HUNDRED SEVENTY FOUR AND NINETY SIX HUNDREDTHS (374.96') FEET TO A POINT OF TANGENCY;

THENCE (13) NORTH EIGHTY ONE DEGREES TWENTY ONE MINUTES WEST (N 81° 21' W) A DISTANCE OF THREE HUNDRED EIGHTY THREE AND TWENTY THREE HUNDREDTHS (383.23') FEET TO A POINT;

THENCE (14) NORTH THIRTY THREE DEGREES SIX MINUTES SIXTEEN SECONDS WEST (N 33° 06' 16" W) A DISTANCE OF EIGHTY SIX AND FIFTY EIGHT HUNDREDTHS (86.58') FEET TO A POINT;

THENCE (15) NORTH FIFTEEN DEGREES EIGHT MINUTES THIRTY SECONDS EAST (N 15° 08' 30" E) A DISTANCE OF FOUR HUNDRED THIRTY SEVEN AND FIFTY NINE HUNDREDTHS (437.59') FEET TO A POINT;

THENCE (16) NORTH SEVENTY FOUR DEGREES THIRTY FOUR MINUTES FORTY SECONDS WEST (N 74° 34' 40" W) A DISTANCE OF SEVENTY FOUR AND THIRTY SIX HUNDREDTHS (74.36') FEET TO A POINT;

SCHEDULE A (cont'd)

THENCE (17) ALONG A NEW LOT LINE FOR SIX COURSES NORTH THIRTY TWO DEGREES FIFTY TWO MINUTES THIRTY ONE SECONDS WEST (N 32° 52' 31" W) A DISTANCE OF TWO HUNDRED NINETY SIX AND SEVENTY FIVE HUNDREDTHS (296.75') FEET TO A POINT;

THENCE (18) NORTH SEVENTY FOUR DEGREES THIRTY FIVE MINUTES WEST (N 74° 35' W) A DISTANCE OF TWO HUNDRED SIXTY THREE AND SEVENTY SIX HUNDREDTHS (263.76') FEET TO A POINT;

THENCE (19) NORTH SIXTEEN DEGREES THIRTY FOUR MINUTES THIRTY THREE SECONDS EAST (N 16° 34' 33" E) A DISTANCE OF TWO HUNDRED THIRTY AND NINETY SIX HUNDREDTHS (230.96') FEET TO A POINT;

THENCE (20) NORTH THIRTY TWO DEGREES FIFTY TWO MINUTES THIRTY ONE SECONDS WEST (N 32° 52' 31" W) A DISTANCE OF FOUR HUNDRED THREE AND SIXTY FIVE HUNDREDTHS (403.65') FEET TO A POINT;

THENCE (21) SOUTH FIFTY EIGHT DEGREES FORTY EIGHT MINUTES THREE SECONDS WEST (S 58° 48' 03" W) A DISTANCE OF FOUR (4.00') FEET TO A POINT;

THENCE (22) NORTH THIRTY ONE DEGREES ELEVEN MINUTES FIFTY SEVEN SECONDS WEST (N 31° 11' 57" W) A DISTANCE OF THREE HUNDRED SEVENTY SIX AND EIGHTY HUNDREDTHS (376.80') FEET TO A POINT IN THE SOUTHERLY LINE OF LANDS OF CONRAIL;

THENCE (23) ALONG SAID LINE FOR EIGHT COURSES SOUTH SIXTY FOUR DEGREES ONE MINUTE EAST (S 64° 01' E) A DISTANCE OF FOUR HUNDRED SEVENTY TWO AND FOURTEEN HUNDREDTHS (472.14') FEET TO A POINT OF CURVE;

THENCE (24) EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF NINE HUNDRED SIXTY SEVEN AND EIGHTY SEVEN HUNDREDTHS (967.87') FEET AN ARC DISTANCE OF ONE HUNDRED SEVENTY FIVE AND SIXTY EIGHT HUNDREDTHS (175.68') FEET TO A POINT OF TANGENCY;

THENCE (25) SOUTH SEVENTY FOUR DEGREES TWENTY FIVE MINUTES EAST (S 74° 25' E) A DISTANCE OF EIGHT AND TWENTY FIVE HUNDREDTHS (8.25') FEET TO A POINT;

THENCE (26) SOUTH TWENTY SEVEN DEGREES FIFTY SEVEN MINUTES WEST (S 27° 57' W) A DISTANCE OF FOUR AND NINE HUNDREDTHS (4.09') FEET TO A POINT;

THENCE (27) SOUTH SEVENTY FOUR DEGREES TWENTY FIVE MINUTES EAST (S 74° 25' E) A DISTANCE OF ONE THOUSAND ONE HUNDRED NINETY SEVEN AND FIFTEEN HUNDREDTHS (1,197.15') FEET TO A POINT;

THENCE (28) NORTH SIX DEGREES TWENTY ONE MINUTES THIRTY TWO SECONDS WEST (N 6° 21' 32" W) A DISTANCE OF FOUR AND THIRTY ONE HUNDREDTHS (4.31') FEET TO A POINT;

THENCE (29) SOUTH SEVENTY FOUR DEGREES TWENTY FIVE MINUTES EAST (S 74° 25' E) A DISTANCE OF ONE HUNDRED FIFTY AND SIXTY FIVE HUNDREDTHS (150.65') FEET TO A POINT OF CURVE;

THENCE (30) SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF FIVE HUNDRED NINETY ONE AND THIRTY ONE HUNDREDTHS (591.31') FEET AN ARC DISTANCE OF FOUR HUNDRED TWENTY SEVEN AND EIGHTY TWO HUNDREDTHS (427.82') FEET TO THE PLACE OF BEGINNING.

DESCRIPTION PREPARED BY AND DRAWN IN ACCORDANCE WITH A PROPOSED SUBDIVISION BY DECKER AND CORIELL, INC DATED FEBRUARY 16, 1993 AS JOB# 93005. PROPERTY SITUATED IN THE CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY, KNOWN A LOT 1 BLOCK 480 ON THE TAX MAP OF THE CITY OF BAYONNE.