



Joanne Rajoppi,
Union County Clerk
 Union County, New Jersey
 Recording Data Cover Page
 Pursuant to N.J.S.A. 46:26A-5



Received & Recorded
 Union County, NJ
 7/15/2025 13:37
Joanne Rajoppi
 County Clerk
 Operator
 POTES

Deed-1
 Inst# **47725**
 Consider. 1.00
 RT Fee .00

Pgs-11



DATE OF DOCUMENT

JUNE 30, 2025

TYPE OF DOCUMENT

Deed 

FIRST PARTY NAME

RACER PROPERTIES LLC
 and
 Revitalizing Auto
 Communities Environmental
 Response Trust
 and
 EPLET, LLC

SECOND PARTY NAME

RACER PROPERTIES LLC

ADDITIONAL FIRST PARTIES

ADDITIONAL SECOND PARTIES

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

BLOCK

143 (Clark) 541 (Cranford Twp.)

LOT

1 (Clark) 1 (Cranford Twp.)

MUNICIPALITY

Clark / Cranford

CONSIDERATION

1.00

MAILING ADDRESS OF GRANTEE

660 WOODWARD AVE., STE. 1521
 DETROIT, MI 48226

**THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR
 ASSIGNMENTS, RELEASES, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY**

ORIGINAL BOOK

ORIGINAL PAGE

UNION COUNTY, NEW JERSEY RECORDING DATA PAGE

This cover page is for use in Union County, New Jersey only.
 Please do not detach this page from the original document as it
 contains important recording information and is part of the
 permanent record. Forms available at clerk.ucnj.org

1267725

DB6587-0497

DEED

This Deed is made as of this 30th day of June, 2025,

BETWEEN **RACER PROPERTIES LLC**, a Delaware limited liability company wholly owned by Revitalizing Auto Communities Environmental Response Trust ("**RACER Trust**"), having an address of 660 Woodward Avenue, Suite 1521, Detroit, Michigan 48226, referred to as Grantor,

AND **RACER PROPERTIES LLC**, a Delaware limited liability company wholly owned by RACER Trust, having an address of 660 Woodward Avenue, Suite 1521, Detroit, Michigan 48226, referred to as Grantor, referred to as Grantee.

Consideration of \$1.00

1. Transfer of Ownership. The Grantor grants and conveys the property described below to the Grantee forever. This conveyance is made for the sum of One Dollar and 00/100 Cents (\$1.00) and other valuable consideration, receipt of which the Grantor hereby acknowledges, pursuant and subject to the Order of the United States Bankruptcy Court for the Southern District of New York entered on March 29, 2011, in Case No. 09-50026 (REG) styled In re: Motors Liquidation Company, f/k/a General Motors Corporation, *et al.*, and accompanying Consent Decree Settlement Agreement ("**Settlement Agreement**") that formed and that governs RACER Trust.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Township of Clark, Block 143, Lot 1 and Township of Cranford, Block 541, Lot 1. This reference to the tax map is for real estate tax purposes only and shall in no way be descriptive of the Property nor establish its legal boundaries.

3. Property. The Property consists of all that certain tract or parcel of land and premises, and all buildings and structures on the land and premises, situated, lying, and being in the Township of Clark and Township of Cranford, County of Union, State of New Jersey, respectively, as same is set forth in the legal description on Schedule A attached hereto and made a part hereof (the "Property").

Being the same premises conveyed to Grantor by Quitclaim Deed from Motors Liquidation Company, formerly known as General Motors Corporation, a Delaware corporation, dated March 31, 2011, recorded June 22, 2011, in Deed Book 5866, Page 844 in the Union County Clerk's office.

4. Type of Deed. This Deed is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title but simply transfers whatever right, title, and interest the Grantor has to the Grantee.

This conveyance is subject to all matters of record.

5. Deed Restriction/Permitted Uses. The use of the Property is restricted to nonresidential land use(s) which shall be limited to an United States Golf Association or USGA regulation nine (9) hole public golf course (Standard Industrial Classification (“SIC”) Code 7992) with a minimum rating of par 35 for the nine (9) holes collectively and a minimum of 3,050 yards in total length across the nine (9) holes, golf driving range (SIC Code 7999), miniature golf course (SIC Code 7999), golf putting green, ancillary golf clubhouse including pro shop and locker rooms, golf course restaurant, including repair or renovations of all such features in accordance with this Deed, and related parking, and improvements thereof (collectively, “**Golf Course Facilities**” which Facilities are depicted in Schedule B attached hereto and made a part hereof) and, in addition to, and as a complement to said Golf Course Facilities, may *also* include further improvement of the Property strictly for “**Golftainment**” (as that term is defined hereinbelow) purposes (collectively, “**Permitted Uses**”), as same may be approved by the appropriate Governmental Authorities having jurisdiction, and for no other uses or purposes.

”Golftainment” means one or more components or features which, as a complement to the Golf Course Facilities defined above, and not as a replacement of any portion of said Golf Course Facilities, provide related or ancillary recreational, competitive, and/or social experiences, as set forth below, but only if such components or features as enumerated below are compatible with the existing Golf Course Facilities, including with regard to the extent and overall layout of the existing Golf Course Facilities:

1. Traditional or Modified Golf Elements: Areas for the following golf-related activities: an expanded driving range and/or additional decks/ranges constructed above the existing ground-level driving range area; putting greens, chipping areas, or short courses which incorporate non-traditional features like target-based scoring, illuminated ranges, or interactive game formats, but no other non-regulation golf uses of the areal extent of the golf course as depicted in Schedule B hereto, including by way of illustration and not limitation a “pitch and putt” golf course.
2. Technology-Enhanced Golf Experiences: Indoor within the existing clubhouse) or outdoor spaces equipped with advanced golf simulation technology limited to high-definition golf simulators, virtual reality golf courses, or ball-tracking systems, which enable users to play virtual rounds, practice, or engage in skill-based challenges in a controlled environment.
3. Related Recreational/Entertainment Amenities: Sports courts limited to tennis and/or pickleball courts; and food and beverage services to support the Golf Course Facilities, Golftainment components and features, and related entertainment amenities.

Notwithstanding any of the foregoing to the contrary, an owner of the Property may, at or in such owner’s sole discretion, and subject to approval by the New Jersey Department of Environmental Protection (“NJDEP”) or the equivalent approval by an NJDEP-licensed Licensed Site Remediation Professional (“LSRP”), and by RACER Trust or its successors or assigns, perform or permit additional environmental remediation of the Property, including with regard to groundwater impacted by contamination, to “residential use” or such unrestricted or unconditional use standards, but only if such additional remediation does not in any way add to or exacerbate the costs and/or performance obligations of RACER Trust or any of RACER Trust’s successors and assigns, as they relate to such parties’ environmental remediation of the Property, including Long-

Term Operation, Maintenance, and Monitoring. Should an owner of the Property so elect to perform or permit such additional remediation of the Property, it shall indemnify, defend, and hold harmless RACER Trust and its successors and assigns regarding any liability (including for environmental remediation costs) that arise from any act by said owner or its agents that exacerbates the environmental obligations of RACER Trust and its successors and assigns. Following such additional remediation of the Property by an owner, and after a determination by NJDEP or its designee (*i.e.*, by an LSRP) that standards for “residential use” or such unrestricted or unconditional use standards have been fully satisfied for all media in all affected portions of the Property, the restrictions established herein, or such specific restrictions as may be expressly identified, shall no longer apply to the Property and these Deed Restrictions/Permitted Uses shall be so modified or amended.

THE FOREGOING DEED RESTRICTIONS/PERMITTED USES REGARDING THE PROPERTY: CONSTITUTE A COVENANT THAT TOUCHES AND CONCERNS THE LAND AND RUNS WITH THE LAND IN PERPETUITY; SHALL BE BINDING UPON THE GRANTEE, INCLUDING WITHOUT LIMITATION, ALL FUTURE HOLDERS OF TITLE TO THE PROPERTY; AND SHALL INURE TO THE BENEFIT OF THE GRANTOR AND ITS SUCCESSORS AND ASSIGNS.

Any modification of this Deed Restriction shall be in Grantor’s sole discretion.

6. Environmental Protection Easement and Declaration of Environmental Restrictive Covenants. Reference is made to that certain Environmental Protection Easement and Declaration of Restrictive Covenants recorded by RACER Properties LLC (as Grantor) on the 15 day of July, 2025, as Instrument # 47724, in Book 6587, Page 487 in the Union County Clerk’s Office, which shall be binding upon the Grantee and all future holders of title to the Property, and shall inure to the benefit of the Grantor and its successors and assigns as set forth therein, until such time as said Declaration shall have been modified or terminated, in whole or in part, as set forth therein.

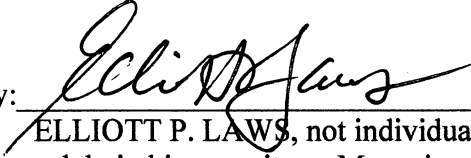
7. Signatures. RACER Properties LLC as Grantor signs this Quitclaim Deed as of the date set forth on the first page.

SIGNATURES ON NEXT PAGE)

RACER PROPERTIES LLC, a Delaware limited liability company

By: Revitalizing Auto Communities Environmental Response Trust ("Trust"), a trust formed under the laws of the State of New York, the Sole Member of RACER Properties LLC

By: EPLET, LLC acting solely in its representative capacity as Administrative Trustee of Trust

By: 
ELLIOTT P. LAWS, not individually, but acting solely in his capacity as Managing Member of EPLET, LLC

SCHEDULE A TO QUITCLAIM DEED

LEGAL DESCRIPTION OF PROPERTY

Beginning at a point in the Southeasterly right-of-way line of the Lehigh Valley Railroad at its intersection with the most Northwesterly corner of lands formerly of J. Ludlow Estate, formerly of Johnson & Johnson, now or formerly of J.B. Williams Co., and from said beginning point running thence:

1. South 43 degrees 51 minutes 30 seconds East along the Southwesterly line of land now or formerly of J. B. Williams Co. as aforesaid a distance of 2,004.636 feet to a point in the Westerly line of Walnut Avenue; thence
2. South 07 degrees 05 minutes 00 seconds East along the aforesaid Westerly line of Walnut Avenue a distance of 7.090 feet to a point of curve; thence
3. Southwesterly along a curve to the right connecting the aforesaid Westerly line of Walnut Avenue to the Northwesterly line of Raritan Road having a radius of 75.0 feet an arc distance of 96.342 feet to a point of tangent; thence
4. South 66 degrees 31 minutes 00 seconds West along the aforesaid Northwesterly line of Raritan Road a distance of 113.795 feet to a point of curve; thence
5. Southwesterly along a curve to the left as delineated on a plan entitled "Plan Showing Proposed Widening of Raritan Road from Central Avenue to Centennial Avenue Clark & Cranford Twps. & City of Linden, Union Co., N.J. Dated Jan. 1925" having a radius of 1,176.280 feet an arc distance of 289.815 feet to a point of tangent; thence
6. South 52 degrees 24 minutes 00 seconds West still along the aforesaid Northwesterly side line of Raritan Road a distance of 1,315.185 feet to a point befog the intersection of the aforesaid Northwesterly line of Raritan Road and the Northeasterly line of the right-of-way of the Bloodgood Branch of the Lehigh Valley Railroad; thence
7. North 54 degrees 47 minutes 00 seconds West along the aforesaid Northeasterly line of the right-of-way of the Bloodgood Branch of the Lehigh Valley Railroad a distance of 881.330 feet to a point of curve; thence
8. Along a curve to the right being the Easterly line of the Bloodgood Branch of the Leigh Valley Railroad having a radius of 922.370 feet, an arc distance of 1,641.768 feet to a point in the aforementioned Southeasterly right-of-way line of the Lehigh Valley Railroad; thence
9. North 55 degrees 51 minutes 00 seconds East along the aforesaid Southeasterly right-of-way line of Lehigh Valley Railroad a distance of 1,045.073 feet to the point and Point of Beginning.

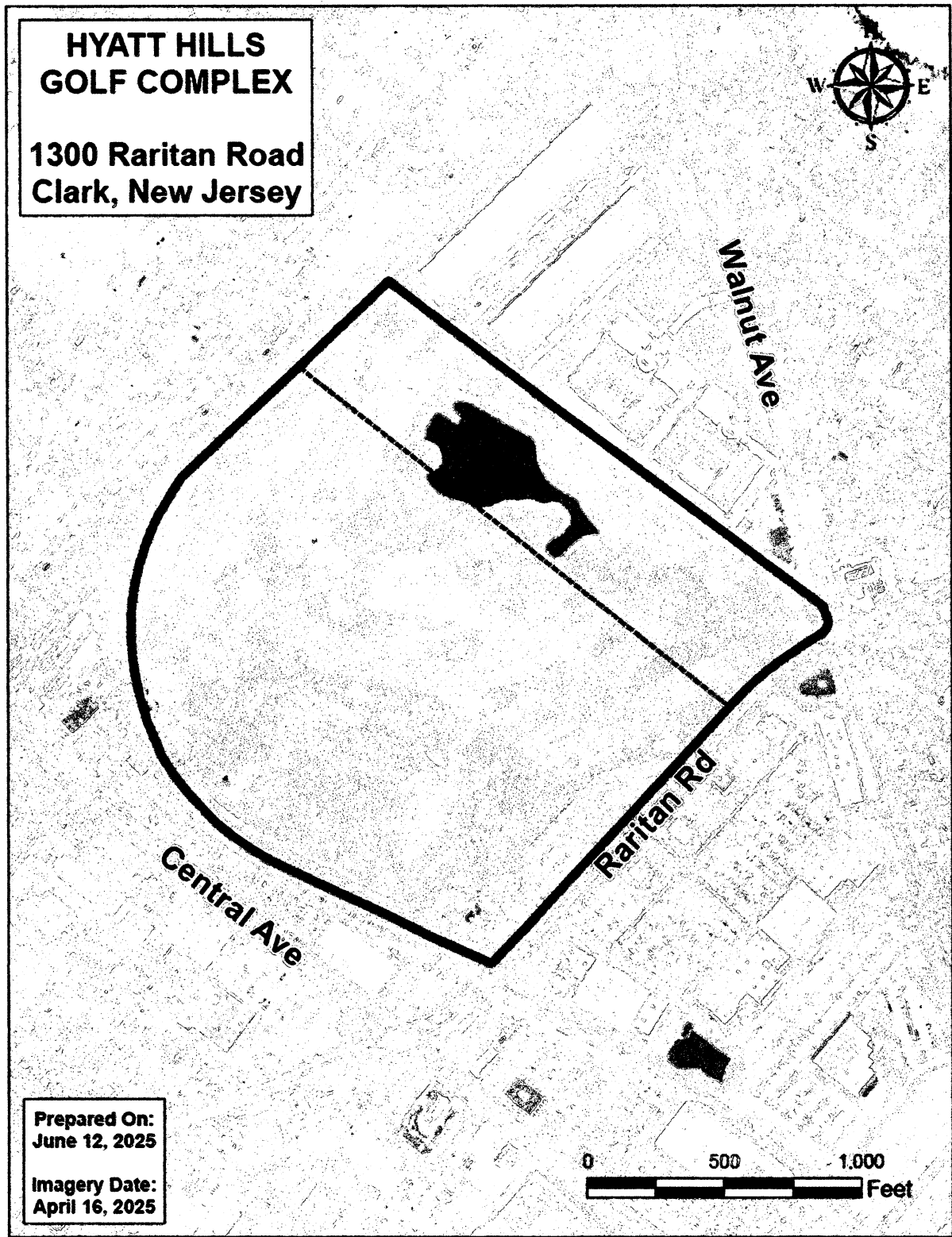
Premises described herein is designated as Lot 1, Block 143 on the Tax Map of the Township of Clark, and Lot 1 Block 541 on the Tax Map of the Township of Cranford, County of Union, State of New Jersey.

Tax Parcel IDs: Block 143/Lot 1 (Clark Twp.) and Block 541/Lot 1 (Cranford Twp.)

Commonly known as: 1300 Raritan Road, Clark Township, NJ 07066.

SCHEDULE B TO QUITCLAIM DEED

DEPICTION OF GOLF COURSE FACILITIES



STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY
MICHIGAN

COUNTY

WAYNE

} SS. County Municipal Code
Clark (2002) & Cranford (2003)

| FOR RECORDER'S USE ONLY | |
|-------------------------|-------------|
| Consideration | \$ 1.00 |
| RTF paid by seller | \$ 1.00 |
| Date | 7/15/25 |
| By | [Signature] |

MUNICIPALITY OF PROPERTY LOCATION Clark (2002) & Cranford (2003)

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

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

Deponent, Scott R. Hamilton, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Chief Financial Officer of Grantor in a deed dated June 30, 2025 transferring real property identified as Block number 143 (Clark) and 541 (Cranford) Lot number 1 (Clark) and 1 (Cranford) located at 1300 Raritan Road, Clark Township and annexed thereto.

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #5A and #7 on reverse side)
Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ _____ + _____ % = \$ _____
If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
CONSIDERATION IS LESS THAN \$100.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

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. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over. * (Instruction #9 on reverse side for A or B)
- B. BLIND PERSON Grantor(s) legally blind or; *
- DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
 Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
 One or two-family residential premises. Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- Affordable according to H.U.D. standards. Reserved for occupancy.
- Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- Entirely new improvement Not previously occupied.
- Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- No prior mortgage assumed or to which property is subject at time of sale.
- No contributions to capital by either grantor or grantee legal entity.
- No stock or money exchanged by or between grantor or grantee legal entities.

(8) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)

- Intercompany transfer between combined group members as part of the unitary business
- Combined group NU ID number (Required)

(9) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 10 day of July, 2025
Tracie L. Nichols
Notary Public, State of Michigan
County of Wayne
My Commission Expires 03-19-2029
Acting in the County of Wayne

[Signature] RACER Properties LLC
Signature of Deponent
880 Woodward Avenue, Suite 1521 660 Woodward Avenue, Suite 1521
Detroit, MI 48226 Detroit, MI 48226
Deponent Address Grantor Address at Time of Sale
XXX-XX-X 038
Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

| FOR OFFICIAL USE ONLY | |
|-----------------------|-----------------------|
| Instrument Number | 41725 |
| Deed Number | Book 6587 Page 497 |
| Deed Dated | Date Recorded 7/15/25 |

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:
<https://www.state.nj.us/treasury/taxation/lpt/localtax.shtml>

DB6587-0504

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
RACER Properties LLC

Current Street Address
660 Woodward Avenue, Suite 1521

| | | |
|------------------------------------|-------------|-------------------|
| City, Town, Post Office Detroit | State MI | ZIP Code 48226 |
|------------------------------------|-------------|-------------------|

Property Information

| | | |
|--|----------------------------------|-----------|
| Block(s) 143 (Clark Twp) 541 (Cranford Twp) | Lot(s) 1 (Clark) 1 (Cranford) | Qualifier |
|--|----------------------------------|-----------|

Street Address
1300 Raritan Road

| | | |
|---|---------------------|-------------------|
| City, Town, Post Office Clark Township | State New Jersey | ZIP Code 07066 |
|---|---------------------|-------------------|

| | | | |
|---|-----------------------------|--|---------------------------|
| Seller's Percentage of Ownership 100 | Total Consideration 1.00 | Owner's Share of Consideration 1.00 | Closing Date 6/30/2025 |
|---|-----------------------------|--|---------------------------|

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
- 7a. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE CODE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain. See instructions.
- 7b. Seller **only** received like-kind property.
8. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

6-30-25

Scott Santor

 Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

 Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

DB6587-0505

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

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Premises described herein is designated as Lot 1, Block 143 on the Tax Map of the Township of Clark, and Lot 1 Block 541 on the Tax Map of the Township of Cranford, County of Union, State of New Jersey.

Tax Parcel IDs: Block 143/Lot 1 (Clark Twp.) and Block 541/Lot 1 (Cranford Twp.)

Commonly known as: 1300 Raritan Road, Clark Township, NJ 07066.

