

JOINT COMPLIANCE STATEMENT  
DRP GIBRISTOWN LOGISTICS CENTER

**APPENDIX A**  
**PROPERTY DEED AND PROOF OF TIDELANDS OWNERSHIP**

\*60 2016 00026512\*



Prepared by: Jeffrey S. Beenstock, Esq.  
Ballard Spahr LLP

**DEED**

Docket: 00026512  
Type: DEE Pages: 14  
James H. Mason, Gloucester County Clerk  
Receipt #: 552397 10:44:49A Jul 14, 2016  
Recording Fee: 170.00 DB 5498 46

This Deed is made effective as of June 30, 2016,

**BETWEEN**

**THE CHEMOURS COMPANY FC, LLC**, a Delaware corporation having an address at 1007 Market Street, Wilmington, Delaware 19899, referred to as the Grantor,

**AND**

**DELAWARE RIVER PARTNERS LLC**, a Delaware limited liability company having an address at 1345 Avenue of the Americas, 45<sup>th</sup> Floor, New York New York 10105, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and 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 TWENTY-FOUR MILLION DOLLARS (\$24,000,000.00).

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-1.1) Township of Greenwich, County of Gloucester, State of New Jersey, Block 3, Lots 8, 9, 10, 11, 12, 21, 27 & 37; Block 4, Lot 1; Block 5, Lots 3 & 5, Block 6, Lot 2; Block 8, Lots 1, 2, 3, 4, 4.01, 4.02 & 5; Block 9, Lots 1, 2, 3, 4 & 5; and Block 246, Lot 1.

☐ 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 Township of Greenwich, County of Gloucester, and State of New Jersey. The legal description is:

See Exhibit A attached hereto.

**UNDER AND SUBJECT** to all restrictions, easements, covenants, conditions of record.

Consideration: 24,000,000.00 Tax/Code: 5  
County: 24,000.00 State: 60,000.00  
NJAHF: 35,775.00 PHFA: 12,000.00  
EAA: 54,800.00  
GenPur: 101,300.00  
C) \$1M: .00 REALTY TOTAL: 287,875.00

DMEAST #25793595 v2

# DEED

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See Exhibit A attached hereto.

UNDER AND SUBJECT to all restrictions, easements, covenants, conditions of record.

**ALSO UNDER AND SUBJECT to the following restriction: The property shall not be used for (a) residential uses; or (b) any use of the property for schools, day care, child care, elder care facilities, hospitals, entertainment/amusement/sports or other centers or facilities which will be used primarily by children or other sensitive populations, or childhood education uses; or (c) any use of the property for retail food establishments or other commercial food handling, manufacturing or processing operations that is not protective of human health. The Grantee, for itself, its successor and assigns, by acceptance of this Deed, agrees with the Grantor that the foregoing restrictions shall be covenants running with the land, binding upon its successors, and that in any deed of conveyance of the property or any part thereof to any person or person, such restrictions and conditions shall be incorporated by reference to this Deed and the record hereof as fully as the same are contained herein without any modification. The restrictions provided herein may be enforced by the Grantor against any person who violates such restrictions.**

**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 effect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**[Signature and Notary Acknowledgement Continue on the Next Page]**

**Signatures.** This Deed is signed by the Grantor's proper corporate officer and witnessed effective as of the date at the top of the first page.

Witness:

**THE CHEMOURS COMPANY FC, LLC**, a Delaware limited liability company

By: The Chemours Company, a Delaware corporation and its sole member

*Gregory W. Smith*  
Name: *Gregory W. Smith*

By: *Sheryl A. Telford*  
Sheryl A. Telford  
Director, Environment, Health,  
Safety and Remediation

STATE OF *Delaware*  
COUNTY OF *New Castle* SS.:

I CERTIFY that on *June 30*, 2016, Sheryl A. Telford personally came before me and stated to my satisfaction that:

(a) this person signed this Deed as the voluntary act of the corporation named in this Deed;

(b) this person was authorized to and did execute this Deed as the Director of The Chemours Company, a Delaware corporation, the sole member of The Chemours Company FC, LLC, the limited liability company named in this Deed; and

(c) the full and actual consideration paid or to be paid for the transfer of title is TWENTY-FOUR MILLION DOLLARS (\$24,000,000.00) (such consideration is defined in N.J.S.A. 46:15-5).



*Ann Marie Mills*  
NOTARY PUBLIC

My commission expires: *Oct. 27, 2016*

# DEED

Dated: \_\_\_\_\_, 2016

Record and return to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
THE CHEMOURS COMPANY FC, LC, a  
Delaware corporation,

**Grantor,**

TO

DELAWARE RIVER PARTNERS LLC,  
a Delaware limited liability company

**Grantee.**



## **EXHIBIT "A"**

### **Legal Description**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF GREENWICH, COUNTY OF GLOUCESTER, AND STATE OF NEW JERSEY, AND IS DESCRIBED AS FOLLOWS:

**TRACT I (Block 3, Lots 8-12, 21, 27 & 37; Block 4, Lot 1; Block 5, Lots 3 & 5; Block 6, Lot 2; Block 8, Lots 1-4, 4.01, 4.02 & 5)**

BEGINNING at a point in the Easterly line of Block 8, Lot 4, where the same intersects the Northerly line of the West Jersey & Seashore Rail Road-Pennsgrove Branch (66.00 feet wide), said point being South 86 degrees 29 minutes 05 seconds West, 209.51 feet as measured along said line of the Rail Road from the Easterly line of Repauno Avenue (43.00 feet wide), said point also having the following New Jersey State Plane Coordinate values: North 362810.4513, East 269352.6490 and from said point runs; thence

1. along said Easterly line Block 8, Lot 4, North 02 degrees 53 minutes 25 seconds West, 742.92 feet to a point in the division line between Block 8, Lot 4 and Lot 4.03, witnessed by a found pin & cap 0.10 feet south and 0.11 feet west from corner; thence
2. along the same, South 87 degrees 06 minutes 35 seconds West, 178.50 feet to a point in the same, witnessed by a found pin & cap 0.02 feet south and 0.17 feet west from corner; thence
3. along the same, North 02 degrees 53 minutes 25 seconds West, 224.95 feet to a point in the same, witnessed by a found pin & cap 0.35 feet northeast and 0.18 feet northwest from corner; thence
4. along the same, North 55 degrees 03 minutes 48 seconds East, 64.89 feet to a point in the same, witnessed by a found pin & cap on corner; thence
5. along the same, North 02 degrees 53 minutes 25 seconds West, 96.62 feet to a point in the same, witnessed by a found pin & cap 0.03 feet south and 0.03 feet east from corner; thence
6. along the same, North 87 degrees 06 minutes 35 seconds East, 300.00 feet to a point in the same, witnessed by a found pin & cap on line and 0.15 feet south from corner; thence
7. along the same, South 02 degrees 53 minutes 25 seconds East, 347.90 feet to a point in the Northerly line of Morse Street (45.00 feet wide); thence
8. along said line of Morse Street, North 87 degrees 05 minutes 51 seconds East, 781.34 feet to an angle point in the same, witnessed by a set pin & cap on corner; thence

9. along the same, North 85 degrees 43 minutes 36 seconds East, 484.30 feet to an angle point in the same, witnessed by a set pin & cap on corner; thence
10. along the same, South 88 degrees 29 minutes 24 seconds East, 473.77 feet to an angle point in the same, witnessed by a found pin & cap 0.60 feet southwest and 0.03 feet southeast from corner; thence
11. along the same, North 15 degrees 33 minutes 02 seconds East, 5.15 feet to an angle point in the same, witnessed by a found pin & cap 0.20 feet southwest and 0.40 northwest from corner; thence
12. along the same, South 88 degrees 29 minutes 24 seconds East, 318.00 feet to a point in the westerly line of School Street (50.00 feet wide), witnessed by a found pin & cap 3.83 feet west and 0.10 feet north from corner; thence
13. along the same, North 27 degrees 57 minutes 36 seconds East, 370.90 feet to a point in the Southerly line of Block 8, Lot 8, witnessed by a found pin & cap 2.15 feet northeast and 0.45 feet northwest from corner; thence
14. along the same, North 62 degrees 02 minutes 24 seconds West, 363 feet more or less to the edge of Wiggins Pond, also 363.43 feet to a connecting course shown on the herein referenced survey; thence
15. along the same Northwestwardly, 524 feet more or less to a point in the Northerly line of Block 8, Lot 8, also having a connecting course of North 12 degrees 48 minutes 46 seconds West, 396.15 feet as shown on the herein referenced survey; thence
16. along the same, South 62 degrees 02 minutes 24 seconds East, 1200.00 feet to a point in the division line between Block 8, Lots 4 and 10, witnessed by a found concrete monument 1.81 feet northwest and 0.07 feet southwest from corner; thence
17. along the same and along the division line between Block 8 Lots 5 and 6, North 27 degrees 43 minutes 14 seconds East, 3085.07 feet to an angle point in said division line between Block 8, Lots 5 and 6; thence
18. along the same North 00 degrees 30 minutes 46 seconds West, 1000.00 feet to an angle point in the same; thence
19. along the same North 10 degrees 15 minutes 25 seconds West, 6 feet more or less to the mean high water line of the Delaware River, also being 6.20 feet to the connecting course shown on the herein referenced survey; thence
20. along the same Northwestwardly, 5263 feet more or less to the easterly line of a Riparian Grant described in Deed Book 448, page 224, also having a connecting course of North 73 degrees 41 minutes 17 seconds West, 4793.70 feet as shown on the herein referenced survey; thence



21. along said Grant line North 01 degrees 30 minutes 10 seconds East 631 feet more or less, 630.83 from said connecting course to a point corner to the same and in line of the Pierhead and Bulkhead Line adopted August 21, 1916; thence

22. along the same and along a Riparian Grant described in, North 79 degrees 36 minutes 47 seconds West, 627.45 a point corner to said Deed Book 680, Page 283, also in the Pierhead and Bulkhead line adopted October 16, 1916 as shown on a plan entitled "Map showing lands under tide-water situate in the Township of Greenwich, in the County of Gloucester- Grant to E. I. Du Pont De Nemours, a corporation of the State of Delaware, dated September 29, 1967"; thence

23. along the same and along the Riparian Grants described in Deed Book 914, Page 578, Deed Book 448, Page 224 and Deed Book 914, Page 578, South 87 degrees 56 minutes 35 seconds West, 327.77 feet to a point corner to said Deed Book 914, Page 578; thence

24. along the same, South 01 degrees 30 minutes 10 seconds West , 549 feet more or less, feet to a point in the aforesaid mean high water line along the Delaware River and 549.33 to the connecting course as shown on the herein referenced survey; thence

25. along the same Southwestwardly, 2314 feet more or less to a point in the easterly line of a Riparian Grant described in Liber L-3, Pg. 244, also having a connecting course of South 82 degrees 19 minutes 10 seconds West 2264.46 feet; thence

26. along said Grant line North 01 degrees 30 minutes 10 seconds East 772 feet more or less, to a point corner to the same, 771.65 feet from said connecting course; thence

27. along the same and along a Riparian Grant described in Deed Book 680, Page 277, South 87 degrees 56 minutes 35 seconds West, 475.53 feet to a point corner to said Grant; thence

28. along said Grant and along a Riparian Grant described in Deed Book 680, Page 283 South 01 degrees 30 minutes 10 seconds West, 1081 feet more or less to a point in the mean high water line along the Delaware River also being 1081.02 to a connecting course shown on the herein reference survey; thence

29. along the same Southwestwardly, 7149 feet more or less to a point where the easterly line of Block 3, Lot 13 intersects the same, also having a connecting course of South 57 degrees 29 minutes 33 seconds West, 4877.31 feet, witnessed by a set pin & cap; thence

30. along the same, South 20 degrees 42 minutes 33 seconds East, 361.16 feet to a point corner to the same, witnessed by a set pin & cap; thence

31. along the Southerly line of said lot, South 67 degrees 16 minutes 26 seconds West, 174.94 feet to a point corner to the same; thence

32. along the division line between Block 3, Lots 12 and 13, North 20 degrees 58 minutes 33 seconds West, 376.52 feet to a point, witnessed by a set pin & cap; thence

33. South 72 degrees 16 minutes 27 seconds West, 483.12 feet to a point in the division line between Block 3, Lots 7 and 8, witnessed by a set pin & cap; thence
34. along the same, South 17 degrees 43 minutes 33 seconds East, 171.00 feet to a point corner to the same and in the line of Block 3, Lot 6, witnessed by a found iron pipe 0.18 feet southwest and 0.05 feet southwest from corner; thence
35. along said Lot 6, South 78 degrees 54 minutes 54 seconds East, 45.65 feet to a point corner to the same, witnessed by a found iron pipe 0.12 feet northwest and 0.08 feet southwest from corner; thence
36. along the same, North 85 degrees 21 minutes 22 seconds East 78.16 feet to a point the same, witnessed by a found iron pipe 0.57 feet northeast and 0.34 feet northwest from corner; thence
37. along the same and along Block 3, Lot 18, South 20 degrees 38 minutes 57 seconds East, 1056.07 feet to a point corner to the same; thence
38. along the same, South 69 degrees 21 minutes 03 seconds West, 317.66 feet to a point common corner to Block 3, Lot 20; thence
39. along the same, South 22 degrees 01 minutes 07 seconds East, 496.13 feet to a point in line of Block 3, Lot 25; thence
40. along the same North 70 degrees 07 minutes 57 seconds East, 478.13 feet to a point for a corner to the same; thence
41. along the same and along Block 3, Lots 26, 30, 31, and 33, South 13 degrees 42 minutes 57 seconds East, 1717.84 feet to a point common corner to Block 3, Lot 35; thence
42. along the same South 07 degrees 15 minutes 15 seconds East, 679.02 feet to a point corner to the same; thence
43. along the same South 63 degrees 14 minutes 46 seconds West, 34 feet more or less to the centerline of the Repaupo Creek, also being 34.22 feet to the connecting course shown on the herein referenced survey; thence
44. Southeastwardly, along the centerline of said creek a distance of 2278 feet more or less to a point where the northerly line of Block 5, Lot 2 intersects the same, also having a connecting course of South 59 degrees 36 minutes 37 seconds East, 1601.72 feet; thence
45. along the same the following three (3) courses, South 89 degrees 20 minutes 56 seconds East, 270.00 feet more or less to a point, 269.58 feet from said connecting course; thence
46. North 43 degrees 09 minutes 04 seconds East, 435.95 feet to a point; thence
47. South 30 degrees 52 minutes 07 seconds East, 395.92 feet to a point; thence

48. still along the same and along Block 5, Lot 1, South 59 degrees 35 minutes 04 seconds West, 1040 feet more or less to a point in the centerline of said Repaupo Creek, also being 1039.66 feet to a connecting tie shown on the herein reference survey; thence

49. Southeastwardly, along the centerline of said creek a distance of 1070 feet more or less to a point where the northwesterly line of Block 5, Lot 4 intersects the same, also having a connecting course of South 77 degrees 08 minutes 05 seconds East, 986.47 feet; thence

50. along said Lot 4 the following three (3) courses, North 59 degrees 42 minutes 00 seconds East 759 feet more or less to a point, 758.85 feet from said connecting course; thence

51. South 17 degrees 18 minutes 00 seconds East, 621.72 feet to a point; thence

52. South 64 degrees 12 minutes 00 seconds West, 621 feet more or less to a point in the centerline of said Repaupo Creek, also being 620.73 feet to a connecting course shown on the herein reference survey; thence

53. Southeastwardly, along the centerline of said creek a distance of 756 feet more or less to a point where the same intersects the northerly line of New Jersey State Highway Route 44 also having a connecting course of South 25 degrees 17 minutes 07 seconds East, 644.55 feet; thence

54. along the same, North 41 degrees 08 minutes 06 seconds East 1650 feet more or less, 1649.95 feet as measured from said connecting course to an angle point in the same, witnessed by a set pin & cap; thence

55. along the same, North 40 degrees 40 minutes 06 seconds East, 228.84 feet to a point in the westerly line of Block 6, Lot 1, witnessed by a found concrete monument on corner; thence

56. along the same, North 63 degrees 03 minutes 56 seconds West, 708.95 feet to a point corner to the same, witnessed by a set pin & cap on corner; thence

57. along the Northerly line of the same, North 62 degrees 44 minutes 04 seconds East, 737.05 feet to a point corner to the same, witnessed by a set pin & cap on corner; thence

58. along the easterly line of the same, South 18 degrees 57 minutes 56 seconds East, 477.26 feet to a point in the aforementioned Northerly line of New Jersey State Highway Route 44, witnessed by a found concrete monument 0.11 feet northeast and 0.09 feet southeast from corner; thence

59. along the same, North 40 degrees 40 minutes 06 seconds East, 720.30 feet to a point of curvature in the same; thence

60. along the same and along a curve to the right having a radius of 1,472.69 feet, an arc distance of 143.65 feet, the chord of said arc being North 43 degrees 27 minutes 50 seconds East 143.59 feet to a point of tangency in the same; thence

61. along the same, North 40 degrees 40 minutes 06 seconds East, 430.98 feet to a point in the same, witnessed by a found concrete monument 0.76 feet southwest and 0.11 feet southeast from corner; thence

62. along the same, North 83 degrees 28 minutes 06 seconds East, 430.98 feet to a point on a curve in the same, witnessed by a set pin & cap; thence

63. along the same and along a curve to the right having a radius of 1,472.69 feet, an arc distance of 143.65 feet, the chord of said arc being North 80 degrees 40 minutes 26 seconds East 143.58 feet to a point of tangency in the same, witnessed by a set pin & cap; thence

64. along the same, North 83 degrees 28 minutes 06 seconds East, 72.00 feet to a point in the aforementioned Northerly line of the West Jersey & Seashore Rail -Pennsgrove Branch; thence

65. along the same, North 43 degrees 54 minutes 06 seconds East, 658.39 feet to a point of curvature in the same; thence

66. along the same and along a curve to the right having a radius of 1,466.00 feet, an arc distance of 524.62 feet, the chord of said arc being North 54 degrees 09 minutes 46 seconds East 521.83 feet to a point on a curve corner to Block 8, Lot 7, witnessed by a set pin & cap; thence

67. along the curved westerly line of Block 8, Lot 7 having a radius of 419.00 feet, an arc distance of 424.23 feet, the chord of said arc being North 5 degrees 44 minutes 09 seconds East 406.34 feet to a point on a curve corner to the same, witnessed by a set pin & cap; thence

68. along the curved Easterly line of Block 8, Lot 7 having a radius of 967.87 feet, an arc distance of 524.34 feet, the chord of said arc being South 58 degrees 49 minutes 39 seconds East 517.95 feet to a point in the aforementioned curved Northerly line of the West Jersey & Seashore Rail Road-Pennsgrove Branch, witnessed by a found concrete monument 0.50 feet south and 0.14 feet west from corner; thence

69. along the same and along a curve to the right having a radius of 1466.00 feet, an arc distance of 59.86 feet, the chord of said arc being North 85 degrees 18 minutes 57 seconds East 59.85 feet to a point of tangency in the same; thence

70. along the same, North 86 degrees 29 minutes 05 seconds East, 119.84 feet to a point and place of BEGINNING.

**TRACT II (Block 246, Lot 1)**

BEGINNING at a point in the Southerly line of the West Jersey & Seashore Rail Road - PENNSGROVE BRANCH (66.00 feet wide) where the same is intersected by the division line between Block 246, Lots 1 and 8, said point having the following New Jersey State Plane Coordinate values: North 360486.4400, East 266558.6011 and from said point runs; thence

1. along the southerly line of said Railroad, North 43 degrees 54 minutes 06 seconds East 1111.63 feet to a point in the centerline of Sand Ditch; thence
2. along the same, South 10 degrees 15 minutes 40 seconds East 237.17 feet to an angle point in the same; thence
3. along the same, South 44 degrees 35 minutes 40 seconds East 666.99 feet to a point in the division line between Block 246, Lots 1 and 2; thence
4. along the same, South 50 degrees 38 minutes 20 seconds West 175.00 feet to a point corner to Block 246, Lot 5, witnessed by a found iron pipe 0.23 feet southwest and 0.06 feet northwest from corner; thence
5. along the same, North 45 degrees 11 minutes 40 seconds West 618.15 feet to a point corner to the same, witnessed by a found concrete monument 0.14 feet southwest and 0.02 feet northwest from corner; thence
6. along the same and along Block 246, Lot 6, South 39 degrees 38 minutes 02 seconds West 785.61 feet to a point in line of the aforementioned Lot 8, witnessed by a found iron pipe on corner; thence
7. along the line of Lot 8, North 47 degrees 41 minutes 58 seconds West 279.00 feet to the point and place of BEGINNING.

**TRACT III (Block 9, Lots 1 - 5)**

BEGINNING at a point in the Southerly line of Morse Street (33.00 feet wide) where the same is intersected by the westerly line of Repauno Avenue (43.00 feet wide), said point having the following New Jersey State Plane Coordinate values: North 363527.8591, East 269483.1432, witnessed by a pin & cap set on corner and from said point runs; thence

1. along said westerly line of Repauno Avenue, South 02 degrees 53 minutes 25 seconds East 298.30 feet to a point common corner to Block 9, Lots 5 and 6, witnessed by a pin & cap set on corner; thence
2. along the same, South 87 degrees 06 minutes 35 seconds West 146.50 feet to a point common corner to Lots 5 and 6, witnessed by a pin & cap set on corner; thence
3. along Block 9, Lots 1 through 5, North 02 degrees 53 minutes 25 seconds West 298.30 feet to a point corner to Lot 1, witnessed by a pin & cap set on corner; thence
4. along the same, North 87 degrees 06 minutes 35 seconds East 146.50 feet to the point and place of BEGINNING.

The above Tracts 1 and 2 being together with the beneficial easement rights as set forth in unrecorded Deed made by E.I. Du Pont De Nemours and Company to the Township of Greenwich, dated September 12, 1984.