

**This Indenture**, made the first day of August,  
in the year One Thousand Nine Hundred and Fifty-two,

Between ST. CLOUD BUILDING CORP., a New Jersey corporation,  
organized and existing under and by virtue of the Laws of the State  
of New Jersey, having its principal office at #21 West Washington  
Avenue, in the Borough of Washington in the County of Warren and  
State of New Jersey,

party of the first part, hereinafter known as the grantor :

And YOUNG MEN'S ATHLETIC CLUB,  
having an office at Wilson Street, in the City of Lambertville in  
the County of Hunterdon and State of New Jersey,

party of the second part, hereinafter known as the grantees :

Witnesseth, That in consideration of the sum of One Dollar lawful money  
of the United States of America and other good and valuable con-  
sideration,

the said grantor does grant, bargain, sell and convey, unto the said grantees

its successors and assigns, forever,

All that certain  
of land and premises, hereinafter particularly described, situate, lying and being in the  
City of Lambertville in the County of Hunterdon  
and State of New Jersey.

BUTTED AND BOUNDED AS FOLLOWS:

Beginning at a point marked by an iron pin in the westerly right  
of way line of a proposed extension of Wilson Street, said point be-  
ing also the southeasterly corner of a tract heretofore conveyed by  
St. Cloud Building Corp. to Anthony Garefino by deed dated April 27,  
1951, running thence (1) along the westerly right of way line of  
the proposed extension of Wilson Street, South two degrees thirty  
minutes West seventy-two and four tenths (72.4) feet to an iron pin  
in the westerly right of way line of Wilson Street; thence (2) in  
Wilson Street, South eighty-four degrees ten minutes East, twenty  
and three hundredths (20.03) feet, more or less, to a point in the  
center line of the proposed extension of Wilson Street; thence (3)  
along the center line of the proposed extension of Wilson Street,  
South two degrees thirty minutes West, one hundred ninety-seven and  
seventeen hundredths (197.17) feet, more or less, to a point where  
said center line of Wilson Street extension intersects the northerly  
right of way line of Feeder Street; thence (4) along the northerly  
right of way line of Feeder Street, North eighty-four degrees ten  
minutes West, twenty and three hundredths feet, more or less, to a

pin in the westerly right of way line of the proposed extension of Wilson Street; thence (5) North eighty-four degrees ten minutes West, forty-one and seventy-seven hundredths (41.77) feet, more or less, to an iron pin in the easterly side of Wilson's Basin; thence (6) along Wilson's Basin, North twenty-nine degrees eighteen minutes West, ninety-seven and one-tenth (97.1) feet, more or less, to a point marked by an iron pipe in the easterly right of way line of South Union Street as extended along Wilson's Basin; thence (7) along the easterly right of way line of South Union Street, as extended along Wilson's Basin, North four degrees thirty-one minutes West, one hundred sixty-nine and eighty-seven hundredths (169.87) feet, more or less, to an iron pin in the easterly right of way line of the proposed extension of South Union Street, said point being also the most southwesterly corner of the above mentioned Carefino tract; thence (8) along the southerly boundary line of the above mentioned Carefino tract, North eighty-four degrees twenty-nine minutes East, a distance of one hundred fourteen and eight tenths (114.8) feet to a point and place of beginning.

EXCEPTING AND RESERVING from the above described parcel the following small tract of land, which was heretofore conveyed by Calvin Smith and Florence Smith, his wife, to New Jersey Power and Light Company by deed dated June 14, 1929, and recorded in the Hunterdon County Clerk's Office in Book 379 of Deeds on pages 106 etc., which is described as follows:

Beginning at a monument in the westerly line of Wilson Street, said monument being four hundred and fifty-three and four-tenths feet south of the Southeast corner of present substation of the New Jersey Power and Light Company, thence (1) along said westerly line of Wilson Street, South one degree thirty-six minutes West seventy-five feet to a monument; thence (2) along the property of Calvin Smith the following courses and distances, viz: North eighty-eight degrees twenty-four minutes West thirty-five feet to a monument; thence (3) North one degree thirty-six minutes East seventy-five feet to a monument; thence (4) South eighty-eight degrees twenty-four minutes East thirty-five feet to the place of beginning. Containing twenty-six hundred and twenty-five square feet.

This conveyance is made subject to the following:

- (a) The public easement in so much of the above described parcel as lies within the proposed extension of Wilson Street.

622 MAR 197

(b) Utility easements of record.

\* (c) A pipe line easement heretofore conveyed by Calvin Smith and Florence Smith, his wife, by a grant dated August 28, 1931, and recorded in the Hunterdon County Clerk's Office in Book 389 of Deeds on pages 230 etc. to the State of New Jersey,

(d) The rights of the public, if any, to use a trail leading across the above described premises from the proposed extension of South Union Street southeasterly to Feeder Street.

Being a part of the lands and premises conveyed by Clifton E. Smith and Dorothy E. Smith, his wife, to St. Cloud Building Corp. by deed dated October 17, 1950, and recorded in the Hunterdon County Clerk's Office in Book 489 of Deeds on pages 356 etc.

\* It is understood and agreed to by and between the parties hereto, their heirs, executors, administrators, successors and assigns, that as a part of the consideration for this conveyance, the grantees, their heirs, executors, administrators and assigns, covenant, and such covenant shall be deemed a covenant running with the land, that neither the described property nor any building erected thereon shall be used directly or indirectly in connection with or for the showing or exhibition for profit, of either moving pictures, theatrical performances, vaudeville performances, televised pictures, or any other exhibitions for the public amusement or entertainment, provided, however, that this covenant is not intended to prevent the showing of the type of moving pictures commonly known as "home movies" (8 or 16 mm.), theatrical performances, vaudeville performances and televised pictures by the owner or occupant of said property in connection with the operation of a restaurant, bar, tavern, club, or skating rink, provided that the principal business for which said property is used by said owner or occupant shall be that of operating such restaurant, bar, tavern, club, or skating rink, and the showing of such "home movies", theatrical performances, vaudeville performances, and televised pictures shall be without charge and shall be merely incidental to such principal business.

do hereby grant to said grantee, said premises with the appurtenances, unto the said grantee, its successors and assigns forever.

And the said grantor,

for itself, its successors

and assigns, do es

Covenants:

1. That the title to said premises is vested in fee simple absolute in the said grantor.
2. That it has the right and authority to convey the said premises to the said grantee.
3. That the grantee shall have peaceable and quiet possession of the said premises free from all encumbrances.
4. That the same are now free and clear of all encumbrances whatsoever, except as herein stated.
5. That the grantor will execute such further assurances and conveyances of the said land as may be reasonably required.
6. That it will WARRANT and DEFEND the premises hereby conveyed against all persons lawfully claiming the same.

In Witness Whereof, the grantor has caused this instrument to be signed by its President, its corporate seal to be hereto affixed, and attested by its Secretary, the day and year first above written.

Signed, Sealed and Attested  
in the presence of

ST. CLOUD BUILDING CORP.,

By Oliver E. Smith  
(Oliver E. Smith), President.

ATTEST:

Alvin Sloan  
(Alvin Sloan), Secretary.



State of New Jersey,

County of \_\_\_\_\_

and

do hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, personally appeared \_\_\_\_\_

who, I am satisfied \_\_\_\_\_ the \_\_\_\_\_ mentioned in the within instrument, and thereupon \_\_\_\_\_ acknowledged that \_\_\_\_\_ not and deed, for the uses and purposes therein expressed.

State of New Jersey,  
County of Warren.

Be it Remembered, that on this first day of August, in the year of Our Lord One Thousand Nine Hundred and Fifty-two, before me, the subscriber, a Notary Public of New Jersey, personally appeared Alvin Sloan,

who, being by me duly sworn on his oath, doth depose and make proof to my satisfaction, that he is the Secretary of the St. Cloud Building Corp.,

the grantor named in the within instrument; that Clifton E. Smith is the President of said corporation; that the execution, as well as the making of this instrument, has been duly authorized by a proper resolution of the board of directors of the said corporation; that deponent well knows the corporate seal of said corporation; and the seal affixed to said instrument is such corporate seal and was thereto affixed, and said instrument signed and delivered by said President, as and for his voluntary act and deed and as and for the voluntary act and deed of said corporation, in presence of deponent, who thereupon subscribed his name thereto as witness.

Sworn to and subscribed before me, at Washington, N. J., the date aforesaid.

*Alvin Sloan*  
(Alvin Sloan)

*Marie E. Rennie*  
(Marie E. Rennie)  
Notary Public of New Jersey

2264  
RECORDED  
CITY CLERK'S OFFICE  
LANCASTER, N.J.  
*Notary Public*  
9/16/52  
Hepd.

St. Cloud Building Corp.,

TO

Young Men's Athletic Club.

DATED August 1, 1952.

Received in the Clerk's Office of the County of Lancaster, N. J., on the 17 day of September A. D. 19 52, at 1:00 P. M. for record and recording in Book 522 of DEEDS for said County, as per PS

*Brady*  
*Clark*

RECORDED  
HUNT & PAMERTY  
CLERK  
LANCASTERVILLE  
COUNTY  
RECORDED  
N. J.

This Deed, made the 25th day of March 1980

Between Jersey Central Power & Light Company, successor in title  
to New Jersey Power & Light Company

a corporation existing under and by virtue of the laws of the State of New Jersey  
having its principal office at Madison Avenue at Punch Bowl Road  
in the Township of Morris in the County of  
Morris and State of New Jersey herein designated as the Grantor,

And

Young Men's Athletic Club, Inc., a corporation of the State of New Jersey,  
having its principal office

located at Wilson Street  
in the City of Lambertville in the County of  
Hunterdon and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantor, for and in consideration of (\$1,000.00) One Thousand and  
00/100 Dollars

lawful money of the United States of America, to it in hand well and truly paid by the Grantees, at or  
before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the  
Grantor being therewith fully satisfied, does by these presents grant, bargain, sell and convey unto the  
Grantees forever,

All that tract or parcel of land and premises, situate, lying and being in the  
City of Lambertville in the  
County of Hunterdon and State of New Jersey, more particularly described herein.

Tax Map  
Reference

(NJS 46:15-2.1) Municipality of: Lambertville Account No.  
Block No. 1053 Lot No. 2  
☐ No property tax identification number is available on date of this deed. (Check box if applicable.)

BEGINNING at a monument in the westerly line of Wilson Street, said monument  
being 453.4 feet south of the southeast corner of present substation of the New Jersey  
Power & Light Company, thence (1) along said westerly line of Wilson Street South 1  
degree 36 minutes West 75 feet to a monument; thence (2) along other property of  
Calvin Smith the following courses and distances, viz.: North 88 degrees 24 minutes  
West 35 feet to a monument; thence (3) North 1 degree 36 minutes East 75 feet to a  
monument; thence (4) South 88 degrees 24 minutes East 35 feet to the place of be-  
ginning. CONTAINING 2625 square feet.

Being the same premises conveyed to New Jersey Power & Light Company, a cor-  
poration of the State of New Jersey, by deed from Calvin Smith and Florence Smith,  
his wife, dated June 14, 1929, and recorded in the Hunterdon County Clerk's Office  
on June 14, 1929, in Book 379 of Deeds Page 106 &c.

There is reserved by Grantor, its successors and assigns an easement and  
right of way for electric lines upon, over, under, across, and beyond the premises  
described above, adjacent to and in the bed of Wilson Street with the right forever  
to enter without notice upon said premises and from time to time to erect, maintain,  
operate, renew, relocate, redesign and alter thereon and remove therefrom one or more  
lines for the transmission and distribution of electricity consisting of overhead and  
underground conductors, supporting structures, guys, push braces, ducts, conduits  
and such accessory apparatus and equipment as Grantor, its successors and assigns may  
deem necessary together with the right to trim, keep trimmed, or cut and remove such  
trees or tree branches on said premises as may interfere with or endanger any such  
electric lines or the safe and proper operation thereof.

The conveyance of the premises herein described is made subject to:

1. any judgments or awards open of record against the Grantor, but the  
Grantor will defend and indemnify the Grantee, its successors and assigns in, from  
and against any action or proceeding to enforce any such judgment or award;
2. zoning laws and municipal, state and federal laws, ordinances, rules and  
regulations, insofar as the same may apply to the herein described premises;
3. rights of way and easements whether or not of record;
4. such facts as an accurate survey and inspection would disclose.

COUNTY OF HUNTERDON  
CONSIDERATION \$1,000.00  
REALTY TRANSFER TAX \$3.50  
DATE APR 2 1980 BY

11136

JERSEY CENTRAL POWER & LIGHT COMPANY  
Certified Copy of Certain Resolutions of Board of Directors  
Adopted July 26, 1978

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RESOLVED, that the President or any Vice President of this Company hereby is authorized to sell or exchange on its behalf any personal property or any parcel of real estate at any time owned by this Company which is not at the time prospectively used or useful in the conduct of its public utility operations, and to release any interests which the Company may have in lands of others, and to grant any interests in its lands, provided that such interests are not at the time prospectively used or useful in the conduct of its public utility operations and that such grant or release is not inconsistent therewith, and provided that no such sale, exchange, release or grant shall be consummated unless in the opinion of such officer (1) the best price obtainable by the Company therefor is less than \$50,000 and (2) in the case of an exchange, the fair value thereof to the Company as determined by the engineer or engineers hereafter appointed does not exceed the fair value to the Company similarly determined of the property to be received therefor; and provided, that if such best price or fair value of such real estate is over \$50,000, an appraisal of the value of such property supporting such price or fair value shall have been obtained from a real estate appraiser, and provided further that in no case shall any such parcel of real estate be sold or exchanged without specific authorization by the Board of Directors if the net book cost or the fair market value thereof, whichever is greater, is \$50,000 or more. The entering into a contract of sale of personal property or a contract for the sale or exchange or the execution of a deed of conveyance, release or grant for such parcel or any interest in land shall be deemed conclusive evidence of the fact that the property sold, released or granted is not used or useful in the conduct of this Company's public utility operations, that such disposition is not inconsistent therewith, that the consideration therefor is the best price obtainable and is at least equal to the fair value thereof, that the sale or exchange thereof has been properly authorized by this Board and that in the judgment of this Board the sale or exchange of such property is necessary, desirable or advisable in the conduct of the business of the Company; further

RESOLVED, that the President or any Vice President of this Company be and they hereby are authorized to cause to be executed and filed any and all necessary applications to the State of New Jersey Board of Public Utilities and to Citibank, N.A., as Successor Trustee under this Company's Indenture dated as of March 1, 1946, and Indentures supplemental thereto, and to Morgan Guaranty Trust Company of New York, as Trustee under the New Jersey Power & Light Company's Mortgage and Deed of Trust dated as of March 1, 1944, and Indentures supplemental thereto, as appropriate, and to execute any and all other instruments, including bills of sale and deeds of conveyance, as may be necessary in order to carry out the sale or exchange of such property or interests therein as may be sold or exchanged for a consideration of less than \$50,000 as to any one item or parcel; further



RESOLVED, that Citibank, N.A., Successor Trustee, hereby is requested to release from the lien of this Company's Indenture dated as of March 1, 1946 and Indentures supplemental thereto, all executed by the Company to said Trustee, any such parcels of real estate or interests in real estate as may be from time to time requested by the officers of the Company, and the proper officers of the Company hereby are authorized to take such steps as in their sole opinion shall be necessary to effectuate such release in accordance with the provisions of such Indentures; and further

RESOLVED, that Morgan Guaranty Trust Company of New York, Trustee, hereby is requested to release from the lien of the former New Jersey Power & Light Company's Mortgage and Deed of Trust dated as of March 1, 1944 and Indentures supplemental thereto, any such parcels of real estate or interests in real estate as may be from time to time requested by the officers of the Company, and the proper officers of the Company hereby are authorized to take such steps as in their sole opinion shall be necessary to effectuate such release in accordance with the provisions of such Indentures; and further

RESOLVED, that J. C. Bane, C. R. Fruehling and J. J. Stamato are appointed engineers to make any and all engineer's certificates required by the Trustees aforesaid in furtherance of such release by said Trustees of the lien of said Indentures and Supplemental Indentures.

RESOLVED, that the resolutions adopted September 19, 1973, conferring similar authority be and hereby are rescinded, effective immediately, provided, however, that any and all resolutions of this Board of Directors or of the Executive Committee thereof, heretofore adopted which are inconsistent with the provisions of the foregoing resolutions are hereby repealed and shall henceforth have no further force and effect provided, however, that nothing herein contained shall affect the continuing validity of any and all actions heretofore taken pursuant thereto.

THIS IS TO CERTIFY that the undersigned is Assistant Secretary of JERSEY CENTRAL POWER & LIGHT COMPANY, a corporation of the State of New Jersey; that the above is a true and correct copy of certain resolutions duly and regularly adopted by the Board of Directors of said Company at a meeting thereof duly convened and held on the 26th day of July 1978, at which meeting a quorum was present and voted, and that said resolutions have not been annulled, revoked or amended in any way whatsoever and are in full force and effect.

WITNESS the signature of the undersigned as such officer of the Company and its corporate seal hereunto affixed this 25th day of March 1980.



*[Signature]*  
Assistant Secretary



Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantor both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

And the Grantor covenants that it has not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantor has caused these presents to be signed and attested by its proper corporate officers and its corporate seal to be hereto affixed the day and year first above written.

ATTEST:

JERSEY CENTRAL POWER & LIGHT COMPANY

RECORDED  
M. B. Peters, Assistant Secretary  
P. Mundrane, Vice President  
MONTGOMERY COUNTY  
MILDRED CLARSON  
CLERK  
APR 17 1980

State of New Jersey, County of MORRIS } ss.: Be it Remembered,  
that on March 25 1980, before me, the subscriber, a Notary Public of  
New Jersey  
personally appeared M. B. Peters

who, being by me duly sworn on a oath, deposes and makes proof to my satisfaction, that  
he is the Assistant Secretary of Jersey Central Power & Light Company  
the Corporation named in the within Instrument;

that G. P. Mundrane is a Vice President of said Corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that deponent well knows the corporate seal of said Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said Vice President as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed a name thereto as attesting witness; and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1(e), is \$ 1,000.00

Sworn to and subscribed before me,  
the date aforesaid.

MARTIN M. BRESE  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Sept. 27, 1989  
M. B. Peters, Assistant Secretary

Prepared by: Edward J. Foran, Jr.

END OF DOCUMENT

Form Approved  
PSL 3-24-80