Ana J. Murteira Senior Counsel- Law Department Regulatory Department

80 Park Plaza, T5C, Newark, NJ 07102-4194 tel: 973.430.6131 fax: 973.430.5983

email: Ana.Murteira@pseg.com

RECEIVED MAIL ROOM

MAR 0 4 2019

**BOARD OF PUBLIC UTILITIES** TRENTON, NJ

Services Corporation

RECEIVED CASE MANAGEMENT 7wd 314/19 MAR 04 2019

**BOARD OF PUBLIC UTILITIES** TRENTON, NJ

March 1, 2019

#### **VIA ELECTRONIC AND OVERNIGHT MAIL**

Aida Camacho-Welch, Secretary New Jersey Board of Public Utilities 44 South Clinton Avenue, 9th floor Post Office Box 350 Trenton, NJ 08625-0350

Re:

Public Service Electric and Gas Company, Notice of Intercompany Title Transfer of Manufactured Gas Plant Property, Block 74, Lot 2, Borough of East Rutherford, Bergen County, New Jersey BPU Docket No. EM18070695

Dear Secretary Camacho-Welch,

The captioned intercompany title transfer has been completed. Enclosed please find the official proofs of said transfer between New Jersey Properties, Inc. ("NJP") and PSE&G:

- 1. Statement of Closing;
- 2. NJP Corporate Board of Directors Consent to Transfer; and
- 3. Deed transferring official legal title from NJP to PSE&G, dated January 29, 2019 and recorded with the Bergen County Clerk's Office on January 30, 2019 in Deed Book 3167, Page 1311.

This now closes this file. Thank you.

Respectfully submitted,

NEW JERSEY PROPERTIES INC.

And J. Murteira, Esq.

Senior Counsel – Property

AJM/lw

Enc.

Distribution List Attached

cc: Energy M. Lugo, Legal P. Van Brunt, DAG Legal P. Kriogman, DAG

# Public Service Electric and Gas Company Intercompany Title Transfer of VanWinkle MGP Property Docket No. EM18070695

#### BPU

Aida Camacho-Welch Board of Public Utilities 44 South Clinton Ave., 3<sup>rd</sup> fl., Suite 314 Post Office Box 350 Trenton NJ 08625-0350 aida.camacho@bpu.nj.gov

#### BPU

Bethany Rocque-Romaine Esq. Board of Public Utilities 44 South Clinton Ave., 3rd fl., Suite 314 Post Office Box 350 Trenton NJ 08625-0350 bethany.romaine@bpu.nj.gov

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#### BPU

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Board of Public Utilities
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#### BPU

Stacy Peterson
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stacy.peterson@bpu.nj.gov

#### $\mathbf{BPU}$

John Zarzycki
Board of Public Utilities
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3rd fl., Suite 314
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john.zarzycki@bpu.nj.gov

#### **DAG**

Alex Moreau DAG
NJ Dept. of Law & Public
Safety
Division of Law
124 Halsey St., 5<sup>th</sup> fl.
P.O. Box 45029
Newark, NJ 07101
alex.moreau@dol.lps.state.nj.us

#### Rate Counsel

Stefanie A. Brand Division of Rate Counsel 140 East Front St., 4<sup>th</sup> fl. P.O. Box 003 Trenton, NJ 08625 sbrand@rpa.state.nj.us

#### **Rate Counsel**

Felicia Thomas-Friel Division of Rate Counsel 140 East Front St., 4<sup>th</sup> fl. P.O. Box 003 Trenton, NJ 08625 fthomas@rpa.state.nj.us

#### Rate Counsel

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#### **Rate Counsel**

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#### **Rate Counsel**

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#### PSE&G

Michele Falcao
PSEG Services Corporation
80 Park Plaza, T5
Newark, NJ 07102
michele.falcao@pseg.com

#### PSE&G

Caitlyn White PSEG Services Corporation 80 Park Plaza, T5 Newark, NJ 07102 caitlyn.white@pseg.com

#### PSE&G

Robert Gardinor PSEG Services Corporation 80 Park Plaza, T5 Newark, NJ 07102 robert.gardinor@pseg.com

#### PSE&G

Ana J. Murteira, Esq.
PSEG Services Corporation
80 Park Plaza, T5
Newark, NJ 07102
ana.murteira@pseg.com

#### 1. STATEMENT OF CLOSING

#### PUBLIC SERVICE ELECTRIC AND GAS COMPANY STATEMENT OF CLOSING

INTERCOMPANY TITLE TRANSFER TO VAN WINKLE MGP RELATED SITE/KINGSLAND-VANWINKLE 69kV

PURCHASE FILE NO.

SIMULTANEOUS SALE FILE: BACKTITLE PARCEL NO.

P-2018-26

S-2018-22 P-98-0008

FROM:

NEW JERSEY PROPERTIES INC.

TO:

PSE&G

MUNICIPALITY:

EAST RUTHERFORD

COUNTY OF:

BERGEN

STATE OF:

PROJECT:

NJ

LOCATION:

BLOCK 74, LOT 2

AREA:

0.358 ACRES

INSTRUMENT:

DEED

DATED:

January 29, 2019

CLOSED BY:

LUCREZIA WHITE

ON:

January 29, 2019

**AUTHORIZATION:** 

DEBIT; C.91604.1,B.2.3.1.1

CREDIT: D.93004.1.9.7

INO STREET # JUNION AVENUE

CONSIDERATION: [AT BOOK COST] \$325,000.00

SPECIAL CONDITIONS:

**BPU APPROPRIATELY NOTICED/ACKNOWLEDGED** 

**REAL ESTATE TAXES:** 

PAID TO DATE BY PSEG-SERVICES REAL ESTATE TAX DEPT.

(Accounting being charged to be reviewed and, if applicable, amended accordingly.)

NJ STATE TRANSFER TAX:

EXPENSED TO PROJECT: \$1910 TRANSFER TAX & \$113 TO DEED RECORDING FEE.

Senior Conveyancer

COPIES TO:

PSEG - DP&C Team - per email distribution PSEG Surveys & Mapping Dept.

PSEG Assel Accounting - per email distribution

2. NJP CORPORATE BOARD OF DIRECTORS CONSENT TO TRANSFER

#### NEW JERSEY PROPERTIES INC.

#### WRITTEN CONSENT OF THE BOARD OF DIRECTORS

THE UNDERSIGNED, being all of the members of the Board of Directors of New Jersey Properties, Inc., a New Jersey Corporation (the "Corporation"), acting pursuant to Section 14A:6-7.1 of the New Jersey Business Corporation Act, do hereby consent to, approve and adopt the following resolutions by written consent without a meeting:

WHERBAS, this Corporation is the owner of real property known as Lot 2 in Block 74, known by street address as 153 Union Avenue, in the Borough of East Rutherford, County of Bergen and State of New Jersey, hereinafter referred to as "the Property"; and

WHEREAS, this Corporation has executed an Intercompany Transfer Agreement ("the Agreement") with Public Service Electric and Gas Company, who is referred to in said Agreement as the "Transferee" of the Property. A copy of said Agreement is attached hereto as Exhibit "A", together with Board of Public Utilities letter deeming the transfer to be in the ordinary course of business, also attached hereto as Exhibit B;

WHEREAS, this Corporation desires to transfer said Property and in the judgment of this Board, such conveyance is advisable and in the best interest of this Corporation;

NOW, THEREFORE, BE IT RESOLVED, that said transfer of the Property to the Transferee mentioned in the attached Agreement, in accordance with said Agreement terms and conditions, is hereby authorized, approved and confirmed;

FURTHER RESOLVED, that the officers of this Corporation be, and each of them hereby is, authorized and empowered to execute and deliver to the Transferee, the Property in which this Corporation will covenant to protect, indemnify and save harmless the Transferee and its successors and assigns from paying any sum or sums of money in satisfaction of, or on account of, any Superior Court judgments or any part thereof that which may be open of record against this Corporation at the time of closing of title, and in addition thereto to execute and deliver such instruments and papers, including but not limited to, the Deed as counsel of this Corporation may deem necessary or advisable to give effect to these resolutions, the execution and delivery thereof to be conclusive evidence of such approval.

IN WITNESS WHEREOF, the undersigned have executed this consent as of Tornuary 28, 2019.

ATTEST:

Michael K. Hyun Corporate Secretary NEW JERSEY PROPERTIES INC.

BY:

pree L. Cardenas

David M. Daty

aniara L. Linde

## EXHIBIT A

## AGREEMENT TO TRANSFER LEGAL TITLE TO REAL PROPERTY (Intersection)

THIS Agreement is made on Just of M. 201:

BETWEEN

NEW JERSEY PROPERTIES INC., a New Jersey Corporation, whose address is 80 Park Plaza, Newark, NJ 07102, referred to horoin as the Transferor,

#### AND

PUBLIC SERVICE ELECTRIC AND GAS COMPANY, a New Jersey Corporation, whose address is 80 Park Plaza, Newark, NJ 07102, referred to heroin as the Transferse.

- 1. Title Transfer Acknowledgement. The Transferor agrees to transfer and the Transferee agrees to accept legal title to the properly described in this agreement.
- 2. Real Property. The real property to be transferred consists of: (a) the land and all the buildings, other improvements and fixtures (if any) on the land; and (b) all of Transferor's right, title and interest relating to the land. The real property to be transferred is commonly known by street address: North East Corner (NEC) of Union Avenue and Van Winkle Street in the Borough of Bast Rutherford, County of Bergen and State of New Jersey. It is shown on the municipal tax map as Lot 2 in Block 74. This real property is more fully described in the attached Exhibit "A" and is hereinafter referred to as the "Property".
- 3. Value of Transfer. The Deed transferring title to the Property on the public record will reflect an intercompany transaction with the Property's book cost as the consideration amount. The Property's book cost is \$325,000.00.
- 4. Time & Place of Transfer. The Transferor is required by State of NJ, Board of Public Utilities ("BPU") regulation to provide 60 days written notice to the BPU of this transfer. The Parties agree to make 14 days from the date of the BPU's receipt of such written notice the estimated transfer date.
- 5. Transfer by Deed. A deed is a written document used to transfer legal ownership of the Property. In this transfer, the Transferor agrees to provide and the Transferee agrees to accept, a deed known as a Bargain and Sale Deed with Covenints Against Grantors' Acts.
- 6. Physical Condition of the Property. This Property is being transferred "as is".
- 7. Miscellaneous Representations:
  - Both parties acknowledge Transferor is a wholly owned subsidiary of Transferee and that this is an intercompany transfer.

- b) Both parties agree to indemnify each other against any claims arising from the NJ Bulk Sales notification regulation.
- o) This transfer is not only subject to proper notice to the NJBPU, but is also subject to the Consent and Approval of the Board of Directors of New Jersey Properties Inc., the PSEG Affiliate Standards Council, and Internal 930-1/940-1 written review and approvals.

SIGNED AND AGREED TO BY:

TRANSFEROR:

NEW JERSEY PROPERTIES INC.

Type Tank

Vice President

TRANSFEREE:

PUBLIC SERVICE ELECTRIC AND

GAS COMPANY

BY: PSEG Services Corporation, Agent

Roger J. Wideau

Manager-Corporate Real Estate

Transactions

## EXHIBIT B



Philip D. Murphy Governor

Shella Y. Oliver Lt. Governor

#### STATE OF NEW JERSEY

Board of Public Utilities 44 South Clinton Avenue, 3<sup>rd</sup> Floor, Sulte 314 Post Office Box 350 Trenton, New Jersey 08625-0350 www.nj.gov/bpu/

December 21, 2018

Aida Gamacho-Welch
Secretary of the Board
(609), 292-1599

JAN - 2 2019

JAN - 2 2019

Ana J. Murteira, Esq. Senior Council-Property 80 Park Plaza, T5C Newark, NJ 07102

Re:

Notice in accordance with N.J.A.C. 14:1-5.6(d)4

Public Service Electric and Gas Company, Notice of Intercompany Title Transfer of Manufactured Gas Plant Property, Block 74, Lot 2, Borough of East Rutherford, Bergen County, New Jersey - BPU Docket No. EM18070695

Dear Ms. Murteira.

Public Service Electric and Gas Company ("PSE&G" or "Company") filed a Notice of Intercompany Title Transfer ("Notice") on July 2, 2018 notifying the New Jersey Board of Public Utilities ("Board" or "BPU") of an intercompany transfer of certain property in the Borough of East Rutherford, Bergen County ("Property"), from PSE&G's wholly owned subsidiary New Jersey Properties, Inc. ("NJP") to PSE&G at a book value of \$325,000.

According to the Notice, the Company will use the Property to construct, operate and maintain a new 69 kilovoit ("kV") electrical substation, immediately adjacent to an existing four kV substation. The Company indicates that the new substation is a supplemental project that was presented to Pennsylvania New Jersey Maryland Interconnection, LLC in its sub-regional meeting in December 2015. PSE&G states that the purpose of the transfer of the Property and construction of the new 69 kV substation and associated infrastructure is to improve reliability in the electric service area of the East Rutherford 26 kV network. PSE&G represents that it will maintain the Property and operate the distribution and transmission facilities on it in connection with the provision of electric service.

On October 12, 2018, the New Jersey Division of the Rate Counsel filed comments with the Board indicating that it did not object to the transfer of the Property from NJP to PSE&G.

This letter is to acknowledge that, after review of the notice, the proposed transfer of title as described in the Notice is deemed to be in the ordinary course of business as provided in N.J.A.C 14:1-5.6(d). Accordingly, pursuant to N.J.A.C. 14:1-5.6(e), enclosed is a certified true copy of the notice.

Ana J. Murteira, Esq. December 21, 2018 Page Two

This acknowledgement is subject to continuing review by Board Staff of the Internal labor booked to this matter. This acknowledgment: (1) does not affect or in any way limit the authority of the Board to revisit any issues related to the ratemaking treatment of this transaction in an appropriate subsequent rate proceeding, including whether and to what extent any of the revenues, costs or expenses associated with this transfer should be allocated to ratepayers; and (2) is for accounting purposes only.

Sincerely,

Aida Camacho-Welch Secretary of the Board

/ac Enclosure

C Service List

# Public Service Electric and Gas Company, Notice of Intercompany Title Transfer of Manufactured Gas Plant Property, Block 74, Lot 2, Borough of East Rutherford, Bergen County, New Jersey - BPU Docket No. EM18070695

#### Service List

Ana J. Murteira, Esq. Senior Council-Property PSE&G 80 Park Plaza, T5C Newark, NJ 07102

Stefanie A. Brand, Esq., Director Division of Rate Counsel Post Office Box 003 Trenton, NJ 08625-0003 sbrand@rpa.nl.gov

Alex Moreau, DAG
Department of Law & Public Safety
Division of Law
Post Office Box 45029
Newark, NJ 07101-45029
alex.moreau@law.njoag.gov

#### **Board of Public Utilities**

Post Office Box 350 Trenton, NJ 08625-0350

#### Division of Energy

Stacy Peterson, Director stacy.peterson@bpu.nj.gov

John Zarzycki @bpu.nl.gov

#### Counsel's Office

Megan Lupo, Esq. megan lupo@bpu.ni.gov

3. DEED TRANSFERRING OFFICIAL TITLE FROM NJP TO PSE&G DATED 1/29/19 AND RECORDED IN THE BERGEN COUNTY CLERK'S OFFICE ON 1/30/19 IN DEED BOOK 3167, PAGE 1311.

V BK: 03167 Pg: 1311-1317 Rec. F John S. Hogan, Bergen County Clerk Recorded 01/30/2019 01:01:52 PM Rec. Fee \$113.00

RECORD AND RETURN TO: PSEG SERVICES CORPORATION

80 PARK PLAZA, T6B

NEWARK, NJ 07102

Prepared by:

Ana J. Murteira, Esq

DEED

Consideration

: \$325,000.00

Realty Transfer Fee

: \$1,910,00

State Portion

: \$1,160.00

County Portion Municipality Portion : \$262,50

THIS DEED is made on January 29, 2019,

#### BETWEEN

NEW JERSEY PROPERTIES INC., a corporation of the State of New Jersey, whose address is 80 Park Plaza, MC: 430, Newark, NJ 07102, referred to as the Grantor,

#### AND

PUBLIC SERVICE ELECTRIC AND GAS COMPANY, a corporation of the State of New Jersey, whose address is 80 Park Plaza, MC: T6B, Newark, NJ 07102, 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 (the "Property") to the Grantee. This transfer is made for the sum of THREE HUNDRED TWENTY-FIVE THOUSAND and No/100 Dollars (\$325,000.00). The Grantor acknowledges receipt of this money.
- Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of East Rutherford, County of Bergen, Block No. 74, Lot No. 2.

3. Property. The Property consists of the land and, if applicable, any buildings and

structures on the land, in Borough of East Rutherford, County of Bergen and State of New

Jersey. The legal description is described on attached Schedule "A" incorporated herein by

reference as if set forth at length.

Being the same premises conveyed to the Grantor herein by Deed from Joseph

Lombardi, Anne Lombardi and Machining Methods Industries, Inc. dated January 7, 1999, and

recorded in the Bergen County Clerk's Office on March 19, 1999 in Deed Book 8153, Page 643.

The street address of the Property is known as 153 Union Avenue, East Rutherford, New

Jersey.

4. 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 affect the Property (such as by making a mortgage or allowing a judgment to be entered

against the Grantor).

Signatures. This Deed is signed and attested to by the Grantor's proper corporate

officers as of the date at the top of the first page. Its corporate seal is affixed.

ATTEST:

NEW JERSEY PROPERTIES INC.

Corporate Secretary

Vice President

Notary acknowledgement follows.

By:

#### ACKNOWLEDGMENT

STATE OF NEW JERSEY	
	) ss
COUNTY OF ESSEX	
	a will
I, CERTIFY that	on Jan. 29 kg., 2019, JORGE L. CARDENAS personally
came before me and stated	to my satisfaction that this person (or if more than one, each person):

- a) Was the maker of the attached deed;
- b) Was authorized to and did execute this deed as Vice President of New Jersey Properties Inc., the entity named in this deed; and
- c) This deed was made for \$325,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

Lucrezia White Notary Public New Jersey

My Commission Expires 9-1-21 No. 2349234

### SCHEDULE "A"

#### DESCRIPTION

KHIBIT WAW

# Lands to be Acquired By New Jersey Properties, Inc. Being Lot 2 in Block 74 Borough of East Rutherford, Bergen County, New Jersey

All that certain tract or parcel of land situate, lying and being in the Borough of East Rutherford, Bergen County, New Jersey: —

BEGINNING in a corner formed by the intersection of the northeasterly line of Union Avenue (50' wide) with the southeasterly line of Van Winkle Street (60' wide); thence

- 1) North 47° 05' 00" East 120,00 feet along said southeasterly line of Van Winkle Street (60' wide) to a corner common to said southeasterly line of Van Winkle Street (60' wide), lands belonging to Public Service Electric and Gas Company and lands belonging to Machining Methods Industries, Inc.; thence
- 2) South 42° 39' 00" East 130.00 feet along the dividing line between lands belonging to Public Service Electric and Gas Company and lands belonging to Machining Methods Industries, Inc. to an iron pipe marking the common comer of lands belonging to Public Service Electric and Gas Company and lands belonging to Machining Methods Industries, Inc.; thence
- 3) South 47° 05' 00" West 120.00 feet in part along the dividing line between lands belonging to Machining Methods Industries, Inc. and lands belonging to Public Service Electric and Gas Company and in part along the dividing line between lands belonging to Machining Methods Industries, Inc. and lands now or formerly belonging to Summer Realty to an iron pipe marking the common corner of lands belonging to Machining Methods Industries, Inc., lands now or formerly belonging to Summer Realty and the northeasterly line of Union Avenue (50' wide); thence
- 4) North 42° 39' 00" West 130,00 feet along said northeasterly line of Union Avenue (50' wide) to its intersection with the southeasterly line of Van Winkle Street (60' wide), the point or place of beginning.

Being known as Lot 2 in Block 74 as shown on the Borough of East Rutherford Tax Assessment Map containing 0,358 Acres.

Subject to all easements, rights of way and agreements of record.



## State of New Jersey SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Ligase Littir of stybe)	4 ~	1000 ° 1		
SELLER'S INFORMATION				
Name(s)				
NEW JERSEY PROPERTIES INC.				
Current Street Address				
80 PARK PLAZA, MC: 430	<u> </u>		70.504.1-	
City, Town, Post Office Box		State	Zip Code	
NEWARK		ŊJ	07102	
PROPERTY INFORMATION	,		ir es	
Block(s)	Lot(s)	Qua	lifier	
74 Street Address	2			
153 UNION AVENUE	Ant a control of the			
City, Town, Post Office Box EAST RUTHERFORD	, , , , , , , , , , , , , , , , , , , ,	State NJ	Zip Code 07071	
Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date	
	325,000	\$325,000	1-69-19	
SELLER'S ASSURANCES (Chec	k the Appropriate Box)  (Boxe	es 2 through 14 apply to Residents	and Nonresidents)	
<ol> <li>Seller Is a resident faxpayer (in will file a resident gross income property.</li> </ol>	idividual, estate, or trust) of the Sta a tax return, and will pay any applic	ate of New Jersey pursuant to the New Je cable taxes on any gain or income from the	rsey Gross Income Tax Act, e disposition of this	
2. The real property sold or transf		cipal residence as defined in 26 U.S. Cod tgagee in foreclosure or in a transfer in lie		
4. Seller, transferor, or transferee	ortgage Association, the Federal H	nited States of America, an agency or auti iome Loan Mortgage Corporation, the Go	nority of the State of New vernment National Mortgage	
		nake an estimated gross income tax paym	ent.	
6. The total consideration for the 7. The gain from the sale is not re THE APPLICABLE SECTION). obligation to file a New Jersey Seller did not receive non-like is	property is \$1,000 or less so the se ecognized for federal income tax po- if the indicated section does not of income tax return for the year of the kind property.	eller is not required to make an estimated urposes under 26 U.S. Code section 721, ultimately apply to this transaction, the seles ale and report the recognized gain.  Tator of a decedent to a devisee or heir to ent's will or the intestate laws of this State	income tax payment. 1031, or 1033 (CIRCLE ler acknowledges the effect distribution of the	
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 Aug	ust 1, 2004, and was not previously	y recorded.		
	sferred under a relocation company on sells the house to a third party b	y transaction where a trustee of the reloca ouyer for the same price.	ition company buys the	
U.S. Code section 1041.		nt to a divorce decree or property settleme	ent agreement under 26	
<ol> <li>The properly transferred is a content of the seller is not receiving net properly settlement sheet.</li> </ol>	emetery plot. Proceeds from the sale. Net procee	eds from the sale means the net amount o	lue to the seller on the	
SELLER'S DECLARATION				
statement contained herein may be punis	shed by fine, imprisonment, or both. It is clearly the complete. By checking this box	closed or provided to the New Jersey Division of furthermore declare that I have examined this of	leclaration and, to the best of	
Date	Jorgo L. De	Signature Signature Attorney or Attorney or Attorney	y In Fact	
Date		Signature Seller) Please indicate if Power of Attorney or Attorne	y in Fact	