

Prepared by:

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MIDDLESEX COUNTY 01/08/92 093936
CONSIDERATION \$0.00 TAX \$0.00
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INSTRUMENT DEED 191 NAME DEED

Robert A. Petito
ROBERT A. PETITO, ESQUIRE

THIS INDENTURE, Made the 9th day of October in
the Year One Thousand Nine Hundred and Ninety-One,

BETWEEN PRINCETON FORRESTAL ASSOCIATES, a partnership of the
State of New Jersey, having an office at 105 College
Road East, Princeton, New Jersey 08540, party of the
first part,

AND THE STATE OF NEW JERSEY, Department of Transportation,
having a mailing address at 1035 Parkway Avenue, CN
600, Trenton, New Jersey 08625, party of the second
part,

WITNESSETH that the said party of the first part,
WITHOUT CONSIDERATION, has granted, bargained, sold, aliened,
remised, released, conveyed and confirmed, and by these presents
does grant, bargain, sell, alien, remise, release, convey and
confirm unto the said party of the second part and unto its
successors and assigns forever.

ALL those certain lots, tracts, or parcels of land and
premises, situate, lying and being in the Township of Plainsboro
and the Township of South Brunswick, in the County of Middlesex,
and State of New Jersey, and more particularly described as
follows:

(N.J.S.A. 46:15-2.1) Municipality of: Township of Plainsboro
Parcel 14A: Part of Lot No. 4, Block No. 4

(NJS 46:15-2.1) Municipality of: Township of South Brunswick
Parcel 14A: Part of Lot No. 12.03 and Lot No. 13, Block No. 99

Parcels 14A and E14B as indicated on a map entitled:
"New Jersey Department of Transportation, GENERAL PROPERTY PARCEL
MAP, ROUTE U.S. 1 (1953) SECTION 3, Millstone River To Monmouth
Junction Road, Showing Existing Right Of Way And Parcels To Be
Acquired In The Townships Of Plainsboro And South Brunswick,
County of Middlesex, Scale: As Indicated, August 1988";

Parcel 14A, including specifically all the land and
premises located at about Base Line Station 105+00 and more
particularly described as follows:

Beginning at a point in the westerly right of way line
of State Highway Route U.S. 1 (1953), said point being the
intersection of the most southerly existing right of way line of
the Southbound Jug Handle to Independence Way in the Township of
South Brunswick, and from said beginning point running thence;

1) South 42° 45' 55" West, a distance of 556.15 feet
along the existing right of way line of State Highway Route
U.S. 1 (1953) to a point on the division line between the
Township of South Brunswick on the north and the Township of
Plainsboro on the south; thence

2) South 42° 45' 55" West, a distance of 876.56 feet
still along the existing right of way line of State Highway Route
U.S. 1 (1953) to a point; thence

3) North 47° 14' 05" West, a distance of 16.50 feet along said existing right of way line of State Highway Route U.S. 1 (1953) to a point; thence

4) South 42° 45' 55" West, a distance of 555.00 feet along said existing right of way line to the point of curvature in the existing northerly line of College Road West; thence

5) Along said existing line, on a curve to the right in a southwesterly direction, having a radius of 230 feet and an arc length of 157.45 feet (the chord of said curve bearing South 62° 22' 32" West, having a chord length of 154.39 feet) to a point of tangency; thence

6) South 81° 59' 13" West, a distance of 394.69 feet along said existing line to a point of curvature; thence

7) Still along said existing line, on a curve to the right in a southwesterly direction, having a radius of 390 feet and an arc length of 83.25 feet (the chord of said curve bearing South 88° 06' 05" West, having a chord length of 83.09 feet) to a point; thence

8) South 4° 13' 00" West, a distance of 21.43 feet along said existing line to a point; thence

9) North 74° 45' 05" West, a distance of 1,234.81 feet along said existing line to a point in the proposed right of way line of State Highway Route U.S. 1 (1953), as laid down on the aforesaid map; thence

10) Along said proposed right of way line, on a curve to the right in a southeasterly direction, having a radius of 490 feet and an arc length of 18.18 feet (the chord of said curve bearing South 82° 19' 36" East, having a chord length of 18.18 feet) to a point of compound curvature; thence

11) Along said proposed right of way line, on a curve to the right in a southeasterly direction, having a radius of 609 feet and an arc length of 68.91 feet (the chord of said curve bearing South 78° 01' 20" East, having a chord length of 68.87 feet) to a point of tangency; thence

12) South 74° 46' 50" East, a distance of 66.54 feet along said proposed right of way line to a point of curvature; thence

13) Still along said proposed right of way line, on a curve to the left in a northeasterly direction, having a radius of 240 feet and an arc length of 158.69 feet (the chord of said curve bearing North 86° 16' 37" East, having a chord length of 155.82 feet) to a point of tangency; thence

14) North 67° 20' 05" East, a distance of 230.00 feet along said proposed right of way line to a point of curvature; thence

15) Along said proposed right of way line, on a curve to the right in a northeasterly direction, having a radius of 192 feet and an arc length of 92.34 feet (the chord of said curve bearing North 81° 06' 45" East, having a chord length of 91.45 feet) to a point of tangency; thence

16) South 85° 06' 35" East, a distance of 200.00 feet along said proposed right of way line to a point of curvature; thence

17) Still along said proposed right of way line, on a curve to the left in a northeasterly direction, having a radius of 240 feet and an arc length of 258.82 feet (the chord of said curve bearing North 63° 59' 46" East, having a chord length of 246.46 feet) to a point of tangency; thence

18) North 33° 06' 08" East, a distance of 200.00 feet along said proposed right of way line to a point of curvature; thence

19) Along said proposed right of way line, on a curve to the right in a northeasterly direction, having a radius of 324 feet and an arc length of 141.22 feet (the chord of said curve bearing North 45° 35' 19" East, having a chord length of 140.10 feet) to the point of compound curvature; thence

20) Along said proposed right of way line, on a curve to the right in a northeasterly direction, having a radius of 574 feet and an arc length of 496.57 feet (the chord of said curve bearing North 82° 51' 31" East, having a chord length of 481.23 feet) to a point of tangency; thence

21) South 72° 21' 29" East, a distance of 262.02 feet along said proposed right of way line to a point of curvature; thence

22) Still along said proposed right of way line, on a curve to the left in a northeasterly direction, having a radius of 490 feet and an arc length of 554.83 feet (the chord of said curve bearing North 75° 12' 13" East, having a chord length of 525.66 feet) to a point of tangency; thence

23) North 42° 45' 55" East, a distance of 346.66 feet along said proposed right of way line to a point; thence

24) North 44° 40' 28" East, a distance of 92.02 feet along said proposed right of way line to a point on the division line between the Township of Plainsboro on the south and the Township of South Brunswick on the north; thence

25) North 44° 40' 28" East, a distance of 88.08 feet along said proposed right of way line to a point; thence

26) North 42° 45' 55" East, a distance of 474.90 feet along said proposed right of way line to a point in the southerly existing right of way line of the Southbound Jug Handle to Independence Way in the Township of South Brunswick; thence

27) South 47° 14' 05" East, a distance of 10.50 feet along said existing right of way line to the point and place of BEGINNING.

ALL AS SHOWN on the aforesaid map; containing 21.245 acres, more or less.

Parcel E14B, consisting of an easement granting the right at about Baseline Station 116+00 to construct and maintain a highway as far as the line marked "Proposed Easement Line", as laid down on the aforesaid map, said right includes but is not limited to utility facilities, drainage, slopes, signs, sign footings and appurtenances within the easement area.

BEING AN EASEMENT affecting parts of Lots 12.03 and 13 in Block 99 on the Tax Map of the Township of South Brunswick and part of Lot 4 in Block 4 on the Tax Map of the Township of Plainsboro.

TOGETHER WITH the right of the party of the first part of direct access to and from Ramp C and State Highway Route U.S. 1 (1953) to the extent shown on the aforesaid map;

AND ALSO the right to form and maintain slopes for grading the said State Highway as far as the line marked "Slope E" on the aforesaid map, including the right to place top soil, seed, plant trees, vines and shrubs and to maintain the same so as to stabilize the soil, prevent erosion and/or to improve the aesthetic aspects of the highway; PROVIDED, HOWEVER, that the slope easement may be annulled only after the State has been given sufficient notice to remove the aforementioned stabilizing and landscaping items and by furnishing and maintaining adequate support or protection for the highway so as to make the continuance of the slope right unnecessary;

AND ALSO the right to construct and maintain an open ditch, subsurface drain, manholes, concrete apron, stone rip rap and appurtenances at the locations shown on the aforesaid map;

AND ALSO all right, title and interest that the party of the first part may have in and to any lands lying within the existing right of way lines of State Highway Route U.S. 1 (1953), immediately contiguous to the above described Parcel 14A as shown on the aforesaid map; EXPRESSLY RESERVING, however, to the party of the first part all right, title and interest that the party of the first part may have in and to any lands lying within the right of way lines of College Road and College Road West (as heretofore or hereafter laid out) adjoining the lands and premises hereby conveyed as shown on the aforesaid map.

The references in the above Parcel descriptions to public roads including, without limitation, College Road and/or College Road West, are intended for identification and location purposes with respect to such Parcels and are not intended to constitute a dedication or rededication or an offer of dedication or rededication of any portion of the public roads so named therein. Such references also shall not constitute a conveyance of title by legal implication to any portion of the public roads so named which lie outside the limits of any Parcels being conveyed in fee to the State of New Jersey. It is the intention of the party of the first part that the only dedication or rededication by the party of the first part of any public road shall be accomplished by a proper instrument of dedication between the party of the first part and the Townships of Plainsboro or South Brunswick or the County of Middlesex, whichever has jurisdiction thereof. It is the further intention of the party of the first part that the underlying title to the beds of all public roads, whether heretofore or hereafter dedicated, lying outside of any Parcel being conveyed in fee to the State, which is vested in the party of the first part herein shall remain vested in the party of the first part notwithstanding this conveyance so that, upon the vacation of any portions of said public roads, the title thereto shall continue to be vested in the party of the first part free and clear of the public easement and free and clear of any claim of the State of New Jersey based upon title by legal implication or otherwise deriving from the within conveyance.

The above recited reservation by the party of the first part of all of its right, title and interest in and to College Road or College Road West set forth above is not intended to create, by legal implication or otherwise, a right of reverter in favor of the party of the first part with respect to the fee parcel conveyed herein, namely, Parcel 14A.

SUBJECT, HOWEVER, to the easements of Elizabethtown Water Company, and all other public utility easements, recorded or unrecorded, affecting the herein described premises.

SUBJECT FURTHER to the condition that, after each and every exercise by the party of the second part of any of the rights described above to enter upon the remaining lands of the owner (i.e., the party of the first part, its successors and assigns) for the purposes described above, the party of the second part shall be responsible at its sole cost to restore to their prior condition any such remaining lands which are disturbed by the exercise of said rights by the party of the second part.

THE ABOVE-DESCRIBED PREMISES are hereby donated by the party of the first part to the party of the second part to be used for public road or highway purposes.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and every part and parcel thereof.

AND ALSO all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the said party of the first part of, in and to the above described premises and every part and parcel thereof with the appurtenances.

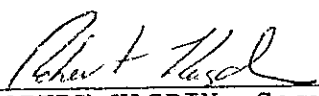
TO HAVE AND TO HOLD, all and singular the above mentioned and described premises, together with the appurtenances, unto the said party of the second part, its successors and assigns forever, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

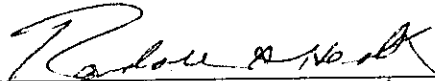
IN WITNESS WHEREOF, the party of the first part has caused these presents to be properly executed the day and year first above written.

PRINCETON FORRESTAL ASSOCIATES,
A partnership of the State of New Jersey

By: FORRESTAL CENTER CORPORATION,
A New Jersey Corporation,
Partner of Princeton
Forrestal Associates

ATTEST:



ROBERT KASDIN, Secretary

BY: 
RANDALL A. HACK, President

And By: FORRESTAL NURSERIES CORPORATION,
A New Jersey Corporation,
Partner of Princeton Forrestal
Associates

ATTEST:


ROBERT KASDIN, Secretary

BY: 
RANDALL A. HACK, President

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STATE OF NEW JERSEY))
COUNTY OF MERCER) SS.:

BE IT REMEMBERED that on this 9th day of October, A.D. Nineteen Hundred and Ninety-One, before me, the subscriber, a Notary Public of the State of New Jersey, personally appeared ROBERT KASDIN who being by me duly sworn, does depose and make proof to my satisfaction that he is the Secretary of Forrestal Center Corporation, a corporation of the State of New Jersey and a partner of PRINCETON FORRESTAL ASSOCIATES, a partnership of the State of New Jersey and the party of the first part in the within indenture named; that he well knows the corporate seal of the said corporation and that the seal affixed to the within indenture is the proper seal of such corporation, and that the same was so affixed and the said indenture signed and delivered by RANDALL A. HACK who was, at the date and execution thereof, the President of said corporation, as the voluntary act and deed of the said corporation as a partner of said partnership, and as the voluntary act and deed of said partnership, in the presence of deponent, whereupon deponent subscribed the same as witness to the execution thereof. The full and actual consideration paid or to be paid for transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968 c. 49, Sec. 1(c) is: None.

ROBERT KASDIN

Subscribed and sworn before me
the day and year above written

A Notary Public of the
State of New Jersey

DIANE VERNICKAS
Notary Public of New Jersey
My Commission Expires Dec. 12, 1995

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STATE OF NEW JERSEY)

SS. :

COUNTY OF MERCER

BE IT REMEMBERED that on this 9 day of October,

Subscribed and sworn before me
the day and year above written

ROBERT KASDIN

A Notary Public of the
State of New Jersey

DIANE VERNICKAS

Notary Public of New Jersey

My Commission Expires Dec. 12, 1985

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DEED

BETWEEN

PRINCETON FORRESTAL ASSOCIATES,
a partnership of the State of
New Jersey,

A
N
D

THE STATE OF NEW JERSEY,
Department of Transportation.

DATED: OCTOBER 9, 1991.

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