

Prepared By:

Robert A. Petito

Robert A. Petito
An Attorney at Law
of New Jersey

SUPPLEMENT TO
GRANT OF EASEMENTS

THIS SUPPLEMENT TO GRANT OF EASEMENTS (the "Supplement")
made this 9th day of December, 1986

By and Between

WM. FLEMER'S SONS, INC., a New Jersey corporation,
having a mailing address of R.D. #3, Kingston, New
Jersey 08528 ("Grantor")

And

PRINCETON FORRESTAL ASSOCIATES, a New Jersey
partnership, having a mailing address c/o Princeton
Forrestal Center, 105 College Road East, Princeton,
New Jersey 08540 ("Grantee")

WITNESSETH:

Recitals

A. By a Grant of Easements of even date herewith made
by Grantor in favor of Grantee (the "Grant") intended to be
recorded immediately prior to this Supplement, Grantor has
granted to Grantee certain utility and drainage easements more
fully described therein on, over and across Grantor's Land
described in Exhibit "B" to the Grant for the benefit of
Grantee's Land described in Exhibit "A" to the Grant. Any
specialized terms employed in this Supplement which are not
otherwise defined herein shall have the definitions ascribed to
such specialized terms in the Grant.

B. Annexed to the Grant as Exhibit "C" is a Plan on which are delineated the Utility Easement Areas and the Drainage Easement Areas. Grantor and Grantee have determined that the alignment of the Drainage Easement Areas as shown on the Plan is satisfactory but that the alignment of certain segments of the Utility Easement Areas should be revised to the extent and subject to the terms and conditions more particularly hereinafter set forth.

C. Annexed to this Supplement as Exhibit "D" and made a part hereof is an amended plan (the "Amended Plan") on which are delineated three (3) alternative alignments of those segments of the Utility Easement Areas which are to be revised pursuant hereto as to which three (3) alternative alignments Grantor has assigned priority in the order of Grantor's preference with respect thereto in terms of their respective impacts upon Grantor's nursery operations and other utilization of the Grantor's Land.

D. The parties hereto have agreed to enter into this Supplement for the purpose of modifying the terms and conditions of the Grant dealing with the Utility Easement Areas and of modifying the Plan in accordance with the Amended Plan.

NOW, THEREFORE, in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in consideration of their mutual covenants and agreements herein contained, the parties to this Supplement hereby covenant and agree as follows:

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1. The alignment of the Drainage Easement Areas on the Plan and the alignment of the Utility Easement Area running alongside Mapleton Road as shown on the Plan are satisfactory except that the roadway shown in red crossing this alignment as shown on the amended plan attached hereto shall be subject to the same limitation as that set forth in paragraph 5(b) hereof regarding the access road to the growing area.

2. The alignments of the Utility Easement Areas except the alignment along Mapleton Road (as referred to in Paragraph 1 above) are not satisfactory and the Plan attached to the Grant is hereby superseded by the Amended Plan attached to this Supplement to the extent that the Plan and the Amended Plan are in conflict.

3. The Amended Plan shows three (3) alternative alignments for the portions of those Utility Easement Areas which are unsatisfactory, as follows:

(a) Alignment "A". Alignment "A" is colored in red on the Amended Plan, runs in a north-south direction through the easterly portion of the Grantor's Land, thence along Ridge Road, and is the first preferred route.

(b) Alignment "B". Alignment "B" is colored in green on the Amended Plan, runs northwardly, westwardly and northwardly near the Drainage Easement Area is the second preferred route.

(c) Alignment "C". Alignment "C" is colored in yellow on the Amended Plan, runs in an east-west direction across the northerly portion of the Grantor's Land, and is the least preferred route.

4. Grantee agrees to use its reasonable efforts, but without any requirement on the part of Grantee to institute any legal proceedings, to obtain the consents and approvals of the

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governmental bodies and officers and the municipal or private utility authorities or companies having jurisdiction thereof, to the utilization of Alignment "A" in place of the unsatisfactory alignments of the Utility Easement Areas as shown on the Plan. If Grantee is unsuccessful in that regard, Grantee shall use its reasonable efforts to obtain the aforementioned consents and approvals to the utilization of Alignment "B".

5. If, after due diligence and the use of Grantee's reasonable efforts to obtain the consents and approvals for Alignments "A" or "B" as aforesaid, but without any requirement on the part of Grantee to institute any legal proceedings, Grantee is unsuccessful in that regard, Grantee may obtain the consents and approvals as aforesaid for Alignment "C" and utilize Alignment "C" provided, however, that the use of Alignment "C" shall be subject to the following special terms:

(a) The work of installing, repairing or replacing the utilities within said Alignment "C" may only be performed during the months of December, January and February and any single consecutive thirty (30) day period in July and August of any year; and

(b) Grantor shall have continuous and uninterrupted access at all times on, over and across Alignment "C" over at least one of the two roadways that cross Alignment "C" and lead into the sales area of the Wholesale Yard north of Alignment "C" as well as continuous and uninterrupted access at all times, except for interruption for no more than one (1) day during any

year, on, over and across Alignment "C" over the roadway that crosses Alignment "C" and leads into the growing area of the Wholesale Yard in the northeasterly portion of the Grantor's Land, the aforesaid sales area and growing area and all three (3) of said roadways across Alignment "C" being delineated on the Amended Plan.

6. Upon the finally-approved designation of either Alignment "A", "B" or "C" as the new location for the unsatisfactory alignments shown on the Plan, any and all easement rights of Grantee in the other two Alignments shown on the Amended Plan not so designated and all of the unsatisfactory alignments of the Utility Easement Areas shown on the Plan shall cease and terminate and become null and void and of no further force and effect to the same effect as if such alignments had not appeared on either the Plan or the Amended Plan. In such event, all Utility Easement Areas shown on the Plan and all of the Alignments shown on the Amended Plan except (a) the Utility Easement Area running along Mapleton Road as shown on the Plan and (b) the finally-approved designation of either Alignment "A", "B" or "C", shall be released and discharged from the Grant and this Supplement in accordance with Paragraph 2 of the Grant.

7. All references to alignments "A", "B" and "C" herein shall mean and include such alignments as well as minor deviations therefrom which may be required because of either on-site conditions or governmental requirements.

8. Except as modified by this Supplement and the Amended Plan, the Grant and the Plan attached thereto shall remain in full force and effect.

9. 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 Supplement may require. Wherever in this Supplement 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.

10. This Supplement shall be binding upon the parties hereto and upon their respective heirs, executors, administrators, legal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have caused this Supplement to Grant of Easements to be executed the day and year first above written.

ATTEST:

Michael K. Gunn
Michael K. Gunn
Assistant Secretary

WM. FLEMER'S SONS, INC. ✓

By: William Flemer, III
William Flemer, III
President

PRINCETON FORRESTAL ASSOCIATES ✓
By: FORRESTAL CENTER
CORPORATION, Partner


By: Carl W. Schafer
Carl W. Schafer

(Corporate Seal)

By: NURSERY OFFICE L.P., ✓
Partner

(Corporate Seal)

By: NURSERY OFFICE CORP.,
General Partner

By: 
David H. Feinberg, President

State of New Jersey:

County of Middlesex: ss

I certify that on December 9, 1986, Carl W. Schafer, personally came before me, a notary public of the State of New Jersey, and this person acknowledged under oath, to my satisfaction, that; (a) this person, signed, sealed and delivered the attached document as President of Forrestal Center Corporation, the corporation named in this document as a General Partner of PRINCETON FORRESTAL ASSOCIATES; (b) the proper corporate seal was affixed; and (c) this document was signed and made by the corporation as its voluntary act and deed by virtue of authority from its Board of Directors.

Diane Vernickas
Notary Public

DIANE VERNICKAS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Dec. 12, 1990

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State of New Jersey:

County of Middlesex: SS

I certify that on December 9, 1986, David H. Feinberg, personally came before me, a notary public of the State of New Jersey, and this person acknowledged under oath, to my satisfaction, that; (a) this person, signed, sealed and delivered the attached document as President of Nursery Office Corp., the corporation named in this document as the General Partner of NURSERY OFFICE L.P., a General Partner of PRINCETON FORRESTAL ASSOCIATES; (b) the proper corporate seal was affixed; and (c) this document was signed and made by the corporation as its voluntary act and deed by virtue of authority from its Board of Directors.

Diane Vernickas
Notary Public

DIANE VERNICKAS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Dec. 12, 1990

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Frederick E. Ruck

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EXHIBIT A

ALL THAT CERTAIN tract or parcel of land, with the improvements thereon erected, situate in South Brunswick Township, Middlesex County, New Jersey, bounded and described as follows, to wit:

BEGINNING at a point in the easterly right-of-way line of Mapleton Road, sixteen and five tenths (16.5) feet as measured at right angles from the centerline thereof, said point bearing along said line, South twelve degrees, forty-one minutes, thirty-three seconds West (S 12° 41' 33" W) seven hundred ninety-seven and eighty-nine hundredths (797.89) feet from a point formed by the intersection of said easterly right-of-way line with the southerly right-of-way line of Division Street, thirty-three (33) feet in width, and from said beginning point running thence;

- (1) Through lands of William Flemer's Sons, Inc., North seventy-eight degrees; nineteen minutes, thirty-one seconds East (N 78° 19' 31" E) thirteen hundred eighty-seven and fifty-five hundredths (1387.55) feet to a point in the curved southerly right-of-way line of Ridge Road, sixteen and five tenths (16.5) feet as measured at right angles from the centerline thereof, thence;
- (2) Along the last mentioned line the following three (3) courses; along a curve bearing to the left in a southeasterly direction having a radius of seven hundred forty and forty-two hundredths (740.42) feet, an arc length of two hundred thirty-nine and ninety-four hundredths (239.94) feet to a point of tangency, thence;
- (3) South fifty-seven degrees, thirteen minutes, thirty-six seconds East (S 57° 13' 36" E) one hundred forty-one and nineteen hundredths (141.19) feet to a point, thence;
- (4) South fifty-seven degrees, sixteen minutes, forty-four seconds East (S 57° 16' 44" E) one hundred nine and ninety-six hundredths (109.96) feet to a point, thence;
- (5) Along the northerly right-of-way line of Railroad Avenue the following three (3) courses; South eighty-five degrees, forty-nine minutes, forty-five seconds West (S 85° 49' 45" W) three hundred fifty-two and fifty-six hundredths (352.56) feet to a point, thence;
- (6) South eighty-three degrees, thirty-four minutes, thirty-five seconds West (S 83° 34' 35" W) one hundred six and seventy-two hundredths (106.72) feet to a point, thence;

- (7) South eighty degrees, thirty-two minutes, thirty-two seconds West (S 80° 32' 32" W) nine and twenty-seven hundredths (9.27) feet to a point, thence;
- (8) Along the westerly terminus of said Railroad Avenue, South fifteen degrees, one minute, six seconds West (S 15° 01' 06" W) forty and fifty-eight hundredths (40.58) feet to a point, thence;
- (9) Along the southerly right-of-way line of said Railroad Avenue, North eighty-three degrees, forty-two minutes, six seconds East (N 83° 42' 06" E) one hundred sixty-one and one hundredth (161.01) feet to a point, thence;
- (10) Along the westerly right-of-way line of Greenwood Avenue, fifty (50) feet in width, the following two (2) courses; South fifteen degrees, one minute, six seconds West (S 15° 01' 06" W) six hundred forty-six and fifty-three hundredths (646.53) feet to a point, thence;
- (11) South thirteen degrees, six minutes, fifteen seconds West (S 13° 06' 15" W) two hundred ninety-nine and forty-seven hundredths (299.47) feet to a point, thence;
- (12) Along the southerly terminus of said Greenwood Avenue, South seventy-five degrees, thirteen minutes, fifty-four seconds East (S 75° 13' 54" E) fifty and no hundredths (50.00) feet to a point, thence;
- (13) Along the easterly right-of-way line of said Greenwood Avenue the following two (2) courses; North thirteen degrees, six minutes, fifteen seconds East (N 13° 06' 15" E) two hundred ninety-nine and twenty-five hundredths (299.25) feet to a point, thence;
- (14) North fifteen degrees, one minute, six seconds East (N 15° 01' 06" E) six hundred sixty-six and five hundredths (666.05) feet to a point in the aforementioned southerly right-of-way line of Railroad Avenue, thence;
- (15) Along the last mentioned line, North eighty-three degrees, forty-two minutes, six seconds East (N 83° 42' 06" E) one hundred sixty-one and one hundredth (161.01) feet to a point, thence;
- (16) South fifteen degrees, one minute, six seconds West (S 15° 01' 06" W) three and eighty hundredths (3.80) feet to a point, thence;
- (17) Continuing along the southerly right-of-way line of Railroad Avenue, North eighty-five degrees, forty-nine minutes, forty-five seconds East (N 85° 49' 45" E) one hundred fifty-one and seventy-three hundredths (151.73) feet to a point in the southerly right-of-way line of the aforementioned Ridge Road, thence;

- (18) Along the last mentioned line, South fifty-seven degrees, twenty-four minutes, zero seconds East (S 57° 24' 00" E) two hundred two and seventy-eight hundredths (202.78) feet to a point, thence;
- (19) Along lands of William Flemer's Sons, Inc. the following two (2) courses; South sixteen degrees, twenty-five minutes, eight seconds West (S 16° 25' 08" W) ten hundred six and eighty-one hundredths (1006.81) feet to a point, thence;
- (20) North seventy-five degrees, thirteen minutes, fifty-four seconds West (N 75° 13' 54" W) three hundred forty-two and seventy-six hundredths (342.76) feet to a point, thence;
- (21) Through lands of William Flemer's Sons, Inc. the following two (2) courses; South fifteen degrees, one minute, six seconds West (S 15° 01' 06" W) seven hundred fifty and sixty-one hundredths (750.61) feet to a point, thence;
- (22) North seventy-two degrees, fifty-four minutes, eighteen seconds West (N 72° 54' 18" W) fifteen hundred seventy-six and twenty hundredths (1576.20) feet to a point in the aforementioned easterly right-of-way line of Mapleton Road, thence;
- (23) Along the last mentioned line the following five (5) courses; North sixteen degrees, forty-one minutes, forty-nine seconds East (N 16° 41' 49" E) seven hundred forty-eight and forty-five hundredths (748.45) feet to a point of curve, thence;
- (24) Along a curve bearing to the left in a northerly direction having a radius of thirty-six hundred seventy-four and sixty-nine hundredths (3674.69) feet, an arc length of two hundred eleven and twenty-nine hundredths (211.29) feet to a point of tangency, thence;
- (25) North thirteen degrees, twenty-four minutes, nine seconds East (N 13° 24' 09" E) two hundred forty-eight and twenty hundredths (248.20) feet to a point, thence;
- (26) North nine degrees, six minutes, zero seconds East (N 09° 06' 00" E) seventy-three and fifty-one hundredths (73.51) feet to a point, thence;
- (27) North twelve degrees, forty-one minutes, thirty-three seconds East (N 12° 41' 33" E) sixty and sixty-two hundredths (60.62) feet to the point and place of BEGINNING.

Containing 69.25 Acres.

The above described premises also being known as Lots 1 through 18, inclusive, in Block 108, on Sheet 35, Lots 1 through 19, inclusive, in Block 109, on Sheet 35, and Lots 6, 7, and new Lot 3.01 in Block 99, on Sheet 34, of the South Brunswick Twp. Tax Map.

According to a survey and description by Nassau Surveying Company, Land Surveyors, Research Park, 359 Wall Street, Princeton, NJ, 08540.

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EXHIBIT B

ALL THOSE FOUR CERTAIN tracts or parcels of land, with the improvements thereon erected, situate in Plainsboro Township, or South Brunswick Township, or in both of said Township as herein-after mentioned, bounded and described in accordance with a plan entitled "Survey of Property for Princeton Nurseries - Wm. Flemer's Sons, Inc.; Plainsboro Twp. & South Brunswick Twp., Middlesex Co.; N.J.", prepared by Nassau Surveying Company, Land Surveyors, Research Park, 359 Wall Street, Princeton, New Jersey 08540, dated June 9, 1986, and last revised December 1, 1986, as follows, to wit:

THE FIRST THEREOF, situate in South Brunswick Township:

BEGINNING at a point, said point being formed by the intersection of the easterly right-of-way line of Mapleton Road, sixteen and fifty hundredths (16.50) feet as measured at right angles from the centerline thereof, with the southerly right-of-way line of Division Street, thirty-three (33) feet in width, and from said beginning point running thence;

- (1) Along said southerly line of Division Street, South seventy-four degrees, forty-two minutes, thirty-three seconds East (S 74° 42' 33" E) ten hundred forty-seven and ninety-three hundredths (1047.93) feet to a point in the southwesterly right-of-way line of Ridge Road, sixteen and five tenths (16.5) feet as measured at right angles from the centerline thereof, thence;
- (2) Along the last mentioned right-of-way line the following two (2) courses; South thirty-seven degrees, fifty-seven minutes, forty-four seconds East (S 37° 57' 44" E) two hundred seventy-one and sixty-eight hundredths (271.68) feet to a point of curve, thence;
- (3) Along a curve bearing to the left in a southeasterly direction having a radius of seven hundred forty and forty-two hundredths (740.42) feet, an arc length of nine and one hundredth (9.01) feet to a point, thence;
- (4) Along lands to be retained by William Flemer's Sons, Inc., South seventy-eight degrees, nineteen minutes, thirty-one seconds West (S 78° 19' 31" W) thirteen hundred eighty-seven and fifty-five hundredths (1387.55) feet to a point in the aforementioned easterly right-of-way line of Mapleton Road, thence;
- (5) Along the last mentioned line, North twelve degrees, forty-one minutes, thirty-three seconds East (N 12° 41' 33" E) two hundred thirty-six and twenty-eight hundredths (236.28) feet to a point and corner to lands of American Telephone and Telegraph, thence;

- (6) Along the last mentioned lands the following three (3) courses; South seventy-seven degrees, eighteen minutes, twenty-seven seconds East (S 77° 18' 27" E) one hundred three and fifty hundredths (103.50) feet to a point, thence;
- (7) North twelve degrees, forty-one minutes, thirty-three seconds East (N 12° 41' 33" E) fifty and no hundredths (50.00) feet to a point, thence;
- (8) North seventy-seven degrees, eighteen minutes, twenty-seven seconds West (N 77° 18' 27" W) one hundred three and fifty hundredths (103.50) feet to a point in the aforementioned easterly right-of-way line of Mapleton Road, thence;
- (9) Along the last mentioned line, North twelve degrees, forty-one minutes, thirty-three seconds East (N 12° 41' 33" E) five hundred eleven and sixty-one hundredths (511.61) feet to the point and place of BEGINNING.

Containing 13.476 acres.

The above described premises also being known as Lots 4 and 5.01, and new Lots 1.01 and 2.031, in Block 102, on Sheet 35, of the South Brunswick Twp. Tax Map.

THE SECOND THEREOF, situate in South Brunswick Township:

BEGINNING at a point in the northerly right-of-way line of Ridge Road, thirty-three (33) feet in width, said point being a corner to lands of Charlotte A. Bauer, said beginning point also bearing the following two (2) courses; from the terminus of Course #24 of large tract of lands of William Flemer's Sons, Inc. on the southerly side of Ridge Road, said last mentioned point also being a corner to lands of Joseph Goeke, Et Ux, thence; (A) crossing said Ridge Road, North nine degrees, nine minutes, seven seconds West (N 09° 09' 07" W) thirty-three and thirteen hundredths (33.13) feet to a point in the northerly right-of-way line of said Ridge Road, thence; (B) along the last mentioned line, South eighty-five degrees, twenty-two minutes, eighteen seconds West (S 85° 22' 18" W) thirty-one and six hundredths (31.06) feet to the aforesaid beginning point and running thence;

- (1) Along said northerly right-of-way line of Ridge Road the following four (4) courses; South eighty-five degrees, twenty-two minutes, eighteen seconds West (S 85° 22' 18" W) six hundred seventy-nine and seventy hundredths (679.70) feet to a point, thence;
- (2) North seventy-four degrees, twenty-two minutes, three seconds West (N 74° 22' 03" W) one hundred thirty-three and thirty-eight hundredths (133.38) feet to a point, thence;

- (3) North fifty-seven degrees, fourteen minutes, seventeen seconds West (N 57° 14' 17" W) three hundred fifty-one and twenty hundredths (351.20) feet to a point, thence;
- (4) North fifty-seven degrees, twenty-four minutes, zero seconds West (N 57° 24' 00" W) two and nine hundredths (2.09) feet to a point, thence;
- (5) Along the easterly line of lands of Sally S. Patterson, North twenty-five degrees, twenty-seven minutes, forty-one seconds East (N 25° 27' 41" E) one hundred seventy-eight and forty-seven hundredths (178.47) feet to a point in the southerly line of lands of Robert Episano, thence;
- (6) Along the last mentioned lands, North eighty-five degrees, forty-nine minutes, forty-five seconds East (N 85° 49' 45" E) eleven hundred sixty-four and sixty-nine hundredths (1164.69) feet to a monument found marking a corner to lands of James C. Robbins, Et Ux, thence;
- (7) Along the last mentioned lands, South twenty-five degrees, forty-two minutes, thirty-one seconds West (S 25° 42' 31" W) one hundred sixty-seven and seven hundredths (167.07) feet to a point in the northerly line of lands of the aforementioned Bauer, thence;
- (8) Along the last mentioned lands the following two (2) courses: South eighty-two degrees, twenty-three minutes, thirty seconds West (S 82° 23' 30" W) thirty-nine and sixty hundredths (39.60) feet to an iron pin found, thence;
- (9) South five degrees, eight minutes, ten seconds West (S 05° 08' 10" W) two hundred sixty-three and forty hundredths (263.40) feet to the point and place of BEGINNING.

Containing 9.598 acres.

The above described premises also being known as Lot 10.02, in Block 98, on Sheet 34, of the South Brunswick Twp. Tax Map.

THE THIRD THEREOF, situate partly in South Brunswick Township and partly in Plainsboro Township:

BEGINNING at a point, said point being formed by the intersection of the southerly right-of-way line of Basin Street, fifty (50) feet in width, with the westerly right-of-way line of Mapleton Road, thirty-three (33) feet as measured at right angles from the centerline thereof and from said beginning point running thence;

- (1) Along said westerly right-of-way line of Mapleton Road, South twelve degrees, forty-one minutes, thirty-three seconds West (S 12° 41' 33" W) four hundred forty and twenty hundredths (440.20) feet to a point, thence;
- (2) Continuing along the right-of-way line of Mapleton Road, South seventy-seven degrees, eighteen minutes, twenty-seven seconds East (S 77° 18' 27" E) sixteen and fifty hundredths (16.50) feet to a point in the westerly right-of-way line of Mapleton Road, thirty-three (33) feet in width, thence;
- (3) Along the last mentioned right-of-way line the following thirteen (13) courses; South twelve degrees, forty-one minutes, thirty-three seconds West (S 12° 41' 33" W) three hundred twelve and seventy-one hundredths (312.71) feet to a point, thence;
- (4) South eight degrees, thirty-seven minutes, forty-five seconds West (S 08° 37' 45" W) sixty-nine and fifty-six hundredths (69.56) feet to a point, thence;
- (5) South thirteen degrees, twenty-four minutes, nine seconds West (S 13° 24' 09" W) two hundred seventy-four and sixty-three hundredths (274.63) feet to a point of curve, thence;
- (6) Along a curve bearing to the right in a southerly direction having a radius of thirty-six hundred forty-one and sixty-nine hundredths (3641.69) feet, an arc length of two hundred nine and thirty-nine hundredths (209.39) feet to a point of tangency, thence;
- (7) South sixteen degrees, forty-one minutes, forty-nine seconds West (S 16° 41' 49" W) seven hundred sixty-five and thirteen hundredths (765.13) feet to a point of curve, thence;
- (8) Along a curve bearing to the right in a southerly direction having a radius of fourteen hundred eighty-six and sixty-two hundredths (1486.62) feet, an arc length of one hundred ninety-seven and fifty-two hundredths (197.52) feet to a point of tangency, thence;
- (9) South twenty-four degrees, eighteen minutes, thirty-five seconds West (S 24° 18' 35" W) five hundred ninety-eight and seventy-one hundredths (598.71) feet to a point of curve, thence;
- (10) Crossing the division line between South Brunswick Township on the north and Plainsboro Township on the south along a curve bearing to the right in a southwesterly direction having a radius of thirty-five hundred eighty-two and twenty-five hundredths (3582.25) feet, an arc length of six hundred twenty-four and thirty-five hundredths (624.35) feet to a point of tangency, thence;

- (11) South thirty-four degrees, seventeen minutes, forty-five seconds West (S 34° 17' 45" W) five hundred seventy-eight and sixty-one hundredths (578.61) feet to a point of curve, thence;
- (12) Along a curve bearing to the right in a southwesterly direction having a radius of five hundred seventy-two and ninety-eight hundredths (572.98) feet, an arc length of two hundred eleven and thirteen hundredths (211.13) feet to a point of tangency, thence;
- (13) South fifty-five degrees, twenty-four minutes, thirty seconds West (S 55° 24' 30" W) three hundred eighty and eighty-seven hundredths (380.87) feet to a point of curve, thence;
- (14) Along a curve bearing to the left in a southerly direction having a radius of five hundred five and thirty-three hundredths (505.33) feet, an arc length of two hundred eighteen and seventy-three hundredths (218.73) feet to a point of compound curve, thence;
- (15) Along a curve bearing to the left in a southerly direction having a radius of twenty-three hundred eighty-three and no hundredths (2383.00) feet, an arc length of seven and sixty-six hundredths (7.66) feet to a point and corner to lands of The Congregation Of The Mission Of St. Vincent DePaul, thence;
- (16) Along the northerly line of the last mentioned lands, North seventy-four degrees, fifty-one minutes, one second West (N 74° 51' 01" W) four hundred twenty-one and eighty hundredths (421.80) feet to a old canal monument in the easterly line of lands of the Delaware & Raritan Canal (State of New Jersey), thence;
- (17) Along the last mentioned lands the following eleven (11) courses; North eleven degrees, twelve minutes, fifty-nine seconds East (N 11° 12' 59" E) twelve hundred sixty-six and fifty-eight hundredths (1266.58) feet to a canal monument found, thence;
- (18) North eleven degrees, fifty-four minutes, eight seconds East (N 11° 54' 08" E) one hundred thirty-two and seventy-six hundredths (132.76) feet to a point, thence;
- (19) North fourteen degrees, eleven minutes, twenty-four seconds East (N 14° 11' 24" E) seventy-seven and fifteen hundredths (77.15) feet to a point, thence;
- (20) North seventy-two degrees, fifty-four minutes, fifty-one seconds East (N 72° 54' 51" E) forty-seven and eighty-three hundredths (47.83) feet to a point, thence;

- (21) Re-crossing the aforementioned division line between South Brunswick Township on the north and Plainsboro Township on the south, North twenty-one degrees, forty-three minutes, nine seconds East (N 21° 43' 09" E) five hundred fifty-seven and eighty-two hundredths (557.82) feet to a point, thence;
- (22) North seventy-three degrees, forty-six minutes, thirty-nine seconds West (N 73° 46' 39" W) forty-three and fifty-six hundredths (43.56) feet to a point, thence;
- (23) North twenty-five degrees, fifty minutes, nineteen seconds East (N 25° 50' 19" E) four hundred nineteen and forty-two hundredths (419.42) feet to a point, thence;
- (24) North twenty-five degrees, forty-five minutes, thirty seconds East (N 25° 45' 30" E) thirteen hundred sixty-one and two hundredths (1361.02) feet to a point, thence;
- (25) North twenty-six degrees, eight minutes, thirty-four seconds East (N 26° 08' 34" E) one hundred fifty-two and no hundredths (152.00) feet to a point, thence;
- (26) South forty degrees, twelve minutes, forty-six seconds East (S 40° 12' 46" E) ninety-five and eighty hundredths (95.80) feet to a point, thence;
- (27) North forty-two degrees, thirty-six minutes, seven seconds East (N 42° 36' 07" E) fifty-three and ninety-three hundredths (53.93) feet to a point and corner to lands of the Township Of South Brunswick, thence;
- (28) Along the last mentioned lands the following two (2) courses; South forty-seven degrees, twenty-three minutes, fifty-two seconds East (S 47° 23' 52" E) one hundred and no hundredths (100.00) feet to a point, thence;
- (29) North forty-two degrees, thirty-six minutes, seven seconds East (N 42° 36' 07" E) two hundred ten and twenty-seven hundredths (210.27) feet to a point and corner to lands of Stony Brook Regional Sewerage Authority, thence;
- (30) Along the last mentioned lands the following three (3) courses; South forty-seven degrees, twenty-three minutes, fifty-two seconds East (S 47° 23' 52" E) two hundred eighty and no hundredths (280.00) feet to a point, thence;
- (31) North forty-two degrees, thirty-six minutes, seven seconds East (N 42° 36' 07" E) two hundred twenty and no hundredths (220.00) feet to a point, thence;
- (32) North thirty-seven degrees, nineteen minutes, thirty-eight seconds West (N 37° 19' 38" W) two hundred eighty-four and thirty-eight hundredths (284.38) feet to a point, thence;

- (33) Along lands of the aforementioned Township Of South Brunswick North thirty degrees, fifty-five minutes, thirty-eight seconds West (N 30° 55' 38" W) one hundred two and twenty hundredths (102.20) feet to a point in the easterly line of lands of State Of New Jersey, thence;
- (34) Along the last mentioned lands the following three (3) courses; North forty-four degrees, thirty-seven minutes, two seconds East (N 44° 37' 02" E) passing over an old canal monument found at a distance of zero and eighteen hundredths (0.18) feet, a total distance of fifty-one and forty hundredths (51.40) feet to a point, thence;
- (35) North forty-three degrees, twenty minutes, forty-four seconds East (N 43° 20' 44" E) ninety-five and eighty-nine hundredths (95.89) feet to a point, thence;
- (36) North twenty-two degrees, twenty-five minutes, thirty-three seconds East (N 22° 25' 33" E) fifty-four and sixty-seven hundredths (54.67) feet to a point and corner to lands to be retained by William Flemer's Sons, Inc., thence;
- (37) Along the last mentioned lands the following three (3) courses; South thirty-seven degrees, seventeen minutes, fifty seconds East (S 37° 17' 50" E) eighty-six and fifty-three hundredths (86.53) feet to a point, thence;
- (38) South seventy-six degrees, fifty-seven minutes, fifteen seconds East (S 76° 57' 15" E) forty-six and fifty-seven hundredths (46.57) feet to a point, thence;
- (39) North thirteen degrees, two minutes, forty-five seconds East (N 13° 02' 45" E) one hundred thirty-five and no hundredths (135.00) feet to a point in the southerly right-of-way line of Basin Street, fifty (50) feet in width, thence;
- (40) Along the last mentioned line, South seventy-six degrees, fifty-seven minutes, fifteen seconds East (S 76° 57' 15" E) fifty and no hundredths (50.00) feet to a point and corner to lands of William Flemer's Sons, Inc., thence;
- (41) Along the last mentioned lands, South thirteen degrees, two minutes, forty-five seconds West (S 13° 02' 45" W) one hundred thirty-five and no hundredths (135.00) feet to a point, thence;
- (42) Continuing along the last mentioned lands and along lands to be retained by William Flemer's Sons, Inc., South seventy-six degrees, fifty-seven minutes, fifteen seconds East (S 76° 57' 15" E) two hundred forty-five and eighty hundredths (245.80) feet to a point, thence;

- (43) Along the last mentioned lands, North thirteen degrees, two minutes, forty-five seconds East (N 13° 02' 45" E) one hundred thirty-five and no hundredths (135.00) feet to a point in the aforementioned southerly right-of-way line of Basin Street, thence;
- (44) Along the last mentioned line, South seventy-six degrees, fifty-seven minutes, fifteen seconds East (S 76° 57' 15" E) one hundred forty and ninety-six hundredths (140.96) feet to the point and place of BEGINNING.

Containing 106.069 acres.

The above described premises also being known as Lots 6, 7, 8 and 9 in Block 2, on Sheet 2, of the Plainsboro Twp. Tax Map and Lots 2, 3, 4 and 6.01, in Block 100, on Sheet 34, and Lot 2.01, in Block 261, on Sheet 35, and Lot 2 and new Lot 3.01, in Block 103, on Sheet 35, of the South Brunswick Twp. Tax Map.

AND THE FOURTH THEREOF, situate partly in South Brunswick Township and partly in Plainsboro Township:

BEGINNING at a point, said point being formed by the intersection of the easterly right-of-way line of Mapleton Road, thirty-three (33) feet in width, with the northerly right-of-way line of College Road (future Seminary Drive) thirty-three (33) feet in width and from said beginning point running thence;

- (1) Along the right-of-way line of said Mapleton Road the following four (4) courses; along a curve bearing to the right in a northeasterly direction having a radius of four hundred seventy-two and thirty-three hundredths (472.33) feet, an arc length of one hundred sixty-nine and eighty-three hundredths (169.83) feet to a point of tangency, thence;
- (2) North fifty-five degrees, twenty-four minutes, thirty seconds East (N 55° 24' 30" E) three hundred eighty and eighty-seven hundredths (380.87) feet to a point of curve, thence;
- (3) Along a curve bearing to the left in a northeasterly direction having a radius of six hundred five and ninety-seven hundredths (605.97) feet, an arc length of two hundred twenty-three and twenty-nine hundredths (223.29) feet to a point of tangency, thence;
- (4) North thirty-four degrees, seventeen minutes, forty-five seconds East (N 34° 17' 45" E) one hundred forty-one and twenty-five hundredths (141.25) feet to a point, thence;

- (5) Along lands to be retained by William Flemer's Sons, Inc. (5 Acre Tract) the following four (4) courses; South fifteen degrees, fifty-eight minutes, six seconds West (S 15° 58' 06" W) sixty and sixteen hundredths (60.16) feet to a point, thence;
- (6) South seventy-eight degrees, ten minutes, forty-five seconds East (S 78° 10' 45" E) five hundred five and seventy-six hundredths (505.76) feet to a point, thence;
- (7) North eleven degrees, forty-nine minutes, fifteen seconds East (N 11° 49' 15" E) five hundred twenty-two and twenty-four hundredths (522.24) feet to a point, thence;
- (8) North seventy-eight degrees, ten minutes, forty-five seconds West (N 78° 10' 45" W) three hundred ten and seventy-seven hundredths (310.77) feet to a point in the aforementioned easterly right-of-way line of Mapleton Road, thence;
- (9) Along the last mentioned line the following four (4) courses; crossing the division line between Plainsboro Township on the south and South Brunswick Township on the north along a curve bearing to the left in a northeasterly direction having a radius of thirty-six hundred fifteen and twenty-five hundredths (3615.25) feet, an arc length of five hundred sixty-seven and forty-six hundredths (567.46) feet to a point of tangency, thence;
- (10) North twenty-four degrees, eighteen minutes, thirty-five seconds East (N 24° 18' 35" E) five hundred ninety-eight and seventy-one hundredths (598.71) feet to a point of curve, thence;
- (11) Along a curve bearing to the left in a northeasterly direction having a radius of fifteen hundred nineteen and sixty-two hundredths (1519.62) feet, an arc length of two hundred one and ninety-one hundredths (201.91) feet to a point of tangency, thence;
- (12) North sixteen degrees, forty-one minutes, forty-nine seconds East (N 16° 41' 49" E) sixteen and sixty-eight hundredths (16.68) feet to a point, thence;
- (13) Along lands to be retained by William Flemer's Sons, Inc. the following four (4) courses; South seventy-two degrees, fifty-four minutes, eighteen seconds East (S 72° 54' 18" E) fifteen hundred seventy-six and twenty hundredths (1576.20) feet to a point, thence;
- (14) North fifteen degrees, one minute, six seconds East (N 15° 01' 06" E) seven hundred fifty and sixty-one hundredths (750.61) feet to a point, thence;

- (15) South seventy-five degrees, thirteen minutes, fifty-four seconds East (S 75° 13' 54" E) three hundred forty-two and seventy-six hundredths (342.76) feet to a point, thence;
- (16) North sixteen degrees, twenty-five minutes, eight seconds East (N 16° 25' 08" E) ten hundred six and eighty-one hundredths (1006.81) feet to a point in the southerly right-of-way line of Ridge Road, thirty-three (33) feet in width, thence;
- (17) Along the last mentioned line the following four (4) courses; South fifty-seven degrees, twenty-four minutes, zero seconds East (S 57° 24' 00" E) forty-seven and forty-three hundredths (47.43) feet to a point, thence;
- (18) South fifty-seven degrees, fourteen minutes, seventeen seconds East (S 57° 14' 17" E) three hundred fifty-six and twelve hundredths (356.12) feet to a point, thence;
- (19) South seventy-four degrees, twenty-two minutes, three seconds East (S 74° 22' 03" E) one hundred forty-four and twenty-five hundredths (144.25) feet to a point, thence;
- (20) North eighty-five degrees, twenty-two minutes, eighteen seconds East (N 85° 22' 18" E) two hundred sixty-nine and three hundredths (269.03) feet to a point and corner to lands of Richard Edwin Shope, Et Ux, thence;
- (21) Along the last mentioned lands, South seventeen degrees, zero minutes, seventeen seconds West (S 17° 00' 17" W) five hundred fifty-seven and ninety hundredths (557.90) feet to a point, thence;
- (22) Continuing along the last mentioned lands and along lands of Joseph Goeke, Et Ux, South seventy-four degrees, forty-seven minutes, eight seconds East (S 74° 47' 08" E) seven hundred twenty-six and thirty-three hundredths (726.33) feet to a point, thence;
- (23) Continuing along lands of said Goeke, North four degrees, forty-five minutes, forty-three seconds East (N 04° 45' 43" E) one hundred thirty-seven and seventy-seven hundredths (137.77) feet to a monument found marking a corner to lands of said Goeke, thence;
- (24) Along lands to be retained by William Flemer's Sons, Inc., North nine degrees, nine minutes, seven seconds West (N 09° 09' 07" W) six hundred thirty-one and sixteen hundredths (631.16) feet to a point in the aforementioned southerly right-of-way line of Ridge Road, thence;
- (25) Crossing Ridge Road and the northerly side thereof, North five degrees, thirty-eight minutes, twenty-one seconds East (N 05° 38' 21" E) fifty-one and eighty-one hundredths (51.81) feet to a point, thence;

- (26) South eighty-two degrees, twenty-nine minutes, thirty-nine seconds East (S 82° 29' 39" E) five hundred three and eighty-four hundredths (503.84) feet to a point on the northerly side of Ridge Road, thence;
- (27) Re-crossing the aforementioned Ridge Road, South six degrees, nine minutes, one second West (S 06° 09' 01" W) thirty-one and twenty-two hundredths (31.22) feet to a point in the aforementioned southerly right-of-way line of Ridge Road, said point also being the northwesterly corner of lands of Garrie B. Styker, Et Ux, thence;
- (28) Along the last mentioned lands the following three (3) courses; South six degrees, nine minutes, one second West (S 06° 09' 01" W) six hundred sixty-eight and ninety-eight hundredths (668.98) feet to a point, thence;
- (29) South eighty-two degrees, twenty-nine minutes, thirty-nine seconds East (S 82° 29' 39" E) one hundred sixty and no hundredths (160.00) feet to a point, thence;
- (30) North seven degrees, thirty minutes, twenty-one seconds East (N 07° 30' 21" E) two hundred ninety-five and no hundredths (295.00) feet to an iron pin found marking a corner to other lands of the aforementioned Styker, Et Ux, thence;
- (31) Along the southerly line of the last mentioned lands and along the southerly line of lands of Harry C. Bahm, South eighty-two degrees, twenty-nine minutes, thirty-nine seconds East (S 82° 29' 39" E) three hundred twelve and seventeen hundredths (312.17) feet to an iron pin found, thence;
- (32) Continuing along lands of said Bahm, North four degrees, forty-eight minutes, twenty-one seconds East (N 04° 48' 21" E) three hundred seventy-two and forty-one hundredths (372.41) feet to a point in the aforementioned southerly right-of-way line of Ridge Road, thence;
- (33) Crossing said Ridge Road, North four degrees, forty-eight minutes, twenty-one seconds East (N 04° 48' 21" E) thirty-three and four hundredths (33.04) feet to a point on the north side of said Ridge Road, thence;
- (34) South eighty-two degrees, twenty-nine minutes, thirty-nine seconds East (S 82° 29' 39" E) one hundred fifty and no hundredths (150.00) feet to a point, thence;
- (35) Re-crossing the aforementioned Ridge Road, South four degrees, forty-eight minutes, twenty-one seconds West (S 04° 48' 21" W) thirty-three and four hundredths (33.04) feet to a point in the aforementioned southerly right-of-way line of Ridge Road, said point being the northwesterly corner of lands of John F. Selah, Et Ux, thence;

- (36) Along the last mentioned lands the following two (2) courses; South four degrees, forty-eight minutes, twenty-one seconds West (S 04° 48' 21" W) three hundred sixteen and ninety-six hundredths (316.96) feet to a point, thence;
- (37) South eighty-two degrees, twenty-nine minutes, thirty-nine seconds East (S 82° 29' 39" E) one hundred seventy-four and no hundredths (174.00) feet to an iron pin found in the westerly line of lands of Carla Butler, thence;
- (38) Continuing along lands of said Butler and along other lands of said Butler, South four degrees, forty-seven minutes, fifty-seven seconds West (S 04° 47' 57" W) passing over a fence post at a distance of three hundred fifty and seventy-eight hundredths (350.78) feet, a total distance of eight hundred two and thirty-three hundredths (802.33) feet to a point and corner to lands of Sarstedt Inc., thence;
- (39) Along the last mentioned lands the following two (2) courses; South twenty-six degrees, three minutes, fifty-five seconds West (S 26° 03' 55" W) four hundred eighty-two and forty-six hundredths (482.46) feet to a point, thence;
- (40) South sixty-five degrees, eleven minutes, forty-eight seconds East (S 65° 11' 48" E) one hundred eighty-six and twenty-two hundredths (186.22) feet to a point and corner to lands of John R. Weigel, thence;
- (41) Along the last mentioned lands the following two (2) courses; South four degrees, forty-seven minutes, fifty-seven seconds West (S 04° 47' 57" W) three hundred forty-nine and eighty-eight hundredths (349.88) feet to a point, thence;
- (42) South seventy-four degrees, seven minutes, fifty-four seconds East (S 74° 07' 54" E) one hundred twenty-three and thirty-six hundredths (123.36) feet to a point in the westerly right-of-way line of U.S. Route #1, fifty (50) feet as measured at right angles from the centerline thereof, thence;
- (43) Along the right-of-way line of U.S. Route #1 (Jughandle) the following six (6) courses; along a curve bearing to the right in a southwesterly direction having a radius of two hundred eighty-five and no hundredths (285.00) feet, an arc length of two hundred fourteen and thirty-four hundredths (214.34) feet to a point of tangency, thence;
- (44) South eighty-eight degrees, six minutes, nine seconds West (S 88° 06' 09" W) three hundred thirty-four and seventy-six hundredths (334.76) feet to a point of curve, thence;

- (45) Along a curve bearing to the left in a southwesterly direction having a radius of one hundred ninety-one and no hundredths (191.00) feet, an arc length of one hundred fifty-one and fourteen hundredths (151.14) feet to a point of tangency, thence;
- (46) South forty-two degrees, forty-five minutes, fifty-five seconds West (S 42° 45' 55" W) twenty and twenty-three hundredths (20.23) feet to a point of curve, thence;
- (47) Along a curve bearing to the left in a southerly direction having a radius of one hundred one and no hundredths (101.00) feet, an arc length of one hundred fifty-eight and sixty-five hundredths (158.65) feet to a point of tangency, thence;
- (48) South forty-seven degrees, fourteen minutes, five seconds East (S 47° 14' 05" E) two hundred seventy-eight and fifty hundredths (278.50) feet to a point in the aforementioned westerly right-of-way line of U.S. Route #1, fifty (50) feet as measured at right angles from the centerline thereof, thence;
- (49) Along the last mentioned line re-crossing the aforementioned division line between South Brunswick Township on the north and Plainsboro Township on the south, South forty-two degrees, forty-five minutes, fifty-five seconds West (S 42° 45' 55" W) fifteen hundred sixty-seven and seventy-one hundredths (1567.71) feet to a point, thence;
- (50) Continuing along the right-of-way line of said U.S. Route #1 the following two (2) courses; North forty-seven degrees, fourteen minutes, five seconds West (N 47° 14' 05" W) sixteen and fifty hundredths (16.50) feet to a point, thence;
- (51) South forty-two degrees, forty-five minutes, fifty-five seconds West (S 42° 45' 55" W) four hundred twenty and no hundredths (420.00) feet to a point, thence;
- (52) Continuing along said right-of-way line of U.S. Route #1 (Jughandle) the following four (4) courses; along a curve bearing to the right in a southwesterly direction having a radius of two hundred thirty and no hundredths (230.00) feet, an arc length of one hundred fifty-seven and forty-five hundredths (157.45) feet to a point of tangency, thence;
- (53) South eighty-one degrees, fifty-nine minutes, thirteen seconds West (S 81° 59' 13" W) three hundred ninety-four and sixty-nine hundredths (394.69) feet to a point of curve, thence;
- (54) Along a curve bearing to the right in a westerly direction having a radius of three hundred ninety and no hundredths (390.00) feet, an arc length of eighty-three and twenty-five hundredths (83.25) feet to a point, thence;

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- (55) South four degrees, thirteen minutes, zero seconds West (S 04° 13' 00" W) twenty-one and forty-three hundredths (21.43) feet to a point in the aforementioned northerly right-of-way line of College Road, thirty-three (33) feet in width, thence;
 - (56) Along the last mentioned line the following two (2) courses; North seventy-four degrees, forty-five minutes, five seconds West (N 74° 45' 05" W) twenty-one hundred forty-seven and eighty-five hundredths (2147.85) feet to a point, thence;
 - (57) North seventy-four degrees, forty-nine minutes, forty-five seconds West (N 74° 49' 45" W) eighteen hundred fifty-three and sixty-eight hundredths (1853.68) feet to the point and place of BEGINNING.

Containing 359.246 acres.

The above described premises also being known as Lots 1, 2, 4, 5 and new Lot 3.02, in Block 4, on Sheet 2, of the Plainsboro Twp. Tax Map; and Lots 8.04, 9.01, 10.02, 10.05, 12.03 and 13, and new Lot 3.02, in Block 99, on Sheet 34, of the South Brunswick Twp. Tax Map and Area Within Ridge Road.

According to a survey and description by Nassau Surveying Company, Land Surveyors, Research Park, 359 Wall Street, Princeton, NJ 08540.

024106

BOOK 3577 PAGE 073
MIDDLESEX COUNTY CLERK
DEC 11 9 10 AM '86

RdR Commonwealth AND Title
2333 Whitehorse Mercerville Rd.
Suite B.
Trenton, N.J. 08619

10700