

Prepared by:

G. Christopher Baker
G. Christopher Baker, Esquire

AGREEMENT

THIS AGREEMENT, made this 9th day of October, 1986,
by and

BETWEEN: WM. FLEMER'S SONS, INC., a New Jersey corporation having
an office on Mapleton Road, P.O. Box 191, Princeton,
New Jersey 08540,
(hereinafter referred to as "Flemer"),

AND: COUNTY PLANNING BOARD OF THE COUNTY OF MIDDLESEX, having
its office located in the City of New Brunswick, County
of Middlesex and State of New Jersey,
(hereinafter referred to as "County Planning Board")

WHEREAS, Flemer is the owner in fee simple of lands
located in the Township of Plainsboro, County of Middlesex and
State of New Jersey, known and designated as Lot 3, in Block 4, on
the Tax Map of the Township of Plainsboro (hereinafter referred to
as "Property"); and

WHEREAS, Flemer has submitted for review by the County
Planning Board a subdivision of premises in accordance with a map
entitled "Sketch Plat of Proposed Subdivision of Property of
William Flemer and Sons, Inc., Plainsboro Twp., Middlesex Co.,
N.J.," dated June 12, 1986, last revised September 16, 1986
(hereinafter referred to as "Subdivision Plan"); and

WHEREAS, the County Planning Board has jurisdiction over
this subdivision pursuant to the Land Subdivision Resolution of
the County of Middlesex (hereinafter referred to as "Land
Subdivision Resolution"); and

WHEREAS, the County Planning Board has agreed to defer
certain requirements relating to physical improvements set forth
in the Land Subdivision Resolution with respect to the Property;

NOW, THEREFORE, it is agreed as follows:

1. In the event that any of the land which constitutes
part of new Lot 3.01, Block 4, shall again become
subject to the jurisdiction of the County Planning
Board because either or both the Land Subdivision
Resolution or Site Plan Resolution of the County of
Middlesex (hereinafter referred to as "Site Plan
Resolution) applies, then at the time that any

further application shall be made affecting such lands, the County Planning Board shall review the need for physical improvements along Mapleton Road and shall have the right to require compliance with the Land Subdivision Resolution and/or Site Plan Resolution as provided by law with respect to physical improvements along the entire frontage of new Lot 3.01, Block 4, abutting Mapleton Road.

2. In the event that any of the land which constitutes part of new Lot 3.02, Block 4, shall again become subject to the jurisdiction of the County Planning Board because either or both the Land Subdivision Resolution or the Site Plan Resolution applies, then at the time that any further application shall be made affecting such lands, the County Planning Board shall review the need for physical improvements along Mapleton Road and shall have the right to require compliance with the Land Subdivision Resolution and/or Site Plan Resolution as provided by law with respect to physical improvements along the entire frontage of new Lot 3.02, Block 4, abutting Mapleton Road.
3. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the respective parties hereto, and this Agreement shall be construed in accordance with and governed by the laws of the State of New Jersey.
4. This Agreement shall become effective only upon the filing of the Subdivision Plan with the Middlesex County Clerk's Office. Within three (3) business days of such filing, Flemer shall notify the County Planning Board of the filing date and map file number.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed the day and year first written above.

ATTEST:

WM. FLEMER'S SONS, INC

Michael K. Gunn *asst. sec'y*
Michael K. Gunn, Assistant
Secretary
ATTEST:

By: William Flemer III *Pres.*
William Flemer, III, President

COUNTY PLANNING BOARD OF THE
COUNTY OF MIDDLESEX

Harriet Gubkin
Harriet Gubkin
Administrative Secretary

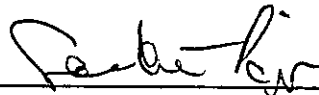
By: Hyman Center
Hyman Center, Chairman
Middlesex County Planning Board

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

I CERTIFY that on October 9, 1986, William
FLEMER III came before me and this person
acknowledged under oath, to my satisfaction, that:

- (a) this person signed, sealed and delivered the attached document as President of WM. FLEMER'S SONS, INC., the corporation named in this document;
- (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 the Board of Directors.


SARA KENT PAPIER
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 21, 1988
(Notary)

State of New Jersey }
County of Middlesex } SS.:

Be it Remembered, that on this 28th day of October 1986, before me
the subscriber A Notary Public of New Jersey

personally appeared Hyman Center who, I am satisfied, is the person
who signed the within instrument as Chairman/Vice-Chairman
of Subdivision and Site Plan Committee of the Middlesex County Planning Board

the municipal body named therein and he thereupon acknowledged that the said instrument
made and sealed with its corporate seal, was signed, sealed with the corporate seal and delivered
by him as such officer and is the voluntary act and deed of the municipal corporation, made by virtue
of authority from its Board.


A Notary Public of the State of New Jersey

EDWARD E. DONNELLY
Notary Public of New Jersey
My Comm. Expires Mar. 26, 1991

Nov 1 2 47 PM '86

MIDDLESEX COUNTY CLERK
NEW BRUNSWICK, NJ

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McCarthy, J. Schatzman
228 Alexander St.
P.O. Box 2329
Princeton NJ
08540

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Deed