

AGREEMENT

THIS AGREEMENT, made on December 18, 2025, between, Skyline Equity LLC (“Applicant”) with an address at 39-43 Belmont Ave, Paterson NJ and Passaic County (“County”), with an address at 401 Grand Street, Room 417, Paterson, New Jersey 07505 (“Applicant” and “County” collectively referred to as the “Parties”).

WITNESS:

WHEREAS, Applicant filed an Application (File# SP-23-030) for Site Plan Approval (“Application”) to construct and develop real property on a Passaic County roadway located at 39 Belmont Avenue, Paterson, New Jersey, Block 601, Lot 6 (“Project”); and

WHEREAS, a Site Plan, originally dated August 13th 2024, revised on June 18th, 2025 (“Site Plan”), prepared by Omar Elsherif, P.E., was submitted for approval to the Passaic County Planning Board (“County Board”), received County Board approval with conditions on July 10th, 2025 (“Site Plan Approval”), subject to certain terms and conditions set forth therein; and

WHEREAS, the Site Plan Approval, specifically requires the Applicant to enter into an agreement to dedicate five (5) feet of its property that extends 30 feet from the right-of-way centerline towards the Project, at a later date when requested by the Passaic County Engineer (“County Engineer”) or the County Board, at no cost to the County; and

WHEREAS, the Applicant submits this Agreement to comply with the terms of the Site Plan Approval.

NOW, THEREFORE, for good and valuable consideration received by Applicant, and for further good cause, Applicant herewith agrees to the following:

1. In consideration of the County Board’s Site Plan Approval, Applicant agrees to provide a future Dedication to the County for the Belmont Avenue Master Plan Right-of-Way, if and when requested by the County Engineer or the County Board.
2. The Parties understand and acknowledge that the Master Plan currently provides for a right-of-way of 60 feet and is depicted on the Applicant’s Site Plan.
3. The Parties further understand and acknowledged that the Applicant’s Site Plan provides a 50-foot wide right-of-way in partial compliance with the Master Plan right-of-way, leaving the Applicant with providing for an additional future right-of-way dedication equal to five (5) feet.
4. The Parties further understand and acknowledge that, if and when, the County Engineer, or the County Board, demand the additional right-of-way dedication, Applicant will be required to submit a right-of-way dedication of an additional five (5) feet, equal to half of the 10 feet not provided as a right-of-way on Applicant’s Site Plan.

5. This Agreement is intended to provide to the County the right-of-way dedication described herein which shall be memorialized in a Deed of Dedication between the Applicant and the County.

Witness:



Name:
Title: Franklin G. Soto, Esq
Attorney at Law of New Jersey

Applicant:



By: _____
Name: Abdelmoees Dandus
Title: Member.

COUNTY OF PASSAIC

Name: Louis E. Imhof III
Title: Clerk to the Board

By: _____
Name:
Title: County Commissioner Director

**RECORD AND RETURN TO:
OFFICE OF THE COUNTY COUNSEL
401 GRAND STREET, ROOM 214
PATERSON, NJ 07505**

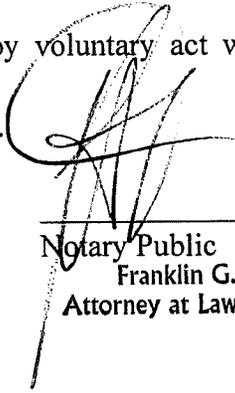
STATE OF NEW JERSEY

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COUNTY OF PASSAIC

I CERTIFY that on December 20, 2025, Abdelmaeen Dandis,
personally known to me or proven to me under oath and to my satisfaction,
personally appeared before me and did acknowledge under oath and to my
satisfaction that:

- (a) This person is the owner of the Property;
- (b) This document was signed and delivered by voluntary act within the
signer's authority;
- (c) This person attested to the truth of these facts.



Notary Public
Franklin G. Soto, Esq
Attorney at Law of New Jersey

STATE OF NEW JERSEY

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COUNTY OF PASSAIC

I CERTIFY that on _____, 2025, _____, personally
known to me or proven to me under oath and to my satisfaction, personally
appeared before me and did acknowledge under oath and to my satisfaction
that:

- (a) This person is the Director of the Board of County Commissioners of
COUNTY OF PASSAIC,
- (b) This document was signed and delivered by voluntary act within the
signer's authority;
- (c) This person attested to the truth of these facts.

Notary Public of State of New Jersey