

AGREEMENT

THIS AGREEMENT, made on February 11, 2026, between, PLJ Properties LLC (“Applicant”) with an address at 139 Van Winkle Avenue, Garfield, NJ 07026 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”).

WITNESSES:

WHEREAS, Applicant filed an Application (File# SU-25-003) for Minor Subdivision Approval (“Application”) to subdivide real property on a Passaic County roadway located at 52-56 Valley Road, Clifton, New Jersey, Block 14.01, Lot 12 (“Project”); and

WHEREAS, a Preliminary Plat, originally dated April 6, 2024, revised on August 6, 2025 (“Subdivision Plat”), prepared by Thomas G. Stearns III, P.E., was submitted for approval to the Passaic County Planning Board (“Planning Board”), received Planning Board approval with conditions on December 11, 2025 (“Subdivision Approval”), subject to certain terms and conditions set forth therein; and

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

WHEREAS, the Applicant submits this Agreement to comply with the terms of the Subdivision 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 Planning Board’s Subdivision Approval, Applicant agrees to provide a future Dedication to the County for the Valley Road Master Plan Right-of-Way, if and when requested by the County Engineer or the Planning Board.
2. The Parties understand and acknowledge that the Passaic County Master Plan currently provides for a right-of-way of 60 feet and is depicted on the Applicant’s Subdivision Plat.
3. The Parties further understand and acknowledged that the Applicant’s Subdivision Plat provides for a right-of-way of 50 feet in partial compliance with the Valley Road 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 Planning 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 Subdivision Plat.

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: Himanshu Patel
Title: Secretary

Applicant:



By: _____
Name: Lou Popstefanov
Title: Managing Partner

COUNTY OF PASSAIC

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

By: _____
Name: Cassandra Lazzara
Title: County Commissioner Director

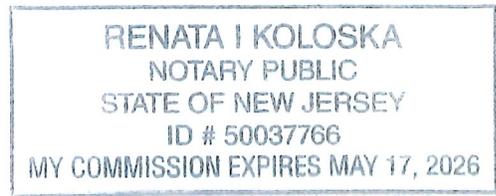
RECORD AND RETURN TO:
OFFICE OF THE COUNTY COUNSEL
401 GRAND STREET, ROOM 214
PATERSON, NJ 07505

STATE OF New Jersey }
 }
COUNTY OF Bergen }

I CERTIFY that on February 11, 2026, Lou Popstefanov 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.

Renata Koloska
Notary Public

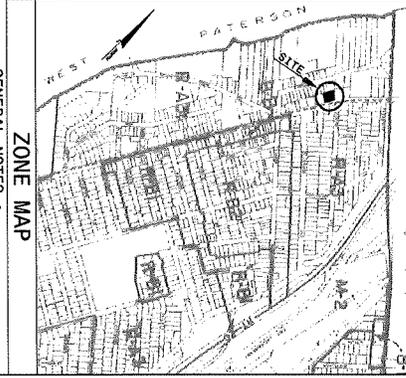
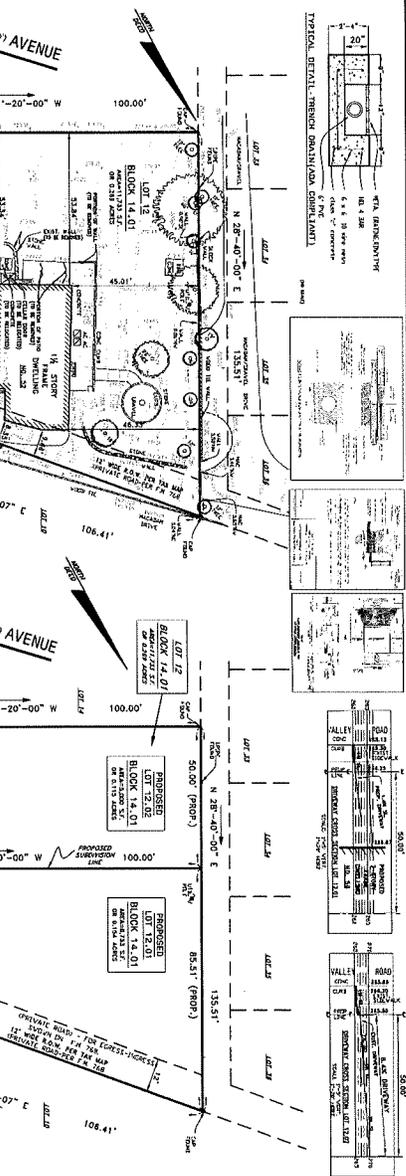
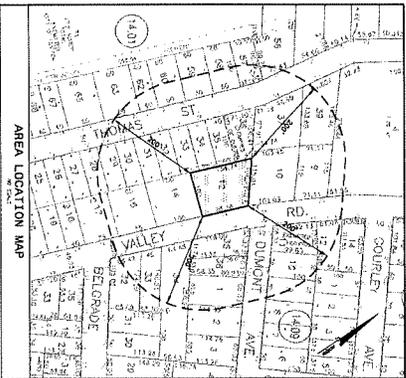


STATE OF NEW JERSEY }
 }
COUNTY OF PASSAIC }

I CERTIFY that on _____, 2026, Cassandra Lazzara, 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:

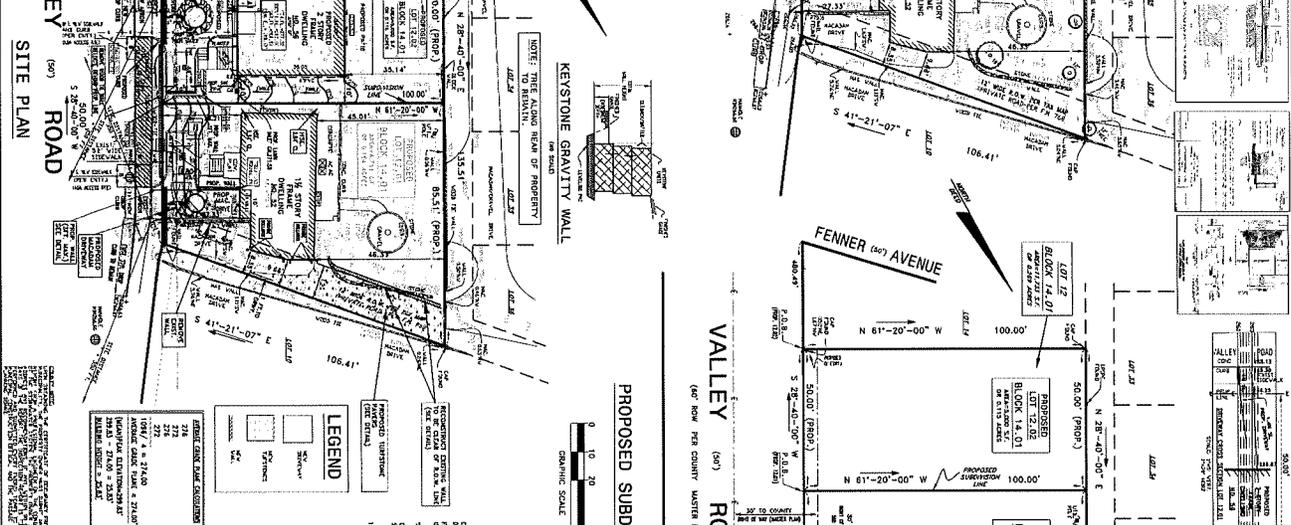
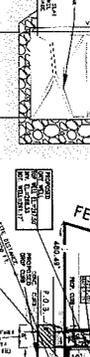
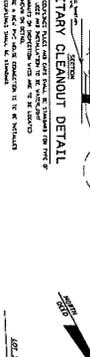
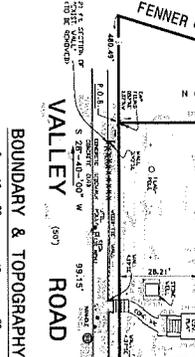
- (a) This person is the Director of the Board of County Commissioners of COUNTY OF PASSAIC,
- (b) This document was signed and delivered by voluntary act within the signer's authority;
- (c) This person attested to the truth of these facts.

Notary Public of State of New Jersey



GENERAL NOTES:

1. REFER TO PROPOSED SITE PLAN FOR LOT 12.28 IN BLOCK 14.01, COUNTY OF BERGEN, NEW JERSEY, TAX MAP SHEET WA 6.
2. SITE BOUNDARY: SEE PLAN.
3. PROPOSED LOT 12.28 CONFORMS TO ZONING DISTRICT.
4. THE PROPOSED LOT 12.28 CONFORMS TO THE REQUIREMENTS OF THE ZONING DISTRICT.
5. THE PROPOSED LOT 12.28 CONFORMS TO THE REQUIREMENTS OF THE ZONING DISTRICT.



LEGEND

1	PROPOSED SUBDIVISION
2	EXISTING SUBDIVISION
3	EXISTING DRIVEWAY
4	EXISTING CURB
5	EXISTING SANITARY CLEANOUT
6	EXISTING WATER SERVICE HOUSE CONNECTION
7	EXISTING KEYSTONE GRAVITY WALL
8	EXISTING ROOF DRAIN
9	EXISTING INTERIOR CURB
10	EXISTING CONCRETE APRON
11	EXISTING DRIVEWAY
12	EXISTING CURB
13	EXISTING SANITARY CLEANOUT
14	EXISTING WATER SERVICE HOUSE CONNECTION
15	EXISTING KEYSTONE GRAVITY WALL
16	EXISTING ROOF DRAIN
17	EXISTING INTERIOR CURB
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96	EXISTING ROOF DRAIN
97	EXISTING INTERIOR CURB
98	EXISTING CONCRETE APRON
99	EXISTING DRIVEWAY
100	EXISTING CURB

DRIVEWAY PAVEMENT DETAIL

1. 1/2" CONC. ON 4" 1-1/2" CONC. BASE

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REVISION

NO.	DATE	REVISION
1	12/15/23	REVISED PER BOARD PLAN
2	12/15/23	REVISED PER BOARD PLAN
3	12/15/23	REVISED PER BOARD PLAN
4	12/15/23	REVISED PER BOARD PLAN
5	12/15/23	REVISED PER BOARD PLAN

APPROVED: [Signature]

DATE: 12/15/23

CITY ENGINEER: [Signature]

DATE: 12/15/23

CHAIRMAN: [Signature]

DATE: 12/15/23

SECRETARY: [Signature]

DATE: 12/15/23