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October 22, 2025

VIA EMAIL AND REGULAR MAIL

Jamilet Baquerizo Vite, Secretary
West Orange Planning Board
66 Main Street
West Orange, NJ 07052

**Re: West Essex Highlands, Inc.
Block 179, Lot 32
Application for Preliminary and Final Site Plan Approval**

Dear Ms. Baquerizo Vite:

This firm represents West Essex Highlands, Inc. ("WEHI"), the applicant in connection with the above-referenced application for site plan approval pending before the West Orange Planning Board (the "Board"). Pursuant to the Board's request, enclosed please find a Declaration of Easement and Right of Way Agreement dated January 19, 1988, between Allied-Signal Inc. ("Allied"), Essex Fells Country Club ("EFCC"), and WEHI, recorded with the Essex County Clerk on January 28, 1988, in Deed Book 5012, Page 571 (the "Easement Agreement"). The Easement Agreement together with its attachments addresses the parties' rights and obligations regarding Oval Road.

As set forth in the Easement Agreement, Oval Road is a private road owned by the property owners whose property abuts Oval Road. On December 5, 1986, Allied, EFCC, and WEHI, as the then-owners of Oval Road, entered into a Letter Agreement regarding the widening and realignment of Oval Road by WEHI. Pursuant to the Letter Agreement, a copy of which was recorded as an exhibit to the Easement Agreement, WEHI is solely responsible for the design, construction, maintenance and repairs of Oval Road.

Pursuant to the Easement Agreement, Allied, EFCC, and WEHI, as the then-owners of Oval Road, established an easement in the realigned Oval Road and dedicated "said easement and right of way for public use." The parties to the Easement Agreement granted to each other a "permanent easement for reasonable ingress and egress on and across" the realigned Oval Road. The Easement Agreement is binding on all successors and assigns of Allied, EFCC, and WEHI. The current owners of Oval Road are EFCC, West Essex Highlands Condominium Association,

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Inc., The Grande at Pleasantdale Homeowners Association, Inc., and Pleasantdale Chateau and Conference Resort, Inc.

Thank you for your courtesies.

Very truly yours,

/s/ Bryan D. Plocker
BRYAN D. PLOCKER, ESQ.
Bplocker@huttshim.com

Enclosures

cc: Diana McGovern, Esq. (via email)