

CITY COUNCIL

The City of Orange Township, New Jersey

DATE April 5, 2022

NUMBER 184-2022

TITLE:

AMENDED

A RESOLUTION AUTHORIZING THE ASSIGNMENT OF TAX SALE CERTIFICATES BY THE CITY OF ORANGE TOWNSHIP TO KHH INVEST, LLC AND THE ENTRANCE OF THE CITY INTO AN ASSIGNMENT AGREEMENT WITH REGARD TO SAME

WHEREAS, the City of Orange Township (the "City") is the owner of certain Tax Sale Certificates, issued by the City and recorded in the Essex County Register's Office (the "Certificates"), which encumber the properties known as the Orange Hospital Site; and,

WHEREAS, N.J.S.A. 54:5-113 authorizes assignment by a municipality of tax sale certificates for the full amount of the certificate, including all subsequent municipal taxes and other municipal charges; and,

WHEREAS, KHH Invest, LLC (the "Assignee") has presented an offer to purchase, by assignment, Tax Sale Certificates set forth in Schedule A attached hereto and made a part hereof in the full amount of each Certificate as of April 6, 2022, including all subsequent municipal taxes and other municipal charges; and,

WHEREAS, the City Business Administrator recommends that the Certificates be assigned to the Assignee by way of private sale for the necessary purchase price of redemption calculated as of April 6, 2022, pursuant to that certain Assignment of Tax Sale Certificates, in substantively the same form as that attached hereto as Exhibit A (the "Assignment"); and,

WHEREAS, notice of the proposed assignment contemplated in the Agreement has been properly noticed in accordance with the mailing, posting, and publication requirements of N.J.S.A. 54:5-114; and,

WHEREAS, upon execution of the Agreement, the Certificates shall be assigned to the Assignee subject to the terms and conditions of the Agreement; and,

WHEREAS, the Council finds that executing the Agreement and assigning the Certificates to the Assignee is in the best interests of the City; and,

NOW, THEREFORE, BE IT RESOLVED by the Municipal Council of the City of Orange Township that:

1. The Municipal Council hereby approves the proposed Agreement substantially in the form attached hereto.
2. The Mayor and/or the Business Administrator are hereby authorized to execute and deliver the Agreement in substantially such form, with such changes as the such officer(s) may approve, such approval to be conclusively evidenced by his or their execution thereof.

3. The Clerk is hereby authorized to attest to such signature(s) executing the Agreement and to affix the official seal of the City to the Agreement.
4. The Mayor, Business Administrator, Clerk and Attorney are hereby authorized to execute any other documents and/or agreements necessary to implement the Agreement.

Adopted: **April 5, 2022**

Joyce L. Lanier
Municipal Clerk

Hon. Kerry J. Coley
Council President



Schedule "A"

CITY OF ORANGE TOWNSHIP
ESSEX COUNTY, NEW JERSEY

PUBLIC NOTICE
ASSIGNMENT OF MUNICIPAL TAX SALE CERTIFICATES

PLEASE TAKE NOTICE pursuant to N.J.S.A. 54:5-114 that, on April 5, 2022, at 7:00PM, during a regularly scheduled meeting, held remotely via Zoom Meeting, the Municipal Council of the City of Orange Township, County of Essex, State of New Jersey will consider KHH Invest LLC's offer to acquire, by assignment, the following Tax Sale Certificates held by the City of Orange Township:

| Certif. # | Block | Lot | Property Address | Sale Date | Recorded | Instrument # |
|-----------|-------|-----|------------------------|-----------|----------|--------------|
| 09-00237 | 4302 | 11 | 263 Hickory Street | 06/04/09 | 01/07/14 | 14001333 |
| 09-00238 | 4302 | 13 | 267 Hickory Street | 06/04/09 | 01/07/14 | 14001335 |
| 09-00239 | 4302 | 14 | 269 Hickory Street | 06/04/09 | 01/07/14 | 14001337 |
| 09-00240 | 4302 | 15 | 271 Hickory Street | 06/04/09 | 01/07/14 | 14001339 |
| 09-00241 | 4302 | 10 | 263 Hickory Street | 06/04/09 | -- | -- |
| 16-00013 | 1002 | 13 | 314 Elizabeth Street | 05/27/16 | -- | -- |
| 16-00114 | 3402 | 23 | 160 Taylor Street | 05/27/16 | -- | -- |
| 17-00008 | 3601 | 4 | 256 Henry Street | 12/28/17 | 02/01/22 | 2022009533 |
| 17-00009 | 3702 | 4 | 191 South Essex Avenue | 12/28/17 | 03/07/22 | 2022021881 |
| 18-00078 | 3601 | 1 | 188 South Essex Avenue | 12/20/18 | 01/06/22 | 2022001758 |
| 18-00079 | 3601 | 2 | 280 Henry Street | 12/20/18 | 01/06/22 | 2022001846 |
| 18-00083 | 3601 | 18 | 269 Ivy Court | 12/20/18 | 01/07/22 | 2022001858 |
| 18-00084 | 3601 | 33 | 281-297 Central Avenue | 12/20/18 | 01/06/22 | 2022001784 |
| 18-00085 | 3601 | 34 | 301 Central Avenue | 12/20/18 | 01/07/22 | 2022001875 |
| 18-00086 | 3601 | 35 | 307 Central Avenue | 12/20/18 | 01/07/22 | 2022001884 |
| 18-00087 | 3601 | 36 | 311 Central Avenue | 12/20/18 | 01/06/22 | 2022001755 |
| 18-00089 | 3601 | 38 | 323 Central Avenue | 12/20/18 | 01/07/22 | 2022001886 |
| 19-00510 | 3301 | 11 | 190 Hickory Street | 12/27/19 | -- | -- |

Said offer represents the total amount due with subsequent liens, interest, penalties and costs.

Prior to any action being taken by the Municipal Council, owners of affected properties and all interested parties will be given the opportunity to be heard at the meeting. Information to access the meeting will be available on the City of Orange Township's website (<http://www.ci.orange.nj.us>) 48 hours prior to the meeting date.

City of Orange Township
Department of Law
29 North Day Street, Second Floor
Orange, New Jersey 07050

Publication Information

Publish Date:
Publication: Star-Ledger
Total Cost:

Exhibit A

TAX CERTIFICATE ASSIGNMENT AGREEMENT

THIS TAX SALE CERTIFICATE PURCHASE AGREEMENT is offered as of April _____, 2022, (the "Effective Date") by and between KHH Invest, LLC ("Assignee") and the City of Orange Township (the "City").

WHEREAS, the City desires and is empowered to maximize revenue collection by the assignment, transfer, sale and conveyance of delinquent tax sale certificates; and

WHEREAS, the Assignee is willing to acquire by assignment, transfer, sale and conveyance the tax lien interest to the sale of the tax certificates as set forth in Schedule A attached hereto (the "Tax Certificates"), all subject to the terms and conditions forth in this Agreement and pursuant to N.J.S.A. 54:5-113; and

WHEREAS, the Purchaser agrees to pay the entire amount due and owing on the Tax Certificates.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained in this Agreement, the sufficiency of which is hereby expressly acknowledged by the parties, and intending to be legally bound, the City and the Assignee covenant and agree as follows:

1. Purchase of Liens. Subject to the terms and conditions of this Agreement and pursuant to N.J.S.A. 54:5-113, the City hereby agrees to sell Tax Certificates contained in Schedule "A" which is attached hereto and made a part of this Agreement, such sale to be evidenced by the issuance of Tax Certificate Numbers set forth in Schedule A.
2. Purchase Price. The purchase price shall be determined by calculating the full outstanding amounts due and owing on the Tax Certificates attached hereto as Schedule A. In consideration for the transfer and sale of the Tax Certificates by the City to the Assignee, the Assignee shall pay the full outstanding amounts due and owing on the subject Tax Certificates by 3:00 p.m. on April 6, 2022 by bank certified check.
3. Purchase of Subsequent Liens. The sale of subsequent liens shall be sold for the total amount of taxes and interest due and payable at the time of the sale.
4. Term of Agreement. The term of this Agreement shall commence on the Effective Date and shall terminate on the later of the date on which all of the Tax Certificates acquired by Assignee pursuant to this Agreement are redeemed or otherwise voided pursuant to law.
5. Warranties and Covenants of Assignee. Assignee is a lawfully organized business, validly existing and in good standing under the laws of the state of New Jersey. Assignee has full power and authority to enter into and perform this Agreement and all action necessary to authorize the execution and delivery of this Agreement and the performance by Assignee of its obligations hereunder has been duly taken. This Agreement has been duly executed by Assignee and constitutes the legal, valid,

binding, and enforceable obligation of Assignee, enforceable against Assignee in accordance with its terms. Assignee agrees and warrants that it will comply with the requirements of the applicable provisions of New Jersey law in carrying out its rights and obligations under this Agreement.

6. Limitation on Foreclosure. Assignee shall not foreclose on the Certificates unless and until Assignee has paid, in full, the foreclosed mortgages recorded in the Essex County Register's Office as evidenced by the Promissory Note dated March 13, 2015, and assigned to the City pursuant to the Note Allonge dated January 17, 2020, and subject to the Assignment of Judgment, said Assignment of Judgment, Promissory Note, and Note Allonge attached hereto as Exhibit B.
7. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
8. Entire Agreement. This Agreement is the entire and only agreement between the City and Assignee concerning the subject matter hereof. This Agreement replaces and supersedes any previous agreements, oral or written, between the City and the Assignee concerning the subject matter hereof.
9. Modifications. This Agreement can only be amended or modified by an agreement in writing signed by the City and the Assignee.
10. No Assignment. Assignee may not assign the rights assigned hereunder without the prior written approval of the City. This Agreement is binding upon, and shall inure to the benefit of, the parties and their respective successors and assigns.
11. This Agreement shall be construed in accordance with, and governed by, the laws of the State of New Jersey.

Signature Page to Follow

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this _____

day of April, 2022.

ATTEST:

CITY OF ORANGE
a municipal corporation of the State of New Jersey

Name: _____
Title: _____

By: _____
Name: _____
Title: _____

WITNESS:

KHH INVEST, LLC, a New Jersey foreign
limited liability company

Name: _____

By: _____
Name: _____
Title: _____

Schedule A

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

No. 09-00237

I, **PAULA S. FERREIRA**, COLLECTOR OF TAXES of the taxing district of the
TOWNSHIP of CITY **ORANGE** in
the COUNTY of **ESSEX** and State of New Jersey, do hereby certify that on
the **4th** day of **June**, **2009** at a public sale of lands for
delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements
thereto I sold to **CITY OF ORANGE**

whose address is **29 NORTH DAY STREET, ORANGE, NJ 07050**

for **Eight Hundred Eighty Nine** dollars and **Ten** cents, the land
in said taxing district described as Block No. **4302** Lot No. **11**
and known as **263 HICKORY STREET**, on the tax
duplicate thereof and assessed thereon to **ST MATTHEW AFRICAN METHODIST**


THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

| | AMOUNT | INTEREST | TOTAL |
|-------------------------------------|--------|----------|--------|
| Taxes For: 2009 | 871.67 | 0.00 | 871.67 |
| Assessments For Improvements | | | |
| Total Cost of Sale | 17.43 | | 17.43 |
| Total Premium (if any) Paid | 0.00 | | 889.10 |

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of
18.00 per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by
statute. The sale is subject to municipal charges accruing after **December 31, 2008** ;
municipal authority charges accruing after **December 31, 2008** and assessment
installments not yet due, amounting to **0.00** dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this

STATE OF NEW JERSEY
COUNTY OF: **ESSEX**

day of

PAULA S. FERREIRA, COLLECTOR OF TAXES



BE IT REMEMBERED, that on this _____ day of _____ before me a
_____ of New Jersey, personally appeared _____,
the Collector of Taxes of the taxing district of **CITY OF ORANGE TOWNSHIP** in the County of **ESSEX**,
who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the
contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and
purposes therein expressed.

Prepared By: 
PAULA S. FERREIRA, PREPARER
JOYCE LANIER, NOTARY PUBLIC

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector, the Notary Public who takes this
acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

CERTIFICATE
No. 09-00238

I, **PAULA S. FERREIRA**, COLLECTOR OF TAXES of the taxing district of the
TOWNSHIP of CITY **ORANGE** in
the COUNTY of **ESSEX** and State of New Jersey, do hereby certify that on
the **4th** day of **June**, **2009** at a public sale of lands for
delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements
thereto I sold to **CITY OF ORANGE**

whose address is **29 NORTH DAY STREET, ORANGE, NJ 07050**

for **Eight Hundred Eighty Nine** dollars and **Ten** cents, the land
in said taxing district described as Block No. **4302** Lot No. **13**
and known as **267 HICKORY STREET**, on the tax
duplicate thereof and assessed thereon to **ST MATTHEW AFRICAN METHODIST**

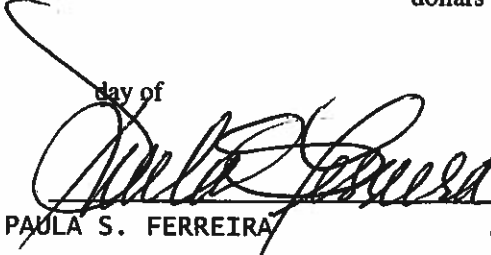
THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

| | AMOUNT | INTEREST | TOTAL |
|-------------------------------------|--------|----------|--------|
| Taxes For: 2009 | 871.67 | 0.00 | 871.67 |
| Assessments For Improvements | | | |
| Total Cost of Sale | 17.43 | | 17.43 |
| Total Premium (if any) Paid | 0.00 | | 889.10 |

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of
18.00 per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by
statute. The sale is subject to municipal charges accruing after
municipal authority charges accruing after **December 31, 2008** ;
installments not yet due, amounting to **0.00** **December 31, 2008** and assessment
dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this

STATE OF NEW JERSEY
COUNTY OF: **ESSEX**

day of

PAULA S. FERREIRA, COLLECTOR OF TAXES



BE IT REMEMBERED, that on this _____ day of _____ before me a
_____ of New Jersey, personally appeared _____,
the Collector of Taxes of the taxing district of **CITY OF ORANGE TOWNSHIP** in the County of **ESSEX**,
who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the
contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and
purposes therein expressed.

Prepared By:  _____
PAULA S. FERREIRA, PREPARER JOYCE LANIER, NOTARY PUBLIC

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector, the Notary Public who takes this
acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

CERTIFICATE
No. 09-00239

I, **PAULA S. FERREIRA**, COLLECTOR OF TAXES of the taxing district of the
TOWNSHIP of CITY ORANGE in
the COUNTY of ESSEX and State of New Jersey, do hereby certify that on
the 4th day of June, 2009 at a public sale of lands for
delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements
thereto I sold to CITY OF ORANGE

whose address is 29 NORTH DAY STREET, ORANGE, NJ 07050

for Eight Hundred Eighty Nine dollars and Ten cents, the land
in said taxing district described as Block No. 4302 Lot No. 14
and known as 269 HICKORY STREET, on the tax
duplicate thereof and assessed thereon to ST MATTHEW AFRICAN METHODIST

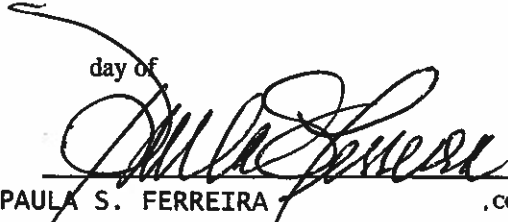
THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

| | AMOUNT | INTEREST | TOTAL |
|-------------------------------------|--------|----------|--------|
| Taxes For: 2009 | 871.67 | 0.00 | 871.67 |
| Assessments For Improvements | | | |
| Total Cost of Sale | 17.43 | | 17.43 |
| Total Premium (if any) Paid | 0.00 | | 889.10 |

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of
18.00 per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by
statute. The sale is subject to municipal charges accruing after December 31, 2008 ;
municipal authority charges accruing after December 31, 2008 and assessment
installments not yet due, amounting to 0.00 dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this

STATE OF NEW JERSEY
COUNTY OF: ESSEX

day of

PAULA S. FERREIRA, COLLECTOR OF TAXES



BE IT REMEMBERED, that on this day of before me a
of New Jersey, personally appeared
the Collector of Taxes of the taxing district of CITY OF ORANGE TOWNSHIP in the County of ESSEX
who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the
contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and
purposes therein expressed.

Prepared By: 
PAULA S. FERREIRA, PREPARER JOYCE LANIER, NOTARY PUBLIC

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector, the Notary Public who takes this
acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

CERTIFICATE
No. 09-00240

I, **PAULA S. FERREIRA**, COLLECTOR OF TAXES of the taxing district of the
TOWNSHIP of CITY ORANGE in
the COUNTY of ESSEX and State of New Jersey, do hereby certify that on
the 4th day of June, 2009 at a public sale of lands for
delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements
thereto I sold to CITY OF ORANGE

whose address is 29 NORTH DAY STREET, ORANGE, NJ 07050

for Eight Hundred Eighty Nine dollars and Ten cents, the land
in said taxing district described as Block No. 4302 Lot No. 15
and known as 271 HICKORY STREET, on the tax
duplicate thereof and assessed thereon to ST MATTHEW AFRICAN METHODIST

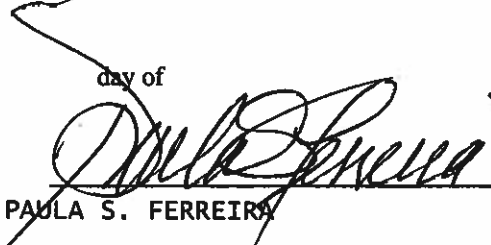

THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

| | AMOUNT | INTEREST | TOTAL |
|-------------------------------------|--------|----------|--------|
| Taxes For: 2009 | 871.67 | 0.00 | 871.67 |
| Assessments For Improvements | | | |
| Total Cost of Sale | 17.43 | | 17.43 |
| Total Premium (if any) Paid | 0.00 | | 889.10 |

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of
18.00 per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by
statute. The sale is subject to municipal charges accruing after December 31, 2008;
municipal authority charges accruing after December 31, 2008 and assessment
installments not yet due, amounting to 0.00 dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this

STATE OF NEW JERSEY
COUNTY OF: ESSEX

day of

PAULA S. FERREIRA, COLLECTOR OF TAXES


BE IT REMEMBERED, that on this day of before me a
of New Jersey, personally appeared
the Collector of Taxes of the taxing district of CITY OF ORANGE TOWNSHIP in the County of ESSEX,
who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the
contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and
purposes therein expressed.

Prepared By: 
PAULA S. FERREIRA, PREPARER JOYCE LANIER, NOTARY PUBLIC

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector, the Notary Public who takes this
acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

CERTIFICATE
No. 09-00241

I, **PAULA S. FERREIRA**, COLLECTOR OF TAXES of the taxing district of the
TOWNSHIP of CITY **ORANGE** in
the COUNTY of **ESSEX** and State of New Jersey, do hereby certify that on
the **4th** day of **June**, **2009** at a public sale of lands for
delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements
thereto I sold to **CITY OF ORANGE**

whose address is **29 NORTH DAY STREET, ORANGE, NJ 07050**

for **Five Hundred Eleven** dollars and **Forty Eight** cents, the land
in said taxing district described as Block No. **4302** Lot No. **10**,
and known as **263 HICKORY STREET**, on the tax
duplicate thereof and assessed thereon to **ST MATTHEW AFRICAN METHODIST EPIS**

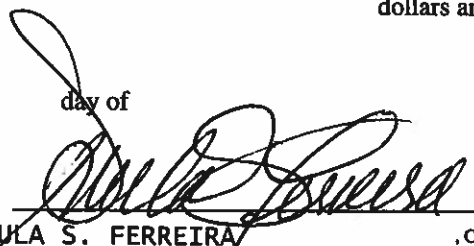
THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

| | AMOUNT | INTEREST | TOTAL |
|-------------------------------------|--------|----------|--------|
| Taxes For: 2009 | 496.48 | 0.00 | 496.48 |
| Assessments For Improvements | | | |
| Total Cost of Sale | 15.00 | | 15.00 |
| Total Premium (if any) Paid | 0.00 | | 511.48 |

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of
18.00 per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by
statute. The sale is subject to municipal charges accruing after
municipal authority charges accruing after **December 31, 2008** ;
installments not yet due, amounting to **0.00** **December 31, 2008** and assessment
dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this

STATE OF NEW JERSEY
COUNTY OF: **ESSEX**

day of

PAULA S. FERREIRA, COLLECTOR OF TAXES



BE IT REMEMBERED, that on this _____ day of _____ before me a
_____ of New Jersey, personally appeared _____,
the Collector of Taxes of the taxing district of **CITY OF ORANGE TOWNSHIP** in the County of **ESSEX**,
who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the
contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and
purposes therein expressed.

Prepared By: 
PAULA S. FERREIRA, PREPARER
JOYCE LANIER, NOTARY PUBLIC

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector, the Notary Public who takes this
acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

CERTIFICATE

No. 16-00013

I, **PAULA S. FERREIRA**, COLLECTOR OF TAXES of the taxing district of the
 TOWNSHIP of CITY **ORANGE** in
 the COUNTY of **ESSEX** and State of New Jersey, do hereby certify that on
 the **28th** day of **December**, **2016** at a public sale of lands for
 delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements
 thereto I sold to **CITY OF ORANGE**

whose address is **29 NORTH DAY STREET, ORANGE, NJ 07050**

for **Twelve Thousand One Hundred Sixty Six** dollars and **Eighty Eight** cents, the land
 in said taxing district described as Block No. **1002** Lot No. **13**,
 and known as **314 ELIZABETH STREET**, on the tax
 duplicate thereof and assessed thereon to **FIRST OCCUPATIONAL CENTER OF NJ**

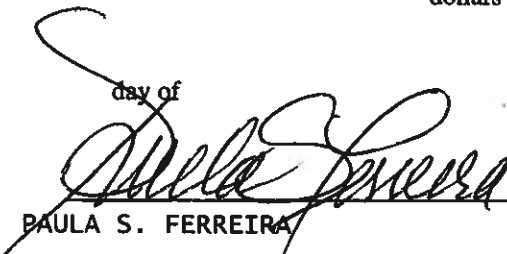
THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

| | AMOUNT | INTEREST | TOTAL |
|-------------------------------------|-----------------|-----------------|------------------|
| Taxes For: | | | |
| 2010 | | | |
| 2011 | | | |
| 2012 | | | |
| 2013 | | | |
| 2014 | | | |
| | 7,655.94 | 4,360.94 | 12,016.88 |
| Assessments For Improvements | | | |
| Total Cost of Sale | 150.00 | | 150.00 |
| Total | | | 12,166.88 |
| Premium (if any) Paid | 0.00 | | |

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of
18.00 per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by
 statute. The sale is subject to municipal charges accruing after **December 31, 2015**;
 municipal authority charges accruing after **December 31, 2015** and assessment
 installments not yet due, amounting to **0.00** dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this

STATE OF NEW JERSEY
 COUNTY OF: **ESSEX**

day of

PAULA S. FERREIRA, COLLECTOR OF TAXES



BE IT REMEMBERED, that on this _____ day of _____ before me a
 _____ of New Jersey, personally appeared _____,
 the Collector of Taxes of the taxing district of **CITY OF ORANGE TOWNSHIP** in the County of **ESSEX**,
 who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the
 contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and
 purposes therein expressed.

Prepared By:  _____
PAULA S. FERREIRA, PREPARER **JOYCE LANIER**, NOTARY PUBLIC

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector, the Notary Public who takes this
 acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

CERTIFICATE
No. 16-00114

I, **PAULA S. FERREIRA**, TOWNSHIP of **CITY OF ORANGE**, COLLECTOR OF TAXES of the taxing district of the COUNTY of **ESSEX** and State of New Jersey, do hereby certify that on the **28th** day of **December**, **2016** at a public sale of lands for delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements thereto I sold to **CITY OF ORANGE**

whose address is **29 NORTH DAY STREET, ORANGE, NJ 07050**

for **Eight Thousand Nine Hundred Seventy Two** dollars and **Thirty Two** cents, the land in said taxing district described as Block No. **3402** Lot No. **23** and known as **160 TAYLOR STREET**, on the tax duplicate thereof and assessed thereon to **THOMPSON, WELTON**

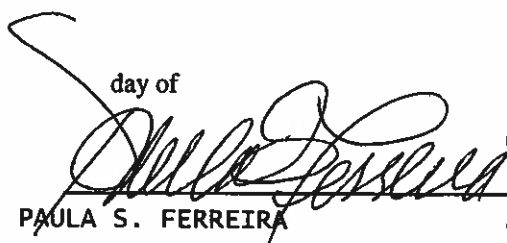
THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

| | AMOUNT | INTEREST | TOTAL |
|-------------------------------------|----------|----------|----------|
| Taxes For: 2015 | | | |
| Water | 4,410.16 | 1,019.65 | 5,429.81 |
| | 3,045.18 | 347.33 | 3,392.51 |
| Assessments For Improvements | | | |
| Total Cost of Sale | 150.00 | | 150.00 |
| Total Premium (if any) Paid | 0.00 | | 8,972.32 |

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of **18.00** per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by statute. The sale is subject to municipal charges accruing after **December 31, 2015**; municipal authority charges accruing after **December 31, 2015** and assessment installments not yet due, amounting to **0.00** dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this

STATE OF NEW JERSEY
COUNTY OF: **ESSEX**

day of

PAULA S. FERREIRA, COLLECTOR OF TAXES



BE IT REMEMBERED, that on this _____ day of _____ before me a _____ of New Jersey, personally appeared _____, the Collector of Taxes of the taxing district of **CITY OF ORANGE TOWNSHIP** in the County of **ESSEX**, who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and purposes therein expressed.

Prepared By:  PAULA S. FERREIRA, PREPARER

JOYCE LANIER, NOTARY PUBLIC

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector, the Notary Public who takes this acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

CERTIFICATE
No. 17-00008

I, **PAULA S. FERREIRA**, COLLECTOR OF TAXES of the taxing district of the
TOWNSHIP of CITY **ORANGE** in
the COUNTY of **ESSEX** and State of New Jersey, do hereby certify that on
the **28th** day of **December**, **2017** at a public sale of lands for
delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements
thereto I sold to **CITY OF ORANGE**

whose address is **29 NORTH DAY STREET, ORANGE, NJ 07050**

for **Fifty Nine Thousand Eight Hundred Seventy Nine** dollars and **Fifty Three** cents, the land
in said taxing district described as Block No. **3601** Lot No. **4**,
and known as **256 HENRY STREET**, on the tax
duplicate thereof and assessed thereon to **256 HENRY HOLDINGS, LLC**

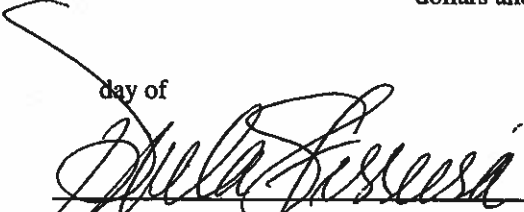
THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

| | AMOUNT | INTEREST | TOTAL |
|-------------------------------------|-----------|-----------|-----------|
| Taxes For: 2016 | 46,810.88 | 12,918.65 | 59,729.53 |
| Assessments For Improvements | | | |
| Total Cost of Sale | 150.00 | | 150.00 |
| Total Premium (if any) Paid | 0.00 | | 59,879.53 |

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of
18.00 per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by
statute. The sale is subject to municipal charges accruing after **December 31, 2016** ;
municipal authority charges accruing after **December 31, 2016** and assessment
installments not yet due, amounting to **0.00** dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this

STATE OF NEW JERSEY
COUNTY OF: **ESSEX**

day of

PAULA S. FERREIRA, COLLECTOR OF TAXES



BE IT REMEMBERED, that on this _____ day of _____ before me a
_____ of New Jersey, personally appeared _____,
the Collector of Taxes of the taxing district of **CITY OF ORANGE TOWNSHIP** in the County of **ESSEX**,
who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the
contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and
purposes therein expressed.

Prepared By:  PAULA S. FERREIRA, PREPARER
 JOYCE LANIER, NOTARY PUBLIC

Joyce L. Lanier
NOTARY PUBLIC
State of New Jersey
My Commission Expires April 28, 2022

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector, the Notary Public who takes this
acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

CERTIFICATE
No. 17-00009

I, **PAULA S. FERREIRA**, COLLECTOR OF TAXES of the taxing district of the
TOWNSHIP of CITY **ORANGE** in
the COUNTY of **ESSEX** and State of New Jersey, do hereby certify that on
the **28th** day of **December**, **2017** at a public sale of lands for
delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements
thereto I sold to **CITY OF ORANGE**

whose address is **29 NORTH DAY STREET, ORANGE, NJ 07050**

for **Forty Six Thousand Ninety One** dollars and **Eighty One** cents, the land
in said taxing district described as Block No. **3702** Lot No. **4**,
and known as **191 S ESSEX AVENUE**, on the tax
duplicate thereof and assessed thereon to **ORANGE FLATS, LLC**


THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

| | AMOUNT | INTEREST | TOTAL |
|-------------------------------------|-----------|----------|------------------|
| Taxes For: 2016 | 36,005.24 | 9,936.57 | 45,941.81 |
| Assessments For Improvements | | | |
| Total Cost of Sale | 150.00 | | 150.00 |
| Total Premium (if any) Paid | 0.00 | | 0.00 |
| | | | 46,091.81 |

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of
18.00 per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by
statute. The sale is subject to municipal charges accruing after **December 31, 2016** ;
municipal authority charges accruing after **December 31, 2016** and assessment
installments not yet due, amounting to **0.00** dollars and interest thereon.

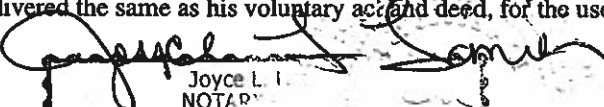
IN WITNESS WHEREOF, I have hereunto set my hand and seal this

STATE OF NEW JERSEY
COUNTY OF: **ESSEX**

day of

PAULA S. FERREIRA, COLLECTOR OF TAXES

BE IT REMEMBERED, that on this _____ day of _____ before me a
_____ of New Jersey, personally appeared _____,
the Collector of Taxes of the taxing district of **CITY OF ORANGE TOWNSHIP** in the County of **ESSEX**,
who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the
contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and
purposes therein expressed.

Prepared By: 
PAULA S. FERREIRA, PREPARER


JOYCE LANIER, NOTARY PUBLIC
State of New Jersey
My Commission Expires April 28, 2022

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector, the Notary Public who takes this
acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

CERTIFICATE
No. 18-00078

I, **PAULA S. FERREIRA** TOWNSHIP of CITY **ORANGE** COLLECTOR OF TAXES of the taxing district of the COUNTY of **ESSEX** and State of New Jersey, do hereby certify that on the **20th** day of **December**, **2018** at a public sale of lands for delinquent municipal liens pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements thereto I sold to **CITY OF ORANGE**

whose address is **29 NORTH DAY STREET, ORANGE, NJ 07050**
for **Seventy Seven Thousand Four Hundred Thirteen** dollars and **Twenty** cents, the land in said taxing district described as Block No. **3601** Lot No. **1** and known as **188 SOUTH ESSEX AVENUE**, on the tax duplicate thereof and assessed thereon to **ORANGE FLATS, LLC**


THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

| | AMOUNT | INTEREST | TOTAL |
|-------------------------------------|-----------|-----------|-----------|
| Taxes For: 2017 | 65,684.25 | 11,603.95 | 77,288.20 |
| Assessments For Improvements | | | |
| Total Cost of Sale | 125.00 | | 125.00 |
| Total Premium (if any) Paid | 0.00 | | 77,413.20 |

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of **18.00** per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by statute. The sale is subject to municipal charges accruing after **December 31, 2017**; municipal authority charges accruing after **0.00** and assessment installments not yet due, amounting to **0.00** dollars and interest thereon.

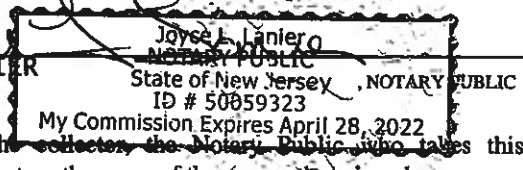
IN WITNESS WHEREOF, I have hereunto set my hand and seal this

STATE OF NEW JERSEY
COUNTY OF: **ESSEX**

day of **December 31, 2017**

PAULA S. FERREIRA, COLLECTOR OF TAXES

BE IT REMEMBERED, that on this **31st** day of **December**, **2017** before me a Notary Public in and for the State of New Jersey, personally appeared **Paula S. Ferreira** the Collector of Taxes of the taxing district of **CITY OF ORANGE TOWNSHIP** in the County of **ESSEX**, who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and purposes therein expressed.

Prepared By: 
PAULA S. FERREIRA, PREPARER


Joyce L. Lanier
NOTARY PUBLIC
State of New Jersey, NOTARY PUBLIC
ID # 50859323
My Commission Expires April 28, 2022

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector, the Notary Public, who takes this acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

CERTIFICATE
No. 18-00079

I, **PAULA S. FERREIRA** TOWNSHIP of CITY **ORANGE** COLLECTOR OF TAXES of the taxing district of the in
the COUNTY of **ESSEX** day of **December**, **2018** and State of New Jersey, do hereby certify that on
the **20th** day of **December**, **2018** at a public sale of lands for
delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements
thereto I sold to **CITY OF ORANGE**

whose address is **29 NORTH DAY STREET, ORANGE, NJ 07050**

for **Thirty Seven Thousand Seventy One** dollars and **Twenty Four** cents, the land
in said taxing district described as Block No. **3601** Lot No. **2**,
and known as **280 HENRY STREET**, on the tax
duplicate thereof and assessed thereon to **ORANGE FLATS, LLC**

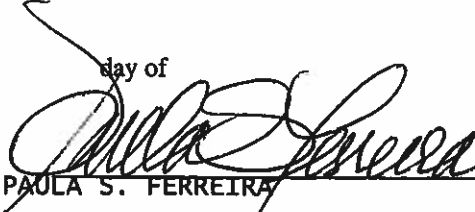
THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

| | AMOUNT | INTEREST | TOTAL |
|-------------------------------------|------------------|-----------------|------------------|
| Taxes For: 2017 | 31,399.17 | 5,547.07 | 36,946.24 |
| Assessments For Improvements | | | |
| Total Cost of Sale | 125.00 | | 125.00 |
| Total | | | 37,071.24 |
| Premium (if any) Paid | 0.00 | | |

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of **18.00** per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by statute. The sale is subject to municipal charges accruing after **December 31, 2017**; municipal authority charges accruing after **December 31, 2017** and assessment installments not yet due, amounting to **0.00** dollars and interest thereon.

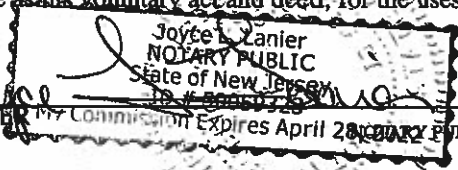
IN WITNESS WHEREOF, I have hereunto set my hand and seal this

STATE OF NEW JERSEY
COUNTY OF: **ESSEX**

day of

PAULA S. FERREIRA, COLLECTOR OF TAXES

BE IT REMEMBERED, that on this day of before me a
of New Jersey, personally appeared
the Collector of Taxes of the taxing district of **CITY OF ORANGE TOWNSHIP** in the County of **ESSEX**,
who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the
contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and
purposes therein expressed.

Prepared By: 
PAULA S. FERREIRA, PREPARER


JOYCE LANIER, NOTARY PUBLIC
My Commission Expires April 28, 2019

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector, the Notary Public, who takes this acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

CERTIFICATE
No. 18-00083

I, **PAULA S. FERREIRA**, COLLECTOR OF TAXES of the taxing district of the
TOWNSHIP of CITY **ORANGE** in
the COUNTY of **ESSEX** and State of New Jersey, do hereby certify that on
the **20th** day of **December**, **2018** at a public sale of lands for
delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements
thereto I sold to **CITY OF ORANGE**

whose address is **29 NORTH DAY STREET, ORANGE, NJ 07050**

for **Eleven Thousand Three Hundred Nine** dollars and Ten cents, the land
in said taxing district described as Block No. **3601** Lot No. **18**,
and known as **269 IVY COURT**, on the tax
duplicate thereof and assessed thereon to **256 HENRY HOLDINGS, LLC**

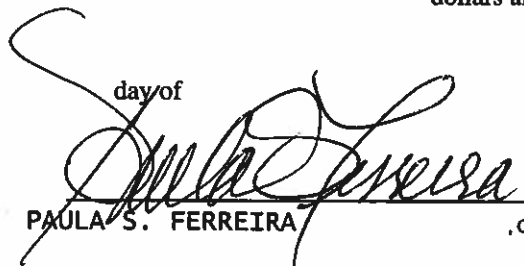
THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

| | AMOUNT | INTEREST | TOTAL |
|-------------------------------------|----------|----------|-----------|
| Taxes For: 2017 | 9,506.24 | 1,677.86 | 11,184.10 |
| Assessments For Improvements | | | |
| Total Cost of Sale | 125.00 | | 125.00 |
| Total | | | 11,309.10 |
| Premium (if any) Paid | 0.00 | | |

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of
18.00 per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by
statute. The sale is subject to municipal charges accruing after **December 31, 2017** ;
municipal authority charges accruing after **December 31, 2017** and assessment
installments not yet due, amounting to **0.00** dollars and interest thereon.

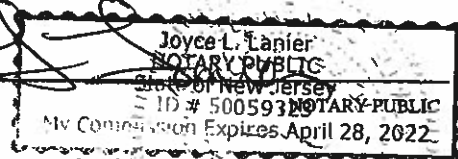
IN WITNESS WHEREOF, I have hereunto set my hand and seal this

STATE OF NEW JERSEY
COUNTY OF: **ESSEX**

day of

PAULA S. FERREIRA, COLLECTOR OF TAXES

BE IT REMEMBERED, that on this _____ day of _____ before me a
_____ of New Jersey, personally appeared
the Collector of Taxes of the taxing district of **CITY OF ORANGE TOWNSHIP** in the County of **ESSEX**,
who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the
contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and
purposes therein expressed.

Prepared By:  PAULA S. FERREIRA, PREPARER
 JOYCE LANIER


Joyce L. Lanier
NOTARY PUBLIC
State of New Jersey
ID # 5005932
My Commission Expires April 28, 2022

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector, the Notary Public who takes this
acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

GRADUATE
No. 18-00084

I, **PAULA S. FERREIRA** of **CITY OF ORANGE** TOWNSHIP, COLLECTOR OF TAXES of the taxing district of the COUNTY of **ESSEX** and State of New Jersey, do hereby certify that on the **20th** day of **December**, 2018 at a public sale of lands for delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements thereto I sold to **CITY OF ORANGE**

whose address is **29 NORTH DAY STREET, ORANGE, NJ 07050**

for **Sixty Three Thousand Eight Hundred Five** dollars and **Ninety One** cents, the land in said taxing district described as Block No. **3601** Lot No. **33** and known as **281-297 CENTRAL AVENUE**, on the tax duplicate thereof and assessed thereon to **ORANGE FLATS, LLC**

THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

| | AMOUNT | INTEREST | TOTAL |
|-------------------------------------|-----------|----------|-----------|
| Taxes For: 2017 | 54,119.94 | 9,560.97 | 63,680.91 |
| Assessments For Improvements | | | |
| Total Cost of Sale | 125.00 | | 125.00 |
| Total Premium (if any) Paid | 0.00 | | 63,805.91 |

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of **18.00** per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by statute. The sale is subject to municipal charges accruing after **December 31, 2017**; municipal authority charges accruing after **December 31, 2017** and assessment installments not yet due, amounting to **0.00** dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this

STATE OF NEW JERSEY
COUNTY OF: **ESSEX**

day of *Paula Ferreira*
PAULA S. FERREIRA, COLLECTOR OF TAXES

BE IT REMEMBERED, that on this _____ day of _____ before me a _____ of New Jersey, personally appeared the Collector of Taxes of the taxing district of **CITY OF ORANGE TOWNSHIP** in the County of **ESSEX**, who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and purposes therein expressed.

Prepared By: *Paula Ferreira*
PAULA S. FERREIRA, PREPARER *Joyce Lanier*
JOYCE LANIER, NOTARY PUBLIC
State of New Jersey, NOTARY PUBLIC
ID # 50059323
My Commission Expires April 28, 2022

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector, the Notary Public who takes this acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

CERTIFICATE
No. 18-00085

I, **PAULA S. FERREIRA**, COLLECTOR OF TAXES of the taxing district of the
TOWNSHIP of CITY **ORANGE** in
the COUNTY of **ESSEX** and State of New Jersey, do hereby certify that on
the **20th** day of **December**, **2018** at a public sale of lands for
delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements
thereto I sold to **CITY OF ORANGE**

whose address is **29 NORTH DAY STREET, ORANGE, NJ 07050**

for **Seventeen Thousand Nine Hundred Fifty Four** dollars and **Nineteen** cents, the land
in said taxing district described as Block No. **3601** Lot No. **34**,
and known as **301 CENTRAL AVENUE**, on the tax
duplicate thereof and assessed thereon to **ORANGE FLATS, LLC**

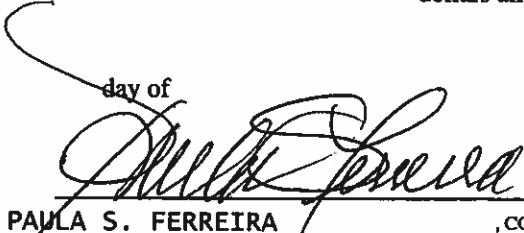
THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

| | AMOUNT | INTEREST | TOTAL |
|-------------------------------------|-----------|----------|-----------|
| Taxes For: 2017 | 15,152.34 | 2,676.85 | 17,829.19 |
| Assessments For Improvements | | | |
| Total Cost of Sale | 125.00 | | 125.00 |
| Total Premium (if any) Paid | 0.00 | | 17,954.19 |

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of
18.00 per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by
statute. The sale is subject to municipal charges accruing after **December 31, 2017** ;
municipal authority charges accruing after **December 31, 2017** and assessment
installments not yet due, amounting to **0.00** dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this

STATE OF NEW JERSEY
COUNTY OF: **ESSEX**

day of

PAULA S. FERREIRA, COLLECTOR OF TAXES



BE IT REMEMBERED, that on this _____ day of _____ before me a
_____ of New Jersey, personally appeared _____,
the Collector of Taxes of the taxing district of **CITY OF ORANGE TOWNSHIP** in the County of **ESSEX**,
who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the
contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and
purposes therein expressed.

Prepared By:  PAULA S. FERREIRA, PREPARER
 JOYCE LANIER, NOTARY PUBLIC
JOYCE L. LANIER, NOTARY PUBLIC
State of New Jersey
ID # 50059923

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector, the Notary Public, who takes this
acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

No. 18-00086

I, **PAULA S. FERREIRA**, COLLECTOR OF TAXES of the taxing district of the
 TOWNSHIP of CITY **ORANGE** in
 the COUNTY of **ESSEX** and State of New Jersey, do hereby certify that on
 the **20th** day of **December**, 2018 at a public sale of lands for
 delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements
 thereto I sold to **CITY OF ORANGE**

whose address is **29 NORTH DAY STREET, ORANGE, NJ 07050**

for **Six Thousand Five Hundred Thirty Six** dollars and **Thirty Seven** cents, the land
 in said taxing district described as Block No. **3601** Lot No. **35**,
 and known as **307 CENTRAL AVENUE**, on the tax
 duplicate thereof and assessed thereon to **ORANGE FLATS, LLC**

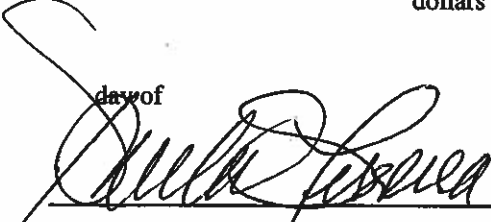
THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

| | AMOUNT | INTEREST | TOTAL |
|-------------------------------------|----------|----------|----------|
| Taxes For: 2017 | 5,449.53 | 961.84 | 6,411.37 |
| Assessments For Improvements | | | |
| Total Cost of Sale | 125.00 | | 125.00 |
| Total Premium (if any) Paid | 0.00 | | 6,536.37 |

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of
18.00 per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by
 statute. The sale is subject to municipal charges accruing after **December 31, 2017** ;
 municipal authority charges accruing after **December 31, 2017** and assessment
 installments not yet due, amounting to **0.00** dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this

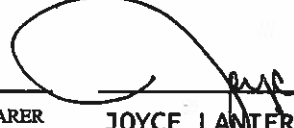
STATE OF NEW JERSEY
 COUNTY OF: **ESSEX**

day of

PAULA S. FERREIRA, COLLECTOR OF TAXES

BE IT REMEMBERED, that on this _____ day of _____ before me a
 _____ of New Jersey, personally appeared

the Collector of Taxes of the taxing district of **CITY OF ORANGE TOWNSHIP** in the County of **ESSEX**,
 who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the
 contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed for the uses and
 purposes therein expressed.

Prepared By: 
PAULA S. FERREIRA, PREPARER


JOYCE LANIER, NOTARY PUBLIC
 My Commission Expires April 28, 2022

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector, the Notary Public who takes this
 acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

CERTIFICATE
No. 18-00087

I, **PAULA S. FERREIRA**, TOWNSHIP of **CITY OF ORANGE**, COLLECTOR OF TAXES of the taxing district of the COUNTY of **ESSEX** and State of New Jersey, do hereby certify that on the **20th** day of **December**, **2018** at a public sale of lands for delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements thereto I sold to **CITY OF ORANGE**

whose address is **29 NORTH DAY STREET, ORANGE, NJ 07050**

for **Eleven Thousand Three Hundred Thirty Two** dollars and **Zero** cents, the land in said taxing district described as Block No. **3601** Lot No. **36** and known as **311 CENTRAL AVENUE**, on the tax duplicate thereof and assessed thereon to **ORANGE FLATS, LLC**

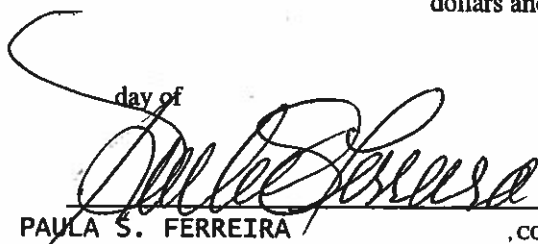
THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

| | AMOUNT | INTEREST | TOTAL |
|-------------------------------------|----------|----------|-----------|
| Taxes For: 2017 | 9,525.72 | 1,681.28 | 11,207.00 |
| Assessments For Improvements | | | |
| Total Cost of Sale | 125.00 | | 125.00 |
| Total | | | 11,332.00 |
| Premium (if any) Paid | 0.00 | | |

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of **18.00** per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by statute. The sale is subject to municipal charges accruing after **December 31, 2017**; municipal authority charges accruing after **December 31, 2017** and assessment installments not yet due, amounting to **0.00** dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this

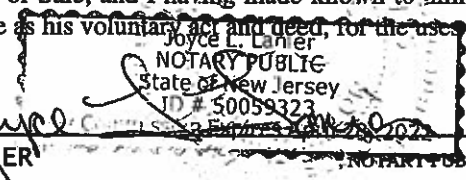
STATE OF NEW JERSEY
COUNTY OF: **ESSEX**

day of

PAULA S. FERREIRA, COLLECTOR OF TAXES



BE IT REMEMBERED, that on this _____ day of _____, 2018, before me a _____ of New Jersey, personally appeared _____, the Collector of Taxes of the taxing district of **CITY OF ORANGE TOWNSHIP** in the County of **ESSEX**, who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and purposes therein expressed.

Prepared By:  PAULA S. FERREIRA, PREPARER
 JOYCE LANIER, NOTARY PUBLIC



NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector, the Notary Public who takes this acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

CERTIFICATE

No. 18-00089

I, **PAULA S. FERREIRA**, COLLECTOR OF TAXES of the taxing district of the
 TOWNSHIP of CITY ORANGE in
 the COUNTY of ESSEX and State of New Jersey, do hereby certify that on
 the 20th day of December, 2018 at a public sale of lands for
 delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements
 thereto I sold to CITY OF ORANGE

whose address is 29 NORTH DAY STREET, ORANGE, NJ 07050

for Six Thousand Five Hundred Seven dollars and Seventy Three cents, the land
 in said taxing district described as Block No. 3601 Lot No. 38
 and known as 323 CENTRAL AVENUE, on the tax
 duplicate thereof and assessed thereon to ORANGE FLATS, LLC

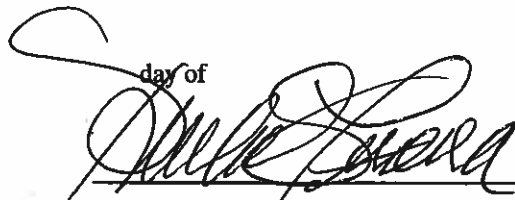
THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

| | AMOUNT | INTEREST | TOTAL |
|-------------------------------------|----------|----------|----------|
| Taxes For: 2017 | 5,425.18 | 957.55 | 6,382.73 |
| Assessments For Improvements | | | |
| Total Cost of Sale | 125.00 | | 125.00 |
| Total Premium (if any) Paid | 0.00 | | 0.00 |
| | | | 6,507.73 |

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of
 18.00 per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by
 statute. The sale is subject to municipal charges accruing after December 31, 2017 ;
 municipal authority charges accruing after December 31, 2017 and assessment
 installments not yet due, amounting to 0.00 dollars and interest thereon.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this

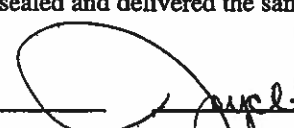
STATE OF NEW JERSEY
 COUNTY OF: ESSEX

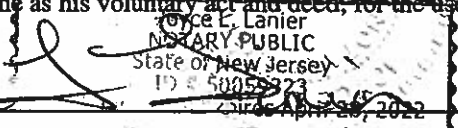
day of

 PAULA S. FERREIRA, COLLECTOR OF TAXES

BE IT REMEMBERED, that on this day of before me a
 of New Jersey, personally appeared

the Collector of Taxes of the taxing district of CITY OF ORANGE TOWNSHIP in the County of ESSEX
 who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the
 contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and
 purposes therein expressed.

Prepared By: 
 PAULA S. FERREIRA, PREPARER


 JOYCE LANIER, NOTARY PUBLIC



NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector, the Notary Public who takes this
 acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

CERTIFICATE
No. 19-00510

I, **PAULA S. FERREIRA**, COLLECTOR OF TAXES of the taxing district of the
the COUNTY of **ESSEX** TOWNSHIP of CITY **ORANGE** in
the **27th** day of **December**, **2019** and State of New Jersey, do hereby certify that on
delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements
thereto I sold to **CITY OF ORANGE** at a public sale of lands for

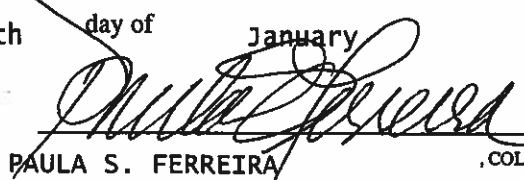

whose address is **29 NORTH DAY STREET, ORANGE, NJ 07050**

for **Twenty One Thousand Twenty Nine** dollars and **Four** cents, the land
in said taxing district described as Block No. **3301** Lot No. **11**
and known as **190 HICKORY STREET**, on the tax
duplicate thereof and assessed thereon to **DEMARZINO, FERNANDO**


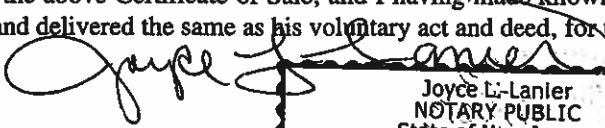
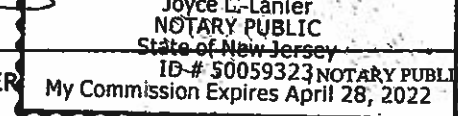
THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

| | AMOUNT | INTEREST | TOTAL |
|-------------------------------------|-----------|----------|-----------|
| Taxes For: 2018 2019 | 17,992.75 | 2,911.29 | 20,904.04 |
| Assessments For Improvements | | | |
| Total Cost of Sale | 125.00 | | 125.00 |
| Total Premium (if any) Paid | 0.00 | | 21,029.04 |

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of
18.00 per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by
statute. The sale is subject to municipal charges accruing after
municipal authority charges accruing after **December 31, 2018** ;
installments not yet due, amounting to **0.00** **December 31, 2018** and assessment
dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **7th** day of **January**, **2020**
STATE OF NEW JERSEY
COUNTY OF: **ESSEX**

PAULA S. FERREIRA, COLLECTOR OF TAXES 

BE IT REMEMBERED, that on this **7th** day of **January**, **2020** before me a
Notary Public of New Jersey, personally appeared **PAULA S. FERREIRA**,
the Collector of Taxes of the taxing district of **CITY OF ORANGE TOWNSHIP** in the County of **ESSEX**,
who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the
contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and
purposes therein expressed.

Prepared By:  **PAULA S. FERREIRA**, PREPARER
 **JOYCE LANIER**

Joyce L. Lanier
NOTARY PUBLIC
State of New Jersey
ID-# 50059323 NOTARY PUBLIC
My Commission Expires April 28, 2022

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector, the Notary Public who takes this
acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

Exhibit B

RECEIPT FOR COLLATERAL

On this the 17th day of January 2020, **The City of Orange Township** ("City") expressly acknowledges receipt of the documents set forth on Exhibit "A" attached hereto and incorporated herein by reference evidencing, securing and otherwise relating to that certain Loan established by the Promissory Note described below:

Promissory Note from Orange Flats LLC, 256 Henry Holdings LLC and 184 Matthew Holdings Limited Liability Company, in favor of **CP Capital Fund I, LLC**, dated March 13, 2015, in the original principal amount of \$6,000,000.00.

City further expressly acknowledges and agrees that all such documents are received, AS IS, WHERE IS, without recourse, representation or warranty of any kind by **AHAF Investments LLC** ("AHAF").

The City of Orange Township

By: _____

ALLONGE

This Allonge is made to that certain Promissory Note, dated as of March 13, 2015, in the principal sum of Six Million and 00/100 Dollars (\$6,000,000.00), executed by Orange Flats LLC, 256 Henry Holding LLC and 184 Matthew Holding and made payable to the order of CP Capital Fund I, LLC and which Promissory Note was assigned, sold and transferred to OHC Holdings LLC on October 25, 2017 and thereafter assigned by OHC Holdings LLC to Century Orange Partners LLC and further assigned to AHAF Investments LLC.

The undersigned's interest in the above referenced Promissory Note shall be paid to the order of The City of Orange Township, without recourse or warranty of any kind.

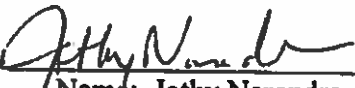
Dated as of: January 17, 2020

The undersigned has executed this Allonge as of the date set forth above.

PAY TO THE ORDER OF:

The City of Orange Township

FROM: AHAF Investments LLC

By 
Name: Jothy Narendran
Title: Authorized Signatory

ASSIGNMENT OF MORTGAGE

AHAF INVESTMENTS LLC having an address at 73 W 85th St, Suite 3B New York, NY 10024 (the "Assignor"), in consideration of, Seven Million 00/100 (\$7,000,000.00) Dollars, receipt of which is hereby acknowledged, hereby assigns unto **THE CITY OF ORANGE TOWNSHIP**, it's successors and/or assigns, having an address at City Hall, 29 N Day Street Orange, New Jersey 07050 (the "Assignee"), the following:

Mortgage dated April 15, 2015 made by 184 Matthew Holding Limited Liability Company as Mortgagor, to CP Capital Fund I, LLC as Mortgagee, in the original principal sum of Six Million 00/100 (\$6,000,000.00) Dollars and interest thereon, and recorded on April 28, 2015 in the office of the Register of Essex County in Book 12551 at Page 2081; and

Being further secured and assigned by Assignment of Mortgage dated October 26, 2017 from CP CAPITAL FUND I, LLC to OHC Holdings LLC recorded December 26, 2017 as Instrument 2017112076; and

Being further secured and assigned by Assignment of Mortgage dated October 25, 2017 from OHC HOLDINGS LLC to CENTURY ORANGE PARTNERS LLC recorded December 26, 2017 as Instrument 2017112079.

Being further secured and assigned by Assignment of Mortgage dated January 10, 2020 CENTURY ORANGE PARTNERS LLC to AHAF INVESTMENTS LLC, to be recorded.

(As to Lot 6 Block 3702 on the Tax Map of Orange, New Jersey)

TOGETHER with the bond, note or obligations described in said mortgage, and the monies due and to grow due thereon with any interest;

THIS ASSIGNMENT is made without any representation or warranty and without recourse to Assignor, by Assignee, or by any successors to the interest of Assignee in said mortgage, except that the Mortgage has not heretofore been assigned, sold, encumbered, pledged, modified, changed or amended in any part or manner whatsoever, and that the Mortgage secures and shall continue to secure a bona fide obligation except as set forth above.

TO HAVE AND TO HOLD THE SAME unto the Assignee and to the successors, legal representatives and assigns of the Assignee forever.

All Capitalized terms not defined herein shall have the same meaning given to them in the Loan Documents.

IN WITNESS THEREOF, the undersigned has duly executed this Assignment as of the 17th day of January, 2020.

AHAF INVESTMENTS LLC

By: 
Jothy Narendran, Authorized Signatory

State of New York)
County of Nassau) ss.:

BE IT REMEMBERED that on this 17th day of January, 2020 before me the subscriber, a Notary Public/Attorney at Law of the State of New York, personally appeared Jothy Narendran, who being by me duly sworn on his oath deposes and makes proof to my satisfaction that she is an Authorized Signatory of AHAF INVESTMENTS LLC, named in the within instrument; that the execution as well as the making of this Instrument has been authorized by the said LLC; and that said Instrument has been signed, sealed and delivered by the said Manager as and for the voluntary act and deed of said LLC.



Signature and Office of Individual
taking acknowledgment

Block: 3702
Lot: 6
County: Essex

MICHAEL V. GIRACE
Notary Public, State of New York
No. 02G16054122
Qualified in Nassau County
Commission Expires 1/29/2023

184 Matthew Street, Orange, New Jersey

RECORD AND RETURN TO:

ASSIGNMENT OF MORTGAGE

AHAF INVESTMENTS LLC having an address at 73 W 85th St, Suite 3B New York, NY 10024 (the "Assignor"), in consideration of, Seven Million 00/100 (\$7,000,000.00) Dollars, receipt of which is hereby acknowledged, hereby assigns unto **THE CITY OF ORANGE TOWNSHIP**, it's successors and/or assigns, having an address at City Hall, 29 N Day Street, Orange, New Jersey 07050 (the "Assignee"), the following:

Mortgage dated March 13, 2015 made by **256 Henry Holdings LLC** as Mortgagor, to **CP Capital Fund I, LLC** as Mortgagee, in the original principal sum of Six Million 00/100 (\$6,000,000.00) Dollars and interest thereon, and recorded on April 20, 2015 in the office of the Register of Essex County in Book 12549 at Page 4083; and

Being further secured and assigned by Assignment of Mortgage dated October 26, 2017 from **CP CAPITAL FUND I, LLC** to **OHC Holdings LLC** recorded December 26, 2017 as Instrument 2017112076; and

Being further secured and assigned by Assignment of Mortgage dated October 25, 2017 from **OHC HOLDINGS LLC** to **CENTURY ORANGE PARTNERS LLC** recorded December 26, 2017 as Instrument 2017112078.

Being further secured and assigned by Assignment of Mortgage dated January 10, 2020 **CENTURY ORANGE PARTNERS LLC** to **AHAF INVESTMENTS LLC**, to be recorded.

(As to Lots 3, 4, 5 & 18 Block 3601 on the Tax Map of Orange, New Jersey)

TOGETHER with the bond, note or obligations described in said mortgage, and the monies due and to grow due thereon with any interest;

THIS ASSIGNMENT is made without any representation or warranty and without recourse to Assignor, by Assignee, or by any successors to the interest of Assignee in said mortgage, except that the Mortgage has not heretofore been assigned, sold, encumbered, pledged, modified, changed or amended in any part or manner whatsoever, and that the Mortgage secures and shall continue to secure a bona fide obligation except as set forth above.

TO HAVE AND TO HOLD THE SAME unto the Assignee and to the successors, legal representatives and assigns of the Assignee forever.

All Capitalized terms not defined herein shall have the same meaning given to them in the Loan Documents.

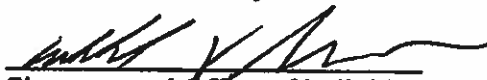
IN WITNESS THEREOF, the undersigned has duly executed this Assignment as of the 17th day of January, 2020.

AHAF INVESTMENTS LLC

By: 
Jothy Narendran, Authorized Signatory

State of New York)
County of Nassau) ss.:

BE IT REMEMBERED that on this 17th day of January, 2020 before me the subscriber, a Notary Public/Attorney at Law of the State of New York, personally appeared Jothy Narendran, who being by me duly sworn on his oath deposes and makes proof to my satisfaction that she is an Authorized Signatory of AHAF INVESTMENTS LLC, named in the within instrument; that the execution as well as the making of this Instrument has been authorized by the said LLC; and that said Instrument has been signed, sealed and delivered by the said Manager as and for the voluntary act and deed of said LLC.



Signature and Office of Individual
taking acknowledgment

Block: 3601
Lots: 3,4,5 & 18
County: Essex

MICHAEL V. GIRACE
Notary Public, State of New York
No. 02GI6054122
Qualified in Nassau County
Commission Expires 1/29/20²³

262 Henry Street, Orange, New Jersey
256 Henry Street, Orange, New Jersey
246 Henry Street, Orange, New Jersey
269 Ivy Court, Orange, New Jersey

RECORD AND RETURN TO:

ASSIGNMENT OF MORTGAGE

AHAF INVESTMENTS LLC having an address at 73 W 85th St, Suite 3B New York, NY 10024 (the "Assignor"), in consideration of, Seven Million 00/100 (\$7,000,000.00) Dollars, receipt of which is hereby acknowledged, hereby assigns unto **THE CITY OF ORANGE TOWNSHIP**, it's successors and/or assigns, having an address at City Hall, 29 N Day Street Orange, New Jersey 07050 (the "Assignee"), the following:

Mortgage dated March 13, 2015 made by **Orange Flats LLC** as Mortgagor, to **CP Capital Fund I, LLC** as Mortgagee, in the original principal sum of Six Million 00/100 (\$6,000,000.00) Dollars and interest thereon, and recorded on April 20, 2015 in the office of the Register of Essex County in Book 12549 at Page 4017; and

Being further secured and assigned by Assignment of Mortgage dated October 26, 2017 from **CP CAPITAL FUND I, LLC** to **OHC Holdings LLC** recorded December 26, 2017 as Instrument 2017112076; and

Being further secured and assigned by Assignment of Mortgage dated October 25, 2017 from **OHC HOLDINGS LLC** to **CENTURY ORANGE PARTNERS LLC** recorded December 26, 2017 as Instrument 2017112077.

Being further secured and assigned by Assignment of Mortgage dated January 10, 2020 **CENTURY ORANGE PARTNERS LLC** to **AHAF INVESTMENTS LLC**, to be recorded.

(As to Lots 1, 2, 33, 34, 35, 36, 37, & 38 Block 3601 on the Tax Map of Orange, New Jersey)

TOGETHER with the bond, note or obligations described in said mortgage, and the monies due and to grow due thereon with any interest;

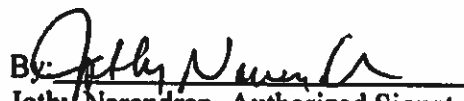
THIS ASSIGNMENT is made without any representation or warranty and without recourse to Assignor, by Assignee, or by any successors to the interest of Assignee in said mortgage, except that the Mortgage has not heretofore been assigned, sold, encumbered, pledged, modified, changed or amended in any part or manner whatsoever, and that the Mortgage secures and shall continue to secure a bona fide obligation except as set forth above.

TO HAVE AND TO HOLD THE SAME unto the Assignee and to the successors, legal representatives and assigns of the Assignee forever.

All Capitalized terms not defined herein shall have the same meaning given to them in the Loan Documents.

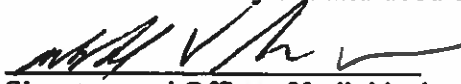
IN WITNESS THEREOF, the undersigned has duly executed this Assignment as of the 17th day of January, 2020.

AHAF INVESTMENTS LLC

By: 
Jothy Narendran, Authorized Signatory

State of New York)
County of Nassau) ss.:

BE IT REMEMBERED that on this 17th day of January, 2020 before me the subscriber, a Notary Public/Attorney at Law of the State of New York, personally appeared Jothy Narendran, who being by me duly sworn on his oath deposes and makes proof to my satisfaction that she is an Authorized Signatory of AHAF INVESTMENTS LLC, named in the within instrument; that the execution as well as the making of this Instrument has been authorized by the said LLC; and that said Instrument has been signed, sealed and delivered by the said Manager as and for the voluntary act and deed of said LLC.



Signature and Office of Individual
taking acknowledgment

Block: 3601
Lots: 1,2,33,34,35,36,37 & 38
County: Essex

MICHAEL V. GIRACE
Notary Public, State of New York
No. 02GI6054122
Qualified in Nassau County
Commission Expires 1/29/20~~20~~²³

188 South Essex Avenue, Orange, New Jersey
280 Henry Street, Orange, New Jersey
281-297 Central Avenue, Orange, New Jersey
301 Central Avenue, Orange, New Jersey
307 Central Avenue, Orange, New Jersey
311 Central Avenue, Orange, New Jersey
319 Central Avenue, Orange, New Jersey
323 Central Avenue, Orange, New Jersey

RECORD AND RETURN TO:

ASSIGNMENT OF JUDGMENT

This Assignment is made on January 17, 2020

BETWEEN the Assignor(s)

AHAF INVESTMENTS LLC

Whose address is 73 W 85th St, Suite 3B New York, NY 10024,

referred to as "AHAF",

AND the Assignee(s)

THE CITY OF ORANGE TOWNSHIP

Whose address is City Hall, 29 N Day Street, Orange, New Jersey 07050

referred to as "CITY".

1. **Assignment.** AHAF is the plaintiff in the judgment described below (referred to as the "Judgment"). AHAF now transfers ownership of the Judgment to CITY. AHAF has been paid \$10 and other valuable consideration for making this Assignment.

2. **Judgment.** The Judgment which AHAF now assigns to CITY consists of all of its right, title and interest in and to the following:

Final judgment in the Superior Court of New Jersey, Chancery Division, Essex County, General Equity Part, Docket Number F-000632-17 a copy of which is attached hereto and made a part hereof.

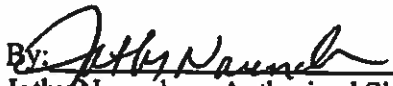
3. **Ownership.** CITY is now the legal owner of the Judgment. CITY may now exercise full and complete control over the Judgment.

4. **Signatures.**

Witnessed by:

 _____


AHAF INVESTMENTS LLC

By:  _____
Jothy Narendran, Authorized Signatory

State of New York)

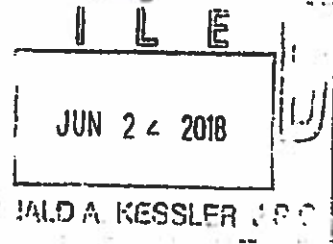
County of Nassau) ss.:

BE IT REMEMBERED that on this 17th day of January, 2020 before me the subscriber, a Notary Public/Attorney at Law of the State of New York, personally appeared Jothy Narendran, who being by me duly sworn on his oath deposes and makes proof to my satisfaction that she is an Authorized Signatory of AHAF INVESTMENTS LLC, named in the within instrument; that the execution as well as the making of this Instrument has been authorized by the said LLC; and that said Instrument has been signed, sealed and delivered by the said Manager as and for the voluntary act and deed of said LLC.


Signature and Office of Individual
taking acknowledgment

MICHAEL V. GIRACE
Notary Public, State of New York
No. 02616054122
Qualified in Nassau County
Commission Expires 1/29/20 22

RECORD & RETURN TO:



Ronald L. Davison, Esq.
 (NJ BAR ID #26648-1971)
 Lisa J. Jurick, Esq.
 (NJ BAR ID #017792004)
 STARR, GERN, DAVISON & RUBIN, PC
 105 Eisenhower Parkway, Suite 401
 Roseland, New Jersey 07068
 Tel: (973) 403-9200
 Fax: (973) 226-0031
 E-mail: rdavison@starrgern.com
 Attorney for assignee/plaintiff,
 Century Orange Partners, LLC

CENTURY ORANGE PARTNERS,
 LLC,

Plaintiff,

v.

ORANGE FLATS, LLC, 256
 HENRY HOLDINGS LLC, 184
 MATTHEW HOLDING LIMITED
 LIABILITY COMPANY, MAYER
 SCHWARTZ and ELYE S.
 NEUSTEIN,

Defendants.

SUPERIOR COURT OF NEW JERSEY
 CHANCERY DIVISION - ESSEX COUNTY
 GENERAL EQUITY PART
 DOCKET NO. F-000632-17

Civil Action

FINAL JUDGMENT

THIS MATTER being opened to the Court by Starr, Gern, Davison & Rubin, P.C., attorneys for plaintiff, CENTURY ORANGE PARTNERS, LLC, and it appearing that service of the Summons and Complaint (and Amended Complaint, if any) has been duly issued and returned served upon the following defendant(s) who have filed an Answer, which Answer has been stricken by Order of the Court and pursuant thereto, default having been entered against said Defendant(s):

ELYE S. NEUSTEIN

and it appearing that service of the Summons and Complaint (and Amended Complaint, if any) has been made upon the following Defendant(s), in accordance with the rules of this Court, and default having been entered against said Defendant(s):

ORANGE FLATS, LLC
256 HENRY HOLDINGS, LLC
184 MATTHEW HOLDING LIMITED LIABILITY COMPANY
MAYER SCHWARTZ

and it further appearing that Summons and Complaint (and Amended Complaint, if any) have been duly issued and returned served upon the following defendants who have filed an Answer, which does not dispute the priority or validity of the plaintiff, CENTURY ORANGE PARTNERS, LLC'S mortgage:

and the plaintiff, CENTURY ORANGE PARTNERS, LLC's obligation and mortgage having been presented and marked as exhibits by the Court, and it appearing from the plaintiff, CENTURY ORANGE PARTNERS, LLC's certification filed in the within action that the plaintiff, CENTURY ORANGE PARTNERS, LLC has made an investigation as to whether the defaulting defendant ELYE S. NEUSTEIN is in military service, and has determined he is not in military service, and good reason appearing that the judgment applied for should be granted at this time and sufficient cause appearing;

It is on this 22 day of June, 2018

ORDERED AND ADJUDGED that the plaintiff, CENTURY ORANGE PARTNERS, LLC is entitled to have the sum of \$7,725,697.00 together with lawful interest thereon to be computed from May 11, 2018 together with costs of this suit to be taxed, plus a statutory counsel fee of \$7,500.00 raised and paid in the first place out of the mortgaged premises; and it is further

ORDERED that the plaintiff, CENTURY ORANGE PARTNERS, LLC, or the successful purchaser at the Sheriff's Sale, duly recover against the following Defendant(s): ORANGE FLATS, LLC, 256 HENRY HOLDINGS LLC, 184 MATTHEW HOLDING LIMITED LIABILITY COMPANY, MAYER SCHWARTZ and ELYE S. NEUSTEIN, and all parties holding under said Defendant(s) the possession of the premises mentioned and described in the said Complaint (and Amended Complaint, if any), with the appurtenances; and it is further

ORDERED and ADJUDGED that the mortgaged premises be sold to raise and satisfy the several sums of money due, in the first place, to plaintiff, CENTURY ORANGE PARTNERS, LLC, the sum of \$7,725,697.00 together with lawful interest thereon to be computed from May 11, 2018 plus a statutory counsel fee of \$7,500.00 with the plaintiff, CENTURY ORANGE PARTNERS, LLC's costs to be taxed, with lawful interest thereon, and that an execution for that purpose be duly issued out of this Court directed to the Sheriff of Essex County, commanding said Sheriff to make sale according to

the law of the mortgaged premises described in the Complaint (and Amended Complaint, if any), and out of the monies arising from said sale, that said Sheriff pay in the first place, to the plaintiff, CENTURY ORANGE PARTNERS, LLC, or its attorney, said plaintiff, CENTURY ORANGE PARTNERS, LLC's debt, with interest thereon as aforesaid, and in case more money be realized by the said sale that shall be sufficient to satisfy such several payments as aforesaid, that such surplus be brought into this Court to abide the further Order of this Court and that the Sheriff aforesaid make a report of the aforesaid sale without delay as required by the rules of this Court; and it is further

ORDERED and ADJUDGED that the Defendant(s) in this cause, and each of them stand absolutely debarred and foreclosed of and from all equity of redemption of, in and to said mortgaged premises described in the Complaint (and Amended Complaint, if any), when sold as aforesaid by virtue of this judgment.



HON. DONALD A. KESSLER, J.S.C.

ASSIGNMENT OF LOAN DOCUMENTS

FOR VALUABLE CONSIDERATION, AHAF INVESTMENTS LLC, a New Jersey Limited Liability Company (the "Assignor") hereby assigns, grants, sells and transfers, without recourse or warranty of any kind to **THE CITY OF ORANGE TOWNSHIP** (the "Assignee"), and the Assignee's successors, transferees and assigns forever, the loan documents set forth on Exhibit "A" attached hereto and incorporated by reference (collectively, the "Loan Documents").

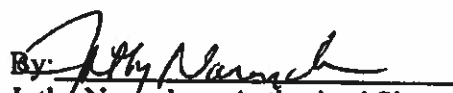
TO HAVE AND TO HOLD all and singular the premises hereby granted and assigned unto Assignee, its successors and assigns, forever.

This Assignment shall be binding upon Assignors and its successors and assigns; shall inure to the benefit of Assignee and its successors and assigns; and shall be governed by and construed in accordance with the laws of the State of New Jersey.

IN WITNESS WHEREOF, the Assignor and Assignee have executed this Assignment of Loan Documents as of the 17th day of January, 2020.

ASSIGNOR:

AHAF INVESTMENTS LLC

By: 
Jothy Narendran, Authorized Signatory

ASSIGNEE:

THE CITY OF ORANGE TOWNSHIP

By: _____

Exhibit "A"
Loan Documents

1. Assignment of Bid from CP Capital Fund I, LLC to OHC Holdings LLC, dated October 26, 2017.

2. Assignment of Action and Causes of Action (CP Capital Fund I, LLC, as Plaintiff, against Orange Flats, LLC, 256 Henry Holdings LLC 184 Matthew Holding Limited Liability Company, Mayer Schwartz and Elye S. Neustein, as Defendants) from CP Capital Fund I, LLC to OHC Holdings LLC, dated October 26, 2017.

3. Assignment and Assumption of Assigned Rights and Obligations CP Capital Fund I, LLC to OHC Holdings LLC, dated October 26, 2017.

4. Assignment of Membership Interests CP Capital Fund I, LLC to OHC Holdings LLC, dated October 26, 2017.