

Exhibit “A”

DANA RONE
ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES



Hall of Records
465 Martin Luther King Jr Blvd
Room 130
Newark, NJ 07102
(973) 621-4960

***RETURN DOCUMENT TO:**

TRENK, DIPASQUALE, DELA FERA & SODONO,
P.C.
347 MT. PLEASANT AVENUE
SUITE 300
WEST ORANGE, NJ 07052
ATTN:

***Total Pages - 5**

Instrument Number - 2017007124

Recorded On 1/24/2017 At 2:41:58 PM

* Instrument Type - DEED

Invoice Number - 108149 User ID: BB

* Grantor - SELECTO-FLASH, CORP

* Grantee - WEST ORANGE, TOWNSHIP OF

* PARCEL IDENTIFICATION NUMBER

Block: 7 Lot: 22 - WEST ORANGE

*** FEES**

NJ PRESERVATION ACCOUNT	\$45.00
REGISTER RECORDING FEE	\$55.00
HOMELESSNESS TRUST FUND	\$3.00
TOTAL PAID	\$103.00

I hereby CERTIFY that this document is
Recorded in the Register of Deeds & Mortgages Office
of Essex County, New Jersey

Dana Rone
Register of Deeds & Mortgages

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 2017007124



**TRENK, DiPASQUALE, DELLA FERA
& SODONO, P.C.**

347 Mt. Pleasant Avenue, Suite 300
West Orange, NJ 07052
(973) 243-8600

Richard D. Trenk, Esq. (016951982)
Attorneys for Plaintiff Township of West Orange

Recorded in the Office of the Superior
Court Clerk's Office

TOWNSHIP OF WEST ORANGE, a Municipal
Corporation of the State of New Jersey,

Plaintiff,

v.

4 TOMPKINS STREET,
Block 7, Lot 22 assessed to
SELECTO-FLASH, CORP

18 CENTRAL AVENUE,
Block 9, Lot 36 assessed to
SELECTO-FLASH, CORP.

Defendant(s).

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION: ESSEX COUNTY

Civil Action

DOCKET NO.: ESX-F-011876-16

**FINAL JUDGMENT VESTING TITLE TO
PROPERTIES TO TOWNSHIP OF WEST
ORANGE**

THIS MATTER, having been opened to the Court by Trenk, DiPasquale, Della Fera & Sodono, P.C., attorneys for Plaintiff Township of West Orange (the "Township"); and it appearing that the Township filed its Complaint pursuant to the provisions of N.J.S.A. 54:5-104.29, et. seq., as amended and the Rules of this Court governing such practice and procedure to foreclose in rem, certain Tax Sale Certificates as follows:

Schedule Number	Tax Sale Certificate Number	Date Sold	Name of Owner	BLK/LOT	Book/Pg. Recording	Amount of Sale	Subsequent Liens	Amount To Redeem
1	12-003	10/25/2012	Selecto-Flash, Corp. 4 Tompkins Street West Orange, NJ 07052	Block No. 7 Lot No. 22	Book: 12410 Page: 1195	\$335.49	\$5,555.80	\$5,891.29
2	12-005	10/25/2012	Selecto-Flash, Corp. 18 Central Avenue West Orange, NJ 07052	Block No. 9 Lot No. 36	Book: 12410 Page: 1190	\$36,678.80	\$503,240.44	\$540,240.44

and that notice of this foreclosure suit in the form prescribed by said statute and the rules of this court was published once in the West Orange Chronicle, a newspaper circulating in the Township of West Orange, the municipality wherein the lands to be affected are located, and it further appearing that no answer has been filed in this cause by any persons having or claiming to have a right, title or interest in or to, or lien upon any parcel of land described in the complaint filed herein within the time fixed by said statute, and it appearing that the Township has filed a copy of the complaint and all amendments thereto, in the Office of the Tax Collector of the Township of West Orange and in the Office of the Register of the County of Essex, and in the Office of the Attorney General of the State of New Jersey, and the court having read and considered the Verified Complaint filed herein, together with the proofs of publication, mailing and posting of said notice of foreclosure, and the affidavit showing that there has been no redemption of any of the Tax Sale Certificates; and the court being satisfied and having determined that there has been a compliance with said statute;

IT IS thereupon, on this 7 day of December, 2016;

ORDERED AND ADJUDGED that all persons having a vested or contingent title or interest in or lien or claim upon or against said lands, including the State of New Jersey, and any agency and political subdivision thereof, and their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title or interest, be barred of the right of redemption and be foreclosed of all prior or subsequent alienations and descents of said lands and encumbrances thereon, and that an absolute and indefeasible estate of inheritance in fee simple in said lands be vested in the Township of West Orange.

Schedule Number	Transferee or Purchaser of Title	Dated	Date Recorded	Book	Deed Page
1	Selecto-Flash, Corp. 4 Tompkins Street West Orange, NJ 07052	7/6/1979	7/10/1979	Book: 4651	Page: 229
2	Selecto-Flash, Corp. 18 Central Avenue West Orange, NJ 07052	8/10/1979	8/13/1979	Book: 4647	Page: 394

Schedule Number	Legal Description
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- | | |
|---|--|
| 1 | <p>ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE AND LYING IN THE TOWNSHIP OF WEST ORANGE, COUNTY OF ESSEX, STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGINNING ON THE SOUTHERLY SIDE OF MITCHELL STREET AT A POINT THEREIN DISTANT 216 FEET 9 INCHES WESTERLY FROM THE CENTER OF THE KEYSTONE OF THE ARC OF THE BRIDGE OVER THE BROOK; THENCE</p> <p>(1) ALONG SAID MITCHELL STREET, NORTH 53 DEGREES 45 MINUTES WEST, 70 FEET TO THE CORNER OF SAID MITCHELL AND TOMPKINS STREETS; THENCE</p> <p>(2) ALONG SAID TOMPKINS STREET, SOUTH 36 DEGREES 30 MINUTES WEST, 100 FEET; THENCE</p> <p>(3) AT RIGHT ANGLES TO SAID TOMPKINS STREET, 53 DEGREES 30 MINUTES EAST, 70 FEET; THENCE</p> <p>(4) PARALLEL WITH SAID TOMPKINS STREET, NORTH 36 Y. DEGREES EAST, 100 FEET TO THE BEGINNING.</p> |
| 2 | <p>ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE AND LYING IN THE TOWNSHIP OF WEST ORANGE, COUNTY OF ESSEX, STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>PARCEL ONE:</p> <p>BEGINNING AT A POINT IN THE SOUTHERLY SIDE OF CENTRAL AVENUE DISTANT SOUTHEASTERLY 225 FEET FROM THE EASTERLY SIDE OF VALLEY ROAD; THENCE</p> <p>(1) ALONG SAID SOUTHERLY LINE OF CENTRAL AVENUE, SOUTH 51 DEGREES 40 MINUTES EAST, 205.66 FEET TO LANDS NOW OR FORMERLY OF BRISTOW; THENCE</p> |

(2) ALONG SAID LINE OF LANDS NOW OR FORMERLY OF BRISTOW, SOUTH 38 DEGREES 20 MINUTES WEST, 199.27 FEET TO LANDS NOW OR FORMERLY MONROE CALCULATING COMPANY; THENCE

(3) ALONG SAID LANDS NOW OR FORMERLY OF MONROE CALCULATING COMPANY AND LANDS FRONTING ON MITCHELL STREET, NORTH 56 DEGREES 27 MINUTES WEST, 206.31 FEET; THENCE

(4) NORTH 38 DEGREES 20 MINUTES EAST, 216.47 FEET TO THE AFORESAID SOUTHERLY SIDE OF CENTRAL AVENUE, THE POINT AND PLACE OF BEGINNING.

PARCEL TWO:

BEGINNING AT A POINT IN THE NORTHERLY SIDE OF MITCHELL STREET, DISTANT SOUTHEASTERLY 337.71 FEET FROM THE EASTERLY SIDE LINE OF VALLEY ROAD; THENCE RUNNING

(1) ALONG SAID NORTHERLY SIDELINE OF MITCHELL STREET, SOUTH 54 DEGREES 13 MINUTES EAST, 96.99 FEET TO LANDS NOW OR FORMERLY MONROE CALCULATING COMPANY; THENCE

(2) ALONG SAID LANDS NOW OR FORMERLY OF MONROE CALCULATING COMPANY, NORTH 35 DEGREES 46 MINUTES EAST, 164.70 FEET TO A POINT; THENCE

(3) NORTH 56 DEGREES 27 MINUTES WEST, 95.15 FEET TO A POINT; THENCE

(4) SOUTH 36 DEGREES 27 MINUTES WEST, 161.01 FEET TO THE AFORESAID NORTHERLY SIDE OF MITCHELL STREET, THE POINT AND PLACE OF BEGINNING.

/s/Paul Innes, P.J.Ch.

Respectfully Recommended
R. 1:34-6 Office of Foreclosure

HONORABLE
Judge of the Superior Court

_____ Opposed
_____ Unopposed

4812-6030-9040, v. 1

I, Michelle M. Smith, Clerk of the Superior Court of New Jersey, the same being a Court of Record, do hereby certify that the foregoing is a true copy of the FINAL JUDGMENT now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the said Court at Trenton, the 7th day of December, 2016



Michelle M. Smith, Esq.
Clerk of the Superior Court

Certified to be a true
copy of the original on
file in the Superior Court
Clerk's Office


Michelle M. Smith, Esq.
Clerk of Superior Court

Exhibit “B”

PRESTIGE TITLE AGENCY, INC.

130 Pompton Avenue

Verona, NJ 07044

Telephone: 973-239-0101 Fax: 973-239-7033

INVOICE

INVOICE DATE: February 1, 2017

OUR FILE #16AFCW-054315

MARK Y. MOON, ESQ.
TRENK-DIPASQUALE ET ALS
347 MOUNT PLEASANT AVENUE
SUITE 300
WEST ORANGE, NJ 07052

AMOUNT OF INSURANCE
Fee Amount \$540,240.44
Mortgage Amount \$.00
2nd Mortgage Amount \$.00

Phone 973-243-8600

Fax 973-243-8677

OWNERS: SFI REAL ESTATE, INC. SELECTO-FLASH
PURCHASERS: TOWNSHIP OF WEST ORANGE
PREMISES: 18 CENTRAL AVENUE, WEST ORANGE, NJ 07052

Owner's Policy	\$540,240.44 (Standard Rate)	\$ 2,338.00
Mortgage Policy	\$ N/A	
County Search Charge		100.00
Tax Search		30.00
Flood Hazard Cert.		10.00
Copies		5.00
Tidelands Search		25.00

Sub Totals:	\$ 2,338.00	170.00
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TOTAL AMOUNT DUE	\$	2,508.00
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*** This invoice supersedes any/all prior invoices. ***

NOTE: THIS INVOICE IS SUBJECT TO CHANGE. FINAL INVOICE MUST BE VERIFIED AT CLOSING.

NOTE: THIS INVOICE IS SUBJECT TO CANCELLATION CHARGES. PLEASE CALL FOR APPROPRIATE CHARGES.

The Insurance Commissioner has directed that a statement detailing each pass-through search charge must be supplied to the Purchaser/Borrower/Lessee in each insured transaction.

WMV/ESSEX

Westcor Land Title Insurance Company

ENDORSEMENT

MARK Y. MOON, ESQ.
TRENK-DIPASQUALE ET ALS
347 MOUNT PLEASANT AVENUE
SUITE 300
WEST ORANGE, NJ 07052

Phone: 973-243-8600
Fax: 973-243-8677

Re: Our File No. 16AFCW-054315
TOWNSHIP OF WEST ORANGE
18 CENTRAL AVENUE
WEST ORANGE, NJ 07052

Attached to and forming part of Commitment No. 16AFCW-054315

The above referenced Commitment is hereby amended as follows:

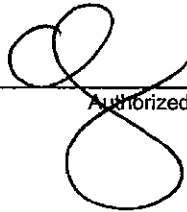
SCHEDULE A

ITEM 2(A) PROPOSED PURCHASE PRICE: \$540,240.44

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

IN WITNESS WHEREOF the Company has caused its corporate name and seal to be hereunto affixed by its authorized officers on the 1st day of February, 2017.

Prestige Title Agency, Inc.

Countersigned:  _____
Authorized Signatory

Endorsement – Blank (Commitment)

Exhibit “C”

PRESTIGE TITLE AGENCY, INC.

130 Pompton Avenue

Verona, NJ 07044

Telephone: 973-239-0101 Fax: 973-239-7033

INVOICE

INVOICE DATE: February 1, 2017

OUR FILE #16AFCW-054314

MARK Y. MOON, ESQ.
TRENK-DIPASQUALE ET ALS
347 MOUNT PLEASANT AVENUE
SUITE 300
WEST ORANGE, NJ 07052

AMOUNT OF INSURANCE
Fee Amount \$5,891.29
Mortgage Amount \$.00
2nd Mortgage Amount \$.00

Phone 973-243-8600

Fax 973-243-8677

OWNERS: SFI REAL ESTATE, INC. F/K/A SELECTO-FLASH, INC.
PURCHASERS: TOWNSHIP OF WEST ORANGE
PREMISES: 4 TOMPKINS STREET, WEST ORANGE, NJ 07052

Owner's Policy \$5,891.29 (Standard Rate)	\$ 200.00
Mortgage Policy \$ N/A	
County Search Charge	100.00
Tax Search	30.00
Upper/Patriot Search	20.00
Flood Hazard Cert.	10.00
Copies	5.00
Chancery Abstract	210.00
Corp. Status Search	60.00
Tidelands Search	25.00

Sub Totals:	\$ 200.00	460.00
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TOTAL AMOUNT DUE	\$	660.00
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*** This invoice supersedes any/all prior invoices. ***

NOTE: THIS INVOICE IS SUBJECT TO CHANGE. FINAL INVOICE MUST BE VERIFIED AT CLOSING.

NOTE: THIS INVOICE IS SUBJECT TO CANCELLATION CHARGES. PLEASE CALL FOR APPROPRIATE CHARGES.

The Insurance Commissioner has directed that a statement detailing each pass-through search charge must be supplied to the Purchaser/Borrower/Lessee in each insured transaction.

WMV/ESSEX

ENDORSEMENT

MARK Y. MOON, ESQ.
TRENK-DIPASQUALE ET ALS
347 MOUNT PLEASANT AVENUE
SUITE 300
WEST ORANGE, NJ 07052

Phone: 973-243-8600
Fax: 973-243-8677

Re: Our File No. 16AFCW-054314
TOWNSHIP OF WEST ORANGE
4 TOMPKINS STREET
WEST ORANGE, NJ 07052

Attached to and forming part of Commitment No. 16AFCW-054314

The above referenced Commitment is hereby amended as follows:

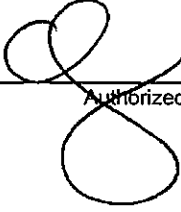
SCHEDULE A

ITEM 2(A) PROPOSED PURCHASE PRICE: \$5,891.29

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

IN WITNESS WHEREOF the Company has caused its corporate name and seal to be hereunto affixed by its authorized officers on the 1st day of February, 2017.

Prestige Title Agency, Inc.

Countersigned:  _____
Authorized Signatory

Endorsement – Blank (Commitment)