

EXHIBIT A

Peter J. Zipp, Esq. - Attorney I.D. 022131986
ZIPP, TANNENBAUM & CACCAVELLI, LLC
280 Raritan Center Parkway
Edison, New Jersey 08837
(732) 605-1000
Attorney for Plaintiff

TAX COURT OF NEW JERSEY

RA 300 EXECUTIVE DR, LLC,

Plaintiff,

v.

WEST ORANGE TOWNSHIP,

Defendant.

DOCKET NOS.: 005593-2011
004249-2012, 005988-2013
004938-2014, 000700-2015 and
002841-2016

Civil Action

STIPULATION OF SETTLEMENT

Assigned Judge:
Honorable Christine M. Nugent, J.T.C.

First Calendar Date:

1. It is hereby stipulated and agreed that the assessment of the following property(ies) be adjusted and a judgment be entered as follows:

Block: 155
Lot: 42.01
Street Address: 300 Executive Dr
Year: 2011

	<u>Original Assessment</u>	<u>County Board Judgment</u>	<u>Requested Tax Court Judgment</u>
Land	\$ 5,000,000	Direct	\$ 5,000,000
Impvts	<u>\$ 6,575,700</u>	Appeal	<u>\$ 6,575,700</u>
Total	\$11,575,700		\$11,575,700

Block: 155
Lot: 42.01
Street Address: 300 Executive Dr
Year: 2012

	<u>Original Assessment</u>	<u>County Board Judgment</u>	<u>Requested Tax Court Judgment</u>
Land	\$ 5,000,000	Direct	\$ 5,000,000
Impvts	<u>\$ 6,575,700</u>	Appeal	<u>\$ 6,575,700</u>
Total	\$11,575,700		\$11,575,700

Block: 155
Lot: 42.01
Street Address: 300 Executive Dr
Year: 2013

	<u>Original Assessment</u>	<u>County Board Judgment</u>	<u>Requested Tax Court Judgment</u>
Land	\$ 5,000,000	Direct	\$ 5,000,000
Impvts	<u>\$ 6,575,700</u>	Appeal	<u>\$ 6,575,700</u>
Total	\$11,575,700		\$11,575,700

Block: 155
Lot: 42.01
Street Address: 300 Executive Dr
Year: 2014

	<u>Original Assessment</u>	<u>County Board Judgment</u>	<u>Requested Tax Court Judgment</u>
Land	\$ 5,000,000	Direct	\$ 5,000,000
Impvts	<u>\$ 6,575,700</u>	Appeal	<u>\$ 6,575,700</u>
Total	\$11,575,700		\$11,575,700

Block: 155
Lot: 42.01
Street Address: 300 Executive Dr
Year: 2015

	<u>Original Assessment</u>	<u>County Board Judgment</u>	<u>Requested Tax Court Judgment</u>
Land	\$ 5,000,000	Direct	\$ 5,000,000
Impvts	<u>\$ 6,575,700</u>	Appeal	<u>\$ 6,575,700</u>
Total	\$11,575,700		\$11,575,700

Block: 155
Lot: 42.01
Street Address: 300 Executive Dr
Year: 2016

	<u>Original Assessment</u>	<u>County Board Judgment</u>	<u>Requested Tax Court Judgment</u>
Land	\$ 5,000,000	Direct	\$ 5,000,000
Impvts	<u>\$ 6,575,700</u>	Appeal	<u>\$ 6,298,700</u>
Total	\$11,575,700		\$11,298,700

2. The undersigned have made such examination of the value and proper assessment of the property(ies) and have obtained such appraisals, analysis and information with respect to the valuation and assessment of the property(ies) as they deem necessary and appropriate for the purpose of enabling them to enter into the stipulation. The assessor of the taxing district has been consulted by the attorney for the taxing district with respect to this settlement and has concurred.

3. Based upon the foregoing, the undersigned represents to the Court that the above settlement will result in an assessment at the fair assessable value of the property(ies) consistent with assessing practices generally applicable in the taxing district as required by law.

4. The taxpayer waives any interest payable on any refund to the taxpayer, pursuant to N.J.S.A. 54:3-27.2 and/or any other applicable law, provided said refund is paid by the earlier of: one (1) year from the date of the Township of West Orange's receipt of the last Tax Court Judgment issued in this matter; or sixty (60) days from the date of the Township of West Orange's receipt of bond proceeds from the Local Finance Board, obtained in connection with said matter.

5. All refunds as a result of the settlement set forth herein are to be made payable to the taxpayer and forwarded to Zipp Tannenbaum & Caccavelli, LLC, 280 Raritan Center Parkway, Edison, New Jersey 08837 in accordance with paragraph 4 hereof.

ZIPP TANNENBAUM & CACCAVELLI, LLC

BY: 

PETER J. ZIPP, ESQ.
Attorney for Plaintiff

BLAU & BLAU

BY: _____

CHARLES E. BLAU, ESQ.
Attorney for Defendant

Dated: