

Exhibit “A”

Bargain & Sale Deed

This Deed is made on: October 2, 2018

BETWEEN

8 Central Ave Properties, LLC

a Limited Liability Company of the State of New Jersey

having its principal office at 3 Candace Way, East Hanover, NJ 07936, referred to as the Grantor,

AND

Township of West Orange

whose post office address is 66 Main St. West Orange, NJ 07052, referred to as the Grantee

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfer ownership of) the property described below to the Grantee. This transfer is made for the sum of one-hundred thousand Dollars (\$100,000.00).

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Township of West Orange

Block No. 9 Lot No. 32 Qualifier No. Account No.

☐ No property tax identification number is available on the date of this Deed. (Check Box if Applicable).

Property. The Property consists of the land and all the buildings and structures on the land in the Township of West Orange, County of Essex and State of New Jersey. The legal description is:

☐ Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable.)

BEING THE SAME PREMISES conveyed to Grantor from Empire Tax Fund IV, LLC by Deed May 11, 2016 recorded March 23, 2016 in the Essex County Register's Office in Instrument No. 2016043671.

BEING THE SAME TWO TRACTS conveyed to Mojira Seventh Day Adventist Church, Inc. in 2005 (in Book 6280, Page 419), which at that time, were assessed as Tax Lots 32 and 18.02 in Block 9 of the Tax Map of the Township of West Orange. In 2006, Tax Lot 18.02 was consolidated into Tax Lot 32. A 2010 assessment covering both tracts was unpaid, resulting in the issuance of tax sale certificate number 2030 in 2011 (recorded in Book 12349, Page 3329). Empire TF4 Jersey Holdings, LLC foreclosed upon the entirety of modern Tax Lot 32, comprised of both tracts (Docket Number F-2938-14), resulting in the 2015 final judgment recorded in Book 12255, Page 7412. In 2016, the prevailing plaintiff conveyed the same land and premises it obtained by final judgment to the Grantor herein, as indicated in the recital contained in Deed Instrument No. 2016043671. That deed contained an incomplete legal description.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain legal rights which effect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Prepared By:



Howard D. Lipstein, Esq.

Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

8 Central Ave Properties, LLC

By:


Peter Lu, Sole and Managing Member

(Seal)

Witnessed By:



STATE OF NEW JERSEY }

} : SS:

COUNTY OF Union }

I CERTIFY that on October 2, 2018, Peter Lu, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

(a) is the Managing Member of 8 Central Ave Properties, LLC as named in this Deed;

(b) signed, sealed and delivered this Deed as his/her act and deed in the capacity as Managing Member of 8 Central Ave Properties, LLC; and

(c) the full and actual consideration paid or to be paid for the transfer of title as defined by N.J.S.A. 46:15-5, is \$100,000.00.



Howard D. Lipstein, Esq., an Attorney at Law
of the State of New Jersey

DEED

DATED

8 Central Ave Properties, LLC,

Grantor,
TO

Township of West Orange

Grantee.

Record and return to:

Mark Y. Moon, Esq.
Trenk DiPasquale Della Fera-Sodono
347 Mt. Pleasant Avenue, Suite 300,
West Orange, NJ 07052