

Atty. ID No. 007711983  
 Blau & Blau  
 Attorneys at Law  
 223 Mountain Avenue  
 Springfield, New Jersey 07081  
 (973) 564-9003  
 Attorneys for Plaintiff

Township of West Orange,

Plaintiff

v.

WHS LLC c-o Community Management,

Defendant

Tax Court of New Jersey  
 Docket Nos. 005562-2015  
 005356-2016  
 002019-2017  
 004372-2018  
 000946-2019  
 000703-2020

Civil Action  
 Stipulation of Settlement

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

Block: 78.02  
 Lot: 2  
 Address: 125 Northfield Avenue  
 District: West Orange  
 Year(s): 2015, 2016, 2017 and 2018

	Original Assessment	County Board Judgment	Requested Judgment
Land	\$2,231,300		\$2,231,300
Improvement	\$3,768,700	Direct	\$3,768,700
Total	\$6,000,000	Appeal	\$6,000,000

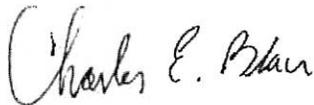
Block: 78.02  
 Lot: 2  
 Address: 125 Northfield Avenue  
 District: West Orange  
 Year(s): 2019

	Original Assessment	County Board Judgment	Requested Judgment
Land	\$2,231,300		\$2,231,300
Improvement	\$3,768,700	Direct	\$4,968,700
Total	\$6,000,000	Appeal	\$7,200,000

Block: 78.02  
Lot: 2  
Address: 125 Northfield Avenue  
District: West Orange  
Year(s): 2020

	Original Assessment	County Board Judgment	Requested Judgment
Land	\$2,231,300		\$2,231,300
Improvement	\$3,768,700	Direct	\$5,018,700
Total	\$6,000,000	Appeal	\$7,250,000

2. The undersigned have made such examination of the value and proper assessment of the properties and have obtained such appraisals, analysis and information with respect to the valuation and assessment of the properties 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 represent to the Court that the above settlement will result in an assessment at the fair assessable value of the properties consistent with assessing practices generally applicable in the taxing district as required by law.
4. The parties have agreed that statutory interest will be waived if the tax is paid within 60 days of the bill being sent by the collector.



Charles E. Blau  
Attorney for Plaintiff  
Dated: September 3, 2020

Jonathan F. Donath  
Attorney for Defendant  
Dated: September , 2020