

Writer's Direct Dial: (973) 721-5039
Writer's Direct Fax: (973) 681-7333
rtrenk@msbnj.com

Client No. 27-0444

February 10, 2021

Via Certified Mail R.R.R. and Regular Mail

Rodelio Pecson and Jinna R. Paayas
25 Garfield Avenue
West Orange, New Jersey 07052

Via Certified Mail R.R.R. and Regular Mail

Yaffa Liebman
42 Hoover Avenue
West Orange, New Jersey 07052

**Re: Property Located at Block 175.13, Lot 3 on the Tax Map of the Township of West Orange
Right to Prior Refusal
Response Required No Later than: March 1, 2021**

Dear Mr. Pecson, Ms. Paayas, and Mr. Liebman:

This office represents the Township of West Orange (the "Township"). The Township has adopted an Ordinance authorizing the private sale of the undersized and undeveloped property located at Block 175.13, Lot 3 on the Tax Map of the Township of West Orange (the "Property") pursuant to N.J.S.A. 40A:12-13(b)(5) of the Local Lands and Buildings Law. As the owner of the property contiguous to the Property you have a right to prior refusal pursuant to N.J.S.A. 40A:12-13.2 of the Local Lands and Buildings Law.

Enclosed herewith is a draft Agreement of Sale for the Property setting forth the terms and conditions for the sale of the Property. Please note that the \$5,000 sale price reflects the estimated value of the Property as provided by the Township Appraiser.

No later than March 1, 2021, please advise whether you wish to exercise your right to prior refusal as to the purchase of the Property.

The Township reserves all rights, including further negotiations and revisions to the draft Agreement for Sale.

Very truly yours,

Richard D. Trenk, Esq.

Enclosure

cc: Karen Carnevale, Clerk of the Township of West Orange (via e-mail)