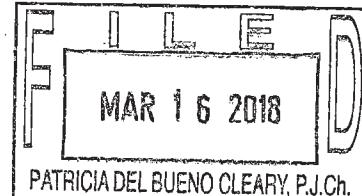


# EXHIBIT A

Leslie G. London, Esq. (020801988)  
McManimon, Scotland & Baumann, LLC  
75 Livingston Avenue, 2<sup>nd</sup> Floor  
Roseland, New Jersey 07068  
(973) 622-1800  
Attorneys for Borough of Red Bank



WELLS FARGO BANK, N.A.,  
Plaintiff,  
v.  
AMY DONINGTON, ET ALS.,  
Defendants.

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION -  
MONMOUTH COUNTY  
(FORECLOSURE)

DOCKET NO. MON-F-46003-14

Civil Action

**CONSENT ORDER**

**THIS MATTER** being initially brought before the Court by McManimon, Scotland & Baumann, LLC, attorneys for the Borough of Red Bank ("Red Bank" or "Borough"), for an Order seeking to intervene in this action for the purposes of (1) setting aside the third party sale of 108 Dr. James Parker Boulevard, Unit D7 (Block 75.01, Lot 82.01) located within the Borough (the "Property") from Seymore Investments, LLC ("Seymore"), successful bidder at Sheriff's Sale, to one Elaine Ramos, and (2) directing that future disposition of the Property by Seymore as fee owner be done in conformance with the State of New Jersey's Affordable Housing requirements and restrictions, including those appearing of record and applicable to the

Property, an affordable housing unit within the Borough, all as discussed in the Borough's papers; and

**IT APPEARING** since that the filing of subsequent opposition and reply papers in this matter, that the third party sale of the Property to Elaine Ramos by Seymore has been terminated by Ms. Ramos, rendering any relief respecting a set aside of that sale, moot; and

**IT FURTHER APPEARING** that the Borough and Seymore have reached agreement respecting prospective disposition of the Property in conformance with the State of New Jersey's Affordable Housing requirements and restrictions, including those appearing of record and applicable to the Property, an affordable housing unit within the Borough, all as discussed in the Borough's papers; and

**IT FURTHER APPEARING** that, in light of the foregoing, the Court finds good cause for the entry of this Consent Order on the terms set forth herein;

It is on this 14 day of March, 2018, **ORDERED**, on the consent of the effected Parties, that:

- (1) The Borough of Red Bank is hereby granted leave to intervene in this action, as aforesaid.

(2) Insofar as the third party sale of the Property from Seymore to Elaine Ramos was terminated by Ms. Ramos, any relief respecting a set aside of that sale, is now moot.

(3) Any further and prospective disposition of the Property in this action by Seymore, shall be done in conformance with the State of New Jersey's Affordable Housing requirements and restrictions, including those appearing of record and applicable to the Property, an affordable housing unit within the Borough.

It is hereby further **ORDERED** that a copy of this Consent Order shall be served upon all Parties within 7 days of the date hereof.

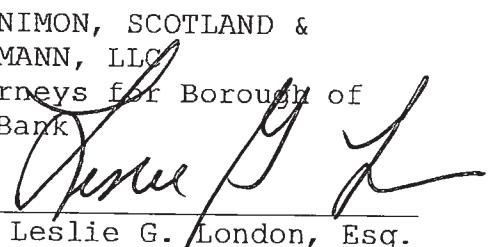
  
Hon. Patricia DelBueno Cleary, P.J.Ch.

We hereby consent to the Form and entry of this Consent Order.

McMANIMON, SCOTLAND &  
BAUMANN, LLC

Attorneys for Borough of  
Red Bank

By

  
Leslie G. London, Esq.

Dated: 3/14/18

KESSLER LAW, LLC  
Attorneys for  
Seymore Investments, LLC

By: Diana Zeiger  
Michelle Conroy, Esq.  
Diana Zeiger  
Dated: March 16, 2018

Alstead & Assoc., LLC  
Attorneys for Plaintiff

By: Mark E. Herrera 3-16-18  
Mark E. Herrera, Esq.