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cc: CFO
K. Murphy
J. Dorsey



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February 13, 2009

*** VIA CERTIFIED MAIL ***

Mount Olive Township
c/o Clerk
204 Flanders-Drakestown Road
P.O. Box 450
Budd Lake, NJ 07828

Tax Sale Certificate(s) Number(s): 06-014
Property: 175 Flanders Road
Municipality: Mount Olive
County: Morris
Tax Block: 4400 Lot: 4
Assessed owner: The Racquet Chalet at Solar, a Partnership
Amount required to redeem from tax sale: \$44,208.09

Dear Sir/Madam:

Please be advised that Royal Tax Lien Services L.L.C. d/b/a Crusader Lien Services L.L.C. is the holder of the above tax sale certificate liens against the above referenced properties. A review of the title report indicates that you have an interest in this property by virtue of a deed, mortgage or other recorded encumbrance.

As of the date of this letter, approximately the amount stated above is due to redeem this property from tax sale. Arrangements to do so must be made with the Tax Collector for the above Municipality. Interest continues to accrue on the principal balance of the certificate(s), and the amount may include additional subsequent tax payments and other penalties.

Please take notice that if redemption is not made within thirty (30) days of the date of this letter, a complaint will be filed to foreclose the right to redeem the property from tax sale. Upon the foreclosures filing, you may become responsible for various costs as permitted by New Jersey Statute and Court Rule.

Sincerely,
/s/ Gary C. Zeitz
GARY C. ZEITZ