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FILED

JUN 19 2014

MENELAOS W. TOSKOS, J.S.C.

By: Patricia Schiripo (014441990)
Deputy Attorney General
Consumer Fraud Prosecution Section
[REDACTED] [REDACTED]

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION,
BERGEN COUNTY
DOCKET NO.: BER-C-350-12

JOHN J. HOFFMAN, Acting Attorney General of the
State of New Jersey, and STEVE C. LEE, Acting
Director of the New Jersey Division of Consumer Affairs,

Plaintiffs,

v.

TAPAH LIMITED LIABILITY COMPANY D/B/A
COMFORT SUITES MAHWAH; AND JOHN DOES 1-
10, individually and as owners, officers, directors,
shareholders, founders, managers, agents, servants,
employees, representatives and/or independent contractors
of TAPAH, LLC D/B/A COMFORT SUITES
MAHWAH; and XYZ CORPORATIONS 1-10,

Defendants.

Civil Action

FINAL CONSENT
JUDGMENT

The parties to this Action and Final Consent Judgment ("Consent Judgment") are
plaintiffs John J. Hoffman, Acting Attorney General of the State of New Jersey, and Steve C.
Lee, Acting Director of the New Jersey Division of Consumer Affairs (collectively,

“Plaintiffs”),¹ and defendant Tapah Limited Liability Company d/b/a Comfort Suites Mahwah (“Defendant”) (collectively, “Parties”). As evidenced by their signatures below, the Parties do consent to the entry of this Consent Judgment and its provisions without trial or adjudication of any issue of fact or law, and without an admission of any liability or wrongdoing of any kind.

PRELIMINARY STATEMENT

Plaintiffs commenced this Action on November 20, 2012, alleging that Defendant violated the New Jersey Consumer Fraud Act, N.J.S.A. 56:8-1 et seq. (“CFA”), through its excessive price increases (e.g. price gouging) in the Advertisement, offering for Sale and/or Sale of Merchandise, specifically hotel accommodations, after Governor Chris Christie declared a State of Emergency on October 27, 2012, just prior to Tropical Storm Sandy reaching New Jersey. Specifically, Plaintiffs alleged that from October 27, 2012, through November 7, 2012, Defendant offered for Sale and/or Sold hotel accommodations at an Excessive Price Increase in four hundred seventy-three (473) instances. Defendant denies the allegations and asserts that the prices were set per industry standards, customs, and practices, as well as a result of additional incurred costs.

The Court has reviewed the terms of this Consent Judgment and based upon the Parties’ agreement and for good cause shown:

IT IS HEREBY ORDERED, ADJUDGED AND AGREED AS FOLLOWS:

1. JURISDICTION

¹ This action was commenced on behalf of Jeffrey S. Chiesa, former Attorney General, and Eric T. Kanefsky the former Director. Pursuant to Rule 4:34-4, the caption has been revised to reflect the current Acting Attorney General and current Acting Director.

1.1 The Parties admit jurisdiction of this Court over the subject matter and over the Parties for the purpose of entering into this Consent Judgment. The Court retains jurisdiction for the purpose of enabling the Parties to apply to the Court at any time for such further orders and relief as may be necessary for the construction, modification, enforcement, execution or satisfaction of this Consent Judgment.

2. VENUE

2.1 Pursuant to N.J.S.A. 56:8-8, venue as to all matters between the Parties hereto relating to or arising out of this Consent Judgment shall lie exclusively in the Superior Court of New Jersey, Chancery Division, Bergen County.

3. EFFECTIVE DATE

3.1 This Consent Judgment shall be effective on the date that it is entered with the Court ("Effective Date").

4. DEFINITIONS

As used in this Consent Judgment, the following capitalized words or terms shall have the following meanings, which meanings shall apply wherever the words and terms appear in this Consent Judgment:

4.1 "Action" shall refer to the matter titled John J. Hoffman, Acting Attorney General of the State of New Jersey, and Steve C. Lee, Acting Director of the New Jersey Division of Consumer Affairs v. Tapah Limited Liability Company d/b/a Comfort Suites Mahwah, Superior Court of New Jersey, Chancery Division, Bergen County, Docket No. BER-C-350-12, and all pleadings and proceedings related thereto, including the Complaint, filed November 20, 2012.

4.2 "Advertisement" shall be defined in accordance with N.J.S.A. 56:8-1(c). This definition applies to other forms of the word "Advertisement" including, without limitation, "Advertising."

4.3 "Attorney General" shall refer to the Attorney General of the State of New Jersey and the Office of the Attorney General of the State of New Jersey.

4.4 "Consumer" shall refer to any Person who is offered Merchandise for Sale.

4.5 "Division" or "Division of Consumer Affairs" shall refer to the New Jersey Division of Consumer Affairs.

4.6 "Excessive Price Increase" shall be defined in accordance with N.J.S.A. 56:8-108.

4.7 "Merchandise" shall be defined in accordance with N.J.S.A. 56:8-1(c).

4.8 "New Jersey" and "State" shall refer to the State of New Jersey.

4.9 "Person[s]" shall be defined in accordance with N.J.S.A. 56:8-1(d).

4.10 "Sale" shall be defined in accordance with N.J.S.A. 56:8-1(e).

4.11 "State of Emergency" shall be defined in accordance with N.J.S.A. 56:8-108.

5. INJUNCTIVE RELIEF AND BUSINESS PRACTICES

5.1 Defendant shall not engage in any unfair or deceptive acts or practices in the conduct of any business in the State and shall comply with such State and/or Federal laws, rules and regulations as now constituted.

5.2 Defendant shall comply with the Consumer Fraud Act while Advertising, offering for Sale and/or selling Merchandise during a State of Emergency or within thirty (30) days after termination of the State of Emergency, in accordance with N.J.S.A. 56:8-109.

6. SETTLEMENT AMOUNT

6.1 The Parties have agreed to a settlement of this Action in the amount of One Hundred Forty-Five Thousand and 00/100 Dollars (\$145,000.00) ("Settlement Amount").

6.2 The Settlement Amount comprises Eighty-Two Thousand Six Hundred and 00/100 Dollars (\$82,600.00) in civil penalties, pursuant to N.J.S.A. 56:8-13, Seventeen Thousand Four Hundred Fifty-Nine and 00/100 Dollars (\$17,459.00) in Consumer restitution, pursuant to N.J.S.A. 56:8-8, and Forty-Four Thousand Nine Hundred Forty-One and 00/100 (\$44,941.00) in reimbursement of Plaintiffs' attorneys' fees and investigative costs, pursuant to N.J.S.A. 56:8-11 and N.J.S.A. 56:8-19.

6.3 Plaintiffs agree to suspend Thirty-Five Thousand 00/100 Dollars (\$35,000.00) of the civil penalty portion of the Settlement Amount ("Suspended Penalty"), subject to the conditions set forth in Section 6.8.

6.4 Defendant shall pay One Hundred Ten Thousand and 00/100 Dollars (\$110,000.00) of the Settlement Amount ("Settlement Payment") on or before the Effective Date.

6.5 The Settlement Payment shall be made by bank check, attorney trust account check or other guaranteed funds made payable to "New Jersey Division of Consumer Affairs" and forwarded to:

Patricia Schiripo, Deputy Attorney General
Consumer Fraud Prosecution Section
State of New Jersey
Office of the Attorney General
Department of Law and Public Safety
Division of Law
124 Halsey Street - 5th Floor
P.O. Box 45029

Newark, New Jersey 07101

6.6 Upon making the Settlement Payment, Defendant shall immediately be fully divested of any interest in, or ownership of, the monies paid and all interest in the monies, and any subsequent interest or income derived therefrom, shall inure entirely to the benefit of the Plaintiffs pursuant to the terms herein.

6.7 Upon receipt of payment from Defendant, Plaintiffs shall, within thirty (30) days, provide Defendant with the names of those Consumers entitled to receive restitution ("Entitled Consumers"), the amount to which they are entitled and the dates of stay for which these Consumers are entitled to receive restitution. Plaintiffs have sole responsibility for payment of restitution to all Entitled Consumers. If any surplus funds remain after restitution to Entitled Consumers, the Plaintiffs shall pay restitution, on a pro rata basis, to any additional Consumers who show entitlement to restitution, until the restitution amount in Section 6.2 is depleted.

6.8 For a period of one (1) year from the Effective Date, the Suspended Penalty shall be suspended and automatically vacated at the end of that period, provided:

- (a) Defendant complies in all material respects with the injunctive relief and business practices set forth in Section 5; and
- (b) Defendant makes the Settlement Payment in the manner required under Sections 6.4 and 6.5.

6.9 In the event Defendant materially fails to comply with Section 6.8, Plaintiffs shall provide Defendant with notice seeking payment of the entire Suspended Penalty, as well as any unpaid portion of the Settlement Payment. In any such notice, Plaintiffs shall provide Defendant with the specific details of Defendant's alleged noncompliance, as well as any supporting

documents. Defendant shall be afforded a fifteen (15) day period from receipt of such notice within which to cure and/or address any alleged noncompliance.

6.10 In the event of Defendant's failure to cure or address any alleged noncompliance, Plaintiffs may move on notice or by Order to Show Cause to have a Judgment entered for the Suspended Penalty, as well as any unpaid portion of the Settlement Payment. Defendant shall have the right to submit opposition to any motion or Order to Show Cause application filed by Plaintiffs and to contest same on any return date. Upon entry by the Court of any such Judgment provided for in this paragraph, Plaintiffs shall then arrange for entry of such Judgment upon the Statewide docket.

6.11 Upon request by or on behalf of the Defendant and the vacating of the Suspended Penalty, Plaintiffs shall provide Defendant with a Warrant of Satisfaction of the Settlement Amount.

7. DISMISSAL OF ACTION

7.1 The entry of this Consent Judgment constitutes a dismissal with prejudice of the Action.

8. GENERAL PROVISIONS

8.1 This Consent Judgment is entered into by the Parties as their own free and voluntary act and with full knowledge and understanding of the obligations and duties imposed by this Consent Judgment.

8.2 This Consent Judgment shall be governed by, and construed and enforced in accordance with, the laws of the State.

8.3 The Parties have negotiated, jointly drafted and fully reviewed the terms of this Consent Judgment and the rule that uncertainty or ambiguity is to be construed against the drafter shall not apply to the construction or interpretation of this Consent Judgment.

8.4 This Consent Judgment contains the entire agreement among the Parties. Except as otherwise provided herein, this Consent Judgment shall be modified only by a written instrument signed by or on behalf of the Plaintiffs and Defendant.

8.5 Except as otherwise explicitly provided for in this Consent Judgment, nothing herein shall be construed to limit the authority of the Attorney General to protect the interests of the State or the people of the State.

8.6 If any portion of this Consent Judgment is held invalid or unenforceable by operation of law, the remaining terms of this Consent Judgment shall not be affected.

8.7 This Consent Judgment shall be binding upon the Parties and their successors in interest. In no event shall assignment of any right, power or authority under this Consent Judgment avoid compliance with this Consent Judgment.

8.8 This Consent Judgment is agreed to by the Parties and entered into for settlement purposes only. Neither the fact of, nor any provision contained in this Consent Judgment nor any action taken hereunder shall constitute, or be construed as: (a) an approval, sanction or authorization by the Attorney General, the Division or any other governmental unit of the State of any act or practice of the Defendant; and (b) an admission by the Defendant that any of its acts or practices described in or prohibited by this Consent Judgment are unfair or deceptive or violate or are governed by the Consumer protection laws of the State. This Consent Judgment is not intended, and shall not be deemed, to constitute evidence or precedent of any kind except in:

(a) any action or proceeding by one of the Parties to enforce, rescind or otherwise implement or affirm any or all of the terms of this Consent Judgment; or (b) any action or proceeding involving a Released Claim (as defined in Section 9) to support a defense of res judicata, collateral estoppel, release or other theory of claim preclusion, issue preclusion or similar defense.

8.9 Nothing contained in this Consent Judgment shall be construed to limit or otherwise affect the rights of any Persons who are not Parties to this Consent Judgment with respect to any of the matters contained herein.

8.10 The Parties represent and warrant that their signatories to this Consent Judgment have authority to act for and bind the respective Parties.

8.11 Unless otherwise prohibited by law, any signatures by the Parties required for entry of this Consent Judgment may be executed in counterparts, each of which shall be deemed an original, but all of which shall together be one and the same Consent Judgment.

9. RELEASE

9.1 In consideration of the injunctive relief, payments, undertakings, mutual promises and obligations provided for in this Consent Judgment and conditioned on Defendant making the Settlement Payment in the manner referenced in Section 6, Plaintiffs hereby agree to release Defendant from any and all civil claims or Consumer related administrative claims, to the extent permitted by State law, which the Plaintiffs could have brought prior to the Effective Date against Defendant for violations of the CFA as alleged in the Action, as well as the matters specifically addressed in Section 5.2 of the Consent Judgment ("Released Claims"). This provision is intended to release only those claims that could have been brought by Plaintiffs on

behalf of the Division of Consumer Affairs, and in no manner prevents Defendant from raising the defense of set off against a Consumer who has received restitution.

10. PENALTIES FOR FAILURE TO COMPLY

10.1 The Attorney General (or designated representative) shall have the authority to enforce the provisions of this Consent Judgment, seek sanctions for violations of this Consent Judgment or both.

10.2 The Parties agree that any future violations of the provisions of Section 5 of this Consent Judgment shall constitute a second or succeeding violation under N.J.S.A. 56:8-13 and that the Defendant may be liable for enhanced civil penalties.

11. COMPLIANCE WITH ALL LAWS

11.1 Except as provided in this Consent Judgment, no provision herein shall be construed as:

- (a) Relieving Defendant of its obligations to comply with all State and Federal laws, regulations or rules, as now constituted or as may hereafter be amended, or as granting permission to engage in any acts or practices prohibited by any such laws, regulations or rules; or
- (b) Limiting or expanding any right the Plaintiffs may otherwise have to obtain information, documents or testimony from Defendant pursuant to any State or Federal law, regulation or rule, as now constituted or as may hereafter be amended, or limiting or expanding any right Defendant may otherwise have pursuant to any State or Federal law, regulation or rule, to oppose any process employed by the Plaintiffs to obtain such information, documents or testimony.

12. NOTICES UNDER THIS CONSENT JUDGMENT

12.1 Except as otherwise provided herein, any notices or other documents required to be sent to the Parties pursuant to this Consent Judgment shall be sent by the United States Mail,

Certified Mail Return Receipt Requested, or other nationally recognized courier service that provides for tracking services and identification of the person signing for the documents. The notices and/or documents shall be sent to the following addresses:


For the Plaintiffs:

Patricia Schiripo, Deputy Attorney General
Consumer Fraud Prosecution Section
State of New Jersey
Office of the Attorney General
Department of Law and Public Safety
Division of Law
124 Halsey Street - 5th Floor
P.O. Box 45029
Newark, New Jersey 07101

For the Defendant:

John J. Delany, III, Esq.
Taranae J. Hashemi, Esq.
Delany McBride
36 Euclid Street
Woodbury, New Jersey, 08096

IT IS ON THE 19th DAY OF JUNE 2014, SO ORDERED,
ADJUDGED AND DECREED.



HON. MENELAOS W. TOSKOS J.S.C.

JOINTLY APPROVED AND
SUBMITTED FOR ENTRY:

FOR THE PLAINTIFFS:

JOHN J. HOFFMAN
ACTING ATTORNEY GENERAL OF NEW JERSEY

By: Patricia Schiripo
Patricia Schiripo
Deputy Attorney General
Consumer Fraud Prosecution Section

Dated: June 18, 2014

124 Halsey Street - 5th Floor
P.O. Box 45029
Newark, New Jersey 07101
Telephone: (973) 648-7819

FOR DEFENDANT:

DELANY McBRIDE

By: John J. Delany, III, Esq.
John J. Delany, III, Esq.

Dated: 6.10.14, 2014

36 Euclid Street
Woodbury, New Jersey 08096
Telephone: (888) 365-2973

TAPAH LIMITED LIABILITY COMPANY
D/B/A COMFORT SUITES MAHWAH

By: Mahood Reza Hashemi
Mahood Reza Hashemi, General Manager

Dated: 6/16, 2014

220 Route 17
Mahwah, New Jersey 07879