

*Bay State Corporate Services, Inc.
Six Beacon Street, Ste. 510
Boston, MA 02108
617-742-8484 phone*

SEARCH REPORT

June 16, 2014

Bill To:
David A Wylie
David Wylie Law Office
One State Street, Suite 1500
Boston, MA 02109

Ship To:
David A Wylie
David Wylie Law Office
One State Street, Suite 1500
Boston, MA 02109

Order No.: 111391

Subject: CCBA Waterford Place, LLC
Jurisdiction: MA-SOS

Service:	UCC SEARCH
Update Date:	Through Date: 6/13/14
Findings:	CLEAR

Termination statements have been included in our search results.

Service:	STATE TAX LIEN SEARCH
Update Date:	Through Date: 6/13/14
Findings:	CLEAR

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Boston, MA 02109

Order No.: 111391

Subject: Waterford Place Management, LLC
Jurisdiction: MA-SOS

Service:	UCC SEARCH
Update Date:	Through Date: 6/13/14
Findings:	CLEAR

Termination statements have been included in our search results.

Service:	STATE TAX LIEN SEARCH
Update Date:	Through Date: 6/13/14
Findings:	CLEAR

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Order No.: 111391

Subject: Chinese Consolidated Benevolent Association of New England
Jurisdiction: MA-SOS

Service:	UCC SEARCH
Update Date:	Through Date: 6/13/14
Findings:	CLEAR

Termination statements have been included in our search results.

Service:	STATE TAX LIEN SEARCH
Update Date:	Through Date: 6/13/14
Findings:	CLEAR

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Boston, MA 02109

Order No.: 111392

Subject: CCBA Waterford Place, LLC
Jurisdiction: MA, U.S. Bankruptcy Court

Service:	BANKRUPTCY SEARCH		
Update Date:		Through Date:	06/12/2014
Findings:	CLEAR		

Search results include a period of 10 years.

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Boston, MA 02109

Order No.: 111392

Subject: Waterford Place Management, LLC
Jurisdiction: MA, U.S. Bankruptcy Court

Service: BANKRUPTCY SEARCH

Update Date:

Through Date: 06/12/2014

Findings: CLEAR

Search results include a period of 10 years.

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Order No.: 111392

Subject: Chinese Consolidated Benevolent Association of New England
Jurisdiction: MA, U.S. Bankruptcy Court

Service:	BANKRUPTCY SEARCH		
Update Date:		Through Date:	06/12/2014
Findings:	CLEAR		

Search results include a period of 10 years.

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Boston, MA 02109

Order No.: 111395

Subject: CCBA Waterford Place, LLC
Jurisdiction: MA, Suffolk County Registry

Service:	UCC/FIXTURE SEARCH		
Update Date:		Through Date:	06/13/2014
Findings:	CLEAR		

Termination statements have been included in our search results.
Records of mortgages as financing statements have not been included in our search results.

Service:	STATE TAX LIEN SEARCH		
Update Date:		Through Date:	06/13/2014
Findings:	CLEAR		

Service:	FEDERAL TAX LIEN SEARCH		
Update Date:		Through Date:	06/13/2014
Findings:	CLEAR		

Service:	JUDGMENT LIEN SEARCH		
Update Date:		Through Date:	06/13/2014
Findings:	CLEAR		

Reasonable care is exercised in all search requests. The responsibility of the records and the determination therein lies with the Filing Officer and we accept no liability for errors or omissions.

Prepared by: Jessica Burnell

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Boston, MA 02109

Order No.: 111395

Subject: Waterford Place Management, LLC
Jurisdiction: MA, Suffolk County Registry

Service:	UCC/FIXTURE SEARCH		
Update Date:		Through Date:	06/13/2014
Findings:	CLEAR		

Termination statements have been included in our search results.
Records of mortgages as financing statements have not been included in our search results.

Service:	STATE TAX LIEN SEARCH		
Update Date:		Through Date:	06/13/2014
Findings:	CLEAR		

Service:	FEDERAL TAX LIEN SEARCH		
Update Date:		Through Date:	06/13/2014
Findings:	CLEAR		

Service:	JUDGMENT LIEN SEARCH		
Update Date:		Through Date:	06/13/2014
Findings:	CLEAR		

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Order No.: 111395

Subject: Chinese Consolidated Benevolent Association of New England
Jurisdiction: MA, Suffolk County Registry

Service:	UCC/FIXTURE SEARCH		
Update Date:		Through Date:	06/13/2014
Findings:	CLEAR		

Termination statements have been included in our search results.
Records of mortgages as financing statements have not been included in our search results.

Service:	STATE TAX LIEN SEARCH		
Update Date:		Through Date:	06/13/2014
Findings:	CLEAR		

Service:	FEDERAL TAX LIEN SEARCH		
Update Date:		Through Date:	06/13/2014
Findings:	CLEAR		

Service:	JUDGMENT LIEN SEARCH		
Update Date:		Through Date:	06/13/2014
Findings:	1		

File Number File Date

28423249	04/25/2002
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Prepared by: Jessica Burnell

Commonwealth of Massachusetts

SUFFOLK, ss.



SUPERIOR COURT DEPARTMENT OF THE TRIAL COURT FOR CIVIL BUSINESS

172

To the Sheriffs of our Several Counties, or their Deputies, or to any Constable of our City of Boston,

WHEREAS KWONG KOW CHINESE SCHOOL, INC.,

of Boston, within our County of Suffolk,

by the consideration of our Justices of our Superior Court, holden at Boston, for and within our County of Suffolk, aforesaid, to wit, on the nineteenth day of March

A.D. 2002, recovered judgment against After Rescript against CHINESE CONSOLIDATED BEHEVOLIERY ASSOCIATION OF NEW ENGLAND, INC.,

Civil Action No. 98-3370

of said Boston,

for the sum of four hundred sixty-one thousand seven hundred twenty-eight dollars and sixty-six cents, damages, and costs, as to us appears of record, whereof execution remains to be done on this, the first execution:

\$461,728.66

26

We command you, therefore, that of the goods, chattels, or lands of the said judgment debtor within your precinct, you cause to be paid and satisfied unto the said judgment creditor, at the value thereof in money, the aforesaid sums, being 461,728 dollars and 66 cents, in the whole, with interest thereon from said day of the rendition of said judgment, and thereof also to satisfy yourself for your own fees; and for want of goods, chattels, or lands of the said judgment debtor to be by shown unto you, or found within your precinct to the acceptance of the said judgment creditor to satisfy the sums aforesaid with interest as aforesaid we command you to take the bod of the said judgment debtor, and commit unto our jail in Boston, in our County of Suffolk, or any jail in your precinct aforesaid, and detain in your custody within our jail, until pay the full sums above mentioned with your fees, or that be discharged by the said judgment creditor, or otherwise, by order of law. Hereof fail not, and make return of this writ with your doings thereon into the clerk's office of our said Court, at Boston within our County of Suffolk, within twenty years after the date of the said judgment, or within ten days after this writ has been satisfied or discharged.

Witness, Suzanne V. DeVecchio, Esquire, at Boston, the twentieth day of March, In the year of our Lord two thousand and two

A true copy Attest: John C. [Signature] Dep. Sheriff Suffolk County; [Signature] Clerk/Magistrate

284.23 250

Suffolk, SS.

Boston

April 19, 2002

This execution was this day at five minutes past four o'clock in the afternoon, placed in my hands for the purpose of taking the lands of the within named judgment debtor(s) After Rescript Chinese Consolidated Benevolent Association of New England, Inc.

And at said time I seized and took all the right, title and interest which the within named judgment debtor(s) After Rescript Chinese Consolidated Benevolent Association of New England, Inc. had (not exempt by law from attachment or levy on execution) on December 15, 2000 at thirty minutes past three o'clock in the afternoon, (being the time the same was attached on mesne process) in and to the following described real estate bounded and described as follows, viz:

A certain parcel of land

Laid with the building thereon and contained 98 Tyler Street in the Boston Proper District of the City of Boston, the former Quincy Elementary School, and more particularly bounded and described as follows:

- Westerly:** by land now or formerly of the Roman Catholic Archbishop of Boston, seventy feet (70.00)
- Easterly:** by a common passageway, twenty-one and 62/100 feet (21.62)
- Northerly:** by said common passageway and land now or formerly of Sun Ewe Yee and Ralph Yee, seventy and 97/100 feet (70.97)
- Southerly:** by Hudson Street, one hundred nine and 92/100 feet (109.92)
- Southerly:** by land now or formerly of George S. Madaya, seventy and 82/100 feet (70.82)
- Westerly and Southerly:** by land now or formerly of Louis E. Delays, by two measurements, one and 37/100 feet (1.37) and seventy and 11/100 feet (70.11) respectively;
- Westerly:** by Tyler Street, one hundred thirty-one feet (131.00).

10251 149

The above premises contains 16,916 square feet, more or less, according to the below referenced plan.

Being the same premises shown on a plan entitled "Tyler Street" by the City of Boston, Public Works Department, Engineering Division, Joseph J. Talbot, Acting Division Engineer, dated June 24, 1977, to be recorded herewith.

and I have levied this execution thereupon.

John C. Callahan

Deputy Sheriff

SUFFOLK DEPUTY SHERIFFS
45 BROWN FIELD ST., 5TH FL.
BOSTON, MA 02109

COM

SUFFOLK,

KONIGS KOP

CHINESE C
ASSOCIATE

MEAS A

MEAS B

MEAS C

Common 20 ft

Bay State Corporate Services, Inc.

Six Beacon Street, Ste. 510
 Boston, MA 02108
 617-742-8484 phone
 617-742-8482 fax
 info@baystatecorp.com

Invoice

DATE	INVOICE #
6/16/2014	110729

BILL TO
David A Wylie David Wylie Law Office One State Street, Suite 1500 Boston, MA 02109

SHIP TO
David A Wylie David Wylie Law Office One State Street, Suite 1500 Boston, MA 02109

TERMS	CSR	S.O. No.	CLIENT REF.
30 days	TP	111391	CCBA

DESCRIPTION	QTY	RATE	AMOUNT
CCBA Waterford Place, LLC Waterford Place Management, LLC Chinese Consolidated Benevolent Association of New England MA-SOS	1		0.00
Service Fee - UCC and State Tax Lien Search	3	35.00	105.00

Total	\$105.00
Payments/Credits	\$0.00
Balance Due	\$105.00

Reasonable care is exercised in all search requests. The responsibility for the accuracy of the public records rests with the filing officer. Our liability is limited to the amount of the fees for the services provided.

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Invoice

DATE	INVOICE #
6/16/2014	110735

BILL TO
David A Wylie David Wylie Law Office One State Street, Suite 1500 Boston, MA 02109

SHIP TO
David A Wylie David Wylie Law Office One State Street, Suite 1500 Boston, MA 02109

TERMS	CSR	S.O. No.	CLIENT REF.
30 days	TP	111392	CCBA

DESCRIPTION	QTY	RATE	AMOUNT
CCBA Waterford Place, LLC Waterford Place Management, LLC Chinese Consolidated Benevolent Association of New England MA, U.S. Bankruptcy Court Service Fee - Bankruptcy Search	1 3	25.00	0.00 75.00

Total	\$75.00
Payments/Credits	\$0.00
Balance Due	\$75.00

Reasonable care is exercised in all search requests. The responsibility for the accuracy of the public records rests with the filing officer. Our liability is limited to the amount of the fees for the services provided.

Bay State Corporate Services, Inc.

Six Beacon Street, Ste. 510

Boston, MA 02108

617-742-8484 phone

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info@baystatecorp.com

Invoice

DATE	INVOICE #
6/16/2014	110736

BILL TO
David A Wylie David Wylie Law Office One State Street, Suite 1500 Boston, MA 02109

SHIP TO
David A Wylie David Wylie Law Office One State Street, Suite 1500 Boston, MA 02109

TERMS	CSR	S.O. No.	CLIENT REF.
30 days	TP	111395	CCBA

DESCRIPTION	QTY	RATE	AMOUNT
CCBA Waterford Place, LLC			
Waterford Place Management, LLC			
Chinese Consolidated Benevolent Association of New England			
MA, Suffolk County Registry	1		0.00
Service Fee - Fixture, State Tax, Federal Tax Lien and Judgment Lien Search	3	45.00	135.00
Copies	2	1.75	3.50
Facsimile/Scan	2	1.00	2.00

Total	\$140.50
Payments/Credits	\$0.00
Balance Due	\$140.50

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Order No.: 111393

Subject: CCBA Waterford Place, LLC
Jurisdiction: MA, U.S. District Court

Service:	FEDERAL TAX LIEN SEARCH		
Update Date:		Through Date:	06/13/2014
Findings:	CLEAR		

Service:	CIVIL SUITS AS PLAINTIFF		
Update Date:		Through Date:	06/13/2014
Findings:	CLEAR		

Service:	CIVIL JUDGMENTS AS PLAINTIFF		
Update Date:		Through Date:	06/13/2014
Findings:	CLEAR		

Service:	CIVIL SUITS AS DEFENDANT		
Update Date:		Through Date:	06/13/2014
Findings:	CLEAR		

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Prepared by: Jessica Burnell

Service:	CIVIL JUDGMENTS AS DEFENDANT		
Update Date:		Through Date:	06/13/2014
Findings:	CLEAR		

Search results for suits and judgments include a period of 10 years.

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Order No.: 111393

Subject: Waterford Place Management, LLC
Jurisdiction: MA, U.S. District Court

Service:	FEDERAL TAX LIEN SEARCH		
Update Date:		Through Date:	06/13/2014
Findings:	CLEAR		

Service:	CIVIL SUITS AS PLAINTIFF		
Update Date:		Through Date:	06/13/2014
Findings:	CLEAR		

Service:	CIVIL JUDGMENTS AS PLAINTIFF		
Update Date:		Through Date:	06/13/2014
Findings:	CLEAR		

Service:	CIVIL SUITS AS DEFENDANT		
Update Date:		Through Date:	06/13/2014
Findings:	CLEAR		

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Prepared by: Jessica Burnell

Service:	CIVIL JUDGMENTS AS DEFENDANT		
Update Date:		Through Date:	06/13/2014
Findings:	CLEAR		

Search results for suits and judgments include a period of 10 years.

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Order No.: 111393

Subject: Chinese Consolidated Benevolent Association of New England
Jurisdiction: MA, U.S. District Court

Service:	FEDERAL TAX LIEN SEARCH		
Update Date:		Through Date:	06/13/2014
Findings:	CLEAR		

Service:	CIVIL SUITS AS PLAINTIFF		
Update Date:		Through Date:	06/13/2014
Findings:	CLEAR		

Service:	CIVIL JUDGMENTS AS PLAINTIFF		
Update Date:		Through Date:	06/13/2014
Findings:	CLEAR		

Service:	CIVIL SUITS AS DEFENDANT		
Update Date:		Through Date:	06/13/2014
Findings:	CLEAR		

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Prepared by: Jessica Burnell.

Service:	CIVIL JUDGMENTS AS DEFENDANT		
Update Date:		Through Date:	06/13/2014
Findings:	CLEAR		

Search results for suits and judgments include a period of 10 years.

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Order No.:111394

Subject: CCBA Waterford Place, LLC
Jurisdiction: MA, Suffolk County Superior Court

Service:	CIVIL SUITS AS PLAINTIFF & DEFENDANT		
Update Date:		Through Date:	06/13/14
Findings:	CLEAR		

Service:	CIVIL JUDGMENTS AS PLAINTIFF & DEFENDANT		
Update Date:		Through Date:	06/13/14
Findings:	CLEAR		

Search results include a period of 10 years.

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Boston, MA 02109

Order No.:111394

Subject: Waterford Place Management, LLC
Jurisdiction: MA, Suffolk County Superior Court

Service:	CIVIL SUITS AS PLAINTIFF & DEFENDANT		
Update Date:		Through Date:	06/13/14
Findings:	CLEAR		

Service:	CIVIL JUDGMENTS AS PLAINTIFF & DEFENDANT		
Update Date:		Through Date:	06/13/14
Findings:	CLEAR		

Search results include a period of 10 years.

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Order No.: 111394

Subject: Chinese Consolidated Benevolent Association of New England
Jurisdiction: MA, Suffolk County Superior Court

Service:	CIVIL SUITS AS PLAINTIFF & DEFENDANT		
Update Date:		Through Date:	06/13/14
Findings:	CLEAR		

Service:	CIVIL JUDGMENTS AS PLAINTIFF		
Update Date:		Through Date:	06/13/14
Findings:	2		

Case Number	File Date	Defendant	Disposition
SUCV2006-02322	06/02/06	Wong, Shiu Cheong et al	Disposed: by settlement
SUCV2007-04934	11/09/07	Asian American Commission et al	Disposed: by settlement

Service:	CIVIL JUDGMENTS AS DEFENDANT		
Update Date:		Through Date:	06/13/14
Findings:	CLEAR		

Similar names found: -CHINESE CONDOLIDATED BENEVOLENT ASSOC
-CHINESE CONSOLIDATED BENEVOLENT ASSOCIATION, INC.

Please note final dispositions have not been included with our search results, please contact our office should you require them.

Search results include a period of 10 years.

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Prepared by: Jill Zygmunt

Commonwealth of Massachusetts
SUFFOLK SUPERIOR COURT
Case Summary
Civil Docket

SUCV2006-02322
Chinese Consolidated Benevolent Association of New England et al v Wong et al

File Date	06/02/2006	Status	Disposed: by Settlement (dispsetl)		
Status Date	01/22/2008	Session	BLS2 - CtRm 1017, 3 Pemberton Sq,Boston		
Origin	1 - Complaint	Case Type	BA1 - Internal affairs of entities		
Track	B - Special Track (Business)	Lead Case	SUCV2004-05148	Jury Trial	Yes

DEADLINES

	Service	Answer	Rule12/19/20	Rule 15	Discovery	Rule 56	Final PTC	Judgment
Served By								
Filed By								
Heard By								

PARTIES

<p>Plaintiff Chinese Consolidated Benevolent Association of New England Active 06/02/2006</p> <p>Plaintiff CCBA Tai Tung Management Inc Active 06/02/2006</p> <p>Defendant Shiu Cheong Wong Served: 06/03/2006 Served (answr pending) 06/08/2006</p>	<p>Private Counsel 181680 Mark S Furman Tarlow Breed Hart & Rodgers PC 101 Huntington Ave Prudential Ce Suite 500 Boston, MA 02199 Phone: 617-218-2000 Fax: 617-261-7673 Active 06/02/2006 Notify</p> <p>Private Counsel 543850 Albert A. DeNapoli Tarlow Breed Hart & Rodgers PC 101 Huntington Avenue Suite 500 Boston, MA 02199 Phone: 617-218-2024 Fax: 617-261-7673 Active 06/02/2006 Notify</p>
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Commonwealth of Massachusetts
SUFFOLK SUPERIOR COURT
Case Summary
Civil Docket

SUCV2006-02322
Chinese Consolidated Benevolent Association of New England et al v Wong et al

Defendant E Joseph Simmons Jr Served: 06/05/2006 Answered: 09/15/2006 Answered 09/15/2006	Private Counsel 549245 David B Chaffin White & Williams 99 Summer Street Suite 1530 Boston, MA 02110 Phone: 617-748-5200 Fax: 617-748-5201 Active 06/23/2006 Notify
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ENTRIES

Date	Paper	Text
06/02/2006	1.0	Complaint (Business) & jury demand
06/02/2006		Origin 1, Type BA1, Track B.
06/02/2006	2.0	Civil action cover sheet filed
06/02/2006	2.1	Plaintiff Chinese Consolidated Benevolent Association of New England's MOTION for appointment of special process server Suvalle, Jodrey & Assoc. filed & ALLOWED on 6/2/06 (Allan v an Gestel, Justice)
06/08/2006	3.0	SERVICE RETURNED: Shiu Cheong Wong(Defendant) last & usual
06/08/2006	4.0	SERVICE RETURNED: E Joseph Simmons Jr(Defendant)in hand
06/08/2006	5.0	SERVICE RETURNED (summons): E Joseph Simmons Jr, service made on 6/12/2006 (in hand to wife
06/13/2006	6.0	Notice of Acceptance Into Business Litigation Session "BLS2": (Allan vanGestel, Justice) Dated June 6, 2006 Notice sent 6/7/06
06/22/2006	7.0	Motion of deft Shiu Cheong Wong to enlarge time for filing response to complaint (w/o opposition)
06/22/2006	8.0	Stipulation to extend time for E Joseph Simmons Jr to file an answer/responsive pleading to the complaint to and including 7/24/2006
06/28/2006		MOTION (P#7) Allowed The time to answer the complaint is extended to July 24, 2006 (Gants,J) Notice sent 6/27/06 (entered 6/27/06)
07/03/2006	9.0	ORDER re: 1. Amy motion to dismiss shall be served by 7/24/06, with the opposition served and the case filed by 8/18/06. 2 A hearing on the motion to dismiss shall be held on 8/31/06 at 2:00pm. If no motion to dismiss is filed, this hearing be a litigation control conference. (Ralph D Gants,.Justice) (entered 6/29/06) notice sent 6/28/06
07/24/2006		Defendant E Joseph Simmons Jr's Notice of intent to file motion to Dismiss
08/10/2006	10.0	Plaintiffs' emergency MOTION to serve an opposition to defts' motion to dismiss and for summary judgment
08/14/2006		MOTION (P#10) ALLOWED in part See Memorandum (vanGestel, J.). Notices mailed 8/11/2006 dated 8/11/06
08/14/2006	11.0	MEMORANDUM AND ORDER ON MOTION FOR CLARIFICATION (vanGestel, J.). Copies mailed 8/11/06 dated 8/11/06
08/22/2006	12.0	Plaintiff Chinese Consolidated Benevolent Association of New England's further emergency MOTION to enlarge time to serve an opposition to defts' motion to dismiss and for summary judgment, filed on 8/19/06 & ALLOWED on 8/21/06. The opposition is now due on

Commonwealth of Massachusetts
SUFFOLK SUPERIOR COURT
Case Summary
Civil Docket

SUCV2006-02322
Chinese Consolidated Benevolent Association of New England et al v Wong et al

Date	Paper	Text
	12.0	9/8/06. The hearing is postponed to 9/13/06 at 2:00pm (Ralph Gants, Justice) notices mailed 8/21/06
09/08/2006	13.0	Letter to Judge Gants re: Leave of Court to file a memorandum of greater than Twenty (2)) typed double-spaces pages in response to defendants E. Joseph Simmons and Shiu Cheong Wong's Motion to Dismiss and for Summary Judgment - ALLOWED (Gants,J) (Dated 9/6/06) notice sent 9/7/06
09/11/2006	14.0	Amended complaint of Chinese Consolidated Benevolent Association of New England, CCBA Tai Tung Management Inc & Jury Demand (all issues)
09/15/2006	15.0	Motion of deft E Joseph Simmons Jr to dismiss and for Summary Judgment
09/15/2006	16.0	Affidavit of E Joseph Simmons Jr
09/15/2006	17.0	Affidavit of Albert A DeNapoli
09/19/2006		Court received Notice of motion served upon counsel for the plaintiff
09/21/2006	18.0	Letter to Judge Gants re: Leave to file on or before September 25, 2006 a reply memorandum - ALLOWED (Gants,J) (Dated 9/19/06) notice sent 9/20/06
09/21/2006	19.0	Deft Shiu Cheong Wong's joinder in notice of motion
09/25/2006	20.0	Defendant E Joseph Simmons Jr's MOTION to strike 3 Affidavits including certain exhibits submitted by plffs in opposition to Mr. Simmon's Motino to dismiss or for summary judgment
09/25/2006	21.0	Opposition to request for relief Pursuant to rule 56(f) filed by E Joseph Simmons Jr
09/25/2006	22.0	Supplemental declaration of E. Joseph Simmons, Jr.
09/28/2006		Motion of defts for leave to file supplemental affidavits of Albert A DeNapoli Roman Chan & Paul Chan (see P#42 in docket #04-5148)
09/28/2006		Motion of plffs for leve to file "opposition to motion to strike (w/o opposition) (see P#43 in docket #04-5148)
09/28/2006		Motion of defts for leave to file "oppositon to plffs" motion to strike the affidavits of Paul Chan Roman Chan and Albert A DeNapoli" (see P#44 in doekct #04-5148)
09/28/2006		Motion of plffs for leave to file papers in response to supplemental declaration of E Joseph Simmons Jr (w/o opposition) (see P#45 in docket #04-5148)
11/13/2006		Consolidated memorandum and order on plffs Bowers Management LLC's and deft E Joseph Simmons Jr motion for summary judgment (see P#48 in docket # 04-5148)
11/15/2006		MOTION (P#42) Leave to file ALLOWED (E Susan Garsh, Justice) (Dated 11/10/06) (See Paper #42 in lead case 04-5148)
01/12/2007		Defendant/Plaintiffs-in-Counterclaim's MOTION to extend discovery deadline (w/o opp) (See P#50 in SUCV04-5148-BLS2)
01/22/2008	23.0	Stipulation of Dismissal (filed 1/18/08) as to plffs vs defts and counterclaims with prejudice and without costs JUDGMENT entered on docket pursuant to Mass R Civ P 58(a) as amended and notice sent to parties pursuant to Mass R Civ P 77(d)

EVENTS

Commonwealth of Massachusetts
SUFFOLK SUPERIOR COURT
Case Summary
Civil Docket

SUCV2006-02322
Chinese Consolidated Benevolent Association of New England et al v Wong et al

Date	Session	Event	Result
08/10/2006	CtRm 1309, 3 Pemberton Sq,	Motion/Hearing: miscellaneous PLAINTIFFS' EMERGENCY MOTION FOR CLARIFICATION OF ORDER AND/OR FOR ENLARGEMENT OF TIME TO SERVE AN OPPOSITION TO DEFENDANTS' MOTION TO DISMISS AND FOR SUMMARY JUDGMENT. - 8/10/06 - MEMORANDUM AND ORDER ON MOTION FOR CLARIFICATION (VAN GESTEL,J.)	Event held as scheduled
08/31/2006	CtRm 1017, 3 Pemberton	Motion/Hearing: Rule12 to Dismiss	Event rescheduled by court prior to date
09/13/2006	CtRm 1017, 3 Pemberton	Motion/Hearing: Rule12 to Dismiss & for summary judgment	Event rescheduled by court prior to date
09/27/2006	CtRm 1017, 3 Pemberton	Motion/Hearing: Rule12 to Dismiss & for summary judgment	Event rescheduled by court prior to date
09/28/2006	CtRm 1017, 3 Pemberton	Motion/Hearing: Rule12 to Dismiss & summary judgment	Event held as scheduled
09/28/2006	CtRm 1017, 3 Pemberton	Motion/Hearing: Strike P#20	Event held as scheduled
11/29/2007	CtRm 1017, 3 Pemberton	Motion/Hearing: Rule56 lead case #4-5148 (no motion for S.J. filed)	Event canceled not re-scheduled
12/17/2007	CtRm 1017, 3 Pemberton	Motion/Hearing: Rule56 lead case #5148	Event rescheduled by court prior to date
01/08/2008	CtRm 1017, 3 Pemberton	Conf: review status settled?	Event rescheduled by court prior to date
02/07/2008	CtRm 1017, 3 Pemberton	Conf: review status settled? (case reported settled by plff)	Event cancelled - Case Settled

Commonwealth of Massachusetts
SUFFOLK SUPERIOR COURT
Case Summary
Civil Docket

SUCV2007-04934

Chinese Consolidated Benevolent Association of New England v Asian American Commission et al

File Date	11/09/2007	Status	Disposed: by Settlement (dispsett)		
Status Date	08/29/2008	Session	A - Civil A, 3 Pemberton Sq, Boston		
Origin	1 - Complaint	Case Type	D13 - Declaratory judgement (231A)		
Track	A - Average track	Lead Case	Jury Trial	No	

DEADLINES

	Service	Answer	Rule12/19/20	Rule 15	Discovery	Rule 56	Final PTC	Judgment
Served By			03/08/2008	01/02/2009	10/29/2009	11/28/2009		
Filed By	02/07/2008	03/08/2008	04/07/2008	02/01/2009		12/28/2009		10/24/2010
Heard By			05/07/2008	02/01/2009			04/27/2010	

PARTIES

Plaintiff

Chinese Consolidated Benevolent Association of
New England
Active 11/09/2007

Private Counsel 643223

Jennifer Roman
Denner Pellegrino LLP
4 Longfellow Place
35th Floor
Boston, MA 02114
Phone: 617-227-2800
Fax: 617-973-1562
Active 11/09/2007 Notify

Private Counsel 543850

Albert A. DeNapoli
Tarlow Breed Hart & Rodgers PC
101 Huntington Avenue
Suite 500
Boston, MA 02199
Phone: 617-218-2024
Fax: 617-261-7673
Active 11/09/2007 Notify

Defendant

Asian American Commission
Served: 11/20/2007
Answered: 06/12/2008
Answered 06/12/2008

Private Counsel 650913

Timothy J Casey
Mass Atty General's Office
One Ashburton Place
Room 2019
Boston, MA 02108-1598
Phone: 617-963-2043
Fax:
Inactive 03/07/2008

Private Counsel 564918

Juliana deHaan Rice
Arlington (Town of)
50 Pleasant Street
Arlington, MA 02476-1698
Phone: 781-316-3151
Fax: 781-316-3159
Active 03/07/2008 Notify

Commonwealth of Massachusetts
SUFFOLK SUPERIOR COURT
Case Summary
Civil Docket

SUCV2007-04934

Chinese Consolidated Benevolent Association of New England v Asian American Commission et al

Defendant

Al Wong, Chair/Custodian of records
Asian American Commission
Served: 11/16/2007
Answered: 06/12/2008
Answered 06/12/2008

Private Counsel 650913
Timothy J Casey
Mass Atty General's Office
One Ashburton Place
Room 2019
Boston, MA 02108-1598
Phone: 617-963-2043
Fax:
Active 06/16/2008 Notify

*** See Attorney Information Above ***

Private Counsel 564918
Juliana deHaan Rice
Arlington (Town of)
50 Pleasant Street
Arlington, MA 02476-1698
Phone: 781-316-3151
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Active 03/07/2008 Notify

Private Counsel 650913
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One Ashburton Place
Room 2019
Boston, MA 02108-1598
Phone: 617-963-2043
Fax:
Active 06/16/2008 Notify

ENTRIES

Date	Paper	Text
11/09/2007	1.0	Complaint filed
11/09/2007		Origin 1, Type D13, Track A.
11/09/2007	2.0	Civil action cover sheet filed
11/14/2007	3.0	Motion for appointment of special process server & Allowed (Connolly,J)
11/28/2007	4.0	SERVICE RETURNED: Al Wong, Chair/Custodian of records(Defendant) (dlast & usual)
11/28/2007	5.0	SERVICE RETURNED: Asian American Commission(Defendant) (in hand)
12/10/2007	6.0	Defendant Asian American Commission, Al Wong, Chair/Custodian of records's Assented to MOTION for enlargement of time to respond to complaint
12/17/2007		MOTION (P#6) ALLOWED (Thomas E Connolly, Justice) (Dated 12/13/07)

SUCV2007-04934

Chinese Consolidated Benevolent Association of New England v Asian American Commission et al

Date	Paper	Text
		Notices mailed 12/14/2007
03/07/2008	7.0	Defendant Asian American Commission, Al Wong, Chair/Custodian of records's Second Assented to MOTION for enlargement of time to respond to complaint
03/10/2008		Case status changed to 'Needs review for answers' at service deadline review
03/24/2008		MOTION (P#7) ALLOWED (Paul E. Troy, Justice)(Dated 3/18/08) Notices mailed 3/20/2008
04/15/2008	8.0	Defendants Third Assented to MOTION for enlargement of time to respond to Complaint until May 12, 2008
04/18/2008		MOTION (P#8) ALLOWED (Regina Quinlan, Justice) Notices mailed 4/17/2008 (entered 4/17/08)
05/09/2008		Case status changed to 'Needs status review' at answer deadline review
05/13/2008	9.0	Defendants Fourth Assented to MOTION for enlargement of time to respond to complaint until May 26, 2008
05/16/2008		Motion (P#9) ALLOWED (Regina Quinlan, Justice) Dated 5/14/08 Notices mailed 5/15/2008
06/12/2008	10.0	ANSWER: Asian American Commission, and Al Wong, Chair/Custodian of records(Defendants)
08/29/2008	11.0	Stipulation of Dismissal (filed 8/27/08) as to plff vs defts without prejudice and without costs JUDGMENT entered on docket pursuant to Mass R Civ P 58(a) as amended and notice sent to parties pursuant to Mass R Civ P 77(d)

EVENTS

Bay State Corporate Services, Inc.

Six Beacon Street, Ste. 510
Boston, MA 02108

617-742-8484 phone

617-742-8482 fax

info@baystatecorp.com

Invoice

DATE	INVOICE #
6/17/2014	110768

BILL TO
David A Wylie David Wylie Law Office One State Street, Suite 1500 Boston, MA 02109

SHIP TO
David A Wylie David Wylie Law Office One State Street, Suite 1500 Boston, MA 02109

TERMS	CSR	S.O. No.	CLIENT REF.
30 days	TP	111393	CCBA

DESCRIPTION	QTY	RATE	AMOUNT
CCBA Waterford Place, LLC			
Waterford Place Management, LLC			
Chinese Consolidated Benevolent Association of New England MA, U.S. District Court	1		0.00
Service Fee - Federal Tax Lien Search	3	30.00	90.00
Service Fee - Suits, Plaintiff and Defendant	3	25.00	75.00
Service Fee - Judgments, Plaintiff and Defendant	3	25.00	75.00

Total	\$240.00
Payments/Credits	\$0.00
Balance Due	\$240.00

Reasonable care is exercised in all search requests. The responsibility for the accuracy of the public records rests with the filing officer. Our liability is limited to the amount of the fees for the services provided.

Bay State Corporate Services, Inc.

Six Beacon Street, Ste. 510

Boston, MA 02108

617-742-8484 phone

617-742-8482 fax

info@baystatecorp.com

Invoice

DATE	INVOICE #
6/16/2014	110749

BILL TO
David A Wylie David Wylie Law Office One State Street, Suite 1500 Boston, MA 02109

SHIP TO
David A Wylie David Wylie Law Office One State Street, Suite 1500 Boston, MA 02109

TERMS	CSR	S.O. No.	CLIENT REF.
30 days	TP	111394	CCBA

DESCRIPTION	QTY	RATE	AMOUNT
CCBA Waterford Place, LLC			
Waterford Place Management, LLC			
Chinese Consolidated Benevolent Association of New England			
MA, Suffolk County Superior Court	1		0.00
Service Fee - Suits, Plaintiff and Defendant	3	25.00	75.00
Service Fee - Judgments, Plaintiff and Defendant	3	25.00	75.00
Disbursements	1	7.00	7.00
Facsimile/Scan	7	1.00	7.00

Total	\$164.00
Payments/Credits	\$0.00
Balance Due	\$164.00

Reasonable care is exercised in all search requests. The responsibility for the accuracy of the public records rests with the filing officer. Our liability is limited to the amount of the fees for the services provided.

Arja, Rania S. (DC)

From: Colby Welch <Colby@welchtitles.com>
Sent: Thursday, June 19, 2014 4:49 PM
To: Arja, Rania S. (DC)
Cc: 'dwylie@socialaw.com'; Bev Berquam; Lauren Boice; Russell Chin; Tom O'Malley; Joel Mendes (JMendes@oakgrovecap.com)
Subject: RE: CCBA Waterford Place, LLC
Attachments: Shawmut Avenue, 180, Boston-KWONG Jgmt.pdf

Hello Rania

I have attached the execution which was filed in Book 28423, Page 249 and the Clerk Certificate filed in Book 29747, Page 343. I have underlined the original judgment section (page 1) which led up to the issuance of the execution and the final notations including return of the execution satisfied in full. This item was addressed in the course of the initial examination and considered no longer applicable.

I hope that this helps.

Colby

Colby D. Welch
Colby D. Welch & Associates
P.O. Box 99 283 Glenwood Ave
Harrison, ME 04040-0099 Pawtucket RI 02860-5920
781-979-9888 781-399-4207 fax
colby@welchtitles.com

From: Arja, Rania S. (DC) <ArjaR@ballardspahr.com>
Sent: Thursday, June 19, 2014 4:35 PM
To: Colby Welch
Cc: 'dwylie@socialaw.com'; Bev Berquam; Lauren Boice; Russell Chin; Tom O'Malley; Joel Mendes (JMendes@oakgrovecap.com)
Subject: RE: CCBA Waterford Place, LLC

Thank you, David.

Colby: Can you please provide a copy of the referenced clerk certificate filed at 29747-343?

Thanks!

Rania S. Arja
Ballard Spahr LLP
1909 K Street, N.W.
12th Floor
Washington, D.C. 20006-1157
202.661.2226 (Direct)
202.661.2299 (Facsimile)
ArjaR@ballardspahr.com | www.ballardspahr.com

From: David Wylie [<mailto:dwylie@socialaw.com>]
Sent: Thursday, June 19, 2014 11:51 AM

To: Bev Berquam; Lauren Boice; Arja, Rania S. (DC); Russell Chin; Tom O'Malley
Subject: CCBA Waterford Place, LLC

From: Colby Welch [<mailto:Colby@welchtitles.com>]
Sent: Tuesday, June 17, 2014 2:20 PM
To: dwyllie@sociallaw.com
Subject: RE: 180-192 Shawmut Avenue

Hello David

The execution was levied against a non-locus property and expired by statute in 2008. Although the judgment may be live for 20 years, the actual lien expires in 6 unless brought forward of record. That being said there is a clerk certificate filed at 29747-343 showing the proceedings and that the judgment was satisfied.

As to the title and policy, this was determined not applicable on all counts.

Hope that this helps.

Colby

Colby D. Welch
Colby D. Welch & Associates
P.O. Box 99 283 Glenwood Ave
Harrison, ME 04040-0099 Pawtucket RI 02860-5920
781-979-9888 781-399-4207 fax
colby@welchtitles.com

From: David Wylie <dwyllie@sociallaw.com>
Sent: Tuesday, June 17, 2014 1:53 PM
To: Colby Welch
Subject: 180-192 Shawmut Avenue

Colby,

Bay State Corporate Services, in its lien/judgment search has come up with the attached execution against Chinese Consolidated Benevolent Association of New England Inc. It is against a Tyler Street address, not adjacent to 180-192 Shawmut Avenue according to an internet map.

The execution dates back 12 years, so this must have been taken care of. I should think that we need to get this removed of record, however, since, even if Tyler Street was sold it might not have satisfied the judgment.

What do you advise and what does First Republic require?

David A. Wylie
One State Street, Suite 1500
Boston, MA 02109
617-720-2324
617-338-2662 (Fax)
E-mail: dwyllie@sociallaw.com
Website: www.wylielawoffice.com

Commonwealth of Massachusetts

SUFFOLK, ss.



SUPERIOR COURT DEPARTMENT OF THE TRIAL COURT FOR CIVIL BUSINESS

RECEIVED
172
MAR 23 11 11 AM '02
CLERK'S OFFICE

To the Sheriffs of our Several Counties, or their Deputies, or to any Constable of our City of Boston,

WHEREAS KWONG KOW CHINESE SCHOOL, INC.,

of Boston, within our County of Suffolk,

by the consideration of our Justices of our Superior Court, holden at Boston, for and within our County of Suffolk, aforesaid, to wit, on the nineteenth day of March

A.D. 2002, recovered judgment against Affor. Rescript against CHINESE CONSOLIDATED BENEVOLENT ASSOCIATION OF NEW ENGLAND, INC.,

Civil Action No. 98-3370

of said Boston

\$461,728.66

for the sum of Four hundred sixty-one thousand seven hundred twenty-eight dollars and sixty-six cents, damages, and

\$461,728.66

and cents, costs of suit, as to us appears of record, whereof execution remains to be done on this, the first execution:

26

We command you, therefore, that of the goods, chattels, or lands of the said judgment debtor within your precinct, you cause to be paid and satisfied unto the said judgment creditor, at the value thereof in money, the aforesaid sums, being 461,728 dollars and 66 cents, in the whole, with interest thereon from said day of the rendition of said judgment, and thereof also to satisfy yourself for your own fees; and for want of goods, chattels, or lands of the said judgment debtor to be by shown unto you, or found within your precinct to the acceptance of the said judgment creditor to satisfy the sums aforesaid with interest as aforesaid we command you to take the body of the said judgment debtor, and commit unto our jail in Boston, in our County of Suffolk, or any jail in your precinct aforesaid, and detain in your custody within our jail, until pay the full sums above mentioned with your fees, or that be discharged by the said judgment creditor, or otherwise, by order of law. Hereof fail not, and make return of this writ with your doings thereon into the clerk's office of our said Court, at Boston within our County of Suffolk, within twenty years after the date of the said judgment, or within ten days after this writ has been satisfied or discharged.

10/11

Witness, Suzanne V. DeVecchio, Esquire, at Boston, the twentieth day of March, in the year of our Lord two thousand and two

A true copy Attest: John Catta Deputy Sheriff Suffolk County

John J. [Signature] Clerk/Magistrate

28423 250

Suffolk, SS.

Boston

April 19, 2002

This execution was this day at five minutes past four o'clock in the afternoon, placed in my hands for the purpose of taking the lands of the within named judgment debtor(s) After Rescript Chinese Consolidated Benevolent Association of New England, Inc.

And at said time I seized and took all the right, title and interest which the within named judgment debtor(s) After Rescript Chinese Consolidated Benevolent Association of New England, Inc. had (not exempt by law from attachment or levy on execution) on December 15, 2000 at thirty minutes past three o'clock in the afternoon, (being the time the same was attached on mesne process) in and to the following described real estate bounded and described as follows, viz:

A certain parcel of land

Lead with the building Chinese Sep-er and numbered 99 Tyler Street in the Boston Precinct District of the City of Boston, the former Quincy Elementary School, and more particularly bounded and described as follows:

- NORTHWESTLY: by land now or formerly of the Roman Catholic Archdiocese of Boston, seventy feet (70.00)
- EASTERNLY: by a common passageway, twenty-two and 1/2 feet (22.50)
- NORTHEASTLY: by said common passageway and land now or formerly of the Hon. Eric Yee and Ralph Yee, seventy and 97/100 feet (70.97)
- EASTERNLY: by Hudson Street, one hundred nine and 11/100 feet (109.11)
- SOUTHWESTLY: by land now or formerly of George S. Madaya, seventy and 32/100 feet (70.32)
- SOUTHWESTLY and SOUTHERNLY: by land now or formerly of Louis E. Madaya by two monuments, one and 37/100 feet (1.77) and seventy and 11/100 feet (70.11) respectively
- WESTERNLY: by Tyler Street, one hundred thirty-one feet (131.00)

102-51 149

The above premises contain 18,916 square feet, more or less, according to the below referenced plan.

Said premises shown on a plan entitled "Tyler Street" by the City of Boston, Public Works Department, Engineering Division, Angelo J. Lalone, Acting Division Engineer, dated June 21, 1977, to be recorded here-108.

and I have levied this execution thereupon.

John Galt

Deputy Sheriff

SUFFOLK DEPUTY SHERIFFS
43 MARYFIELD ST., 5TH FL.
BOSTON, MA 02109

COM

SUFFOLK,

RETURN TO

CHINESE CONSOLIDATED ASSOCIATION

Map A

Map 1

Map 2
Continued on p. 11

COMMONWEALTH OF MASSACHUSETTS

29747 343 0123

SUFFOLK, SS

SUPERIOR COURT DEPARTMENT
OF THE TRIAL COURT CIVIL
ACTION
2002 NOV -4 AM 8:51

RE: KWONG KOW CHINESE SCHOOL, INC.
PLAINTIFF, VS. CHINESE CONSOLIDATED
BENEVOLENT ASSOCIATION OF NEW ENGLAND
INC., DEFENDANT

[Signature]
ATTORNEY AT LAW

RETURN TO:
PASTER, RICE & CASTLEMAN
24 ADAMS STREET
QUINCY, MA 02169

CIVIL ACTION NO. 98-3370

*****CERTIFICATE OF JUDGMENT*****

(PLAINTIFF'S APPLICATION FOR POSTING OF BOND, OF ATTACHMENT OF PROPERTY,
PENDING APPEAL WAS FILED ON SEPTEMBER 15, 2002. AND, ON DECEMBER 15,
2000, SAID APPLICATION FOR POSTING BOND WAS ALLOWED BY THE COURT IN THE
AMOUNT OF \$450,000.00.)

I HEREBY CERTIFY THAT THE ABOVE NUMBERED AND ENTITLED ACTION WAS COMMENCED ON
JULY 1, 1998, BY FILING IN THIS OFFICE A COMPLIANT TOGETHER WITH THE PRESCRIBED
ENTRY FEE; AND,

AFTER, VARIOUS PROCEEDINGS ALL OF WHICH APPEAR OF RECORD IN THIS COURT SAID ACTION
WAS CONTINUED FROM TIME TO TIME UNTO AUGUST 5, 1998, WHEN ON SAID DAY A STIPULATION OF
DISMISSAL WITH PREJUDICE AS TO COUNTERCLAIM ONLY WAS FILED. AND, ON AUGUST 6, 1998, SAID
STIPULATION OF DISMISSAL WAS ENTERED UPON THE DOCKET PURSUANT TO MASS.R.CIV.P.58(a) AS
AMENDED AND NOTICE WAS SENT TO PARTIES PURSUANT TO MASS.R.CIV.P.77(d) AS FOLLOWS: KWONG
KOW CHINESE SCHOOL, INC., AND THE CHINESE CONSOLIDATED BENEVOLENT ASSOCIATION OF NEW ENGLAND
INC., STIPULATE THAT THE COUNTERCLAIM IS HEREBY DISMISSED WITH PREJUDICE AND WITHOUT COSTS.

THEREAFTER, ON JULY 21, 2000, A FINAL JUDGMENT WAS ENTERED BY THE COURT. AND, ON
JULY 24, 2000, SAID FINAL JUDGMENT WAS ENTERED UPON THE DOCKET PURSUANT TO MASS.R.CIV.P.58(a)
AND NOTICE WAS SENT TO PARTIES PURSUANT TO MASS.R.CIV.P.77(d) AS FOLLOWS: JUDGMENT FOR
PLAINTIFF ON COUNT I, IT IS HEREBY ORDERED AND DECLARED THAT THE PLAINTIFF KWONG KOW CHINESE
SCHOOL, IN., IS A SEPARATE CORPORATION FROM DEFENDANT CHINESE CONSOLIDATED BENEVOLENT
ASSOCIATION OF NEW ENGLAND, INC., ON COUNT II. PLAINTIFF IS ENTITLED TO PAYMENT FROM DEFENDANT
IN THE AMOUNT OF \$249,250.68, THE FACE VALUE OF THE PROMISSORY NOTE, \$63,6658.92 IN INTEREST
UNDER THE NOTE THROUGH MAY 1, 2000, \$60,816.00 IN FAIR AND REASONABLE ATTORNEY'S FEES, AND
\$5,753.70 IN COSTS, FOR A TOTAL MONETARY JUDGMENT OF \$379,379.30.

SUBSEQUENTLY, ON AUGUST 22, 2000, DEFENDANT FILED A NOTICE OF APPEAL. AND, ON JANUARY
1, 2002, A NOTICE OF ASSEMBLY OF RECORD ON APPEAL WAS ENTERED UPON THE DOCKET.

continued on page two

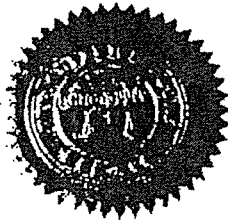
THEREAFTER, ON FEBRUARY 15, 2002, A RESCRIPT FROM APPEALS COURT "JUDGMENT AFFIRMED."
AND, ON MARCH 19, 2002, JUDGMENT WAS ENTERED BY THE COURT AND ENTERED UPON THE DOCKET
PURSUANT TO MASS.R.CIV.P.58(a) AND NOTICE WAS SENT TO PARTIES PURSUANT TO MASS.R.CIV.P.
77(d) AS FOLLOWS: JUDGMENT FOR PLAINTIFF ON COUNT I. IT IS HEREBY ORDERED AND DECLARED THAT
THE PLAINTIFF KWONG KOW CHINESE SCHOOL INC., IS A SEPARATE CORPORATION FROM DEFENDANT
CHINESE CONSOLIDATED BENEVOLENT ASSOCIATION OF NEW ENGLAND, INC.. ON COUNT II. PLAINTIFF
IS ENTITLED TO PAYMENT FROM DEFENDANT IN THE AMOUNT OF \$249,250.68, THE FACE VALUE OF THE
PROMISSORY NOTE, \$145,811.64 IN INTEREST THROUGH MARCH 1, 2002, \$60,816.00 IN FAIR AND
REASONABLE ATTORNEY'S FEES \$5,753.70 IN COSTS IN THE TRIAL COURT, AND \$96.64 IN COSTS
UNDER M.R.A.P.26, FOR TOTAL MONETARY JUDGMENT OF \$461,728.66.

JUDGMENT - FOR PLAINTIFF AGAINST DEFENDANT DAMAGES (AFTER RESCRIPT) \$461,728.66.

EXECUTION ISSUED ON MARCH 20, 2002.

EXECUTION RETURNED TO COURT BY ATTORNEY ANN PAULY SATISFIED IN FULL ON AUGUST 23, 2002.

A CERTIFIED COPY OF SAID JUDGMENT AFTER RESCRIPT IS ATTACHED HERETO AND MADE A PART THEREOF.



WITNESS my hand and the seal of said
Court Department, at Boston, in said
County and Commonwealth, this nineteenth
day of September A. D. 2002.

Jack J. [Signature]
ASSISTANT CLERK.

MANUAL REFERENCE
BOOK 28423 PAGE 249

29747 345

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

SUPREME COURT

37

KWONG KOW CHINESE SCHOOL, INC.)

Plaintiff,)

v.)

CHINESE CONSOLIDATED)
BENEVOLENT ASSOCIATION OF)
NEW ENGLAND, INC.,)

Defendant.)

CIVIL ACTION NO.
98-3370

JUDGMENT

This action having come before the Court, and the issues having been duly heard both in the trial court and the appellate courts, all claims having now been disposed of, it is now ORDERED AND ADJUDGED, as follows:

DICE
2/17
3/1/02
D
SUNN
DEM
2/1/02
SEP
PPH
KWL
RSD
JES
TRE
KSL
TDS
L. G. G.

Judgment for plaintiff on Count I, it is hereby ordered and declared that the plaintiff Kwong Kow Chinese School, Inc. is a separate corporation from defendant Chinese Consolidated Benevolent Association of New England, Inc. On Count II, plaintiff is entitled to payment from defendant in the amount of \$249,250.68, the face value of the promissory note; \$145,811.64 in interest through March 1, 2002; \$60,816.00 in fair and reasonable attorney's fees; \$5,753.70 in costs in the trial court; and \$96.64 in costs under M.R.A.P. 26, for a total monetary judgment of \$461,728.66.

DATED AT BOSTON, MASSACHUSETTS THIS DAY OF FEBRUARY, 2002.

MICHAEL JOSEPH DONOVAN
CLERK/MAGISTRATE

By: *[Signature]*
Assistant Clerk

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Boston, Massachusetts, this 19th day of September, 2002.

I HEREBY ATTEST AND CERTIFY ON
Sept. 19, 2002, THAT THE
FOREGOING DOCUMENT IS A FULL
TRUE AND CORRECT COPY OF THE
ORIGINAL ON FILE IN MY OFFICE,
AND IN MY LEGAL CUSTODY.

MICHAEL JOSEPH DONOVAN
CLERK / MAGISTRATE
SUFFOLK SUPERIOR CIVIL COURT
DEPARTMENT OF THE TRIAL COURT

By: *[Signature]*
Asst. Clerk