

BILL OF SALE

For and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CCBA Limited Partnership (hereinafter the "Seller") does hereby sell, transfer, convey and assign to CCBA Waterford Place, LLC ("Buyer") all of its right, title and interest in and to the following property on an "as is", "where is" basis, without any warranty whatsoever as to its condition, functionality, or fitness for any particular use or purpose (all defined terms herein not otherwise defined herein shall have the same meaning as set forth in that certain Purchase and Sale Agreement by and between CCBA Limited Partnership, as Seller and CCBA Waterford Place, LLC, as Buyer dated May ____, 2007):

Those fixtures, personal property and equipment now annexed to the Premises, built-in or fitted especially therefor and/or designed to be used and enjoyed in connection therewith or otherwise owned by Seller and used and enjoyed in connection therewith, all as listed on Attachment I hereto.

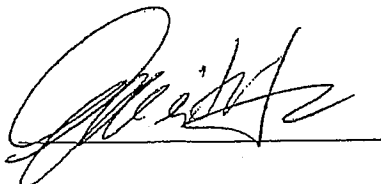
Seller does hereby covenant with Buyer that the Seller has the right to sell, transfer, convey and assign all right, title and interest in the same as aforesaid and thereto unto the Buyer, its successors and assigns.

IN WITNESS WHEREOF, the undersigned has caused this Bill of Sale to be executed as a sealed instrument this 1 day of June, 2007.

WITNESS:

SELLER: CCBA Limited Partnership

By: *CCBA Realty Corporation, its General Partner*



By: *Michael Wong*

Name: MICHAEL WONG

Title: PRESIDENT

ATTACHMENT I

