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 ______day of June, 2007.

WITNESS:

SELLER: CCBA Limited Partnership

By: CCBA Realty Corporation, its General Partner

Name:

Title: MESDON

ATTACHMENT I

PERSONAL PROPERTY INVENTORY OFFICE, COMMUNITY ROOM, COMMON AREAS, COMPUTER LEARNING CENTER, LIBRARY

Property: WaterFord Place

Site No. 1058

luanity	Description	Make .	Model	Serial Number	Estimated Cost to Replace
	Office				
3	Office computers	Dell	Optiplex Gx520	00045-680-263-666	2,000.0
		Compaq	EVO	00045-423-471-535	
		Pcwarehouse	24XMAX		
1	Copier	Toshiba	Studio E-202L	TN484	8,000.0
1	Monitor/ Security Camera	National Electronics	M1700	10004304	
1	Telephone Entry	Nutone			
1	Multivision/ Security Camera	Robot	MV19p	145994601410	
1	VCR recorder	Samsung	960 Time Lapse	61VNA00153Z	
1	Audio Monitor	Louroe Eletronics	AP-1		
1	Video Switcher	AD			
1	Postage Meter	Pitney Bowes		3438040	
1	Fax Machine	Canon	B740 Faxphone	UNW22203	
1	Printer	HP	laserjer 1200		
1	Monitor/ Security Camera	Sony	SSM920	109808	
2	Telephones	Nitsuko America		S662SU9B	
4	Office Desks	Biltrite & Nation Office			
1	Folding Table				
1	Office chair	Staples	Mid Black Tilte	451589	•
1	chair	Staples	Low back		
4	Filing Cabinets	Biltrite & Nation Office			
•	,g				
	Maintenance Office				
1	Monitor/ Security Camera	Toshiba	TVM-1202	E122881	
1	Time Recorder	Croprint		0040641CL	
1	Office Desk	Grophile		301001102	
1	Office chair	Staples	Low back		
1	Work station/table	Ctapico	LOW DOOR		
3	Supply stations				
J	Community Room				
1	Microwave	Sharp	Carousel	140095	
1	Electric Stove/Oven	Roper	Galousei	140000	
1	Range Top	Aubrey		60180	
1	Refrigerator	GE		162D5773P019	
	Dishwasher			FX0142356	
		Roper Panasonic		TKF2A539	
1	Television	Panasonic		TNFZA009	· · · · · · · · · · · · · · · · · · ·
7	Tables				
12	Chairs				
	Folding Chairs				
	Sofas	T			
	Metal Coat Closet	Tennsco			
	Laundry Room	1471-1		04005044B	·
	Dryers	Whirlpool		3406501AB	
	Dryer	Speed Queen		EJ2109LT	
4	Washers	Whirlpool		CM5006234	
	Washer	Huebsch		5003068	
	Plastic Folding Table				
	Common Areas				
	Front Entry FOB		KP6840 Keypad		
2	Door Garage Fob		Pass Card		
]					