

CHINESE CONSOLIDATED BENEVOLENT ASSOCIATION

90 Tyler Street
Boston, Massachusetts 02111

March 19, 2007

CCBA Limited Partnership
Attn: Mr. Michael Wong
90 Tyler Street
Boston, MA 02111


**Re: Right of Refusal to purchase Waterford Place,
180-192 Shawmut Avenue, Boston, MA (the "Property")**

Dear Mr. Wong:

This letter is in response to your notice dated March 5, 2007, regarding the right of refusal to purchase the Property contained in the Right of Refusal Agreement dated May 30, 1991 (the "Agreement") between the Chinese Consolidated Benevolent Association of New England, Inc. ("CCBA") and the CCBA Limited Partnership (the "Partnership").

Please be aware that, by this letter CCBA elects to, and hereby invokes its right of refusal to purchase the Property, and we ask you to begin the necessary arrangements and document preparation, as well as to set a closing date for the purchase of no later than May 6, 2007, which date is sixty (60) days after our receipt of your notice, as required by the Agreement. We have also enclosed herewith a check in the amount of Ten-Thousand Dollars (\$10,000) payable to the Partnership as an earnest money deposit to be held and credited toward the purchase price of the Property.

Very truly yours,



Gilbert Ho, Treasurer

CITIZENS BANK
MASSACHUSETTS

2110

C.C.B.A. OF NEW ENGLAND 1-04
90 TYLER ST.
BOSTON, MA 02111

5-7017/2110
799

3/20/2007

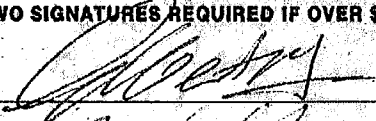
PAY TO THE ORDER OF CCBA Limited Partnership

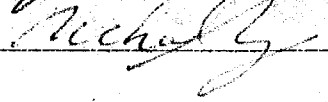
\$ **10,000.00

Ten Thousand and 00/100***** DOLLARS

CCBA Limited Partnership

TWO SIGNATURES REQUIRED IF OVER \$500




_____ ^{MP}

MEMO _____

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