



The Commonwealth of Massachusetts

Registry of Deeds  
Suffolk District

24 New Chardon Street, P.O. Box 9660  
Boston, Massachusetts 02114-9660

A division of the Secretary of the Commonwealth  
William Francis Galvin, Secretary

Francis "Mickey" Roache  
Register of Deeds

Tel (617) 788-8575  
Fax (617) 720-4163

INVOICE

FAX TRANSMISSION SHEET

FAX NUMBER: (617) 261-7673

DATE: 6/8/07

TO: WARREN KIRSHEENBAUM  
C/O TAYLOR BREED

FROM: BILL GIFFORD  
(FOR ANDREW D  
NOVICK)

ATTN: ASTY. KIRSHEENBAUM

CUSTOMERS TELEPHONE NUMBER: \_\_\_\_\_

MESSAGE: HEREWITH COPY OF MTG AT 15731-334 AND  
CORRESPONDING DISCHARGE AT 17143-279 AS REQUESTED

NUMBER OF PAGES (INCLUDING COVER PAGE) \_\_\_\_\_

FEE PAID: \_\_\_\_\_

FEE DUE: \_\_\_\_\_

COUNTER PERSON COMPLETING TRANSMISSION: \_\_\_\_\_

OPERATOR: \_\_\_\_\_

TELEPHONE NUMBER OR NAME APPEARING ON CONFIRMATION SHEET:  
\_\_\_\_\_

15731 334

JUN 3 12 09 PM '89

Box 91

5  
Mortgage MO. 1088+  
MHFA No: 87-015-S

Paul P. T. [Signature]  
REGISTER

110

**MORTGAGE SECURITY AGREEMENT AND  
ASSIGNMENT OF LEASES AND BENEFIT**

Date: June 30, 1989

Borrower's Name and Address: CCBA Limited Partnership organized pursuant to Massachusetts General Laws Chapter 109, of which the general partner is CCBA Realty Corporation, Henry Szeto, President, a charitable corporation organized pursuant to Massachusetts General Laws Chapter 180 with a place of business at 90 Tyler St. Boston, MA

Location of Property: 180-192 Shawmut Avenue, Boston

Principal Amount of Mortgage Note: Four Million, Six Hundred Eight Thousand, Twenty-Two Dollars (\$4,608,022)

SHARP Subsidy Repayment Note: Three Million, One Hundred Fifty-Six Thousand, Three Hundred Seventy-Five Dollars (\$3,156,375)

State Housing Assistance for Rental Production ("SHARP") Contract dated the date hereof

SHARP OPTION Agreement dated the date hereof

The Borrower, for consideration paid, grants to the MASSACHUSETTS HOUSING FINANCE AGENCY (the "Agency"), a body politic and corporate organized and operated under the provisions of Chapter 708 of the Acts of 1966 of the Commonwealth of Massachusetts, as amended, to secure the payment of the Mortgage Debt and the performance of the covenants and agreements contained in the Contract Documents

- (a) with MORTGAGE COVENANTS, the land described in Exhibit A hereto, with the buildings and other improvements now or hereafter erected thereon, and all rights and interests appurtenant thereto, and all fixtures now or hereafter attached hereto, and
- (b) a security interest in all equipment, including household appliances, heating and air-conditioning apparatus, fire extinguishing systems, storm and screen doors and screens, lawn mowing and other gardening equipment and snow removal equipment, now or hereafter owned or leased by the Borrower and placed on said land or relating to its use or the Project, and all accounts, contract rights and other intangible property now or

CCBA Mortgage w. Option

CTF  
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AGT DIS  
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WITNESS the execution of this Mortgage Security agreement and Assignment of Leases and Rents as a sealed instrument the day first above written.

BORROWER: CCBA Limited Partnership

By its General Partner:  
CCBA Realty Corporation

By Henry Esola  
Henry Esola, President

Attachments:  
Exhibit A - Description of Property

CCBA.Mortgage.v.Option

15731 349

## SCHEDULE A

The land shown as Parcel 3B-2B on a plan entitled "Plan of Land, 180 Shawmut Avenue, Boston, Massachusetts" prepared by Briggs Associates, Inc. dated September 18, 1987 recorded in the Suffolk Registry of Deeds at Book 15606, Page 77, and more particularly bounded and described as follows:

- NORTHERLY:** by land now or formerly of City Redevelopment Corporation, one hundred thirty-six and 74/100 (136.74) feet and twenty-one and 99/100 (21.99) feet;
- EASTERLY:** by land now or formerly of the Boston Redevelopment Authority, one hundred eight and 17/100 (108.17) feet;
- SOUTHERLY:** by land now or formerly of the Boston Redevelopment Authority (along the former Garland Street), one hundred fifty and 66/100 (150.66) feet; and
- WESTERLY:** by Shawmut Avenue one hundred six and 99/100 (106.99) feet.

Said parcel 3B-2B contains 16,628 square feet, more or less, according to said plan.

NOLA/CCBA/AMB

17143

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BEX 91

630

MHFA No. 87-015-S

**MASSACHUSETTS HOUSING FINANCE AGENCY  
DISCHARGE OF CONSTRUCTION LOAN AGREEMENT**

The Construction Loan Agreement between CCBA Limited Partnership, and Massachusetts Housing Finance Agency, a body politic and corporate organized under Chapter 708 of the Acts of 1966 as amended, and recorded in Book 15731 Page 334, and as Instrument Number 181 with the Suffolk County Registry of Deeds as listed below is hereby discharged.

Property Address: 180-192 Shawmut Avenue, Boston, MA

Dated

Recorded

Construction Loan Agreement 06/30/89

08/03/89

WITNESS our hands and seals this 12th day of November, 1991.

RECEIVED  
NOV 18 2 59 PM '91  
SUFFOLK COUNTY REGISTRY OF DEEDS

MASSACHUSETTS HOUSING FINANCE AGENCY

By [Signature]  
Edward T. Pollack, General Counsel

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

November 12, 1991

Then personally appeared before me the above-named Edward T. Pollack, General Counsel of the Massachusetts Housing Finance Agency who acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Agency.

Before me,

[Signature]  
Louisa Slote, Notary Public  
My Commission Expires: 12/23/94

10<sup>AE</sup>