

CCBA LIMITED PARTNERSHIP

90 Tyler Street
Boston, Massachusetts 02111

March 5, 2007

The Chinese Consolidated Benevolent
Association of New England
90 Tyler Street
Boston, Massachusetts 02111
Attention: Mr. Gilbert Ho, Treasurer

**Re: Notice of intention to sell or market for sale the
property known as Waterford Place, 180-192 Shawmut
Avenue, Boston, Massachusetts (the "Property")**

Dear Mr. Ho:

Notice (the "notice") is hereby given to you pursuant to the Right of Refusal Agreement dated May 30, 1991 (the "Right of Refusal") between CCBA Limited Partnership, a Massachusetts limited partnership (the "Partnership") and The Chinese Benevolent Association of New England, a Massachusetts non-profit corporation ("CCBA") that the Partnership intends to sell the Property or market the Property for sale.

According to the Agreement, you have a right of first refusal to purchase the Property within sixty (60) days of your receipt of this notice.

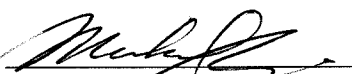
In the event that you elect to purchase the Property please provide notice of your election thereof, together with a certified or bank check in the amount of Ten-Thousand Dollars (\$10,000) payable to the Partnership as an earnest money deposit (the "Deposit") to be held and credited toward the purchase price of the Property.

Upon receipt of your election of your right of first refusal to purchase the Property, we shall arrange for the necessary purchase and sale agreement to be prepared. In the event that you decline to invoke your right of first refusal, please let us know in writing that you have so declined your right of first refusal.

Very truly yours,

CCBA LIMITED PARTNERSHIP

By: **CCBA Realty Corporation**, its
General Partner

By: 
Michael Wong, President