

**CHOATE
HALL &
STEWART**

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

Fax Transmittal Sheet

RECIPIENT	COMPANY	FAX	PHONE
Paul K. Chan		617-850-1088	

FROM	Kristin W. Terry	NUMBER OF PAGES	2 pages (including cover sheet)
DATE	July 29, 2004	CLIENT NUMBER	2005537-0001
PHONE	(617) 248-5266	OPERATOR	rmd
		TIME SENT	

COMMENTS Please see attached letter.**RETURN BY** Inter-office Mail Hold for pick-up

This transmittal is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this transmittal is not the intended recipient, or the employee or agent responsible for delivering the transmittal to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately.

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EXCHANGE PLACE

53 STATE STREET

BOSTON, MASSACHUSETTS 02109-2804

TELEPHONE (617) 248-5000 • FAX (617) 248-4000

WWW.CHOATE.COM

July 29, 2004

VIA FIRST CLASS MAIL

John R. Blake, Jr., Esq.
Tarlow, Breed, Hart, Murphy & Rodgers, P.C.
21 Custom House Street
Boston, MA 02110

**RE: Pay-off by CI Associates, LLC, on behalf of the Chinese Consolidated
Benevolent Association of New England, Inc. ("CCBA"), of Mortgage Note
Granted by CCBA to Abacus Federal Savings Bank**

Dear Mr. Blake:

Enclosed with this letter for your records are the following documents relating to the above-referenced transaction:

- (i) Original Mortgage Note granted by CCBA to Abacus Federal Savings Bank, stamped "Paid"; and
- (ii) Recorded copy of Discharge of Mortgage formerly encumbering 84-90 Tyler Street, Boston executed by Abacus Federal Savings Bank and recorded with the Suffolk County Registry of Deeds on June 18, 2004 in Book 34818, Page 177.

Please feel free to call me if you have any questions.

Very truly yours,



Kristin W. Terry

cc: Paul K. Chan (via facsimile (617-850-1088), w/o enc.)
Louis C. Miller, P.C. (w/o enc.)

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KRISTIN W. TERRY
DIRECT DIAL: (617) 248-5266
EMAIL: KTERRY@CHOATE.COM

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July 29, 2004

VIA FIRST CLASS MAIL

Mr. Timothy McGourthy
Director of Policy
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

RE: Assignment to the Chinatown Charitable Trust (the "Trust") of \$550,000 Loan (the "Loan") Originally Made by CI Associates, LLC ("CI") to the Chinese Consolidated Benevolent Association of New England, Inc. ("CCBA")

Dear Tim:

As you know, in light of the fact that the above-referenced Trust does not have a permanent membership, the Boston Redevelopment Authority has agreed to hold certain original documents related to the above-referenced transactions on behalf of the Trust. Accordingly, enclosed with this letter are the following documents:

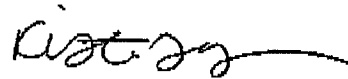
- (i) **Original Promissory Note** executed by CCBA in favor of CI in the original principal amount of \$550,000;
- (ii) **Original Assignment of Note** executed by CI;
- (iii) **Original Loan Policy of Title Insurance** insuring CI as lender in the amount of \$550,000; and
- (iv) **Original General Endorsement** executed by Old Republic National Title Insurance Company changing the name of the insured to the Trust.

Also enclosed with this letter for your files are a closing binder containing copies of all documents relevant to the original Loan by CI to CCBA, and a second closing binder containing copies of all documents relevant to the subsequent assignment of the Loan by CI to the Trust.

Mr. Timothy McGourthy
July 29, 2004
Page 2

Please feel free to call me if you have any questions regarding the enclosed documents or the transactions to which they relate.

Very truly yours,



Kristin W. Terry

Enclosures

cc: Paul K. Chan (*via facsimile (617-850-1088), w/o enc.*)
William Moy, Chairman, Chinatown Charitable Trust (*via first class mail, w/ copies of closing binders*)
Louis C. Miller, P. C. (*w/o enc.*)