

EXHIBIT B

5
12

rec. only

FORECLOSURE DEED
UNDER POWER OF SALE
IN MORTGAGE


2006081400450 Bk:25981 Pg:401
08/14/2006 13:12:00 DPO Pg 1/5

Saugus Holding, LLC, a Massachusetts limited liability company, having its usual place of business at c/o Edwards & Angell, LLP, 101 Federal Street, Boston, MA 02110, the present holder of a Mortgage from Circle Equity Capital, LLC, a Massachusetts limited liability company to Saugus Holding, LLC ("Mortgage") dated January 3, 2002, and recorded with the Essex County (Southern District) Registry of Deeds in Book 18143, Page 160 and filed with Essex County (Southern District) Registry District of the Land Court as Document No. 392894 (the "Mortgage"), by the power conferred by the Mortgage and by every other power it thereunto enabling for One Million Three Hundred Thousand Dollars (\$1,300,000) paid, grants, bargains, sells and gives to Link Development LLC, a Massachusetts limited liability company, with an address of 229 Berkeley Street, Boston, MA 02116, as Grantee, certain premises conveyed by the Mortgage, generally known as off Route 1 and Lynn Fells Parkway at Sanders Drive (as to First Parcel and Third Parcel) and 1-12 Denise Drive at Diamond Street (paper streets off David Drive as to Second Parcel and Fourth Parcel), Saugus, Massachusetts, and described as follows:

FIRST PARCEL - NOT REGISTERED

That certain parcel of land in Saugus, Essex County, Massachusetts off the east side of Route 1 (Broadway) and off the southeasterly side of an unwrought Metropolitan District Commission layout of March 10, 1932, bounded and described as follows:

Beginning at an iron pin in a stone shown on a plan of adjoining registered land (being Land Court Plan No. 15302A with Essex South District Certificate of Title No. 10353); thence running

NORTH 64° 55' 37" EAST

by Lot B as shown on a plan dated November 12, 1981 revised Aug. 1, 1982, by Medford Engineering and Survey and filed with Essex South District Registry of Deeds in Plan Book 173, Plan 42, along a stone wall, 115.66 feet to an angle; thence

NORTH 79° 06' 15" EAST

by said Lot B on said plan by the wall, 57.64 feet to an angle; thence

SOUTH 19° 23' 08" EAST

by said Lot B on said plan by the wall, 133.96 feet to an angle; thence

EASTERLY

by said Lot B on said plan by the wall by two bounds measuring respectively 87.60 feet and 114.50 feet; thence still

EASTERLY

by said Lot B on said plan, 370 feet; thence

SOUTHEASTERLY

by Lot A-2 on said plan, about 630 feet to a point at the most northerly corner of Lot 12 on a plan dated

June 19, 1979 by Carter & Towers and filed with said Deeds in Plan Book 160 as Plan 97; thence

SOUTH 58° 22' 30" WEST by Lots 12, 11 and 10, by the end of Diamond Street, and by Lots 9, 8 and 7 as shown on the 1979 plan, 788.82 feet, more or less, to land shown on Land Court Plan No. 30651A filed with Essex South District Certificate of Title No. 33826; thence

NORTHWESTERLY by said land shown on Land Court Plan No.330651A, about 1292.87 feet to a Land Court bound in a wall; thence

NORTH 13° 59' 32" EAST by the wall, 49:45 feet to an iron pin in the wall shown on Land Court Plan No. 15302A; thence

SOUTHEASTERLY by Lot 1, 133.75 feet; thence

NORTHEASTERLY by Lots 1, 2, 3 and 4, 160 feet; and thence

NORTHWESTERLY by Lot 4, 130 feet to the point of beginning, the final three bounds being by the land shown on Land Court Plan No. 15302A.

SECOND PARCEL NOT REGISTERED

Those certain parcels of land in Saugus, Essex County, Massachusetts situated on Denise Drive and Diamond Sweet and shown as Lots 1, 3, 5, 7, 9 and 11 in a plan entitled "Definitive Subdivision Plan Land in Saugus" by Carter B. Towers Eng'r Corp., dated June 19, 1979 and filed with Essex South District Deeds in Plan Book 160 as Plan 97.

There is as appurtenant to the parcels the right to use in common with all others entitled thereto all streets and ways shown on said Plan for all purposes for which public ways are used in the Town of Saugus, including specifically such rights in Diamond Street and Denise Drive.

THIRD PARCEL - REGISTERED LAND

That certain parcel of land situate in Saugus, County of Essex and Commonwealth of Massachusetts, bounded and described as follows:

NORTHWESTERLY by the southeasterly line of Lynn Fells Parkway, 11.12 feet;

NORTHERLY by land now or formerly of Lillian E. Newhall, 114.26 feet; and

NORTHEASTERLY 130 feet,

IN WITNESS WHEREOF, the undersigned have caused this instrument to be duly executed this 2nd day of August, 2005.

SAUGUS HOLDING, LLC

By [Signature]
Name: Joseph Wolfer
Title: Manager

By [Signature]
Name: Gregg Wolfer
Title: Manager

SALEM
DEEDS REG 10
ESSEX SOUTH
08/11/05 1:19PM 01
000000 #6499
FEE \$5928.00
CASH \$5928.00
CANCELED

STATE OF New Jersey
COUNTY OF Bergen

In New Jersey, on the 2nd day of August, 2005, before me personally appeared the above-named Joseph Wolfer, Manager of Saugus Holding, LLC and acknowledged the foregoing instrument to be the free act and deed of Saugus Holding, LLC.

[Signature]
Notary Public
Print Name Dawn M Furlong
My Commission Expires:
Dawn M. Furlong
Notary Public of New Jersey
ID # 2297497
My Commission Expires 03/05/08

STATE OF New Jersey
COUNTY OF Bergen

In New Jersey, on the 2nd day of August, 2005, before me personally appeared the above-named Gregg Wolfer, Manager of Saugus Holding, LLC and acknowledged the foregoing instrument to be the free act and deed of Saugus Holding, LLC.

[Signature]
Notary Public
Print Name Dawn M. Furlong
My Commission Expires:
Dawn M. Furlong
Notary Public of New Jersey-
ID # 2297497
My Commission Expires 03/05/08

**AFFIDAVIT OF SALE UNDER
POWER OF SALE OF MORTGAGE**

We, Joseph Wolfer, Manager and Gregg Wolfer, Manager of Saugus Holding, LLC, (the "Mortgagee"), named in the foregoing deed, make oath and say that the principal, interest and tax obligations mentioned in the Mortgage above referred to were not paid or rendered or performed when due or prior to the date of sale, and that I published on the 16th day of June, 2005, the 23rd day of June, 2005, and the 30th day of June, 2005 in the Saugus Advertiser, a newspaper published, or by its title page purporting to be published in Saugus, Massachusetts aforesaid and having a circulation therein, a notice of which the following is a true copy:

SANDERS DRIVE
DENISE DRIVE

**LEGAL NOTICE
MORTGAGEE'S SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Circle Equity Capital, LLC, a Massachusetts limited liability company, whose last known address is 120 Main Street, Wakefield, Massachusetts 01880, Attn: Alia Fadil, registered agent, to Saugus Holding, LLC, a Massachusetts limited liability company, the present holder, which Mortgage is dated January 3, 2002, and recorded on January 3, 2002 with the Essex County (Southern District) Registry of Deeds in Book 18143, Page 160 and filed with Essex County (Southern District) Registry District of the Land Court as Document No. 392894, for breach of the conditions of said Mortgage and for the purpose of foreclosing, the same will be sold at public auction at 11:00 a.m. on July 12, 2005, on the premises described below, said premises being known as off Route 1 and Lynn Fells Parkway at Sanders Drive (as to First Parcel and Third Parcel, herein) and 1-12 Denise Drive at Diamond Street (paper streets off David Drive as to Second Parcel and Fourth Parcel, herein), in Saugus, Essex County, Massachusetts, all and singular, and as more fully described in said mortgage, to wit:

FIRST PARCEL - NOT REGISTERED

That certain parcel of land in Saugus, Essex County, Massachusetts off the east side of Route 1 (Broadway) and off the southeasterly side of an unwrought Metropolitan District Commission layout of March 10, 1932, bounded and described as follows:

Beginning at an iron pipe in a stone shown on a plan of adjoining registered land (being Land Court Plan No. 15302A with Essex South District Certificate of Title No. 10353), thence running

NORTH 64° 55' 37" EAST by Lot B as shown on a plan dated November 12, 1981 revised Aug. 1, 1982, by Medford Engineering and Survey and filed with Essex South District Registry of Deeds in Plan Book 173, Plan 42, along a stone wall, 115.66 feet to an angle; thence

NORTH 79° 06' 15" EAST by said Lot B on said plan by the wall, 57.64 feet to an angle; thence

SOUTH 19° 23' 08" EAST by said Lot B on said plan by the wall, 133.96 feet to an angle; thence

EASTERLY by said Lot B on said plan by the wall by two bounds measuring respectively 87.60 feet and 114.50 feet; thence still

EASTERLY by said Lot B on said plan, 370 feet; thence

SOUTHEASTERLY by Lot A-2 on said plan, about 630 feet to a point at the most northerly corner of Lot 12 on a plan dated June 19, 1979 by Carter & Towers and filed with said Deeds in Plan Book 160 as Plan 97; thence

SOUTH 58° 27' 20" WEST by Lots 12, 11 and 10, by the end of Diamond Street, and by Lots 9, 8 and 7 as shown on the 1979 plan, 788.82 feet, more or less, to land shown on Land Court Plan No. 30651A filed with Essex South District Certificate of Title No. 33826; thence

NORTHWESTERLY by said land shown on Land Court Plan No. 330651A, about 1292.87 feet to a Land Court bound in a wall; thence

NORTH 33° 59' 32" EAST by the wall, 49.45 feet to an iron pin in the wall shown on Land Court Plan No. 15302A; thence

SOUTHEASTERLY by Lot 1, 133.75 feet; thence

NORTHEASTERLY by Lots 1, 2, 3 and 4, 160 feet; and thence

NORTHWESTERLY by Lot 4, 130 feet to the point of beginning, the final three bounds being by the land shown on Land Court Plan No. 15302A.

SECOND PARCEL - NOT REGISTERED

Those certain parcels of land in Saugus, Essex County, Massachusetts situated on Denise Drive and Diamond Street and shown as Lots 3, 5, 7, 9 and 11 on a plan entitled "Definitive Subdivision Plan Land in Saugus" by Carter B. Towers Eng'g Corp., dated June 19, 1979 and filed with Essex South District Deeds in Plan Book 160 as Plan 97.

There is as appurtenant to the parcels the right to use in common with all others entitled thereto all streets and ways shown on said Plan for all purposes for which public ways are used in the Town of Saugus, including specifically such rights in Diamond Street and Denise Drive.

THIRD PARCEL - REGISTERED LAND

That certain parcel of land situate in Saugus, County of Essex and Commonwealth of Massachusetts, bounded and described as follows:

NORTHWESTERLY by the southeasterly line of Lynn Fells Parkway, 111.12 feet;

NORTHERLY by land now or formerly of Lillian E. Newhall, 114.26 feet; and

NORTHEASTERLY 130 feet;

SOUTHEASTERLY 160 feet; and

SOUTHWESTERLY 133.75 feet by land now or formerly of Elizabeth Conley; and

WESTERLY by land now or formerly of Louis Gerondelis et al, 50.55 feet.

All of said boundaries are determined by the Court to be located as shown upon plan numbered 15302-A filed with original Certificate of Title No. 10953 in Southern Registry District for Essex County.

The above parcel is presently covered by Certificate of Title No. 10953 in Registration Book 387.

FOURTH PARCEL - NOT REGISTERED

Those certain parcels of land in Saugus, Essex County, Massachusetts, situated on Denise Drive and Diamond Street and shown as lots 2, 4, 6, 8, 10 and 12 on a plan entitled "Definitive Subdivision Plan and in Saugus" by Carter & Towers, Eng'g Corp., dated June 19, 1979, and filed with Essex South District Deeds in Plan Book 160 as Plan 97.

There is, as appurtenant to the parcels, the right to use in common with all owners entitled thereto all streets and ways shown on said Plan for all purposes for which public ways are used in the town of Saugus, including specifically such rights in Diamond Street and Denise Drive.

The Fourth Parcel hereinabove being the same premises conveyed to Saugus Holding, LLC, by deed of Saugus Funding Corp. recorded with Essex South District Registry of Deeds on July 12, 2001 in Book 17407, Page 471.

Said premises will be sold subject to and/or with the benefit of any and all restrictions, easements, improvements, covenants, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, and existing encumbrances of record existing and/or created prior to the mortgage.

Said premises will be sold subject to all leases and tenancies having priority over said mortgage, to tenancies of occupation by persons on the premises now and at the time of said auction, to the extent that any such tenancies or occupation may be subject to said mortgage, to rights and claims of personal property installed by tenants or former tenants now located on the premises having priority over said mortgage and also to all laws and ordinances including, but not limited to, all building and zoning laws and ordinances.

In the event of a discrepancy between this notice and the mortgage as to the description of the real estate, the mortgage will control.

TERMS OF SALE:

Bidders are asked to convene at or near 334 Broadway (Route 1), Saugus, MA, in or near the parking lot at the facility now or formerly known as Caruso's Diplomat, from which they will be directed to the sale to be held on the mortgaged property (which is located to the rear of the Exxon Gas Station located at 368 Broadway (Route 1), Saugus, MA).

The highest bidder(s) shall be required to deposit cash, bank treasurer's check or certified check in the amount of \$100,000.00 at the time and place of sale and the balance of the purchase price in cash or certified check shall be paid in or within thirty (30) days thereafter to Edwards & Angell, LLP, 101 Federal Street, Boston, MA 02110, at which time the deed for the premises shall be delivered. The successful bidder(s) of the premises shall be required to sign a Memorandum of Sale containing the above terms of the auction sale. The deposit paid at the time of the sale shall be forfeited if the purchaser(s) does not comply strictly with the terms of the sale. The purchaser(s) will be responsible for the payment of state documentary stamps and recording fees associated with the transfer of title.

Mortgagee reserves the right to reject any and all bids.

Other terms to be announced at the time and place of sale.

Dated: June 10, 2005

SAUGUS HOLDING, LLC
Present Holder of said Mortgage

Attorney for said holder:
James D. McGinley, Esquire
Edwards & Angell, LLP
101 Federal Street
Boston, MA 02110
(617) 339-4444
AD#805925 & 805911
Saugus Advertiser
6/16, 6/23, 6/30/05

MADE IN SAUGUS, MASSACHUSETTS
NOTED FOR RECORD
RECORDED
INDEXED
JUN 15 2005
SAUGUS ADVERTISER
6/16, 6/23, 6/30/05