

November 12, 1985

The Rev. Fr. Zenob Nalbandian
Holy Cross Armenian Church
54 East Haverhill Street
Lawrence, MA 01841

Dear Father Zenob:

Thank you for sending us a copy of the Quitclaim Deed relating to the property on 42 East Haverhill Street in Lawrence, MA, which you intend to sell.

Having reviewed your proposal and considered the decision of the special Parish Assembly, the Diocesan Council at its last session voted in favor of your request to sell the property and earmark the funds received for the purchase of a parish house.

We trust the transaction would be completed without any difficulty, and our best wishes to you.

Very truly yours,

Michael M. Keranian
Director

42

QUITCLAIM DEED

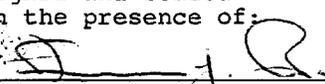
The Roman Catholic Archbishop of Boston, a corporation sole, duly organized and existing under the laws of the Commonwealth of Massachusetts and having its usual place of business at Boston (Brighton), Suffolk County, Massachusetts, for consideration paid and in full consideration of the sum of sixty-three thousand dollars (\$63,000.) grants to Harry Azarian, Sahag Sahagian, Lazarus Pahigian, Melvin Menasian, Robert Townsend, Berge Nalbandian and Michael Bogosian, as they are Trustees of the Holy Cross Armenian Apostolic Church, under Declaration of Trust recorded at the North Essex District Registry of Deeds, Book 541, Pages 555 to 559, as amended by Instrument recorded in said Registry, Book 575, Page 367, (mailing address of Trustees- 54 East Haverhill St., Lawrence, Essex County, Mass.), WITH QUITCLAIM COVENANTS, a certain parcel of land with all the buildings thereon situated in said Lawrence, bounded and described as follows:

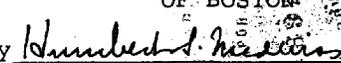
- NORTHERLY by land now or formerly of the Essex Company, 125 feet;
- EASTERLY by East Haverhill Street, 150 feet;
- SOUTHERLY by land now or formerly of one Spaulding, 125 feet; and
- WESTERLY by Lincoln Court, 150 feet, together with all the rights in said Court.

Being the same premises conveyed to the grantor, a corporation sole, by Filadelfio Torrisi, by deed dated June 27, 1914, and recorded with said Registry, Book 343, Page 221.

Said premises are conveyed subject to and with the benefit of any restrictions and any other easements of record insofar as the same may now be in force and applicable; and also subject to the municipal real estate taxes, if any, assessed on the premises herein granted, for the second half of fiscal year 1980, and thereafter, which the grantees, by the acceptance and recording of this deed, agree to assume and pay.

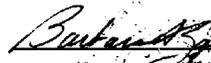
IN WITNESS WHEREOF, the said Roman Catholic Archbishop of Boston, a Corporation Sole, has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Humberto S. Medeiros, its present Archbishop, hereto duly authorized, this fourteenth day of April in the year one thousand nine hundred and eighty.

Signed and sealed
in the presence of:

Frederick J. Ryan, Notary
My commission expires July 31, 1981.

THE ROMAN CATHOLIC ARCHBISHOP
OF BOSTON
by 
Humberto S. Medeiros, its
present Archbishop

COMMONWEALTH OF MASSACHUSETTS
Essex, ss. April 14, 1980

Then personally appeared the above named Humberto S. Medeiros and acknowledged the foregoing instrument to be the free act and deed of the The Roman Catholic Archbishop of Boston, a Corporation Sole, before me,


Notary Public
BARBARA A. ZAWN
My commission expires:
3 Oct 1986

CANCELLED
APR 27 1980
143.64

Address of Premises: 42 East Haverhill St., Lawrence, Ma.

RECORDED
BY TRUST
OV

1542

STATUTE FORM OF QUICTCLAIM DEED

THE ROMAN CATHOLIC ARCHBISHOP
OF BOSTON

ESSEX REG. OF DEEDS
NORTH DIST.

APR 24 12 40 PM '80

TO

BOOK 1432 PAGE 42

HARRY AZARIAN ET ALS, TRUSTEE

RECORDED

REGISTRY OF DEEDS	
Northern District of Essex SS	
RECEIVED	Law., Apr. 24, 19 80
at	12 O'Clock 40 M P M
AND FILED IN	BOOK 1432
Page	42
ATTEST	
<i>Thomas Burke</i>	
REGISTER OF DEEDS	

From the office of:

Atty. Robert V. O'Sullivan
604-608 Bay State Bldg.
11 Lawrence St.
Lawrence, MA 01840
Tel. 683-2449

Thomas Burke
Box

TRUST - HOLY CROSS ARMENIAN APOSTOLIC CHURCH

RECORDED - BOOK 541, PAGE 555, NORTHERN ESSEX REGISTRY OF DEEDS

CERTIFICATION OF TRUSTEES

We, the undersigned, certify that the present seven Trustees and Officers, duly elected and appointed of the Holy Cross Armenian Apostolic Church, are

- TRUSTEES - Harry Azarian, Sahag Sahagian, Lazarus Pahigian, Berge Nalbandian, Robert Townsend, Melvin Menasian and Michael Bogosian
- PRESIDENT - Harry Azarian
- TREASURER - Sahag Sahagian
- SECRETARY - Michael Bogosian

That said Trust Indenture is still in effect and has not been modified and amended.

We certify that the Trustees were elected by majority vote, at the Annual Meeting of the Church members held January 27, 1980, duly held, at which two-thirds of the members were present.

We certify that the President, Treasurer and Secretary were elected by a majority vote of the Trustees.

Naruni Palanyan
Witness

Harry Azarian
Harry Azarian - President

Robert H. Minasian
Witness

Michael Bogosian
Michael Bogosian - Secretary

COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss.

April 24, 1980

Then personally appeared before me, Harry Azarian, President, and Michael Bogosian, Secretary, and acknowledged the above, their free act and deed, before me,

Robert H. Minasian
Robert H. Minasian Notary Public

My Commission Expires November 14, 1986

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P 55

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ESSEX REG. OF DEEDS
NORTH DIST.

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1432 PAGE 40
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REGISTRY OF DEEDS
 Northern District of Essex SS
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 AT 12 O'CLOCK 40 M. P M
 AND RECORDED IN BOOK 1432
 Page 40
 ATTEST
Thomas J. Burke
 REGISTER OF DEEDS

*Massachusetts
Bay*

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS.

V O T E

I, Michael Bogosian, of Methuen, in said County of Essex, Massachusetts, on oath, depose and say that I am the Secretary of the Trustees of the Holy Cross Armenian Apostolic Church, under a Declaration of Trust dated April 16, 1928, recorded at the North Essex Registry of Deeds, Book 341, Page 333, as amended, that at a duly advertised and held meeting of the Trustees held on February 6, 1980, at the Church at 54 East Haverhill Street, Lawrence, Massachusetts, at which a quorum was present and voting, upon Motion duly made and seconded, it was unanimously VOTED that the President, Harry Azarian, Treasurer, Sahag Sahagian, and Secretary, Michael Bogosian, be and hereby are authorized, empowered and directed in the name and behalf of said Trustees, to execute, acknowledge and deliver to the Arlington Trust Company, the Note of said Trustees in said sum of \$35,000.00, bearing interest at the rate of 15.00 %, with interest payable monthly on demand, and further to execute and deliver to the Arlington Trust Company a First Mortgage on said Real Estate at 42 East Haverhill Street, Lawrence, Massachusetts, which the Trustees are purchasing, and further to execute and deliver whatever other papers that might be deemed necessary in completing the aforesaid transaction.

I certify that said VOTE has not been rescinded or revoked.

Robert H. Minasian
 Witness

Michael Bogosian
 Michael Bogosian - Secretary

Subscribed and sworn to before me, this 24th day of April, 1980

Robert H. Minasian
 Robert H. Minasian Notary Public

My Commission Expires November 14, 1988

Recorded Apr. 24, 1980 at 12:40PM #3541

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ESSEX REG. OF DEEDS
NORTH DIST.

APR 21 12 40 PM '80
1432 PAGE 41
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ESSEX REG. OF DEEDS
Northern District of Essex SS
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at 12 O'CLOCK & 40 M P M
AND RECORDED IN BOOK 1432
Page 41
ATTEST
Thomas J. Burke
REGISTER OF DEEDS

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October 29, 1985

The Rev. Fr. Zenob Nalbandian
Holy Cross Armenian Church
54 East Haverhill Street
Lawrence, MA 01841

Dear Fr. Zenob:

The contents of your letter of October 10, as well as the attached minutes of the special parish Assembly were reviewed at the Diocesan Council meeting on Friday, November 25.

Before the Council's formal approval is sent to you, we need to have a copy of the title of the property you propose to sell.

A prompt response would be given to you upon receipt of the above document.

Very truly yours,

Michael M. Kermian
Director

MMK:mb

October 17, 1985

The Rev. Fr. Zenob Nalbandian, Pastor
Holy Cross Armenian Church
54 East Haverhill Street
Lawrence, MA 01841

Dear Fr. Zenob:

This will acknowledge receipt of your letter dated October 10, concerning your request to sell the multiple dwelling house the church owns in Lawrence.

Your letter, as well as the attachments, will be presented to His Eminence Archbishop Torkom Manoogian on his return from Armenia, and you can be assured he will take the necessary steps to present it to the Diocesan Council meeting and give you a response without undue delay.

Sincerely,

Michael M. Kermian
Director

cc. Parish Council Chairman

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Holy Cross Armenian Apostolic Church of Greater Lawrence

54 E. Haverhill Street • Lawrence, Massachusetts 01841 • (617) 683-9942

Reverend Zenob Nalbandian
Pastor

October 10, 1985

His Eminence Archbishop Torkom Manoogian
Primate of the Diocese of the Armenian Church of America
President of the Diocesan Council
630 Second Avenue
New York, New York 10016-4885

Dear Srpazan Hayr:

On Monday, September 30, 1985, a Special Parish Assembly was held for the purpose of presenting a proposal from the Parish Council to sell the property (multiple dwelling house) located at 42 East Haverhill Street, Lawrence, Massachusetts. This was in response to an unsolicited offer of \$110,000.00 by Mr. Marc Akmakjian, a local real estate developer. The position of Parish Council is to sell said property for the following reasons:

1. The said property has not been used since its purchase in April 1980 despite several efforts made to utilize the property.
2. The offered amount equates to \$120,000.00 when the broker's fee is included and is in line with the city's 100% assessed value of \$111,580.00.
3. The cost of renovating the building plus the initial cost is nearly three times the current assessment.
4. There are no definite plans for using the property and if left in its present state may result in loss in property value and, therefore, a loss to the church.
5. Since there is a need for a suitable parish house (in an area with a greater appreciation value) the proceeds from the sale of said property will provide money for such a purchase.

After presenting the recommendations to the Special Parish Assembly, motions were made to sell said property and earmark the money received for the purchase of a parish house. This motion passed with the required two thirds vote.

Holy Cross Armenian Church
October 10, 1985

Page 2

Details of the meeting are written in the minutes of the Special Parish Assembly and are enclosed as Attachment 1 to this letter. The buyer has presented his offer to the Holy Cross Church per a Sales Agreement and Deposit Receipt, a copy is enclosed, see Attachment 2. A deposit of \$2,000.00 has been given by the interested buyer.

It is, therefore, requested that this matter be addressed as soon as possible, and the necessary Diocesan approval be given in order that we may proceed toward consumating the sale of said property.

Sincerely,


Fr. Zenob Nalbandian
Pastor


Charles Kochakian
Chairman, Parish Council

k:b
encls.

cc:
w/o encls: Very Rev. Baret Yeretian
Regional Vicar
Judge Vincent Gurahian
Chairman, Diocesan Council

MINUTES OF THE SPECIAL PARISH ASSEMBLY

A Special Parish Assembly of the Holy Cross Armenian Apostolic church of Lawrence, Massachusetts, was held on Monday, September 30, 1985, at 7:35 p.m. Parish Council Chairman Charles Kochakian opened the meeting by calling on our new Pastor, Reverend Zenob Nalbandian, for opening prayers.

Roll call was taken by Parish Council Treasurer Robert Townsend and Parish Council Member Norair Avakian. Fifty-two (52) eligible voters out of 142 dues paying members were present establishing the necessary quorum. Shortly thereafter, the number of eligible voters rose to 54.

Charles Kochakian presented the Proposal to the assembly to sell the property at 42 East Haverhill Street, Lawrence, Massachusetts to Mark Akmakjian at the price of \$110,000.00 and to then use the monies from that sale to purchase a parish house. The proposal presented is attached.

Anthony Giragosian commended Charles Kochakian on the way the proposal was presented. He then made a motion that "the church property at 42 East Haverhill Street, Lawrence, MA. be sold and the monies from said sale be used to purchase a parish house." The motion was seconded by Ben Dargoonian.

Jack Kachanian felt that a discussion on the pros and cons of selling the property should have been discussed prior to the motion. Charles Kochakian replied that the discussion could be held as part of the response to the said motion.

Harry Azarian felt that the selling of the church property should have been handled separately and the purchase of a parish house as another motion. Mr. Azarian requested that the chair ask that the motion on the floor be rescinded. After a brief discussion the motion was rescinded.

Anthony Giragosian then moved to sell the church property at 42 East Haverhill Street for the offered amount of \$110,000.00. Ben Dargoonian seconded the motion and discussion followed.

Pauline Kachanian said that if the house is sold for \$110,000.00, she did not think the total amount be applied to a parish house. She suggested we put a downpayment and carry a mortgage.

Jack Kachanian cited that the agenda did not contain a proposal to buy a parish house. Der Hayr stated that the main intention of the Parish Council is to sell the said property and purchase a parish house. However, the agenda did not specifically include the purchase of a parish house.

Charles Kochakian answered that the parish assembly could amend the agenda if it wished to do so. By a majority vote the agenda was amended to include the purchase of the parish house as a second item.

Alice Bogosian questioned if there would be a possibility of getting more than \$110,000.00 for the property. Charles Kochakian explained that the assembly has the opportunity to revise the selling price if they so wish. She asked for more detailed information on the buyer's intentions. Mr. Kochakian stated that Parish

Council Members and Delegates had a meeting with prospective buyer Mark Akmakjian and Realtor David Vartanian, and they indicated their intentions were one of the following:

1. Apartments
2. Condos
3. Bed & Breakfast Inn (not feasible for the area)

The prospective buyer also indicated that he would like to restore the building to its original design. Sahag Sahagian indicated the price of the sale did not include the fee of the realtor. Since the fee would be paid by the buyer he stated that this would be equal to a selling price of \$120,000.00

Charles Sirmaian stated real estate was going up and that the property be put into the hands of a realtor because he felt it was worth more. Norair Avakian said if we sold the property we could invest the money in other properties and the return would be greater than holding onto the present property.

Jack Kachanian suggested we renovate the property similar to the Vartanian Building on Jackson Street. Chairman Kochakian stated that we didn't have the people or the finance to undertake such a project.

Harry Azarian stated that the church has been very busy for the past five years working towards the burning of the mortgage and that our new pastor had not had an opportunity to look at the property and see what the potential of the building would be. He saw no immediate reason to vote on this right now and suggested a committee be formed from the Assembly or Parish Council to do a feasibility study.

Chairman Kochakian said over the years studies had been made for the property's potential and Parish Council would have been remiss in not bringing this unsolicited offer to the Parish Assembly and that they needed to act on it.

Paul Bogosian reminded the Assembly that five and a half years ago the Parish Council called a special assembly similar to this one. The proposal was to buy this property and the proposal was accepted. He said every avenue had been explored; coming to a dead end. Now for the first time the Parish Council has come up with a concrete proposal with a deposit check in their hands of \$2,000.00 and it should be accepted.

Rose Q. Azarian felt we should look for another offer. Armen Derderian agreed since this was an unsolicited offer.

Before the motion on the floor was moved, Jack Kachanian asked for a secret ballot. This suggestion was overruled by the Assembly by a vote of hands.

A vote was then taken on the motion by a show of hands with the following results:

- ✓
- 37 in favor
 - 15 against
 - 1 abstention
 - 1 member left prior to the vote

The motion was passed according to the by-laws with the necessary 2/3 vote.

It was then moved by Anthony Giragosian and seconded by Pauline Kachanian that the proceeds from the sale of the property at 42 East Haverhill Street be earmarked for the purchase of a parish house. Without further discussion a vote then followed on Anthony Giragosian's motion with the following results:

51 in favor
1 abstention
1 opposed
1 member left prior to the vote

At the end of the meeting Der Hayr commented on the orderly way in which the meeting was run. He noted that while there may be disagreements on how to handle the property we have made a decision and we should go forward from here for the betterment of the church. He was pleased that everybody expressed themselves. However, he pointed out that exercising proper protocol was something we need to improve on. Following these remarks Der Hayr closed the meeting with a prayer.

Meeting adjourned at 9:15 p.m.

Respectfully submitted,

Grace Antoian

Grace Antoian, Secretary
Parish Council

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HOLY CROSS ARMENIAN APOSTOLIC CHURCH OF GREATER LAWRENCE

54 E. HAVERHILL STREET, LAWRENCE, MASSACHUSETTS 01841 — 683-9942

Reverend Zenob Nalbandian
Pastor

SPECIAL PARISH ASSEMBLY

September 17, 1985

Dear Member:

A special Parish Assembly will be held on **Monday, September 30, 1985**
at **7:00 p.m.**

The following is the agenda:

Presentation of a proposal by Parish Council to sell the property
located at 42 East Haverhill Street.

We strongly urge you to attend this very important meeting.

Sincerely,



Fr. Zenob Nalbandian
Pastor & President



Charles R. Kochakian, Chairman
Parish Council

b

SPECIAL PARISH ASSEMBLY

September 30, 1985

PURPOSE:

PRESENTATION OF PROPOSAL TO SELL PROPERTY LOCATED AT 42 EAST HAVERHILL STREET.

OBJECTIVES:

- ✓ 1. SELL SAID PROPERTY FOR THE OFFERED AMOUNT OF \$110,000.00.
2. PENDING APPROVAL OF SALE, PURCHASE A SINGLE FAMILY DWELLING AS THE CHURCH'S PARISH HOUSE.

BACKGROUND:

- o SAID PROPERTY PURCHASED 4/80 AT A COST OF \$63,000.00 FOR THE PURPOSE OF SATISFYING STATED NEEDS SUCH AS:
 - PARISH HOUSE
 - YOUTH CENTER
 - ELDERLY HOUSING
 - PROFESSIONAL BUILDING
 - APARTMENTS

- o PREVIOUS PARISH COUNCILS HAVE INVESTIGATED COST OF RENOVATIONS TO PUT PROPERTY IN USEABLE CONDITION.
 - RENOVATIONS CONSIDERED TO BE TOO COSTLY.
 - INTEREST TO PURSUE USAGE LACKING.

- o PRESENT COST FOR RENOVATIONS (6 APARTMENTS) ESTIMATED TO BE BETWEEN \$200,000.00 TO \$225,000.00.

- o COST OF OWNERSHIP, TO DATE \$106,847.48.

COST OF OWNERSHIP OF \$63,000.00 PURCHASE:

DOWN PAYMENT	\$28,000.00	
MORTGAGE PRINCIPLE	35,000.00	
INTEREST PAID 4/25/80-4/24/85	22,610.48	
		\$ 85,616.48
IF DOWN PAYMENT HELD IN SAVINGS:		
INTEREST LOST ON \$28,000.00		
AT 10% RATE OVER 5 YEARS		\$17,094.00
INTEREST ON \$6,776.16 ANNUAL PAYMENTS OVER 5 YEARS		
AT 10%		\$ 4,137.00
TOTAL		\$106,847.48*

*Does not include cost of house insurance

RETAIN PROPERTY:

1. LAND APPRECIATION:

CURRENT LAND VALUE	\$46,880.00
RAISING COST (ESTIMATE)	15,000.00

\$31,880.00

INVESTED \$106,847.48 - HAVE \$31,880.00

2, RENOVATION COST \$225,000.00

PITI (@ 11.5%, 30 YRS) 2,500.00 MONTH

RENTAL INCOME (\$400.00 UNIT) 2,400.00 MONTH

TOTAL INVESTMENT OVER \$330,000.00

PRESENT ASSESSED VALUE \$111,580.00

MAINTAINING PROFIT FROM APARTMENTS - MARGINAL

OTHER CONSIDERATION IS MANAGEMENT OF PROPERTY AND GENERAL UPKEEP

TAKES TIME AND PEOPLE

RECOMMENDATIONS OF PARISH COUNCIL:

WHEREAS, AN UNSOLICITED OFFER OF \$110,000.00 HAS BEEN MADE BY MR. MARK AKMAKJAIAN THROUGH VARTANIAN REALTY OF SALEM, N.H. TO THE HOLY CROSS ARMENIAN CHURCH OF LAWRENCE TO PURCHASE PROPERTY LOCATED AT 42 EAST HAVERHILL STREET, AND

WHEREAS, THE SAID PROPERTY HAS NOT AND IS PRESENTLY NOT BEING UTILIZED AND NO CONCRETE PLANS FOR FUTURE USAGE EXISTS, AND

WHEREAS, THE SAID PROPERTY IS IN A CONTINUAL STATE OF DETERIORATION AND IT IS EXPECTED THAT IN 1 TO 2 YEARS THE BUILDING WILL BE CONDEMNED, AND

WHEREAS, SAID BUYER HAS BEEN INTERVIEWED AND HIS INTENTIONS DESCRIBED TO PARISH COUNCIL,

IT IS THEREFORE THE UNANIMOUS DECISION OF THE PARISH COUNCIL TO:

1. ACCEPT THE OFFER OF \$110,000.00 AND SELL SAID PROPERTY TO SAID BUYER.
2. USE THE MONEY FROM THIS SALE TO PURCHASE A SINGLE FAMILY HOME AS A PARISH HOUSE.

THE SUGGESTED ACTION:

- CHAIR CALLS FOR MOTION TO SELL SAID PROPERTY
- DISCUSSIONS ON PROPOSAL
- CALL FOR THE VOTE
- ALTERNATIVES TO ACCEPTING PROPOSAL



SALES AGREEMENT and DEPOSIT RECEIPT

THIS AGREEMENT made this 6th day of September, 1985.

Between The SELLER Holy Cross Apostolic Church of City Lawrence County of Essex State Ma. Zip

and The BUYER Mark Akmakjian of 34 Silvermine Rd. City Hoxford County of State MA Zip

WITNESSETH: That the SELLER agrees to sell and convey, and the BUYER agrees to buy certain real estate located in Lawrence known as or described as

County Book Page Date

The SELLING PRICE is Dollars \$ 110,000

Deposit, receipt of which is hereby acknowledged in the form of personal check

is to be held in an escrow account by Elsie Vartanian Real Estate, Inc. in the sum of \$ 2,000

Additional deposit will be paid on or before date of bank commitment \$ 3,000

CASH, CERTIFIED CHECK or BANK DRAFT on date of transfer of title in the sum of \$ 100,000

DEED: Marketable Title shall be conveyed by a warranty deed deed, and shall be free and clear of all encumbrances except usual public utilities serving the property and restrictive covenants of record.

TRANSFER OF TITLE: On or about November 1, 1985 at registry of deeds.

POSSESSION: Free of all tenants, personal property, and encumbrances except as herein stated is to be given on or before date of closing

REALTOR: The parties hereto agree that Elsie Vartanian R.E. agent

INSURANCE: The buildings on said premises shall, until the full performance of this agreement, be kept insured against Fire, with Extended Coverage by the SELLER.

TITLE: If BUYER desires an examination of title he shall pay the cost thereof. If upon examination of title it is found that the title is not marketable, this agreement may be rescinded at the option of the BUYER and deposit shall be refunded to the BUYER.

TAXES, special assessments, rents, water and sewage bills and fuel in storage shall be prorated as of date of closing

PROPERTY INCLUDED: All fixtures

LIQUIDATED DAMAGES: If the BUYER shall default in the performance of his obligations under this agreement, the amount of the deposit may, at the option of the SELLER, become the property of the SELLER as reasonable liquidated damages, to be split equally between seller and the seller's agent.

PRIOR STATEMENTS: All representations, statements, and agreements heretofore made between the parties are merged in this agreement, which alone fully and completely expresses their respective obligations, and this agreement is entered into by each party after opportunity for investigation, neither party relying on any statements or representations not embodied in this agreement, made by the other or on his behalf.

FINANCING: This agreement is contingent upon BUYER(s) obtaining financing under the following terms:

AMOUNT \$ 95,000 TERM/YEARS 30 RATE Negotiated TYPE OF MORTGAGE

NOTE: Application for mortgage must be made within five (5) business days from acceptance of this contract, failing which this contingency shall be deemed to have been waived.

ADDITIONAL PROVISIONS:

This agreement shall be binding upon the heirs, executors, administrators and assigns of both parties.

WITNESS the signatures of the above parties:

In the presence of:

Witness Elsie Vartanian Date 8/6/85 Buyer Mark Akmakjian Date 9/6/85

Witness Date Buyer Date

Witness Date Seller Date

Witness Date Seller Date