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159562

John A. Dorsey
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November 21, 2013

NOV 25 2013

Rhode Island Secretary of State
337 Westminister Street
Providence, Rhode Island 02903


Re: *The Bank of New York Mellon Trust Company, National Association (f/k/a The Bank of New York Trust Company, National Association), as Trustee for Morgan Stanley Capital I Inc., Commercial Mortgage Pass-Through Certificates, Series 2007-IQ14 v. 25 John A. Cummings Way, LLC, C.A. No. PB-13 No. 5618*

To Whom It May Concern:

We wanted to take an opportunity to write regarding the above-referenced matter. Please be advised that W. Mark Russo, Esq. of our office was recently appointed as Temporary Receiver for 25 John A. Cummings Way, LLC ("Cummings Way"). We are enclosing a courtesy copy of the Temporary Receivership Order for Cummings Way for your reference.

Should you have any questions or if we can provide any additional information, please do not hesitate to contact our office.

Thank you for your time and assistance with this matter.

Sincerely,

JOHN A. DORSEY

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SECRETARY OF STATE
CORPORATIONS DIV

JAD/kam

Enclosure

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**FERRUCCI
RUSSO** | BUSINESS LITIGATION
| RECEIVERSHIP
| PROJECT DEVELOPMENT

55 PINE STREET, PROVIDENCE, RI 02903
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November 26, 2013

TO: CREDITORS AND OTHER PARTIES IN INTEREST

Re: *The Bank of New York Mellon Trust Company, National Association (f/k/a The Bank of New York Trust Company, National Association), as Trustee for Morgan Stanley Capital I Inc., Commercial Mortgage Pass-Through Certificates, Series 2007-IQ14 v. 25 John A. Cummings Way, LLC, C.A. No. PB-13 No. 5618*

On November 20, 2013, the **Rhode Island Superior Court in Providence County** entered an Order, appointing the undersigned the Temporary Receiver of **25 John A. Cummings Way, LLC** ("Cummings Way"), a copy of which is attached hereto for reference. A receivership is a state court-supervised proceeding and the Receiver is an Officer of the Court appointed for the custody and care of the assets of Cummings Way. The Receiver is in the process of assessing and securing Cummings Way's assets.

Please be advised that a hearing on the appointment of a Permanent Receiver is scheduled to be heard before the Providence County Superior Court, Business Calendar on **January 6, 2014, at 9:30 a.m. in Providence County Superior Court located at Licht Judicial Complex, 250 Benefit Street, Providence, RI 02903.** Creditors and other interested parties are welcome to attend, but are not required to do so. In connection with the Receivership, all creditors are enjoined and stayed from taking any action to enforce their claims against Cummings Way and/or its assets. If you have questions regarding any aspect of the foregoing, please contact the undersigned Receiver.

Very truly yours,

FERRUCI RUSSO P.C.



W. Mark Russo, Esq.

Enclosure

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SECRETARY OF STATE
CORPORATIONS DIV

STATE OF RHODE ISLAND
PROVIDENCE, SC.

SUPERIOR COURT

The Bank of New York Mellon Trust Company,
National Association (f/k/a The Bank of New York
Trust Company, National Association), as Trustee
for Morgan Stanley Capital I Inc., Commercial
Mortgage Pass-Through Certificates, Series 2007-IQ14,
Petitioner.

C.A. No. PB-13 No. 56

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RECEIVED
SECRETARY OF STATE
CORPORATIONS DIV

v.

25 John A. Cummings Way, LLC,
Respondent.

ORDER APPOINTING TEMPORARY RECEIVER

This cause came on to be heard before Justice Michael A. Silverstein on November 18, 2013 upon Petitioner's Petition for the Appointment of a Temporary Receiver and, upon consideration thereof, it is hereby

ORDERED, ADJUDGED AND DECREED

1. That Mark Russo of Prov RI, be and hereby is appointed Temporary Receiver of 25 John A. Cummings Way, LLC (the "Receiver").

2. That said Receiver shall forthwith file a bond in the sum of \$ 10,000 with any surety company authorized to do business in the State of Rhode Island as surety thereon, conditioned that he/she will well and truly perform the duties of his/her office and duly account for all monies and property which may come into his hands and abide by and perform all things which he/she will be directed to do by this Court.

SUPERIOR COURT
FILED
HENRY S. KINCH JR., CLERK
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3. That after filing said bond said Receiver is authorized to take possession and charge of the property and assets of the Respondent limited liability company, to collect the debts and property belonging to it and to preserve the same until further Order of this Court.

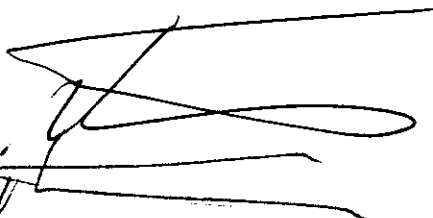
4. That said Receiver is authorized until further Order of this Court, in his/her discretion and as he/she deems appropriate and advisable, to conduct the business of said Respondent corporation; borrow money from time to time; purchase, for cash or upon credit, merchandise, materials and other property; to engage employees and assistants, clerical or otherwise; and to do and perform, or cause to be done and performed, all other acts and things as are appropriate in the premises.

5. That, other than as excepted below, the commencement, prosecution or continuance of the prosecution of any actions, suit, arbitration proceeding, hearing or any foreclosure, reclamation or repossession proceeding, whether judicial or non-judicial, or any other proceeding, in law or in equity, under any statute or otherwise, against said Respondent limited liability company or any of its property, in any court, agency, tribunal or elsewhere, or before any arbitrator, or otherwise, by any creditor, stockholder, corporation, partnership or any other person, or the levy of any attachment, execution or other process upon or against any property of said Respondent limited liability company, or the taking or attempting to take into possession any property in the possession of the Respondent limited liability company or of which the Respondent limited liability company has the right to possession, by any of such parties as aforesaid, other than the Receiver designated as aforesaid, or the termination of telephone, electric, gas or any other utility service to Respondent limited liability company, by any public utility,

without obtaining approval thereof from this Honorable Court, in which connection said Receiver shall be entitled to prior notice and an opportunity to be heard, are hereby restrained and enjoined until further Order of this Court. Notwithstanding the language above to the contrary, the Receiver shall not take any action that impedes or interferes with any foreclosure or foreclosure sale process implemented by the Petitioner, or its assignee, in carrying out the duties contained in this Order, and Petitioner, or its assignee, shall have the right, at its option and without the requirement of any approval of this Court, to foreclose the mortgage upon the Property and that secures the Note and to otherwise realize upon the security for the Note during the pendency of the Receivership (all as defined in the Petitioner's Petition"). Nothing in this Order is intended to reduce, enhance, or otherwise modify any rights held by the Petitioner or the Respondent in and to the Property.

6. That a Citation be issued to said Respondent limited liability company, returnable to the Superior Court sitting at Providence, Rhode Island, on 11/6/14, at 9.30 A.M. at which time and place this cause is set down for hearing on the prayer for the Appointment of a Permanent Receiver; that the Clerk of this Court shall give Notice of the Pendency of the Petition herein by publishing the annexed Receivership Notice once in the R6050 on or before 11/2/13, 2013, and the Receiver shall give further notice by mailing, on or before 12/12/13, 2013, a copy of said Receivership Notice to each of Respondent limited liability company's and members whose address is known or may become known to him/her.

ENTERED as an Order of this Court this 18th day of November, 2013.

ENTER: 

BY ORDER:

Silverstein J.
11/18/2013

Presented by: _____