

SECOND AMENDMENT TO MASTER DEED
OF WEBSTER HOUSE CONDOMINIUM

The Master Deed of Webster House Condominium dated May 17, 1988 and recorded in the Hampshire County Registry of Deeds in Book 3176, Page 53, pursuant to Paragraphs 13 and 19 thereof, as amended by Amendment to Master Deed of Webster House Condominium recorded in said Registry Book 3847, Page 208, is hereby amended by the current Trustees and owners as hereinafter specified, as follows:

1. by deleting Exhibits 3 and 3A therefrom, and replacing said exhibits with Amended Exhibits 3 and 3A attached hereto; and
2. by amending the phrase "Units 2 and 3" in paragraph 5(B) to read as follows "Units 1 and 3"; and
3. by amending the phrase "Units 2, and 3" in paragraph 17(C) to read as follows "Units 1 and 3"; and
4. by amending the phrase "Units 2 and 3" in the first paragraph of Paragraph 19 to read as follows "Units 1 and 3"; and
5. by amending the phrase "Units 2 and 3" in Paragraph 19(C) to read as follows: "Units 1 and/or 3";

See Bk 3176 p. 53

it being further acknowledged that the Trustees and owners named below are the current owners and Trustees.


Mauro Aniello, Trustee


COMMONWEALTH OF MASSACHUSETTS

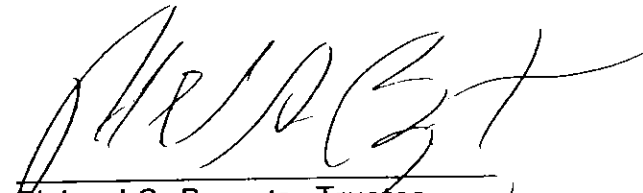
Hampshire, ss.

February 22, 1994
1993

Then personally appeared the above-named Mauro Aniello and acknowledged the foregoing instrument as his free act and deed, before me,

**KELLY A. RICHEY
NOTARY PUBLIC
MY COMMISSION EXPIRES:
DECEMBER 4, 1998**


Notary Public
My commission expires:

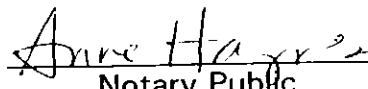

Richard S. Bogartz, Trustee

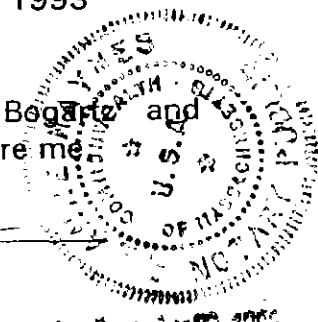
COMMONWEALTH OF MASSACHUSETTS

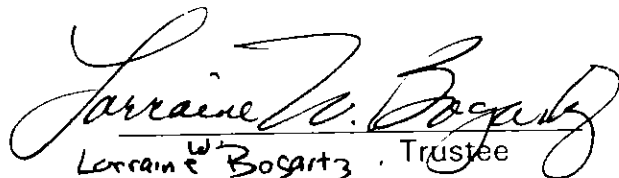
Hampshire, ss.

August 18, 1993

Then personally appeared the above-named Richard S. Bogartz and acknowledged the foregoing instrument as his free act and deed, before me,


Notary Public
My commission expires:




Lorraine W. Bogartz, Trustee

Deborah Beaulieu
Deborah Beaulieu, Trustee

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

June 15, 1994

Then personally appeared the above-named Lorraine W. Bogart and acknowledged the foregoing instrument as his free act and deed, before me,

Kenneth A. Nevin
Notary Public
My commission expires: July 10, 1996

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

8/11, 1993

Then personally appeared the above-named Deborah Beaulieu and acknowledged the foregoing instrument as her free act and deed, before me,

[Signature]
Notary Public
My commission expires: 1/6/2000

Unit 1 Owners (23.25%) and
Unit 2 Owners (28.00%)

Lorraine W. Bogartz
Lorraine W. Bogartz

Richard S. Bogartz
Richard S. Bogartz

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

February 25, 1993

Then personally appeared the above-named Lorraine W. Bogartz and acknowledged the foregoing instrument as her free act and deed, before me,

[Signature]
Notary Public
My commission expires: *10/20/2000*

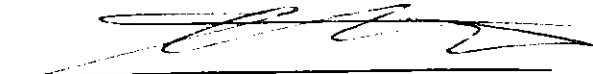
COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

August 7, 1993

Then personally appeared the above-named Richard S. Bogartz and acknowledged the foregoing instrument as his free act and deed, before me,

Anne Hayes
Notary Public
My commission expires: *December 23, 1999*
Unit 3 Owners (21.00%)


Mauro Aniello


Claire N. Aniello


COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

February 22, ¹⁹⁹⁴ 1993

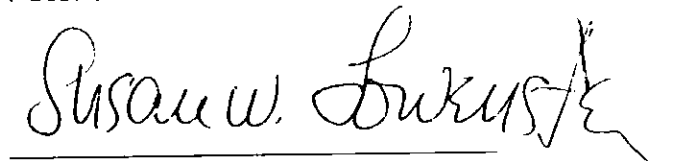
Then personally appeared the above-named Mauro Aniello and Claire N. Aniello and acknowledged the foregoing instrument as their free act and deed, before me,

**KELLY A. RICHEY
NOTARY PUBLIC
MY COMMISSION EXPIRES:
DECEMBER 4, 1998**


Notary Public
My commission expires:

Unit 4 Owners (16.00%)


Peter A. Kitchell


Susan W. Lowenstein

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

July 1, 1993

Then personally appeared the above-named Peter A. Kitchell and acknowledged the foregoing instrument as his free act and deed, before me,

Eleanor M. Wysocki
Notary Public

My commission expires:

**Eleanor-Mae Wysocki
My Commission Expires
August 21, 1998**



COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

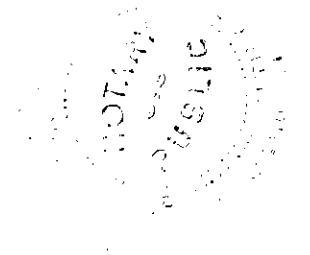
July 1, 1993

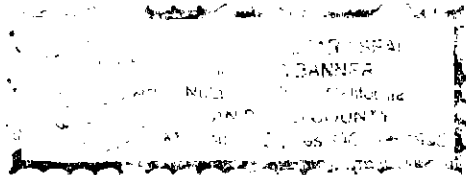
Then personally appeared the above-named Susan A. Lowenstein and acknowledged the foregoing instrument as her free act and deed, before me,

Eleanor M. Wysocki
Notary Public

My commission expires:

**Eleanor-Mae Wysocki
My Commission Expires
August 21, 1998**





Unit 5 Owners (11.75%)

M. Arlene Forsyth
M. Arlene Forsyth

Mark D. Forsyth
Mark D. Forsyth

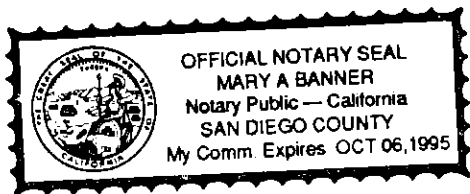
COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

August 2, 1993

State of California County of San Diego

Then personally appeared the above-named Mark D. Forsyth and acknowledged the foregoing instrument as his free act and deed, before me,



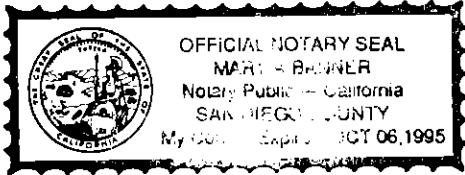
Mary A. Banner
Notary Public
My commission expires: 10/6/95

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

County of San Diego August 2, 1993
State of California

Then personally appeared the above-named M. Arlene Forsyth and acknowledged the foregoing instrument as her free act and deed, before me,



Mary A. Banner
Notary Public
My commission expires: *10/6/95*

EXHIBIT 3
TO
MASTER DEED
OF
WEBSTER HOUSE CONDOMINIUM

(See Exhibit 3A for Beneficial Interest)

<u>UNIT NUMBER</u>	<u>FLOOR LEVEL</u>	<u>APPROX. AREA IN SQUARE FEET</u>	<u>NO. & COMPOSITION OF ROOMS</u>
1	B	2855	three large rooms, kitchen area, storage area, three bathrooms
2	1st	2581	seven rooms, large entry hall, greenhouse, kitchen, two bathrooms
3	1st and B	4946 (3552 [1st]) (1394 [B])	one large first floor area, two bathrooms, basement area, integral staircase
4	1st, 2nd, 3rd	1883.5	multiple offices, closets, two bathrooms, hall and stairway from 1st to 2nd and 2nd to 3rd floors
5	3rd	1220.5	bathroom, kitchen area, large room

LEGEND:

FLOOR LEVEL:

B is Basement
1st is Ground Floor
2nd is Second Floor
3rd is Third Floor

Unit 1 has an immediate access to a common area and exit on its east side and immediate access to an external exit and stairway on its west side and an external exit on its southside.

Unit 1 also has exclusive rights of use and development of land area comprised of 1,732 square feet and shown as parcel 2 on plan of land entitled "Land in Amherst (Hampshire Co.), Ma. Prepared for Webster House Associates", dated November 3, 1987, revised November 18, 1987 and May 5, 1988 by C. T. Male Associates, Inc. Greenfield, Massachusetts, which plan is recorded in the Hampshire County Registry of Deeds in Plan Book 154 Page 22. See also "Plan of Land in Amherst, Massachusetts Prepared for Webster House Associates" dated April 28, 1993 by Harold L. Eaton & Associates, Inc. to be recorded in said Registry. *Plan Book 177 Page 65*

Unit 2 has an immediate access to ~~two~~^{one} exits on its south side and one exit ~~on~~^{at} its west side.

Unit 3 has immediate access to two first floor exits on the west side of the building and a basement exit on the east side of the building. Unit 3 also has exclusive rights of use and development over land area comprised of 727 square feet and shown as Parcel 3 on the above cited plan and over land area comprised of 1037 square feet and shown as Parcel 4 on the above plan by Harold L. Eaton & Associates, Inc. subject to easements shown thereon.

Unit 4 has an immediate access to an exit on the west side of the building and to a fire escape on the east side of the building.

Unit 5 has immediate access to an easement for purposes of ingress and egress over a hallway and stairways in Unit 4 leading to an exit on the west side of the building. Unit

5 also has access to a fire escape on the east side of the building. Unit 5 is also subject to an easement through the unit for purpose of reasonable access by the Trustees to a common area in the attic.

BOUNDARIES:

The boundaries of the Units 1 through 5 with respect to the floors, ceilings and the walls, doors and windows thereof are as follows:

- | | |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A. Floors: | plane of the upper surface of the concrete slab in the basement level areas and the plane of the upper floor joists in all other floors. |
| B. Ceilings: | the plane of the lower surface of the ceiling studs. |
| C. Perimeter Walls: | the plane of the surface facing such unit of the wall studs or the plane of the surface facing such unit of the masonry where masonry is the finish material. |
| D. Exterior Building Walls, Doors and Windows: | |
| (i) walls: | the plane of the surface facing such unit of the walls studs. |
| (ii) doors: | the exterior surface of the doors utilized to provide ingress from each Unit. |
| (iii) windows: | the interior surface of the glass and window frames. |

The unit dimensions shown on the Plans extend to the plane of the surface facing such Unit of the interior finish surface of the walls, doors, ceilings or floors, as the case may be, although the boundaries extend as indicated below.

There are five (5) Units in the Condominium.

There are no (0) Parking Spaces in the Condominium.

EXHIBT 3A
TO
MASTER DEED
OF
WEBSTER HOUSE CONDOMINIUM

<u>UNIT</u>	<u>OVERALL BENEFICIAL INTEREST</u>
Unit 1	20.435%
Unit 2	20.435%
Unit 3	37.00%
Unit 4	12.760%
Unit 5	9.370
	<hr/>
	100.00%

ATTEST: HAMPSHIRE, *Marianne L. Donohue*, REGISTER
MARIANNE L. DONOHUE