

BOOK 2943 0040

007440

AMENDMENT TO MASTER DEED
of
32 MASONIC STREET CONDOMINIUM

I, MICHAEL G. BISSMAN, as Grantor and individually, pursuant to the authority granted by Paragraph 11(B) of the MASTER DEED of 32 MASONIC STREET CONDOMINIUM hereby amend said MASTER DEED of 32 MASONIC STREET CONDOMINIUM, which deed was dated December 31, 1986, and recorded in the Hampshire County Registry of Deeds at Book 2888, Page 1.

Paragraphs 8(A) and (B) are amended to read as follows:

(8) Statement of Purposes. The Units are intended to be used as follows:

(A) Units 1 through 8 shall be used for residential purposes. All such Units may also be secondarily used for any purpose permitted by the applicable zoning ordinance, but subject to the restrictions set forth herein, and in the Condominium Trust, the By-Laws, and Rules and Regulations thereto. Units A through E shall be used for commercial purposes; subject both to the restrictions herein and in the Condominium Trust, the By-Laws, and Rules and Regulations thereto.

(B) Optional purposes (subject to Paragraph 18):

(1) Unit A has the right to remove all of its present structure, in whole or in part, and replace it with a new structure, with a common wall, and which is permitted by the Commonwealth Building Code and the ordinance of the City of Northampton, and to subdivide into both commercial and/or residential Units. If this option is exercised, the condominium proportional interest will be re-appraised by the Trustees at the issuance of an overall certificate of occupancy and this Deed amended.

(2) Unit A has the right to incorporate into the Condominium the lot conveyed to Michael G. Sissman by deed of Evert N. Fowle, Trustee, dated October 28, 1986, recorded in Hampshire County Registry of Deeds, Document No. 30293, by recording a deed therefore placing said property under Chapter 183A signed by the owner of said property. Such lot would enter the Condominium subject to exclusive easement of use by Unit A and would, if incorporated, result in a re-apportionment of the Condominium beneficial interest by the Trustees and this deed be amended.

EXHIBIT 3 and EXHIBIT 3A to said Master Deed are amended to read as shown on the attached pages labeled "AMENDED EXHIBIT 3 TO MASTER DEED OF 32 MASONIC STREET CONDOMINIUM" and "AMENDED EXHIBIT 3A TO MASTER DEED OF 32 MASONIC STREET CONDOMINIUM."

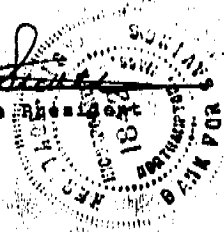
Signed this second day of April, 1987.

Michael G. Sissman
MICHAEL G. SISSMAN

I, Shirley E. Stevens, on behalf of Heritage/NIS Bank for Savings as the holder of a mortgage on said property dated October 31, 1986 and recorded in the Hampshire County Registry of Deeds at Book 2839, Page 300, do hereby consent to this Amendment.

HERITAGE/NIS BANK FOR SAVINGS

By *Shirley E. Stevens*
its Assistant Vice President



COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss

April 2, 1987

Then personally appeared the above named MICHAEL G. SISSMAN as Grantor and Individually, and HERITAGE/NIS BANK FOR SAVINGS by Shirley E. Stevens, and acknowledged the foregoing instrument to be their free act and deed, before me,

Charlotte Johnson

Notary Public
My Commission expires: August 6, 1993

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AMENDED
EXHIBIT 3
TO
MASTER DEED
OF

32 MASONIC STREET 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 | 2nd | 669 | 4: B ;K; BR; LR/DR |
| 2 | 2nd | 598 | same |
| 3 | 2nd | 633 | same |
| 4 | 2nd | 739 | same |
| 5 | 3rd | 668 | same |
| 6 | 3rd | 611 | same |
| 7 | 3rd | 624 | same |
| 8 | 3rd | 750 | same |
| A | 1st, newer building | | all commercial space |
| B | cellar 1st floor | C: 829 1: 977.4 | same |
| C | cellar 1st floor | C: 447.77 1: 1,099.2 | same |
| D | cellar 1st floor | C: 698.23 1: 990.0 | same |
| E | cellar | C: 1,046.0 | same |

LEGENDFloor Level:

C is Cellar
 1st is First Floor
 2nd is Second Floor
 3rd is Third Floor

Rooms:

LR/D is Living Room/Dining
 Room
 BR is Bedroom
 K is Kitchen
 B is Bathroom

Units 1 through 8 each have an immediate access to a common hallway on their prospective floors, which hall leads to a common interior stairs on the Westerly end of the main building and to a common fire escape on the Northerly side of the building.

Unit A has access to the common area by means of a front and a rear door.

Unit B has access to the Common area by means of a rear door and a door on the Southerly side of the building.

Unit C and D have access to the Common area by means of an exit in the Southerly side of the building and to the front exit.

Unit E has access to the cellar stairs.

All as shown on the floor plans filed herewith and made a part hereof and listed on Exhibit 4.

BOUNDARIES:

The boundaries of the Units 1 through 8 and A through E 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 wall studs.
- (ii) doors: the exterior surface of the doors utilized to provide ingress to and egress from each Unit.

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Exhibit 3, Page 3

(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 thirteen (13) Units in the Condominium.

Exclusive Easements:

Unit A has the right to wholly or partly remove the newer building and replace it, using the north wall of the main building as a party wall, incorporating hallways, etc., all as described in paragraph 8(B)(1) and the right to incorporate the adjacent lot, as described in paragraph 8(B)(2).

Unit C has the exclusive use of the area running 7'1" wide and 57' 8 1/2" in length along the southerly side of the main building and shown on the plan, including the right to enclose said area by slope glazing or glass enclosure. It also has the exclusive parking easement on the westerly side of the building in an area 20' by 27' shown on the plan.

The above easements are with release covenants.

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AMENDED
EXHIBIT 3A
TO
MASTER DEED
OF
32 MASONIC STREET CONDOMINIUM

| UNIT | OVERALL BENEFICIAL INTEREST | MAIN BUILDING BENEFICIAL INTEREST | NEWER BUILDING BENEFICIAL INTEREST | RESIDENTIAL BENEFICIAL INTEREST | COMMERCIAL BENEFICIAL INTEREST |
|------|-----------------------------------|--|--|---------------------------------------|--------------------------------------|
| 1 | 5.834 | 7.000 | 0 | 12.727 | 0 |
| 2 | 5.416 | 6.500 | 0 | 11.818 | 0 |
| 3 | 5.416 | 6.500 | 0 | 11.818 | 0 |
| 4 | 6.251 | 7.500 | 0 | 13.637 | 0 |
| 5 | 5.833 | 7.000 | 0 | 12.727 | 0 |
| 6 | 5.416 | 6.500 | 0 | 11.818 | 0 |
| 7 | 5.416 | 6.500 | 0 | 11.818 | 0 |
| 8 | 6.251 | 7.500 | 0 | 13.637 | 0 |
| A | 17.501 | 0 | 100.000 | 0 | 32.308 |
| B | 6.250 | 7.500 | 0 | 0 | 11.538 |
| C | 14.583 | 17.500 | 0 | 0 | 26.923 |
| D | 8.333 | 10.000 | 0 | 0 | 15.385 |
| E | <u>7.500</u> | <u>10.000</u> | <u>0</u> | <u>0</u> | <u>13.846</u> |
| | 100.000 | 100.00 | 100.000 | 100.000 | 100.000 |

Hampshire ss. April 2 1987 at 12 o'clock and 11 minutes P. M., Rec'd, ent'd and
(MONTH) (DAY)

exam'd with Hampshire Reg. of Deeds, book 2943 page 40

Attest _____
REGISTER