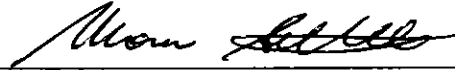


THIRD AMENDMENT TO MASTER DEED
OF WEBSTER HOUSE CONDOMINIUM

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 in Book 3847, Page 208, and by Second Amendment to Master Deed of Webster House Condominium recorded in said Registry in Book 4513, Page 265, is hereby amended by the current Trustees and owners as hereinafter specified, as follows:

by deleting Exhibits 3 and 3A therefrom, and replacing said exhibits with Amended Exhibits 3 and 3A attached hereto;

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



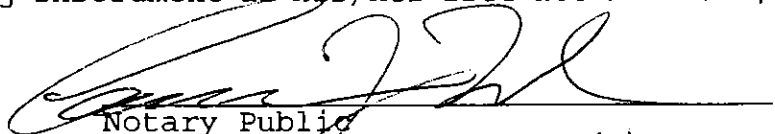
, Trustee

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, SS.

JUNE 29, 2001

Then personally appeared the above-named MAURO ANNIELLO and acknowledged the foregoing instrument as his/her free act and deed, before me.



Notary Public

My Commission Expires: 10/1/07

M. Arthur Clarke
Trustee

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, SS.

JUNE 29, 2001

Then personally appeared the above-named M. Arthur Clarke and acknowledged the foregoing instrument as his/her free act and deed, before me.

[Signature]
Notary Public
My Commission Expires: 10/4/07

Catherine B. Peterfreund
Trustee

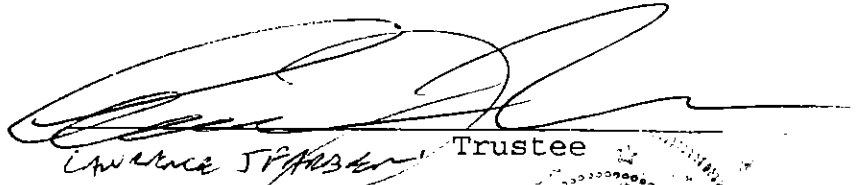
COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, SS.

JUNE 29, 2001

Then personally appeared the above-named CATHERINE B. PETERFREUND and acknowledged the foregoing instrument as his/her free act and deed, before me.

[Signature]
Notary Public
My Commission Expires: 10/4/07



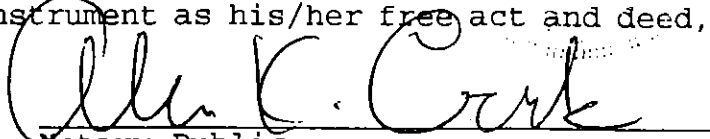
Lawrence J. Johnson Trustee

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, SS.

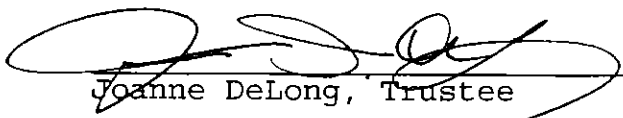
June 29, 2001

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



Notary Public

My Commission Expires:

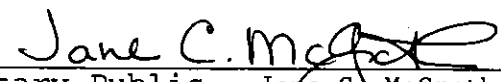

Joanne DeLong, Trustee

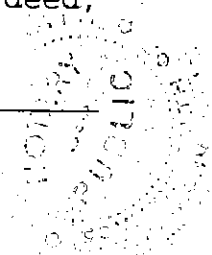
COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, SS.

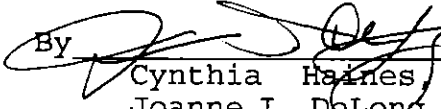
, 2001

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


Notary Public - Jane C. McGrath
My Commission Expires: 3/11/05



UNIT 1 OWNERS (19.971%)
Unit One 30 Boltwood Walk Realty
Trust

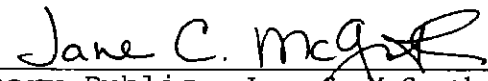
By  POA Cynthia Haines
Cynthia Haines, Trustee, by
Joanne I. DeLong, her attorney-
in-fact

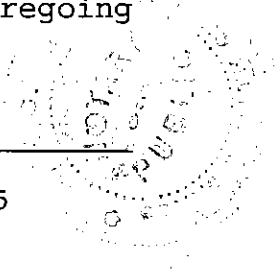
COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, SS.

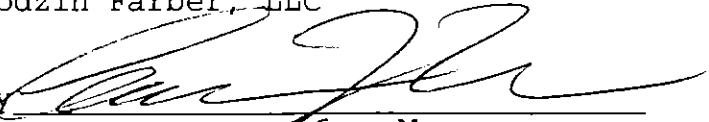
, 2001

Then personally appeared the above-named Cynthia Haines, Trustee of Unit One 30 Boltwood Walk Realty Trust, by Joanne I. DeLong, her attorney-in-fact and acknowledged the foregoing instrument as her free act and deed, before me.


Notary Public - Jane C. McGrath
My Commission Expires: 3/11/05



UNIT 2 OWNERS (19.971%)
Bodzin Farber, LLC

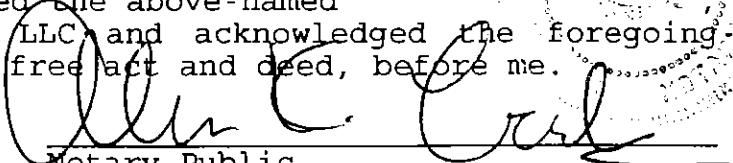
By 
Lawrence J. Farber Manager

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, SS.

June 29, 2001

Then personally appeared the above-named
Manager of Bodzin Farber, LLC and acknowledged the foregoing
instrument as his/her/their free act and deed, before me.


Notary Public

My Commission Expires:

UNIT 3 OWNERS (38.429%)
Torre Del Greco, LLC

By Mauro Aniello
Mauro Aniello, individually and
as Manager

By Claire Aniello
Claire Aniello, individually
and as Member

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, SS.

June 30, 2001

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



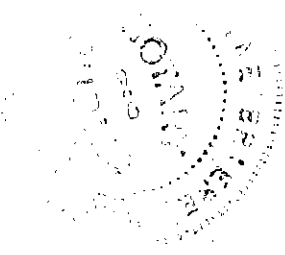
Amanda Briere
Notary Public
My Commission Expires: My Commission Expires
October 19, 2001

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, SS.

June 30, 2001

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



Amanda Briere
Notary Public
My Commission Expires: My Commission Expires
October 19, 2001

UNIT 4 OWNERS (12.471%)
CARSP Realty, Inc.

By Catherine B. Peterfreund
President

By Alan R. Peterfreund
Treasurer

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, SS.

JUNE 29, 2001

Then personally appeared the above-named Catherine B. Peterfreund,
President of CARSP Realty, Inc. and acknowledged the foregoing
instrument as his/her/their free act and deed, before me.

[Signature]
Notary Public
My Commission Expires: 10/4/07

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, SS.

JUNE 29, 2001

Then personally appeared the above-named Alan R. Peterfreund,
Treasurer of CARSP Realty, Inc. and acknowledged the foregoing
instrument as his/her/their free act and deed, before me.

[Signature]
Notary Public
My Commission Expires: 10/4/07

UNIT 5 OWNERS (9.158%)

M. Arlene Clarke
M. Arlene Forsyth n/k/a Arlene Clarke

Mark D. Forsyth

STATE OF

, SS.

June 29, 2001

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



Notary Public
My Commission Expires: 10/4/07

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, SS.

, 2001

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

Notary Public
My Commission Expires:

Doc: 992117956 OR /6295/0130 07/23/2001 15:41

UNIT 5 OWNERS (9.158%)

M. Arlene Forsyth n/k/a Arlene Clarke

[Signature]
Mark D. Forsyth

STATE OF

, SS. , 2001

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

Notary Public
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

Essex
~~Hampshire~~, SS.

July 10 , 2001

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

Frederick C. Frithsen
Notary Public
My Commission Expires: May 17, 2002



ASSENT

Doc: 992117956 OR /6295/0131 07/23/2001 15:41

As a Mortgagee of Unit 2, Fleet National Bank assents to the foregoing Third Amendment to Master Deed of Webster House Condominium.

FLEET NATIONAL BANK

By Maureen Guzik Vice President

COMMONWEALTH
STATE OF MASSACHUSETTS

HAMPSHIRE, ss.

JULY 18, 2001

Then personally appeared the above-named MAUREEN GUZIK and acknowledged the foregoing instrument as his/her/their free act and deed and the free act and deed of Fleet National Bank, before me.

Rebecca L. Passa
Notary Public REBECCA L. PASSA
My Commission Expires: 02/10/2006

ASSENT

As a Mortgagee of Unit 3, Fleet Mortgage, the holder of two mortgages from Mauro Aniello and Claire N. Aniello to Shawmut Bank, N.A., assents to the foregoing Third Amendment to Master Deed of Webster House Condominium.

FLEET MORTGAGE

By Maureen Guzik vice President

COMMONWEALTH
STATE OF MASSACHUSETTS

HAMPSHIRE, ss.

JULY 18 , 2001

Then personally appeared the above-named MAUREEN GUZIK and acknowledged the foregoing instrument as his/her/their free act and deed and the free act and deed of Fleet Mortgage, before me.

Rebecca L Passa
Notary Public REBECCA L. PASSA
My Commission Expires: 02/10/2006

ASSENT

Doc: 992117956 OR /6295/0133 07/23/2001 15:41

As a Mortgagee of Unit 5, Fleet Bank of Massachusetts, N.A., assignee of FDIC as liquidating agent of HERITAGE-NIS Bank for Savings f/k/a Heritage Bank of Savings, the holder of a mortgage from M. Arlene Forsyth and Mark D. Forsyth to HERITAGE-NIS Bank for Savings, assents to the foregoing Third Amendment to Master Deed of Webster House Condominium.

FLEET BANK OF MASSACHUSETTS, N.A.

By Maureen Guzik Vice President

COMMONWEALTH
STATE OF MASSACHUSETTS

HAMPSHIRE, ss.

JULY 18, 2001

Then personally appeared the above-named MAUREEN GUZIK and acknowledged the foregoing instrument as his/her/their free act and deed and the free act and deed of Fleet Bank of Massachusetts, N.A., before me.

Rebecca L. Passa
Notary Public REBECCA L. PASSA
My Commission Expires: 02/10/2006

ASSENT

Doc: 992117956 OR /6295/0134 07/23/2001 15:41

As a Mortgagee of Unit 5, R.M. Hursh, Inc. assents to the foregoing Third Amendment to Master Deed of Webster House Condominium.

R.M. HURSH, INC.

By _____, President

By _____, Treasurer

STATE OF

, SS. _____, 2001

Then personally appeared the above-named President of R.M. Hursh, Inc. and acknowledged the foregoing instrument as his/her/their free act and deed, before me.

Notary Public
My Commission Expires:

STATE OF

, SS. _____, 2001

Then personally appeared the above-named Treasurer of R.M. Hursh, Inc. and acknowledged the foregoing instrument as his/her/their free act and deed, before me.

Notary Public
My Commission Expires:

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	5259	one large first floor area, enclosed porch, two bathrooms, basement area, internal 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 south side. 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 Hosue Associates", dated November 3, 1987, revised November 18, 1987 and May 5, 1988 by C. T. Male Associates, Inc. Greenfield, 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. recorded in said Registry at Plan Book 177, Page 65.

Unit 2 has an immediate access to one exit on its south side and one exit on its west side.

Unit 3 has an 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 414 square feet and shown as Parcel 3 on the above-cited plan by Harold L. Eaton and Associates and over land area comprised of 1037 square feet and shown as Parcel 4 on said plan 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.

EXHIBIT 3A
TO MASTER DEED
OF WEBSTER HOUSE CONDOMINIUM

<u>UNIT</u>	<u>OVERALL BENEFICIAL INTEREST</u>
Unit 1	19.971%
Unit 2	19.971%
Unit 3	38.429%
Unit 4	12.471%
Unit 5	9.158%
	<hr/>
	100.00%

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