



Bk: 8997Pg: 144 Page: 1 of 8
Recorded: 01/02/2007 11:52 AM

THIRD AMENDMENT
TO
MASTER DEED
OF THE
OLD SCHOOL COMMONS CONDOMINIUM

Emerald City Partners, LLC, a Massachusetts Limited Liability Company organized and operating under the laws of the Commonwealth of Massachusetts with offices at 77 Mill Street, Suite 320, Westfield, Massachusetts 01085 established the Old School Commons Condominium pursuant to Chapter 183A of the General Laws of the Commonwealth of Massachusetts, as amended, by Master Deed dated September 5, 2003 recorded on September 9, 2003 in the Hampshire County Registry of Deeds at Book 7449, Page 1 et seq., as amended by the First Amendment, dated December 29, 2004 and recorded January 7, 2005 in the Hampshire County Registry of Deeds in Book 8126, Page 341, and Second Amendment dated March 27, 2006 and recorded as aforesaid in Book 8675, Page 287, and being the Declarant under the Master Deed of the Condominium described above, does hereby amend the Master Deed pursuant to Article 13.1 thereof as follows:

1. Pursuant to its powers reserved in section 20.6 (a) of the Master Deed, the Declarant hereby submits the portion of the Property described in Schedule A-2, attached hereto, together with the buildings and improvements thereon, and all easements, rights and appurtenances belonging thereto as the final phase (Phase III) of the Condominium to the provisions of said Chapter 183A. All references in the Master Deed to Schedule A shall, after the recording hereof, mean and include all of the property of the Condominium (Schedule A, A-1 and A-2), with all Phases submitted to said Chapter 183A, unless a different meaning is required by the context.

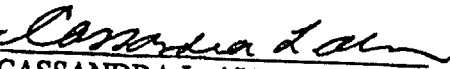
2. The Declarant hereby deletes Schedule B from the Master Deed, as there is no further land of the Declarant to be submitted to the Condominium.
3. The Declarant hereby amends Schedule C by replacing it in its entirety with Schedule C, attached hereto.
4. The Declarant hereby deletes Schedule D from the Master Deed, as there are no further Phases of the Condominium remaining.
5. The Declarant hereby amends Exhibit E, by adding the floor plans attached as Exhibit E-2, attached hereto.

All capitalized words used herein shall have the same meaning as set forth in the Master Deed.

In all other respects, the Master Deed of the Old School Commons Condominium is hereby ratified and confirmed.

In witness whereof, the Declarant, Emerald City Partners, LLC has caused this Third Amendment to be executed in its behalf by CASSANDRA LYN ALLEN and AMANDA JILL ALLEN, its Members, this 22nd day of December, 2006.

Emerald City Partners, LLC

By 
CASSANDRA L. ALLEN

By 
AMANDA J. ALLEN

STATE OF WASHINGTON

King County, ss

On this 22nd day of December, 2006, before me, the undersigned notary public, personally appeared AMANDA J. ALLEN, proved to me through satisfactory evidence of identification, which was WA. D.L. _____, or was based upon my personal knowledge of such person's identity, to be the person whose name is signed on the preceding or attached document in my presence.



Kennedy Tran
Kennedy Tran, notary public

STATE OF WASHINGTON

King County, ss

On this 22nd day of December, 2006, before me, the undersigned notary public, personally appeared CASSANDRA L. ALLEN, proved to me through satisfactory evidence of identification, which was WA. D.L. _____, or was based upon my personal knowledge of such person's identity, to be the person whose name is signed on the preceding or attached document in my presence.



Kennedy Tran
Kennedy Tran, notary public

SCHEDULE A-2

LAND SUBMITTED TO THE CONDOMINIUM
PHASE III

A certain parcel of land shown as Parcel B-2 on a plan of Heritage Surveys, Inc., dated December 23, 2004, entitled "Phase II of the Old School Commons Condominiums" prepared for Emerald City Partners, LLC as recorded in Plan Book 203, Page 101 of the Hampshire County Registry of Deeds, known as 17 New South Street, Northampton, Massachusetts.

Subject to easements and rights of way of record and as shown on said plan.

Subject to an easement in favor of the owners of Parcel A over Parcel B for the purpose of ingress to and egress from Parcels A and C and for the purpose of access to parking areas on Parcels B and C.

Together with the benefits of an easement in favor of the owners of Parcel B over Parcel A for the purpose of ingress to and egress from Parcels B and C and for the purpose of access to parking areas on Parcels A and C.

Being a portion of the premises conveyed to the Declarant herein Emerald City Partners, LLC by deed recorded in Book 7448, Page 346 of the Hampshire County Registry of Deeds.

Schedule C**17, 25, 35 New South Street
Allocation of Common Area Charges**

Unit #	2007 % Allocation
35 New South St.	
101	1.79%
102	1.47%
103	1.42%
104	1.01%
105	1.13%
106	1.81%
107	1.80%
108	1.29%
109	1.14%
110	1.15%
111	1.31%
112	1.81%
201	1.70%
202	1.31%
203	1.17%
204	1.08%
205	1.71%
206	1.69%
207	0.91%
208	0.99%
209	1.10%
210	0.93%
211	1.71%
301	1.68%
302	1.09%
303	1.31%
304	1.11%
305	1.08%
306	1.70%
307	1.67%
308	0.95%
309	0.98%
310	1.11%
311	0.93%
312	1.68%
401	2.79%
402	2.65%
403	2.49%
404	1.87%
405	2.78%

Schedule C - continued

effective 1/1/07 Revised 12/2/08

**17, 25, 35 New South Street
Allocation of Common Area Charges**

35 New South St.

406	2.87%
407	3.26%
408	2.92%
409	2.82%

25 New South St.

101	0.71%
102	0.44%
103	0.44%
104	0.30%
105	0.25%
106	0.24%
201	1.09%
202	1.17%
203	2.03%
204	1.75%
205	2.11%
301	1.13%
302	1.18%
303	1.78%
304	2.08%
305	2.15%

17 New South St.

100	0.42%
101	0.34%
102	0.38%
103	0.05%
104	0.21%
107	0.29%
108	0.22%
109	0.29%
116	0.56%
201	0.33%
202	0.18%
203	0.08%
204	0.99%
205	0.58%
206	0.76%
301	0.37%
302	0.54%
303	0.28%
304	0.49%
305	2.13%
306	0.49%