



2006 00008957

Bk: 8675Pg: 287 Page: 1 of 11
Recorded: 04/10/2006 08:50 AM

SECOND 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 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 34; and

Whereas, Exhibit E 1 does not accurately depict the layout of each of the units, approximate area and dimensions as built, which result in inaccuracies in Schedules C and D, pursuant to provisions of the Master Deed, Emerald City Partners, LLC (the "Declarant") does hereby amend the Master Deed as follows:

1. The Declarant hereby amends Schedule C by replacing Schedule C with a new and revised Schedule C, attached hereto.
2. The Declarant hereby amends Schedule D by replacing Schedule D with a new and revised Schedule D, attached hereto.
3. The Declarant hereby amends Exhibit E-1 by replacing Exhibit E-1 with a new and revised Exhibit E-1, attached hereto.

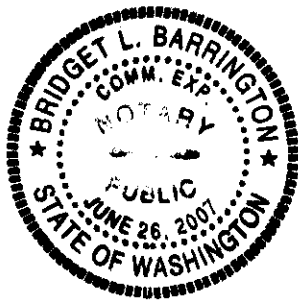
17,25,35 New South Street
Northampton, MA

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 First Amendment to be executed in its behalf by CASSANDRA LYN ALLEN and AMANDA JILL ALLEN, its Members, this 27th day of March, 2006.

Emerald City Partners, LLC



By Cassandra Lyn Allen
CASSANDRA LYN ALLEN

By Amanda Jill Allen
AMANDA JILL ALLEN

King, ss

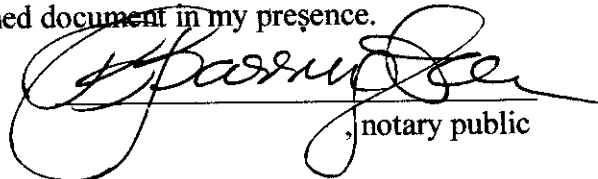
On this 27th day of March, 2006, before me, the undersigned notary public, personally appeared AMANDA JILL ALLEN, proved to me through satisfactory evidence of identification, which was WADL, or was based upon my personal knowledge of such person's identity, to be the person whose name is signed on the preceding or attached document in my presence.

Barrington
notary public

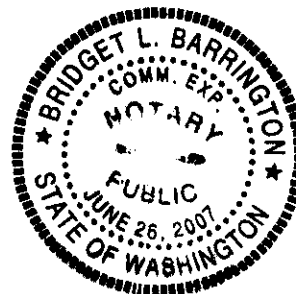
King, ss

On this 27th day of March, 2006, before me, the undersigned notary public, personally appeared CASSANDRA LYN ALLEN, proved to me through satisfactory evidence of identification, which was WADL.

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.


notary public

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Schedule C
Exhibit C

effective 1/1/2006

**35 and 25 New South Street
Allocation of Common Area Charges**

Unit # 35 New South St.	Allocation based on <u>Valuation</u>
101	2.00%
102	1.64%
103	1.58%
104	1.12%
105	1.26%
106	2.02%
107	2.01%
108	1.44%
109	1.27%
110	1.28%
111	1.46%
112	2.01%
201	1.89%
202	1.46%
203	1.31%
204	1.20%
205	1.90%
206	1.88%
207	1.02%
208	1.10%
209	1.23%
210	1.04%
211	1.90%
301	1.87%
302	1.21%
303	1.46%
304	1.24%
305	1.20%
306	1.89%
307	1.87%
308	1.05%
309	1.09%
310	1.24%
311	1.04%
312	1.87%
401	3.11%
402	2.96%

Schedule C

Exhibit C**35 and 25 New South Street
Allocation of Common Area Charges**

403	2.77%
404	2.08%
405	3.10%
406	3.19%
407	3.64%
408	3.25%
409	3.14%

25 New South St.

101	0.70%
102	0.42%
103	0.43%
104	0.29%
105	0.24%
106	0.23%
201	1.19%
202	1.28%
203	2.24%
204	1.93%
205	2.32%
301	1.25%
302	1.35%
303	2.02%
304	2.35%
305	2.44%

Schedule D
Exhibit D

effective 1/1/06

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

Unit #	Allocation based on <u>Valuation</u>
35 New South St.	
101	1.84%
102	1.51%
103	1.45%
104	1.03%
105	1.16%
106	1.86%
107	1.85%
108	1.32%
109	1.17%
110	1.18%
111	1.35%
112	1.85%
201	1.74%
202	1.34%
203	1.20%
204	1.11%
205	1.75%
206	1.73%
207	0.94%
208	1.01%
209	1.13%
210	0.95%
211	1.75%
301	1.73%
302	1.12%
303	1.35%
304	1.14%
305	1.11%
306	1.74%
307	1.72%
308	0.97%
309	1.00%
310	1.14%
311	0.95%
312	1.73%
401	2.86%
402	2.72%

Schedule D

Exhibit D - continued

effective 1/1/06

17, 25, 35 New South Street

Allocation of Common Area Charges

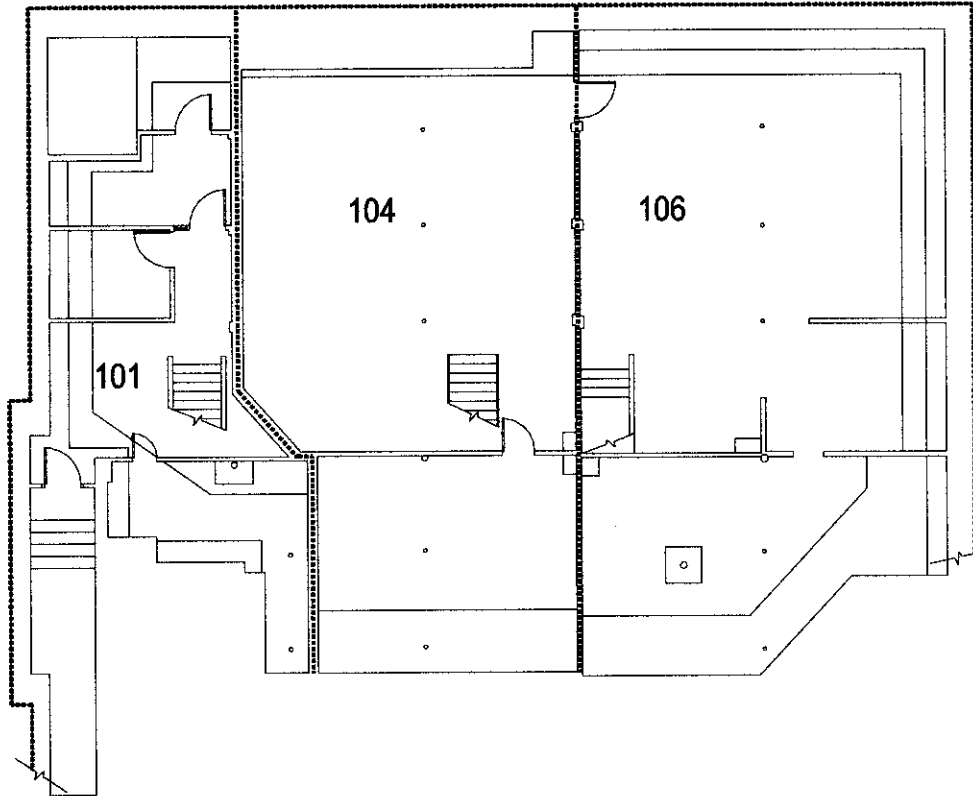
403	2.55%
404	1.92%
405	2.85%
406	2.94%
407	3.35%
408	2.99%
409	2.89%

25 New South St.

101	0.64%
102	0.39%
103	0.39%
104	0.27%
105	0.22%
106	0.21%
201	1.10%
202	1.18%
203	2.06%
204	1.77%
205	2.14%
301	1.15%
302	1.24%
303	1.86%
304	2.17%
305	2.24%

17 New South St.

102	0.34%
103	0.05%
104	0.19%
105	0.26%
108	0.20%
109	0.26%
110	0.09%
111	0.11%
112	0.10%
114	0.38%
116	0.50%
201	0.53%
201	0.36%
204	0.69%
205	0.52%
206	0.17%
209	0.37%
300	2.03%
301	0.34%
302	0.50%



----- = DEFINED UNIT PERIMETER

NOTE: THE KEY PLAN ILLUSTRATES THE FLOOR PLAN AT THE ENTRY LEVEL OF THE UNITS. SEE UNIT PLANS FOR MULTI-FLOOR UNIT LAYOUTS.

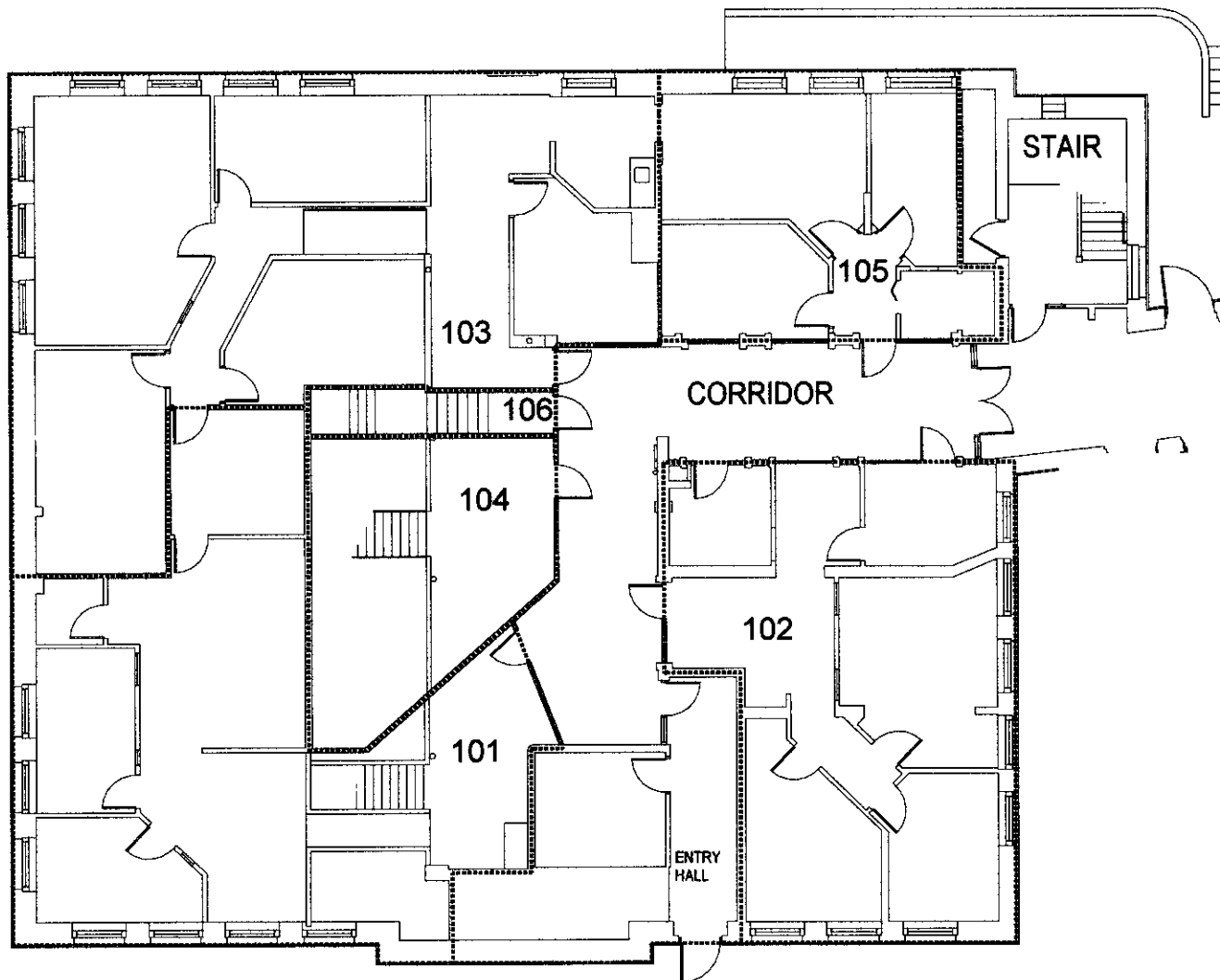
The undersigned certifies that this plan shows the unit designation of the unit being conveyed and immediately adjoining units, and that they fully and accurately depict the layout of the unit, its location, approximate area and dimensions, main entrance, and immediate common area to which it has access as built.

CARLSON & SCHMITT ARCHITECTS, INC.

Kevin P. Rothschild-Shea
 Kevin P. Rothschild-Shea

<p>BASEMENT</p>	<p>FLOOR PLAN OF 25 NEW SOUTH STREET NORTHAMPTON, MA. OLD SCHOOL COMMONS CONDOMINIUMS PREPARED FOR EMERALD CITY PARTNERS LLC</p>	
<p>DATE: <u>4/7/2006</u></p>		
<p>SCALE : </p>		

Exhibit E-1



----- = DEFINED UNIT PERIMETER

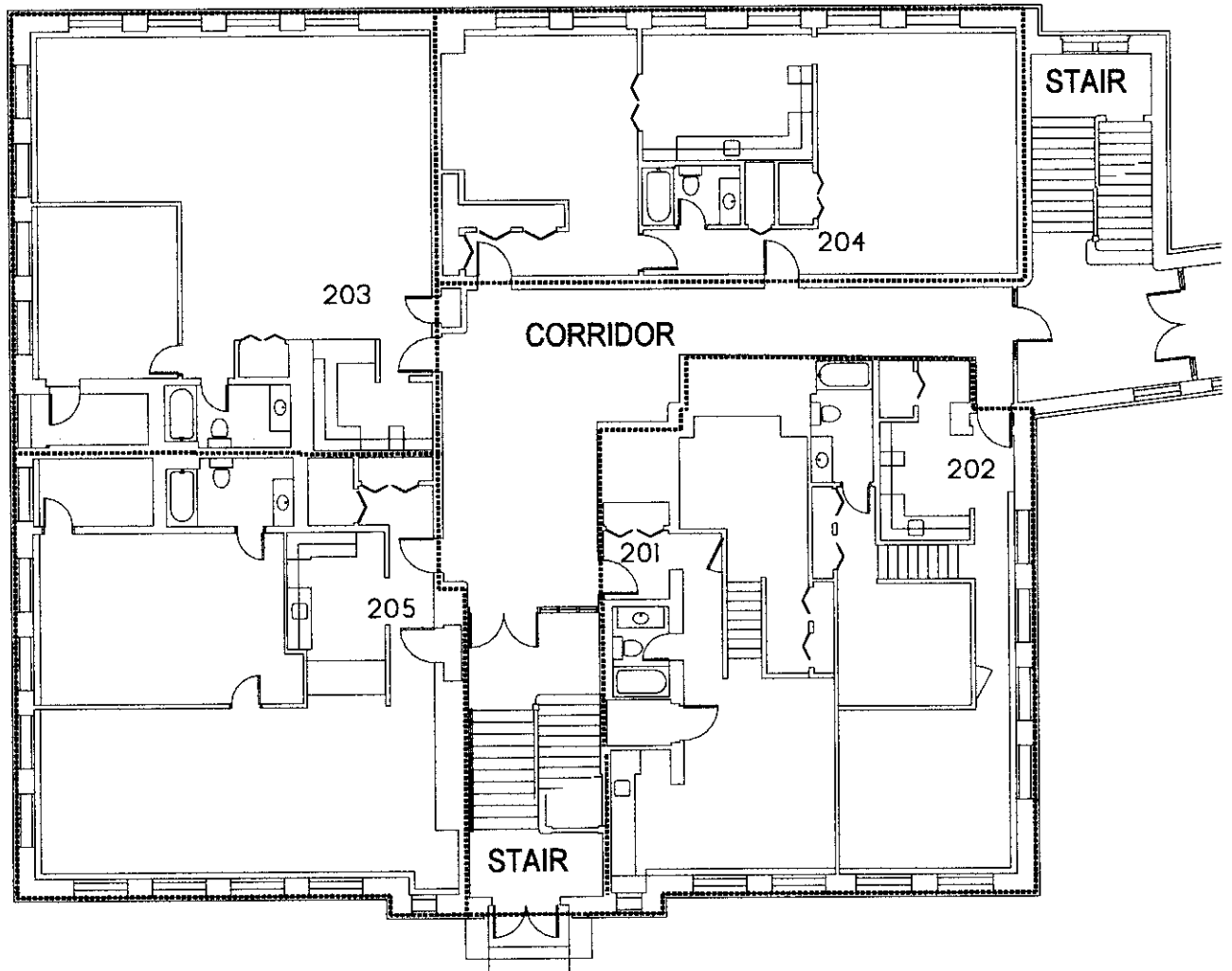
NOTE THE KEY PLAN ILLUSTRATES THE FLOOR PLAN AT THE ENTRY LEVEL OF THE UNITS. SEE UNIT PLANS FOR MULTI-FLOOR UNIT LAYOUTS.

The undersigned certifies that this plan shows the unit designation of the unit being conveyed and immediately adjoining units, and that they fully and accurately depict the layout of the unit, its location, approximate area and dimensions, main entrance, and immediate common area to which it has access as built.

CARLSON & SCHMITT ARCHITECTS, INC.

Kevin P. Rothschild-Shea
 Kevin P. Rothschild-Shea

<p>1ST FLOOR</p>	<p>FLOOR PLAN OF 25 NEW SOUTH STREET NORTHAMPTON, MA. OLD SCHOOL COMMONS CONDOMINIUMS</p>	
<p>DATE: <u>4/7/2006</u></p>	<p>PREPARED FOR EMERALD CITY PARTNERS LLC</p>	
<p>SCALE: </p>		



----- = DEFINED UNIT PERIMETER

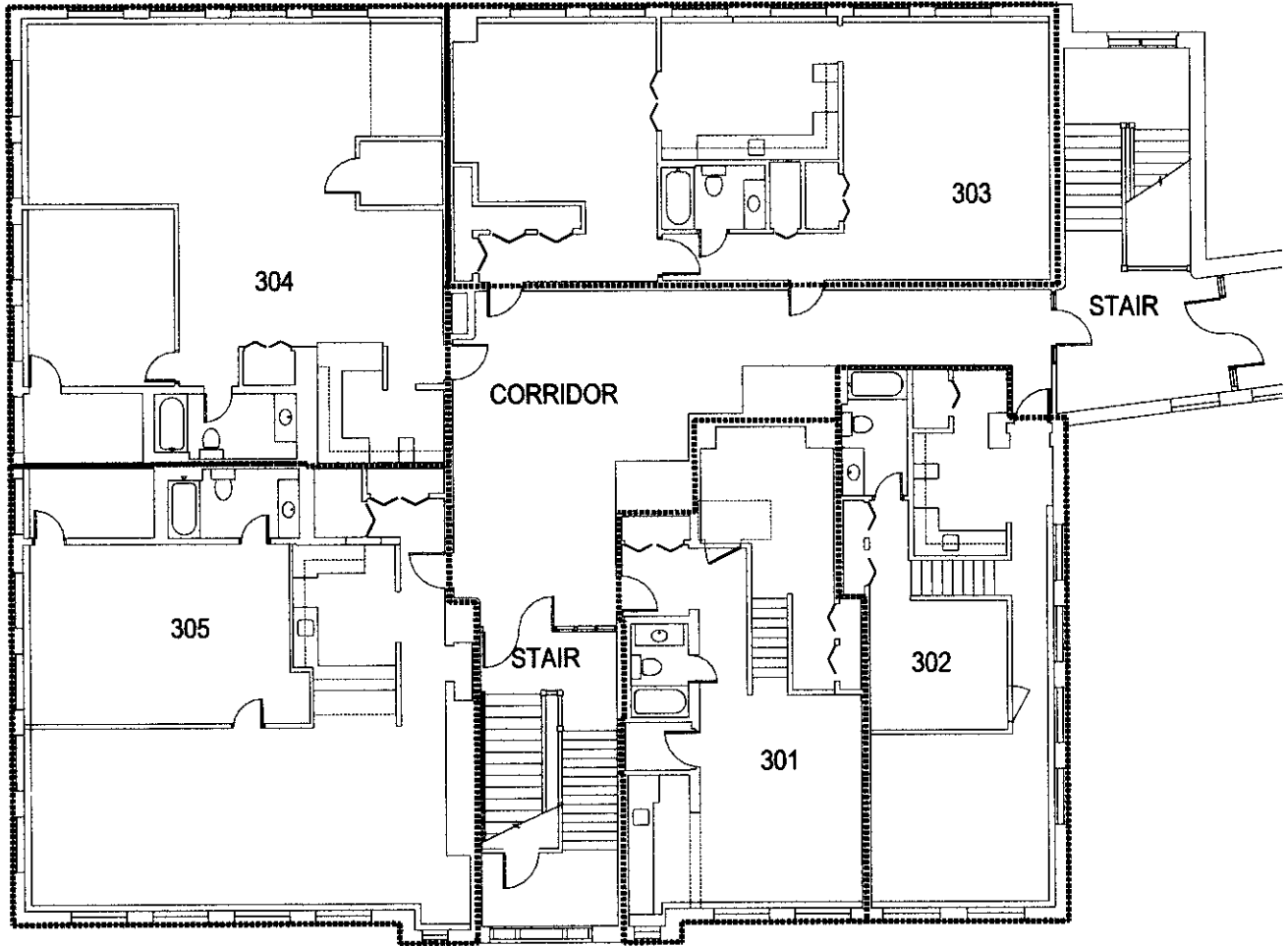
NOTE: THE KEY PLAN ILLUSTRATES THE FLOOR PLAN AT THE ENTRY LEVEL OF THE UNITS. SEE UNIT PLANS FOR MULTI-FLOOR UNIT LAYOUTS.

The undersigned certifies that this plan shows the unit designation of the unit being conveyed and immediately adjoining units, and that they fully and accurately depict the layout of the unit, its location, approximate area and dimensions, main entrance, and immediate common area to which it has access as built.

CARLSON & SCHMITT ARCHITECTS, INC.

Kevin P. Rothschild-Shea
 Kevin P. Rothschild-Shea

<p>2ND FLOOR</p>	<p>FLOOR PLAN OF 25 NEW SOUTH STREET NORTHAMPTON, MA. OLD SCHOOL COMMONS CONDOMINIUMS PREPARED FOR EMERALD CITY PARTNERS LLC</p>	
<p>DATE <u>4/7/2006</u></p>		
<p>SCALE : </p>		



----- = DEFINED UNIT PERIMETER

NOTE THE KEY PLAN ILLUSTRATES THE FLOOR PLAN AT THE ENTRY LEVEL OF THE UNITS. SEE UNIT PLANS FOR MULTI-FLOOR UNIT LAYOUTS.

The undersigned certifies that this plan shows the unit designation of the unit being conveyed and immediately adjoining units, and that they fully and accurately depict the layout of the unit, its location, approximate area and dimensions, main entrance, and immediate common area to which it has access as built.

CARLSON & SCHMITT ARCHITECTS, INC.

Kevin P. Rothschild-Shea
 Kevin P. Rothschild-Shea

<p>3RD FLOOR</p>	<p>FLOOR PLAN OF 25 NEW SOUTH STREET NORTHAMPTON, MA. OLD SCHOOL COMMONS CONDOMINIUMS PREPARED FOR EMERALD CITY PARTNERS LLC</p>	
<p>DATE: <u>4/7/2006</u></p>		
<p>SCALE : </p>		

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