

First Amendment

FIRST AMENDMENT TO MASTER DEED

The undersigned Greyhound Realty Group, LLC, a Massachusetts limited liability company with a principal place of business at 229 Berkeley Street, Boston, MA, 02116 (hereinafter with its successors and assigns called the "Declarant") being the sole owner of the land located at 32-53 St. Kolbe Drive and 2-14 & 11-17 Arbor Way, Holyoke, Massachusetts described on Exhibit A of the Master Deed of Edgewater Gardens Condominium recorded with the Hampden County Registry of Deeds (hereinafter the "Registry") on June 5, 1006 in Book 48635, Page 447 (hereinafter "Master Deed"), hereby amend the original Master Deed as follows:

1) In accordance with Condominium Phasing as outlined in Paragraph 2 of the Master Deed, and pursuant to the provisions in Paragraph 20(e) of the Master Deed, Declarant hereby adds an additional phase named "Phase II" to the Master Deed. Upon the recording of this First Amendment to the Master Deed, Phase II shall become part of the Condominium for all purposes, shall be included within the definition of the "Unit" as used in the Master Deed, and shall otherwise be subject in all respects to this Master Deed and the Condominium Trust and By-Laws.

2) Any and all references to any Exhibit(s) in the original Master Deed are amended in the following way:

Reference in the original Master Deed to Exhibit A deleted, and substituted with reference to Exhibit A-A1;

Reference in the original Master Deed Exhibit B deleted, and substituted with reference to Exhibit B-A1;

Reference in the original Master Deed Exhibit C deleted, and substituted with reference to Exhibit C-A1;

Reference in the original Master Deed Exhibit D deleted, and substituted with reference to Exhibit D-A1;

Reference in the original Master Deed Exhibit E deleted, and substituted with reference to Exhibit E-A1.

3) Paragraph 5 of the Master Deed is amended by deleting Paragraph 5 language of the original Master Deed, and substituting the following language:

The land (herein the "Land") located on Saint Kolbe Drive and Arbor Way, in Holyoke, Massachusetts, upon which the buildings and improvements are situated, subject to and having the benefit of, as the case may be, all applicable easements, encumbrances, restrictions and appurtenant rights as more fully described in Exhibit A-A1, attached hereto and made a part hereof. The Land is shown on a Site Plan, prepared by Smith Associates Surveyors, Inc., dated May 3, 2006, and recorded with said Registry in Book 341, Page 115, (hereinafter the "Site Plan").

4) Paragraph 6(a) of the Master Deed, is amended by deleting the Paragraph 6(a) language of the original Master Deed, and substituting the following language:

HAMPDEN COUNTY
REGISTRY OF DEEDS
RECEIVED & RECORDED

INST. #: _____
BK: 16129 PG 132
TIME: 10:36
DATE: 8/15/06
RONALD E ASHE REGISTER

(a) Phase I: Phase I, which is located in the area shown as "Phase I" on said Site Plan, and described more particularly in Exhibit A-A1, attached hereto, is comprised of Building 11-17, which is one (1) multi-family Building(s), containing a total of eight (8) Units.

Phase II: Phase II, which is located in the area shown as "Phase II" on said Site Plan and described more particularly in Exhibit A-A1, attached hereto, is comprised of Building 2-4 which is one (1) multi-family Building(s), containing a total of eight (8) Units, Building 6-8 which is one (1) multi-family Building(s), containing a total of eight (8) Units, and Building 10-14 which is one (1) multi-family Building(s), containing a total of eight (12) Units. Total units in Phase II are twenty-eight (28). Accordingly, the Condominium now consists of thirty-six (36) total units, comprised of both Phase I and Phase II units.

5) Paragraph 7 of Master Deed is amended by deleting Paragraph 7 language of the original Master Deed, and substituting the following language:

The Building(s) on the Land which are included in Phase I and II are shown on said Site Plan. The Phase I units are shown on the Phase I Master Floor Plans, dated May 3, 2006 prepared by Carlson & Schmitt Architects, Inc., and recorded with said Registry on June 5, 2006 in Book 341, Page 116 (hereinafter "Phase I Master Floor Plans"). The Phase II units are shown on the Phase II Master Floor Plans, dated July 24, 2006, prepared by Carlson & Schmitt Architects, Inc., and recorded with said Registry on August 18, 2006 in Book 342, Page 95-97 (hereinafter "Phase II Master Floor Plans"). Phase I Master Floor Plans and Phase II Master Floor Plans are hereinafter collectively referred to as "Master Floor Plans". A description of each Building stating the number of stories, the number of Units, whether there is more than one Unit within the Building, and the principal materials of which the Buildings are constructed are contained within Exhibit B-A1, attached hereto and hereby made a part hereof.

6) Paragraph 8 of the Master Deed is amended by deleting Paragraph 8 language of the original Master Deed, and substituting the following language:

(a) The designations, locations, approximate areas, numbers of rooms, immediately accessible common areas and other descriptive specifications of each Unit are set forth in Exhibit C-A1, attached hereto and made a part hereof. The Phase I Units are shown on the said Phase I Master Floor Plans. The Phase II Units are shown on said Phase II Master Floor Plans.

(b) The boundaries of the Units within Phase I & II with respect to the floors, ceilings, walls, doors, and windows thereof are described in Exhibit D-A1, attached hereto and made a part hereof.

7) Paragraph 10(b) of the Master Deed is amended by deleting Paragraph 10(b) language of the original Master Deed, and substituting the following language:

(b) Limited Common Areas and Facilities and Exclusive Use Areas and Facilities, as shown on the Master Floor Plans, the Site Plan, and described in Exhibit E-A1 shall be appurtenant to each Unit respectively, and said rights and easements may not be severable from the Units

- 8) Exhibit A of the Master Deed is amended by deleting Exhibit A, of the original Master Deed, and substituting Exhibit A-A1 attached hereto and recorded herewith.
- 9) Exhibit B of the Master Deed is amended by deleting Exhibit B of the original Master Deed, and substituting Exhibit B-A1, attached hereto and recorded herewith.
- 10) Exhibit C of the Master Deed is amended by deleting Exhibit C of the original Master Deed, and substituting Exhibit C-A1, attached hereto and recorded herewith.
- 11) Exhibit D of the Master Deed is amended by deleting Exhibit D of the original Master Deed, and substituting Exhibit D-A1, attached hereto and recorded herewith.
- 12) Exhibit E of the Master Deed is amended by deleting Exhibit E of the original Master Deed, and substituting Exhibit E-A1, attached hereto and recorded herewith.
- 13) The Table of Contents of the Master Deed is amended deleting the Table of Contents of the original Master Deed and replacing with the following revised Table of Contents:

IN WITNESS WHEREOF, the said Greyhound Realty Group, LLC has caused these presents to be executed this 18th day of August, 2006.

GREYHOUND REALTY GROUP, LLC

By: *Dale A. Schuparra*
 Dale A. Schuparra, Manager and
 at President & Treasurer of Domino Realty Corp

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss.

August 18, 2006

On this 18th day of August, 2006, then personally appeared before me Dale A. Schuparra, President and Treasurer of Domino Realty Corp, in its capacity as Manager of Greyhound Realty Group, LLC, and proved to me through satisfactory evidence of identification which was a Massachusetts driver's license to be the person whose name is signed on the attached document, and acknowledged to me he/she signed it voluntarily for said corporation for its stated purpose.

Michael J. Burkin

Notary Public

My Commission Expires: _____

Seal:

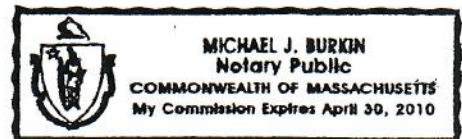


EXHIBIT C-A1

EDGEWATER GARDENS CONDOMINIUM

PHASE I – BUILDING 11 – 17; PHASE II – BUILDING 2-4, BUILDING 6-8,
BUILDING 10-14

DESCRIPTION OF UNITS

Unit Designation	Location	Approximate Area (sq. ft.) *	Number of Rooms	Immediately Accessible Common Areas	Percentage Interest in Common Areas and Facilities
11A	First Floor	644	3	Hallway and Deck	2.5862%
11B	Second Floor	644	3	Hallway and Deck	2.5862%
11C	Second Floor	738	4	Hallway and Deck	3.1609%
11-D	First Floor	738	4	Hallway and Deck	3.1609%
17A	First Floor	738	4	Hallway and Deck	3.1609%
17B	Second Floor	738	4	Hallway and Deck	3.1609%
17C	Second Floor	644	3	Hallway and Deck	2.5862%
17D	First Floor	644	3	Hallway and Deck	2.5862%
2A	First Floor	738	4	Hallway and Deck	3.1609%
2B	Second Floor	738	4	Hallway and Deck	3.1609%

2C	Second Floor	644	3	Hallway and Deck	2.5862%
2D	First Floor	644	3	Hallway and Deck	2.5862%
4A	First Floor	644	3	Hallway and Deck	2.5862%
4B	Second Floor	644	3	Hallway and Deck	2.5862%
4C	Second Floor	738	4	Hallway and Deck	3.1609%
4D	First Floor	738	4	Hallway and Deck	3.1609%
6A	First Floor	738	4	Hallway and Deck	3.1609%
6B	Second Floor	738	4	Hallway and Deck	3.1609%
6C	Second Floor	644	3	Hallway and Deck	2.5862%
6D	First Floor	644	3	Hallway and Deck	2.5862%
8A	First Floor	644	3	Hallway and Deck	2.5862%
8B	Second Floor	644	3	Hallway and Deck	2.5862%
8C	Second Floor	738	4	Hallway and Deck	3.1609%
8D	First Floor	738	4	Hallway and Deck	3.1609%
10A	First Floor	644	3	Hallway and Deck	2.5862%

10B	Second Floor	644	3	Hallway and Deck	2.5862%
10C	Second Floor	644	3	Hallway and Deck	2.5862%
10D	First Floor	644	3	Hallway and Deck	2.5862%
12A	First Floor	644	3	Hallway and Deck	2.5862%
12B	Second Floor	644	3	Hallway and Deck	2.5862%
12C	Second Floor	644	3	Hallway and Deck	2.5862%
12D	First Floor	644	3	Hallway and Deck	2.5862%
14A	First Floor	644	3	Hallway and Deck	2.5862%
14B	Second Floor	644	3	Hallway and Deck	2.5862%
14C	Second Floor	644	3	Hallway and Deck	2.5862%
14D	First Floor	644	3	Hallway and Deck	2.5862%

* not including storage areas in basement.

EXHIBIT D-A1

EDGEWATER GARDENS CONDOMINIUM

PHASE I & II

BOUNDARIES OF THE UNITS

The boundaries of each Unit with respect to the floors, ceilings, walls doors and windows thereof are as follows:

- (i) Floors: The plane of the upper surface of the floor joists;
- (ii) Ceilings: The plane of the lower surface of the ceiling joists;
- (iii) Interior Walls: The plane of the interior surface of the wall studs, or in the case of the walls without studs, the plane of the interior surface of the furring strips;
- (iv) Exterior Walls: The plane of the interior surface of the furring strips
- (v) Doors and Windows: As to doors, the exterior surface thereof; as to windows, the exterior of the glass and window frames.

EXHIBIT E-A1

EDGEWATER GARDENS CONDOMINIUM

PHASE I & II

LIMITED COMMON AREAS / EXCLUSIVE USE AREAS

The parking areas as shown on the Condominium Site Plan, prepared by Smith Associates Surveyors, Inc., dated May 3, 2006, and recorded with said Registry in Book 341, Page 115. The deck and porch areas as shown on the Master Floor Plans for the Condominium: Phase I Units shown on Phase I Master Floor Plans, dated May 3, 2006 prepared by Carlson & Schmitt Architects, Inc., and recorded with said Registry on June 5, 2006 in Book 341, Page 116; Phase II Master Floor Plans, dated July 24, 2006, prepared by Carlson & Schmitt Architects, Inc., and recorded with said Registry on August 15, 2006 in Book ____, Page ____.

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EXHIBIT A-A1

EDGEWATER GARDENS CONDOMINIUM

PHASE I & II

DESCRIPTION OF THE LAND

PHASE I: 11-17 Arbor Way, Holyoke, Massachusetts
PHASE II: 2-4, 6-8, 10-14 Arbor Way, Holyoke, Massachusetts

The certain real property in the Project Area, Mass. R-145, including Parcels 12 and 22, as shown on a plan entitled "Prospect Heights – Street Layout and Easement Plan, Owner – Holyoke Redevelopment Authority, City Hall, Holyoke, Massachusetts, dated September, 1974, Scale 1" = 50', Stanley W. Deck, City Engineer, City Hall Annex, Holyoke, Massachusetts, Revised 9/75, Revised 7/79", which map is recorded at the Hampden County Registry of Deeds, Plan Book 187, Pages 116 and 117, as more particularly described as follows:

PARCEL 12 and 22:

Beginning at a point at the intersection of the Northerly side of Father Kolbe Drive with the Westerly side of Elm Street;

Thence running northeasterly along the Westerly side of Elm Street for a distance of 271.37' to a point;

Thence running southwesterly along the easement No. 20A as shown on the aforesaid map for a distance of 149.47 feet to a point;

Thence running southwesterly along Parcel No. 23 for a distance of 179.62 feet to the North side of Father Kolbe Drive;

Thence running along the northerly side of Father Kolbe Drive a distance of 118.00 feet to the point or place of beginning.

PARCEL 9:

Parcel 9, as shown on the aforementioned plan, is described as follows:

Beginning at a point on the intersection of the Northeasterly line of Father Kolbe Drive and the Southeasterly line of Elm Street;

Thence running S 53°-12'-48" E for a distance of 285.00 feet to a point;

Thence running northeasterly along Parcel No. 9 as shown on the aforesaid map for a distance of 290.00 feet to a point;

Thence running northwesterly along Parcel No. 20 as shown on the aforesaid map for a distance of 255.00 feet to a point in the turn-around of Elm Street;

Thence running S 36°-47'-12" W along said turn-around for a distance of 55.00 feet to a point;

Thence running northwesterly along said turn-around as shown on said map for a distance of 300.00 feet to a point;

Thence running S 36°-47'-12"

Subject to all easements and reservations of record. For Grantor's title see deed dated and recorded in the Hampden County Registry of Deeds in Book 10100 Page 359.

EXHIBIT B-A1

EDGEWATER GARDENS CONDOMINIUM

PHASE I & II

DESCRIPTION OF BUILDINGS

Phase I of the Condominium is comprised of one (1) two (2) story Building of wood frame construction, asphalt roof, electric heat, and vinyl siding. The Building contains a total of eight (8) units.

Phase II of the Condominium is comprised of three (3) two (2) story Buildings of wood frame construction, asphalt roof, electric heat, and vinyl siding. The Building contains a total of twenty-eight (28) units.