

Affected Premises:
43 Center St
Northampton

SCRIVENER'S ERROR AFFIDAVIT

I am Joseph A. Wilhelm III, an attorney with offices in Northampton, MA.

I prepared a Comprehensive Amendment to the Master Deed of 43 Center Street Condominium, dated December 13, 2002, recorded in Hampshire County Registry of Deeds in Book 6535, Page 1.

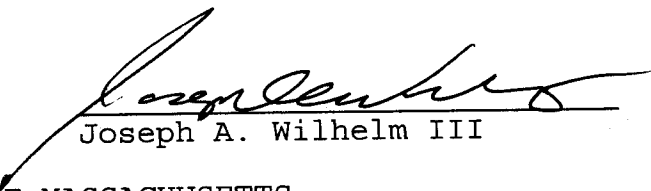
On the 27th page of said document, recorded at Book 6535, Page 27, marked on the bottom of the page as "Page 23" (there being pages marked 20A, 20B, 20C, and 22A), is located "EXHIBIT 3", which includes a table labeled "COMMERCIAL UNITS". On that table, by clerical error and mistake, were omitted the "APPROX. SQ. FOOTAGE" for units H-a, H-b and H-c, and the area of Unit I-b was incorrectly indicated as "3338" instead of the correct "338", and Unit I-c (restricted common) was incorrectly listed as "221" instead of the correct "220".

It was the intention of all parties that the table indicated that the units have the following Approximate Square Footage:

Unit H-a: 351 Sq. Ft.;
Unit H-b: 221 Sq. Ft.;
Unit H-c: 279 Sq. Ft.;
Unit I-b: 338 Sq. Ft.;
Unit I-c: 220 Sq. Ft.

The page, as it should have been recorded is attached hereto. The simultaneously recorded plan, recorded at Hampshire County Registry of Deeds, Plan Book 194, Page 112, correctly indicated the Unit Areas of these units.

Signed under the pains and penalties of perjury.

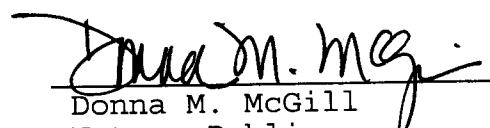

Joseph A. Wilhelm III

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

Dec. 30, 2002

Sworn to and subscribed by the above named Joseph A. Wilhelm III, a person known to me, before me,


Donna M. McGill
Notary Public

My commission expires: 9/5/2008

EXHIBIT 2

The Building on the land described in Exhibit 1 is one in number.

EXHIBIT 3

(See Exhibit 3A for Beneficial Interest)

COMMERCIAL UNITS

UNIT	FLOOR LEVEL	APPROX. SQ. FOOTAGE	# & COMPOSITION OF ROOMS	RESTRICTED COMMON SPACE EXCLUSIVE EASEMENTS
A	1	2,273	Commercial Space	
B	1	664	Commercial Space	
C	1	660	Commercial Space	
D	2	3,234	Commercial Space	
E	2	888	Commercial Space	
F	2	587	Commercial Space	
G	3	1,828	Commercial Space	
H-a	3	351	Commercial Space	I-c Common Space; Parking Space #4
H-b	3	221	Commercial Space	I-c Common Space
H-c	3	279	Commercial Space	
I-a	3	300	Commercial Space	I-c Common Space
I-b	3	338	Commercial Space	
I-c	3	220	Common Space	
I-d	3	231	Commercial Space	I-c Common Space
Q	1	482	Commercial Space	

RESIDENTIAL UNITS

UNIT	FLOOR LEVEL	APPROX. SQ. FOOTAGE	# & COMPOSITION OF ROOMS	RESTRICTED COMMON SPACE EXCLUSIVE EASEMENTS
K	4	848	MZ, B, LR/D/K	Parking Space #1
N	4	681	MZ, B, LR/D/K	Parking Space #5
R	4	2,034	MZ, BR, B, LR/D/K	Parking Spaces #2 and #3
S	4	1,565	MZ, BR, B, LR/D/K	Parking Spaces #6 and #7

LEGEND

FLOOR LEVEL		ROOMS	
1	First Floor	BR	Bedroom
2	Second Floor	B	Bathroom
3	Third Floor	LR/D/K	Living Room/Dining Room/Kitchen
4	Fourth Floor	Commercial	Commercial Space
G	Exterior Ground	I-c	Common Space of Units H-a, H-b, I-a & I-d