



## SECOND AMENDMENT TO MASTER DEED

The undersigned Greyhound Realty Group, LLC, a Massachusetts limited liability company with a principal place of business at 50 Federal Street (formerly 229 Berkeley Street) Boston, MA, 02110 (hereinafter with its successors and assigns called the "Declarant") being the sole owner of the land and buildings 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") as amended by a First Amendment to Master Deed dated and recorded on August 18<sup>th</sup> 2006, in said Registry in Book 16129, Page 152, hereby amends 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 III" to the Master Deed. Upon the recording of this Second Amendment to the Master Deed, Phase III 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-A2;

Reference in the original Master Deed Exhibit B deleted, and substituted with reference to Exhibit B-A2;

Reference in the original Master Deed Exhibit C deleted, and substituted with reference to Exhibit C-A2;

Reference in the original Master Deed Exhibit D deleted, and substituted with reference to Exhibit D-A2;

Reference in the original Master Deed Exhibit E deleted, and substituted with reference to Exhibit E-A2.

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-A2, attached hereto and made a part hereof. The Land is shown as Parcel 10A on a Site Plan, prepared by Smith Associates Surveyors, Inc., updated May 3, 2006, and recorded with said Registry in Book 341, Page 115, as amended by an additional update of said Plan dated January 30, 2007, which adds four (4) parking spaces to the project, and is recorded herewith (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:

(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.

Phase III: Phase III, which is located in the area shown as "Phase III" on the Site Plan and described more particularly in Exhibit A-A2, attached hereto, is comprised of Building 32-34 which is one (1) multi-family Building(s), containing a total of eight (8) Units, Building 36-38 which is one (1) multi-family Building(s), containing a total of eight (8) Units, Building 40-42 which is one (1) multi-family Building(s), containing a total of eight (8) Units and Building 44-46 which is one (1) multi-family Building (s) containing a total of eight (8) Units. Total units in Phase III are thirty-two (32). Accordingly, the Condominium now consists of sixty-eight (68) total units, comprised of Phase I, Phase II, and Phase III 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 Phases I, II, and III 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 15, 2006 in Book 342, Page 95-97 (hereinafter "Phase II Master Floor Plans"). Phase III Master Floor Plans also prepared by Carlson & Schmitt Architects, Inc. shall be recorded in conjunction with this Second Amendment to the Master Deed. Phase I, II and III 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-A2, 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-A2, 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, and the Phase III Units will be shown on the Phase III Master Floor Plans.

(b) The boundaries of the Units within Phase I, II, and III with respect to the floors, ceilings, walls, doors, and windows thereof are described in Exhibit D-A2, 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-A2 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-A2 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-A2, 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-A2, attached hereto and recorded herewith.

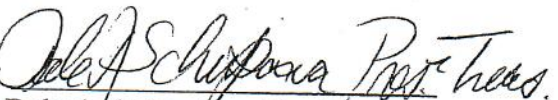
11) Exhibit D of the Master Deed is amended by deleting Exhibit D of the original Master Deed, and substituting Exhibit D-A2, attached hereto and recorded herewith.

12) Exhibit E of the Master Deed is amended by deleting Exhibit E of the original Master Deed, and substituting Exhibit E-A2, 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 23<sup>rd</sup> day of February, 2007.

GREYHOUND REALTY GROUP, LLC

By   
Dale A. Schuparra, President &  
Treasurer of Domino Realty Corp,  
In its capacity of Manager

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss.

On this 23<sup>rd</sup> day of February, 2007, 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.



Notary Public

My Commission Expires: 4/30/2010

Seal:

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EXHIBIT A-A2

EDGEWATER GARDENS CONDOMINIUM

PHASE I, II & III

DESCRIPTION OF THE LAND

PHASE I: 11-17 Arbor Way, Holyoke, Massachusetts

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

PHASE III: 32-34, 36-38, 40-42, 44-46 Saint Kolbe Drive, 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. 8 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  $36^{\circ}-47'-12''$  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 30.00 feet to a point;

Thence running S  $36^{\circ}-47'-12''$  W along the Easterly side of Elm Street for a distance of 235.00 feet to the point or place or beginning.

**PARCEL 10A**

Parcel 10A, as shown on the aforementioned plan, is described as follows:

Beginning at the intersection of the Northerly side of Lyman Street with the Easterly side of Father Kolbe Drive; and

Thence running along the Easterly side of Father Kolbe Drive N  $36^{\circ}-47'-12''$ E, a distance of 220.00 feet to a point;

Thence running along said Father Kolbe Drive on a arc with a radius of 110.00 feet for a distance of 172.79 feet to a point;

Thence running northeasterly along Father Kolbe Drive a distance of 10 feet to a point;

Thence running S  $53^{\circ}-12'-48''$ E a distance of 143.00 feet to a point;

Thence running along Parcel No. 10B as shown on the aforesaid plan S  $36^{\circ}-47'-12''$  W a distance of 340.00 feet to a point on the Northerly line of Lyman Street;

Thence running along the Northerly line of Lyman Street N  $53^{\circ}-12'-48''$  W a distance of 261.00 feet to a point at the place of beginning.

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-A2

EDGEWATER GARDENS CONDOMINIUM

PHASE I, II, & III

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.

Phase III of the Condominium is comprised of four (4) two (2) story Buildings of wood frame construction, asphalt roof, electric heat, and vinyl siding. The Buildings contains a total of thirty-two (32) units.

EXHIBIT C-A2

EDGEWATER GARDENS CONDOMINIUM

PHASE I – BUILDING 11 – 17; PHASE II – BUILDING 2-4, BUILDING 6-8,  
BUILDING 10-14; PHASE III – BUILDINGS 32-34, 36-38, 40-42, 44-46

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	1.4425%
11B	Second Floor	644	3	Hallway and Deck	1.4425%
11C	Second Floor	738	4	Hallway and Deck	1.5107%
11-D	First Floor	738	4	Hallway and Deck	1.5107%
17A	First Floor	738	4	Hallway and Deck	1.5107%
17B	Second Floor	738	4	Hallway and Deck	1.5107%
17C	Second Floor	644	3	Hallway and Deck	1.4425%
17D	First Floor	644	3	Hallway and Deck	1.4425%
2A	First Floor	738	4	Hallway and Deck	1.5107%

2B	Second Floor	738	4	Hallway and Deck	1.5107%
2C	Second Floor	644	3	Hallway and Deck	1.4425%
2D	First Floor	644	3	Hallway and Deck	1.4425%
4A	First Floor	644	3	Hallway and Deck	1.4425%
4B	Second Floor	644	3	Hallway and Deck	1.4425%
4C	Second Floor	738	4	Hallway and Deck	1.5107%
4D	First Floor	738	4	Hallway and Deck	1.5107%
6A	First Floor	738	4	Hallway and Deck	1.5107%
6B	Second Floor	738	4	Hallway and Deck	1.5107%
6C	Second Floor	644	3	Hallway and Deck	1.4425%
6D	First Floor	644	3	Hallway and Deck	1.4425%
8A	First Floor	644	3	Hallway and Deck	1.4425%
8B	Second Floor	644	3	Hallway and Deck	1.4425%
8C	Second Floor	738	4	Hallway and Deck	1.5107%

8D	First Floor	738	4	Hallway and Deck	1.5107%
10A	First Floor	644	3	Hallway and Deck	1.4425%
10B	Second Floor	644	3	Hallway and Deck	1.4425%
10C	Second Floor	644	3	Hallway and Deck	1.4425%
10D	First Floor	644	3	Hallway and Deck	1.4425%
12A	First Floor	644	3	Hallway and Deck	1.4425%
12B	Second Floor	644	3	Hallway and Deck	1.4425%
12C	Second Floor	644	3	Hallway and Deck	1.4425%
12D	First Floor	644	3	Hallway and Deck	1.4425%
14A	First Floor	644	3	Hallway and Deck	1.4425%
14B	Second Floor	644	3	Hallway and Deck	1.4425%
14C	Second Floor	644	3	Hallway and Deck	1.4425%
14D	First Floor	644	3	Hallway and Deck	1.4425%
32A	First Floor	738	4	Hallway and Deck	1.5107%

32B	Second Floor	738	4	Hallway and Deck	1.5107%
32C	First Floor	644	3	Hallway and Deck	1.4425%
32D	First Floor	644	3	Hallway and Deck	1.4425%
34A	First Floor	644	3	Hallway and Deck	1.4425%
34B	Second Floor	644	3	Hallway and Deck	1.4425%
34C	Second Floor	738	4	Hallway and Deck	1.5107%
34D	First Floor	738	4	Hallway and Deck	1.5107%
36A	First Floor	738	4	Hallway and Deck	1.5107%
36B	Second Floor	738	4	Hallway and Deck	1.5107%
36C	Second Floor	644	3	Hallway and Deck	1.4425%
36D	First Floor	644	3	Hallway and Deck	1.4425%
38A	First Floor	644	3	Hallway and Deck	1.4425%
38B	Second Floor	644	3	Hallway and Deck	1.4425%
38C	Second Floor	738	4	Hallway and Deck	1.5107%

38D	First Floor	738	4	Hallway and Deck	1.5107%
40A	First Floor	738	4	Hallway and Deck	1.5107%
40B	Second Floor	738	4	Hallway and Deck	1.5107%
40C	Second Floor	644	3	Hallway and Deck	1.4425%
40D	First Floor	644	3	Hallway and Deck	1.4425%
42A	First Floor	644	3	Hallway and Deck	1.4425%
42B	Second Floor	644	3	Hallway and Deck	1.4425%
42C	Second Floor	738	4	Hallway and Deck	1.5107%
42D	First Floor	738	4	Hallway and Deck	1.5107%
44A	First Floor	738	4	Hallway and Deck	1.5107%
44B	Second Floor	738	4	Hallway and Deck	1.5107%
44C	Second Floor	644	3	Hallway and Deck	1.4425%
44D	First Floor	644	3	Hallway and Deck	1.4425%
46A	First Floor	644	3	Hallway and Deck	1.4425%

46B	Second Floor	644	3	Hallway and Deck	1.4425%
46C	Second Floor	738	4	Hallway and Deck	1.5107%
46D	First Floor	738	4	Hallway and Deck	1.5107%

\* not including storage areas in basement.

EXHIBIT D-A2

EDGEWATER GARDENS CONDOMINIUM

PHASE I, II & III

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-A2

EDGEWATER GARDENS CONDOMINIUM

PHASE I, II & III

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, as amended by an updated plan adding certain parking spaces dated January 30, 2007 and recorded herewith. 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 342, Pages 95-97; and Phase III Master Floor Plans, dated January 12, 2007, prepared by Carlson & Schmitt Architects, Inc., and also recorded herewith in said Registry.

DONALD E. ASHE, REGISTER  
HAMPDEN COUNTY REGISTRY OF DEEDS