

AMENDMENT TO MASTER DEED

Pursuant to Paragraph 15 of the MASTER DEED of ALVORD PLACE COMMUNITY CONDOMINIUM dated November 22, 1989 and recorded in the Hampshire County Registry of Deeds in Book 3483 at Page 105, and pursuant to a reservation of the right to add additional units as set forth in Amendment to Master Deed dated July 22, 1993, and recorded with the Hampshire County Registry of Deeds in Book 4722, Page 321, as extended by Agreement dated June 25, 1997 and recorded as aforesaid in Book 5149, Page 306, CENTER EDGE, INC., a Massachusetts corporation of P.O. Box 147, South Hadley, Hampshire County, Massachusetts (hereinafter referred to as "SPONSOR") hereby amends the above mentioned MASTER DEED by submitting Units 501, 503, 505, 507 and 509 in Phase V-F, and the land described as V-F in Exhibit A-28 of the Master Deed, and Units 500, 502, 504, 506 and 510 in Phase V-E, and the land in Phase V-E as described on Exhibit A-27 of the Master Deed in Phase V to the provisions of Chapter 183A of the General Laws of Massachusetts and the provisions of the MASTER DEED of ALVORD PLACE COMMUNITY CONDOMINIUM and the By-Laws and Rules and Regulations of the ALVORD PLACE COMMUNITY CONDOMINIUM TRUST. Units 500, 501, 502, 503, 504, 505, 506, 507, 509, and 510 are located and shown on plans entitled "Alvord Place Community Site Plan Units 500-507, 509-510 for Center Edge, Inc., Town of South Hadley, Hampshire County, Massachusetts, Hill Engineers, Architects, Planners, P.O. Box 293 - 50 Depot Street, Dalton, Ma. 01226 - (413) 684-0925...Date November 13, 1998;" "Alvord Place Community Floor Plans Units 501, 503, 505, 507, and 509 For Center Edge, Inc., Town of South Hadley, Hampshire County, Massachusetts, Hill Engineers, Architects, Planners, P.O. Box 293- 50 Depot Street, Dalton, Ma. 01226 - (413) 684-0925...Date November 13, 1998;" to be recorded with the Hampshire County Registry of Deeds herewith, and "Alvord Place Community Site Plan Units 500, 502, 504, 506 and 510 for Center Edge, Inc., Town of South Hadley, Hampshire County, Massachusetts, Hill Engineers, Architects, Planners, P. O. Box 293 - 50 Depot Street, Dalton, Ma 01226 - (413) 684-0925...Date November 13, 1998;" to be recorded with the Hampshire County Registry of Deeds herewith..

Sponsor hereunder specifically continues to reserve the right to add additional units to the Alvord Place Community Condominium to be located on the land described as Phase IV-A, Phase IV-B, Phase V-A, Phase V-B, Phase V-C, Phase V, Phase V-E and Phase V-F.

Description of Land and Buildings:

Phase V-E consists of the land described on Exhibit "A-27" of the aforesaid Master Deed, as amended, and is incorporated by reference herein and made a part of this Amendment. Phase V-E has five (5) full units and five (5) buildings being Units 500, 502, 504, 506 and 510 and Part of Building in which unit 40 is located as shown on plan filed herewith; however, Sponsor reserves the right to add buildings and units to said parcel and make the same part of the Alvord Place Community Condominium.

Phase V-F consists of the land described on Exhibit "A-28" of the aforesaid Master Deed, as amended, and is incorporated by reference herein and made a part of this Amendment. Currently, Phase V-F has five (5) units and Five (5) buildings being Units 501, 503, 505, 507 and 509. Sponsor reserves the right to add buildings and units to said parcel and make the same part of the Alvord Place Community Condominium.

The Unit Buildings contain a full basement and one (1) story. All Unit Buildings are constructed of concrete foundations, wood frame construction, all buildings are covered with vinyl siding and an asphalt shingle roof and some architectural woodwork.

All units are served by Town of South Hadley sewer and water, each unit has a separate meter for water, gas and electricity which is located in the building. The Buildings have gas hot-air heating and gas hot water heaters. Each Unit Building and unit have Hurd Therma Windows and sliders. Each unit is wired and are set for air conditioning, central vacuum cleaners, telephone and cable television. Each unit shall include a range hood, garbage disposal and dishwasher. Each unit shall have a washer and dryer hookup.

Parking Spaces: Surface Spaces and Garages:

With respect to the units added by this Amendment, Units 500, 501, 502, 503, 504, 505, 506, 507, 509 and 510 all have a garage contained in the unit. All units have driveways serving such unit and each unit owner shall have the exclusive right to use the driveway serving such unit. The balance of the surface parking is on street parking and all parking on street must comply with the Town of South Hadley Parking Ordinances. The exclusive right to use driveway parking is an appurtenant right to the unit which the driveway serves and is not to be conveyed separately from the unit and can only be conveyed with the unit.

Designation of Units and Their Boundaries:

(a) The Units. The Units, and the designations, locations, approximate areas of living space number and composition of rooms, Common Elements immediately accessible thereto, and the Beneficial Interests of each Unit are as set forth in Exhibit B attached hereto and made a part hereof, and as shown on the Plans. Notwithstanding the foregoing, the Beneficial Interests listed in Exhibit B are subject to adjustment in accordance with the provisions of Subparagraph A of Paragraph 9 of the Master Deed.

Each Unit Owner may at any time and from time to time change the use and designation of any room or space within such Unit Owner's Unit, subject always to provisions of Paragraph 13 of the Master Deed.

Each Unit shall have appurtenant thereto the perpetual exclusive rights and easements, exercisable subject to and in accordance with the provisions and requirements of Paragraph 13 of the Master Deed and the provisions of the Trust and the Rules and Regulations promulgated

pursuant thereto: (a) to use the driveway serving such Unit; (b) to use the entry way walk serving such Unit. Such rights and easements shall not, in any event, be severed from ownership of the Unit to which they are appurtenant.

Each Unit shall also have appurtenant thereto a perpetual right and easement together with other Units to use the common on street parking space subject to and in accordance with the provisions and requirements of Paragraph 13 of the Master Deed and the provisions of the Trust and the Rules and Regulations promulgated pursuant thereto.

Each Unit Owner shall be responsible for cleaning and removing snow from any deck or patio which such Unit Owner owns. Each Unit Owner shall be responsible for keeping in a neat condition the landscaping and grounds within the boundaries of any landscaped patio which such Unit Owner owns, and for keeping the shrubbery and other flora thereon in a neat and healthy condition.

(b) Boundaries of Units. The boundaries of each of the Units with respect to the floors, ceilings, walls separating each Unit from other Units and from the Common Elements, doors and windows thereof are as follows:

- (i) Foundation: The exterior surface of the concrete foundation walls and floors.
- (ii) Roof: The plane of the exterior surface of the roof shingles including gutters and exterior downspouts.
- (iii) Building Walls: The plane of the exterior surface of vinyl siding and architectural woodwork or other exterior siding covering the Building.
- (iv) Exterior Doors and Windows: As to doors leading outside the exterior surface of the doors and the exterior surface of the door frame; as to windows the exterior surface of the glass and of the sash (or in the case of storm windows, the exterior surface of the storm window glass, screen and frame), and the exterior surface of the window frame.
- (v) Chimney: The exterior surface of the chimney.
- (vi) Patios: The exterior surface of any decks or patios intending that all decks and patios be part of a Unit.

Provided, however, that no structural components of the Unit Buildings, and no equipment, pipes, wires, conduits, ducts, flues, shafts, or public utility lines situated within a Unit and forming part of any system serving one or more other Units or the Common Elements, shall be deemed to be a part of said Unit.

Common Elements

The Common Elements consist of the property, as defined above, exclusive of the Units, including, without limitation, the following:

(a) The Phase I (A), (B), (C), (E), (F) and (G) and Phase II (A), (B), (C) and (D) and Phase III (A), (B), (C), (D), (E) and Phase IV (A), (B), (C), (D), (E) and (F) and Phase V (A), (B), (C), (D), (E) and (F) parcels and subject to rights, easements and restrictions set forth in the Master Deed (Including, without limitation, the Phasing Rights and the Sponsor's Rights set forth in Subparagraph A of Paragraph 15 of said Master Deed and the reservation set forth in this amendment), and in instruments referred to in Exhibit A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12, A13, A14, A15, A16, A17, A18, A23, A24, A25, A26, A27 and A-28 of said Master Deed as amended and together with the benefit of rights and easements, if any, set forth in instruments referred to in Exhibit A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12, A13, A14, A15, A16, A17, A18, A23, A24, A25, A26, A27 and A28 of said Master Deed as amended;

(b) After recording of the Phase VI Master Deed, (if the Master Deed is recorded), the Common Elements shall also include such additional Phase parcels and improvements subject to rights, easements and restrictions set forth in the Master Deed and subsequent amendments (including, without limitation, the Phasing Right and the Sponsor's rights set forth in Subparagraph 15 of said Master Deed), and subject to rights, easements and restrictions of record, if any, existing as of the time of the recording of such additional Phase Master Deeds, and together with the benefit of rights and easements, if any, set forth in instruments of record existing as of the time of the recording of such additional Phase Master Deeds.

(c) All equipment, conduits, pipes, chutes, ducts, shafts, plumbing, wiring, flues, and other facilities for the furnishing of utility services or waste removal which are contained in portions of the Unit Building contributing to the structure or support thereof, and all such facilities contained within any Unit which serve parts of the unit Buildings other than the Unit within which such facilities are contained, together with an easement of access thereto for maintenance repair, and replacement;

(d) Installation of utility services in; or under the Land, including all equipment attendant thereto (but not including equipment contained within and servicing a single Unit);

(e) All common equipment wherever located in, on or around the Buildings;

(f) The Surface Parking Spaces;

(g) All other apparatus and installations existing in, on or over the Land for common use, or necessary or convenient to the existence, maintenance or safety of the Buildings; and

(h) All other items listed as such in Chapter 183A and located on the Land.

(i) The yards, lawns, gardens, driveways, walkways, paths, passageways and the improvements thereon and including walks, screens, fences, bulkheads, railings and steps and provided that each Unit Owner shall have an easement for the exclusive use of any driveway or entry walkway providing access to that Unit.

The Common Elements shall be subject to the provisions of the Master Deed and of the Trust, and to Rules and Regulations promulgated pursuant to the Trust with respect to the use thereof.

The Owners of each Unit shall be entitled to use the Common Areas and Facilities in accordance with their intended use and shall own an undivided interest in the Common Areas and Facilities in the percentage set forth in Exhibit "B" hereto for such Unit. The Common Areas and Facilities shall be used, owned, and regulated in accordance with and subject to the provisions of the Master Deed, Alvord Place Community Condominium Trust, and its By-Laws as now exists or as may from time to time be amended, and subject also to the Rules and Regulations promulgated pursuant thereto. The percentage of undivided interest in the Common Areas and Facilities shall not be separated from the Unit to which it appertains, and shall be deemed to be conveyed or encumbered with the Unit even though such interest is not expressly mentioned or described in the conveyance mortgage or other instrument.

Pipes, Wires, Flues, Ducts, Conduits, Public Utility Lines and other Common Elements Located Inside of Units:

Right of Access: Each Unit Owner shall have an easement in common with the Owners of all other Units to use all pipes, wires, ducts, flues, cables, conduits, public utility lines, and other common elements located in any of the other Units or elsewhere in the condominium and serving his Unit. Each Unit shall be subject to an easement in favor of the Owners of all other Units to use the pipes, wires, ducts, flues, cables, conduits, public utility lines and other common elements located in such Unit and serving other Units. The Trustees, manager, the managing agent, or any other person authorized by the Trustees or by the manager or the managing agent, shall have a right of access to each Unit (and through each Unit to any common elements accessible therefrom), and to the common elements the exclusive use of which are appurtenant to the Unit, at reasonable times and upon reasonable notice except in emergencies, for the purpose of making inspections or for the purpose of correcting any conditions originating in any Unit which threaten another Unit or a common element or for the purpose of performing installations, alterations, repairs or replacements to the mechanical, plumbing, electrical or utility services or other common elements (or appurtenant to) any Unit or elsewhere in the Buildings and including, without limitation, installations, alterations, repairs or replacements, of and to, heat and hot water systems, water pressure reducers and water main shut-offs, for the purpose of installing meters that will measure separately the flow of heating fuel and/or hot water serving each Unit, or for the purpose of performing the work described in the Trust. In case of an emergency, such right of entry shall be immediate and shall not require notice.

Encroachments: If any portion of the Common Elements or Buildings and improvements now encroaches upon any Unit, or if any Unit now encroaches upon any other Unit or upon any portion of the Common Elements or upon any portion of the Buildings and improvements, or if any such encroachments shall occur hereafter as a result of the construction, reconstruction, repair, shifting, settlement or movement of any portion of the property or as a result of condemnation or eminent domain proceedings, then a valid easement shall exist for such encroachment and for the maintenance of the same so long as such encroachment exists.

Plans: Simultaneously with the recording hereof there has been recorded Site Plans and Floor Plans for Units 500, 501, 502, 503, 504, 505, 506, 507, 509 and 510, showing the layout, location, Unit number and dimensions of Units 500, 501, 502, 503, 504, 505, 506, 507, 509 and 510, stating the number and dimension of the Buildings, and bearing the verified statement of a registered architect or engineer certifying that the Plan fully and accurately depict the layout, location, Unit number, dimensions and approximate area of the Unit as built.

Use of the Buildings and Units; and Restrictions of Use of the Buildings in Units:

The purposes for which the Buildings and the Units and Common Areas are intended to be used in Phase V-E and Phase V-F are the same as those set forth in Paragraph No. 13 of the original MASTER DEED which are incorporated herein by reference thereto.

Other Provisions: All the Units, Buildings, improvements, and land included in Phase V-E and Phase V-F are subject to the provisions of the MASTER DEED of ALVORD PLACE COMMUNITY CONDOMINIUM and to the provisions of the By-Laws, DECLARATION OF TRUST and Rules and Regulations of the ALVORD PLACE COMMUNITY CONDOMINIUM which are currently recorded in the Hampshire County Registry of Deeds in Book 3483 at Page 105, as amended, and which are incorporated herein by reference thereto.

The Sponsor for itself, its contractors, its employees, agents and independent contractors, reserves the right to pass and repass over the roads and ways in Alvord Place Community Condominium and reserves the right to install utilities including but not limited to water, sanitary and storm sewers, electricity, gas, telephone and cable television in the land and streets and ways of Alvord Place Community Condominium for the benefit of adjoining land of Sponsor and Sponsor hereby grants to the unit owners of Alvord Place Community Condominium, their successors, assigns, invitees, guests, contractors, the right to use so much of the road currently existing on Sponsor's adjoining property for access to their units and for placement of utility lines within said way.

EXHIBIT "B"Unit Description

UNIT NO.	UNIT TYPE	NUMBER OF ROOMS	APPROXIMATE SQUARE FOOTAGE LIVING SPACE
500	Windrow II	5 rooms, hall, 2 full baths, one car garage and a deck	1,300
501	Windrow II	5 rooms, hall, 2 full baths, one car garage and a deck	1,300
502	Windrow II	5 rooms, hall, 2 full baths, one car garage and a deck	1,300
503	Windrow II	5 rooms, hall, 2 full baths, one car garage and a deck with walkout basement	1,300
504	Windrow II	5 rooms, hall, 2 full baths, one car garage and a deck with walkout basement	1,300
505	Windrow II	5 rooms, hall, 2 full baths, one car garage and a deck with walkout basement	1,300
506	Windrow II	5 rooms, hall, 2 full baths, one car garage and a deck with walkout basement	1,300
507	Windrow II	5 rooms, hall, 2 full baths, one car garage and a deck with walkout basement	1,300
509	Windrow II	5 rooms, hall, 2 full baths, one car garage and a deck with walkout basement	1,300
510	Windrow II	5 rooms, hall, 2 full baths, one car garage and a deck with walkout basement	1,300

EXHIBIT "B"

PERCENTAGE INTEREST FOR ALVORD PLACE COMMUNITY CONDOMINIUM

Unit No.	After Phase III(B)	After Phase III(E)	After Phase Dated 7/ /93	After Phase Dated 3/ /94	After Phase Dated 6/ /94	After Phase Dated 12/ /94	After Phase Dated 9/ /95	After Phase Dated 2/13/96	After Phase Dated 9/ /96	After Phase Dated 2/ /98	After Phase Dated 7/ /98	After Phase Dated 12/ /98
100	1.73	1.39	1.28	1.25	1.17	1.13	1.12	1.08	1.04	0.91	0.87	0.82
101	1.54	1.24	1.14	1.11	1.05	1.00	0.99	0.95	0.92	0.81	0.77	0.71
102	1.31	1.06	0.97	0.94	0.90	0.86	0.85	0.82	0.79	0.70	0.67	0.61
103	1.02	0.82	0.75	0.73	0.69	0.66	0.65	0.64	0.62	0.54	0.52	0.47
104	1.40	1.14	1.05	1.01	0.96	0.92	0.91	0.87	0.84	0.74	0.71	0.65
105	1.27	1.03	0.94	0.92	0.87	0.83	0.82	0.79	0.77	0.67	0.65	0.59
106	1.54	1.24	1.14	1.11	1.05	1.00	0.99	0.95	0.92	0.81	0.77	0.71
107	1.54	1.24	1.14	1.11	1.05	1.00	0.99	0.95	0.92	0.81	0.77	0.71
108	1.40	1.14	1.05	1.01	0.96	0.92	0.91	0.87	0.84	0.74	0.71	0.65
109	1.27	1.03	0.94	0.92	0.87	0.83	0.82	0.79	0.77	0.67	0.65	0.59
110	1.73	1.39	1.28	1.25	1.17	1.13	1.12	1.08	1.04	0.91	0.87	0.82
111	1.02	0.82	0.75	0.73	0.69	0.66	0.65	0.64	0.62	0.54	0.52	0.47
112	1.67	1.34	1.23	1.19	1.13	1.08	1.07	1.03	1.00	0.89	0.85	0.79
113	1.18	0.96	0.88	0.84	0.81	0.77	0.76	0.73	0.72	0.63	0.60	0.55
114	1.31	1.06	0.97	0.94	0.90	0.86	0.85	0.82	0.79	0.70	0.67	0.61
115	1.54	1.24	1.14	1.11	1.05	1.00	0.99	0.95	0.92	0.81	0.77	0.71
116	1.40	1.14	1.05	1.01	0.96	0.92	0.91	0.87	0.84	0.74	0.71	0.65
117	1.02	0.82	0.75	0.73	0.69	0.66	0.65	0.64	0.62	0.54	0.52	0.47
118	1.54	1.24	1.14	1.11	1.05	1.00	0.99	0.95	0.92	0.81	0.77	0.71
119	1.40	1.14	1.05	1.01	0.96	0.92	0.91	0.87	0.84	0.74	0.71	0.65
120	1.67	1.34	1.23	1.19	1.13	1.08	1.07	1.03	1.00	0.89	0.85	0.79
121	1.54	1.24	1.14	1.11	1.05	1.00	0.99	0.95	0.92	0.81	0.77	0.71
122	1.27	1.03	0.94	0.92	0.87	0.83	0.82	0.79	0.77	0.67	0.65	0.59
123	1.02	0.82	0.75	0.73	0.69	0.66	0.65	0.64	0.62	0.54	0.52	0.47
124	1.18	0.96	0.88	0.84	0.81	0.77	0.76	0.73	0.72	0.63	0.60	0.55

EXHIBIT "B"

PERCENTAGE INTEREST FOR ALVORD PLACE COMMUNITY CONDOMINIUM

Unit No.	After Phase III(B)	After Phase III(E)	After Phase Dated 7/ /93	After Phase Dated 3/ /94	After Phase Dated 6/ /94	After Phase Dated 12/ /94	After Phase Dated 9/ /95	After Phase Dated 2/13/96	After Phase Dated 9/ /96	After Phase Dated 2/ /98	After Phase Dated 7/ /98	After Phase Dated 12/ /98
1	1.02	0.82	0.75	0.73	0.69	0.66	0.65	0.64	0.62	0.54	0.52	0.47
2	1.14	0.92	0.85	0.82	0.78	0.75	0.74	0.72	0.70	0.61	0.59	0.53
3	1.27	1.03	0.94	0.92	0.87	0.83	0.82	0.79	0.77	0.67	0.65	0.59
4	1.40	1.14	1.05	1.01	0.96	0.92	0.91	0.87	0.84	0.74	0.71	0.65
5	1.40	1.14	1.05	1.01	0.96	0.92	0.91	0.87	0.84	0.74	0.71	0.65
6	1.14	0.92	0.85	0.82	0.78	0.75	0.74	0.72	0.70	0.61	0.59	0.53
7	1.60	1.29	1.19	1.15	1.08	1.05	1.04	0.99	0.96	0.86	0.82	0.76
8	1.67	1.34	1.23	1.19	1.13	1.08	1.07	1.03	1.00	0.89	0.85	0.79
9	1.02	0.82	0.75	0.73	0.69	0.66	0.65	0.64	0.62	0.54	0.52	0.47
10	1.40	1.14	1.05	1.01	0.96	0.92	0.91	0.87	0.84	0.74	0.71	0.65
11	1.27	1.03	0.94	0.92	0.87	0.83	0.82	0.79	0.77	0.67	0.65	0.59
12	1.55	1.25	1.16	1.12	1.05	1.02	1.01	0.96	0.93	0.82	0.78	0.73
13	1.55	1.25	1.16	1.12	1.05	1.02	1.01	0.96	0.93	0.82	0.78	0.73
14	1.29	1.05	0.96	0.93	0.88	0.85	0.84	0.81	0.78	0.69	0.66	0.60
15	1.20	0.97	0.90	0.87	0.82	0.79	0.77	0.75	0.73	0.64	0.61	0.56
16	1.04	0.83	0.77	0.74	0.70	0.67	0.66	0.65	0.63	0.55	0.53	0.49
17	1.55	1.25	1.16	1.12	1.05	1.02	1.01	0.96	0.93	0.82	0.78	0.73
200	1.42	1.14	1.06	1.03	0.97	0.93	0.92	0.88	0.85	0.75	0.72	0.66
202	1.04	0.83	0.77	0.74	0.70	0.67	0.66	0.65	0.63	0.55	0.53	0.49
204	1.29	1.05	0.96	0.93	0.88	0.85	0.84	0.81	0.78	0.69	0.66	0.60
206	1.42	1.14	1.06	1.03	0.97	0.93	0.92	0.88	0.85	0.75	0.72	0.66
208	1.04	0.83	0.77	0.74	0.70	0.67	0.66	0.65	0.63	0.55	0.53	0.49
210	1.29	1.05	0.96	0.93	0.88	0.85	0.84	0.81	0.78	0.69	0.66	0.60
212	1.04	0.83	0.77	0.74	0.70	0.67	0.66	0.65	0.63	0.55	0.53	0.49
201	1.55	1.25	1.16	1.12	1.05	1.02	1.01	0.96	0.93	0.82	0.78	0.73
203	1.04	0.83	0.77	0.74	0.70	0.67	0.66	0.65	0.63	0.55	0.53	0.49

EXHIBIT "B"

PERCENTAGE INTEREST FOR ALVORD PLACE COMMUNITY CONDOMINIUM

Unit No.	After Phase III(B)	After Phase III(E)	After Phase Dated 7/ /93	After Phase Dated 3/ /94	After Phase Dated 6/ /94	After Phase Dated 12/ /94	After Phase Dated 9/ /95	After Phase Dated 2/13/96	After Phase Dated 9/ /96	After Phase Dated 2/ /98	After Phase Dated 7/ /98	After Phase Dated 12/ /98
205	1.42	1.14	1.06	1.03	0.97	0.93	0.92	0.88	0.85	0.75	0.72	0.66
207	1.29	1.05	0.96	0.93	0.88	0.85	0.84	0.81	0.78	0.69	0.66	0.60
209	1.42	1.14	1.06	1.03	0.97	0.93	0.92	0.88	0.85	0.75	0.72	0.66
211	1.04	0.83	0.77	0.74	0.70	0.67	0.66	0.65	0.63	0.55	0.53	0.49
213	1.29	1.05	0.96	0.93	0.88	0.85	0.84	0.81	0.78	0.69	0.66	0.60
214	1.55	1.25	1.16	1.12	1.05	1.02	1.01	0.96	0.93	0.82	0.78	0.73
215	1.04	0.83	0.77	0.74	0.70	0.67	0.66	0.65	0.63	0.55	0.53	0.49
216	1.20	0.97	0.90	0.87	0.82	0.79	0.77	0.75	0.73	0.64	0.61	0.56
217	1.55	1.25	1.16	1.12	1.05	1.02	1.01	0.96	0.93	0.82	0.78	0.73
218	1.29	1.05	0.96	0.93	0.88	0.85	0.84	0.81	0.78	0.69	0.66	0.60
219	1.42	4.14	1.06	1.03	0.97	0.93	0.92	0.88	0.85	0.75	0.72	0.66
19	1.34	1.08	1.00	0.96	0.91	0.88	0.87	0.84	0.80	0.71	0.68	0.63
21	1.06	0.87	0.80	0.78	0.74	0.70	0.69	0.68	0.66	0.58	0.55	0.51
22	1.34	1.08	1.00	0.96	0.91	0.88	0.87	0.84	0.80	0.71	0.68	0.63
23	1.60	1.29	1.19	1.15	1.08	1.05	1.04	0.99	0.96	0.86	0.82	0.76
24	1.06	0.87	0.80	0.78	0.74	0.70	0.69	0.68	0.66	0.58	0.55	0.51
25	1.34	1.08	1.00	0.96	0.91	0.88	0.87	0.84	0.80	0.71	0.68	0.63
27	1.06	0.87	0.80	0.78	0.74	0.70	0.69	0.68	0.66	0.58	0.55	0.51
29	1.60	1.29	1.19	1.15	1.08	1.05	1.04	0.99	0.96	0.86	0.82	0.76
18	1.34	1.08	1.00	0.96	0.91	0.88	0.87	0.84	0.80	0.71	0.68	0.63
20	1.47	1.18	1.09	1.06	0.99	0.96	0.95	0.91	0.89	0.79	0.75	0.69
300	1.60	1.29	1.19	1.15	1.08	1.05	1.04	0.99	0.96	0.86	0.82	0.76
302	1.47	1.18	1.09	1.06	0.99	0.96	0.95	0.91	0.89	0.79	0.75	0.69
304	1.06	0.87	0.80	0.78	0.74	0.70	0.69	0.68	0.66	0.58	0.55	0.51

EXHIBIT "B"

PERCENTAGE INTEREST FOR ALVORD PLACE COMMUNITY CONDOMINIUM

Unit No.	After Phase III(B)	After Phase III(E)	After Phase Dated 7/ /93	After Phase Dated 3/ /94	After Phase Dated 6/ /94	After Phase Dated 12/ /94	After Phase Dated 9/ /95	After Phase Dated 2/13/96	After Phase Dated 9/ /96	After Phase Dated 2/ /98	After Phase Dated 7/ /98	After Phase Dated 12/ /98
301	1.08	1.00	0.96	0.91	0.88	0.87	0.84	0.80	0.71	0.68	0.63	
303	1.01	0.93	0.90	0.85	0.82	0.80	0.78	0.75	0.66	0.63	0.58	
305	0.87	0.80	0.78	0.74	0.70	0.69	0.68	0.66	0.58	0.55	0.51	
307	0.92	0.85	0.82	0.78	0.75	0.74	0.72	0.70	0.60	0.59	0.53	
309	1.08	1.00	0.96	0.91	0.88	0.87	0.84	0.80	0.71	0.68	0.63	
311	1.01	0.93	0.90	0.85	0.82	0.81	0.78	0.75	0.66	0.63	0.58	
306	1.08	1.00	0.96	0.91	0.88	0.87	0.84	0.80	0.71	0.68	0.63	
308	1.29	1.19	1.15	1.08	1.05	1.04	0.99	0.96	0.86	0.82	0.76	
310	1.08	1.00	0.96	0.91	0.88	0.87	0.84	0.80	0.71	0.68	0.63	
312	1.29	1.19	1.15	1.08	1.05	1.04	0.99	0.96	0.86	0.82	0.76	
314	1.39	1.28	1.25	1.17	1.13	1.12	1.08	1.04	0.91	0.87	0.82	
316	0.98	0.90	0.87	0.83	0.79	0.78	0.76	0.74	0.65	0.62	0.57	
318	1.18	1.09	1.06	0.99	0.96	0.95	0.91	0.89	0.79	0.75	0.69	
319	1.39	1.28	1.25	1.17	1.13	1.12	1.08	1.04	0.91	0.87	0.82	
317	0.92	0.85	0.82	0.78	0.75	0.74	0.72	0.70	0.61	0.59	0.53	
315	1.08	1.00	0.96	0.91	0.88	0.87	0.84	0.80	0.71	0.68	0.63	
313	0.87	0.80	0.78	0.74	0.70	0.69	0.68	0.66	0.58	0.55	0.51	
26	0.90	0.87	0.83	0.79	0.78	0.76	0.74	0.65	0.62	0.57		
28	1.06	1.03	0.98	0.94	0.93	0.89	0.86	0.76	0.73	0.67		
30	0.85	0.82	0.78	0.75	0.74	0.72	0.70	0.61	0.59	0.53		
31	1.06	1.03	0.98	0.94	0.93	0.89	0.86	0.76	0.73	0.67		
32	1.06	1.03	0.98	0.94	0.93	0.89	0.86	0.76	0.73	0.67		
33	1.00	0.96	0.91	0.88	0.87	0.84	0.80	0.71	0.68	0.63		
54	1.16	1.13	1.06	1.02	1.00	0.97	0.94	0.84	0.80	0.74		

EXHIBIT "B"

PERCENTAGE INTEREST FOR ALVORD PLACE COMMUNITY CONDOMINIUM

Unit No.	After Phase III(B)	After Phase III(E)	After Phase Dated 7/ /93	After Phase Dated 3/ /94	After Phase Dated 6/ /94	After Phase Dated 12/ /94	After Phase Dated 9/ /95	After Phase Dated 2/13/96	After Phase Dated 9/ /96	After Phase Dated 2/ /98	After Phase Dated 7/ /98	After Phase Dated 12/ /98
56			1.09	1.06	0.99	0.96	0.95	0.91	0.89	0.79	0.75	0.69
58			1.33	1.29	1.22	1.17	1.15	1.12	1.08	0.95	0.92	0.85
42				1.19	1.13	1.08	1.07	1.03	1.00	0.89	0.85	0.79
49				1.03	0.98	0.94	0.93	0.89	0.86	0.76	0.73	0.67
34					0.98	0.94	0.93	0.89	0.86	0.76	0.73	0.67
36					0.78	0.75	0.74	0.72	0.70	0.61	0.59	0.53
38					0.98	0.94	0.93	0.89	0.86	0.76	0.73	0.67
40					0.83	0.79	0.78	0.76	0.74	0.65	0.62	0.57
47					0.98	0.94	0.93	0.89	0.86	0.76	0.73	0.67
51					0.91	0.88	0.87	0.84	0.80	0.71	0.68	0.63
44						1.08	1.07	1.03	1.00	0.89	0.85	0.79
59						0.95	0.94	0.90	0.87	0.78	0.74	0.68
61						0.95	0.94	0.90	0.87	0.78	0.74	0.68
63						0.95	0.94	0.90	0.87	0.78	0.74	0.68
46							1.15	1.12	1.08	0.95	0.92	0.85
39								0.89	0.86	0.76	0.73	0.67
41								0.89	0.86	0.76	0.73	0.67
43								0.89	0.86	0.76	0.73	0.67
45								0.89	0.86	0.76	0.73	0.67
53								0.76	0.74	0.65	0.62	0.57
55								0.76	0.74	0.65	0.62	0.57
37									0.74	0.65	0.62	0.57
48									1.08	0.95	0.92	0.85
400										0.83	0.79	0.72
401										0.74	0.71	0.65

EXHIBIT "B"

PERCENTAGE INTEREST FOR ALVORD PLACE COMMUNITY CONDOMINIUM

Unit No.	After Phase III(B)	After Phase III(E)	After Phase Dated 7/ /93	After Phase Dated 3/ /94	After Phase Dated 6/ /94	After Phase Dated 12/ /94	After Phase Dated 9/ /95	After Phase Dated 2/13/96	After Phase Dated 9/ /96	After Phase Dated 2/ /98	After Phase Dated 7/ /98	After Phase Dated 12/ /98
402										0.88	0.84	0.78
403										0.88	0.84	0.78
404										0.88	0.84	0.78
405										0.88	0.84	0.78
407										0.83	0.79	0.72
409										0.83	0.79	0.72
411										1.09	1.03	0.95
413										1.09	1.03	0.95
415										0.99	0.91	0.84
417										0.94	0.91	0.84
418										0.94	0.91	0.84
406										0.84	0.84	0.78
408										0.84	0.84	0.78
410										0.84	0.84	0.78
412										0.91	0.91	0.84
414										0.91	0.91	0.84
500												0.79
501												0.79
502												0.79
503												0.79
504												0.79
505												0.79
506												0.79
507												0.79
509												0.79
510												0.79

EXHIBIT "B"

Unit Description

UNIT NO.	UNIT TYPE	NUMBER OF ROOMS	APPROXIMATE SQUARE FOOTAGE LIVING SPACE
500	Windrow II	5 rooms, hall, 2 full baths, one car garage and a deck	1,300
501	Windrow II	5 rooms, hall, 2 full baths, one car garage and a deck	1,300
502	Windrow II	5 rooms, hall, 2 full baths, one car garage and a deck	1,300
503	Windrow II	5 rooms, hall, 2 full baths, one car garage and a deck with walkout basement	1,300
504	Windrow II	5 rooms, hall, 2 full baths, one car garage and a deck with walkout basement	1,300
505	Windrow II	5 rooms, hall, 2 full baths, one car garage and a deck with walkout basement	1,300
506	Windrow II	5 rooms, hall, 2 full baths, one car garage and a deck with walkout basement	1,300
507	Windrow II	5 rooms, hall, 2 full baths, one car garage and a deck with walkout basement	1,300
509	Windrow II	5 rooms, hall, 2 full baths, one car garage and a deck with walkout basement	1,300
510	Windrow II	5 rooms, hall, 2 full baths, one car garage and a deck with walkout basement	1,300

IN WITNESS WHEREOF, CENTER EDGE, INC. has caused this AMENDMENT TO THE MASTER DEED to be duly executed, sealed and delivered thereunto duly authorized as a sealed instrument this 29th day of January, 1998.

CENTER EDGE, INC.

By: Normand P. LeBlanc
NORMAND P. LEBLANC, Its President

By: Joan S. LeBlanc
JOAN S. LEBLANC, Its Treasurer

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, ss.

January 29, 1998

Then personally appeared the above-named NORMAND P. LEBLANC and JOAN S. LEBLANC, and acknowledged the foregoing to be the free act and deed of CENTER EDGE, INC., before me,

Paul D. Boudreau
PAUL D. BOUDREAU, Notary Public
My Commission Expires: 10/30/2003

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