



Bk: 7266Pg: 230 Page: 1 of 37
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Second Amendment of Master Deed

UPPER MAIN STREET CONDOMINIUMS formerly S & M Condominiums, Inc.

Know all Persons by These Presents,

That BOWLES ENTERPRISES, LLP, owner of seven of the eight units of Upper Main Street Condominiums, comprising 88% of the interests in Upper Main Street Condominiums, hereby amend the Restated Master Deed dated June 5, 2003 and recorded in the Hampshire Registry of Deeds in Book 7243, Page 107 as set forth in the Second Restated Master Deed attached hereto.

EXECUTED as a sealed instrument on this 19th day of June, 2003.

WITNESS:

BOWLES ENTERPRISES, LLP
Owner of 100% interest

By:

Charles W. Bowles, Managing Partner

APPROVED AND ASSENTED TO:

NORTHAMPTON COOPERATIVE BANK

By:

Lucille Cernak, Exec. V.P.

MARGINAL REFERENCE REQUESTED
BK 2400 PG 194

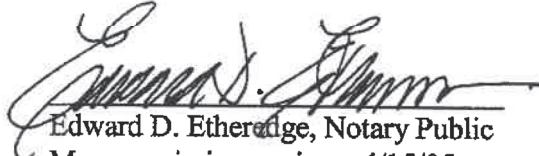
COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, SS.

June 19, 2003

Then personally appeared before me the above named Charles W. Bowles, as Managing Partner of Bowles Enterprises, LLP, and declared the foregoing instrument to be his free act and deed and the free act and deed of Bowles Enterprises, LLP.

Edward D. Etheredge
Notary Public
My Commission Expires
4/15/05


Edward D. Etheredge, Notary Public
My commission expires: 4/15/05

SECOND RESTATED CONDOMINIUM MASTER DEED

CONDOMINIUM MASTER DEED
UPPER MAIN STREET CONDOMINIUMS
229 – 233 MAIN STREET
NORTHAMPTON, MASSACHUSETTS

I. Creation of Condominium

The undersigned, CHARLES W. BOWLES, as Managing Partner of BOWLES ENTERPRISES, LLP, of 237 Main Street, Northampton, Hampshire County, Massachusetts, hereinafter called the "Declarant," being the sole owner of the land with the building thereon known as and numbered 229 – 233 and 235 Main Street, Northampton, Hampshire County, Massachusetts described on Exhibit A, which is attached hereto and hereby incorporated herein by this reference and made a part hereof, does hereby, by duly executing and recording this Restated Master Deed, resubmit said land, together with the building and improvements erected thereon, and all easements, rights and appurtenances belonging thereto, hereinafter called the "Subject Property," to the provisions of Massachusetts General Laws, Chapter 183A ("Condominiums"), and does hereby restate a condominium with respect to the Subject Property, to be governed by and subject to the provisions of said Chapter 183A. The condominium shall be known as the "Upper Main Street Condominiums." All references herein to condominium or condominiums shall mean Upper Main Street Condominiums, and references to Master Deed shall mean this Second Restated Master Deed.

II. Description of Land

The premises that constitute the Condominium consist of the land described on Exhibit A, which is attached hereto and is hereby incorporated herein by this reference and made a part hereof, together with the building and improvements thereon. The Declarant hereby expressly reserves to itself and its successors-in-title and their nominees, for a period ending six (6) months next after the date on which this Restated Master Deed is recorded, the easement, license, right and privilege to pass and repass by vehicle and on foot in, upon, over and to the common areas and facilities of the Condominium for all purposes, including but not limited to transportation of construction materials in order to complete work (if any) on the Condominium, provided that in the exercise of the rights reserved by the Declarant in this paragraph, the Declarant will not unreasonably affect the use and enjoyment of the common areas and facilities. Nothing in this paragraph shall be deemed to create any rights in the general public.

III. Description of Building

The building on said land as shown on the plan which is hereby incorporated herein by this reference and made a part hereof. Units 1R, 1L, 2R, 2L, 3R, 3L, 4R, and 4L. Unit 1R and 1L are commercial condominium space consisting of 1,226 square feet with use and access to adjacent basements. Unit 2R and 2L are commercial condominium spaces consisting of 1,079 and 985 square feet, respectively. Units 3R, 3L, 4R and 4L are residential condominium units consisting of 1,126, 931, 1,040 and 1,009 square feet, respectively. Units 4R and 4L have access to the roof, including the right to use the roof subject to Article V. The condominium is a four story brick and masonry building.

IV. Description of Units

The new unit designation of each unit, and its proportionate interest in the common areas and facilities of the Condominium are as set forth on Exhibit B, which is attached hereto and is hereby incorporated herein by this reference and made a part hereof. The location, approximate area, number of rooms and immediate common areas are shown on the original condominium plan in Plan Book 125, Pages 54-56. The boundaries of each unit with respect to the floors, ceilings, walls, doors and windows thereof, are as follows:

- (i) **Floors:** The upper surface of the subflooring;
- (ii) **Ceilings:** With respect to all units except the top floor unit, the plane of the bottommost surface of the floor joists, and other structural members appurtenant to such floor joists, of the floor above; with respect to the top floor unit, the plane of the bottommost surface of the roof joists and other structural members appurtenant to such roof joists;
- (iii) **Building Walls:** With respect to all units, the plane of the wall studs facing the interior of the unit.
- (iv) **Pipe Chases or Other Enclosures** concealing pipes, wires, or conduits within a unit are part of that unit, but the pipes, wires or conduits within such pipe chase or other enclosure that serve more than one unit are part of the common areas and facilities.
- (v) **Doors and Windows** that open from a unit are part of the unit from which they open, except for the rear exterior door to Unit 1, which shall be a part of the common areas and facilities.
- (vi) **Fireplaces**, and flues located within chimneys, are a part of the Unit served by such fireplace and flue. Chimneys are a part of the common areas and facilities.
- (vii) **All Structural Portions** of the building are part of the common areas and facilities.

V. Description of Common Areas and Facilities and the Proportionate Interest of Each Unit Therein

The common areas and facilities of the Condominium consist of the entire subject premises as described in paragraph (II) ("Description of Land") of this Master Deed and all parts of the building as described in paragraph (III) ("Description of Building") of this Master Deed.

(A) Without limiting the foregoing language in this paragraph (V), the common areas and facilities of the Condominium include:

- (i) the land described in paragraph (II) ("Description of Land") of this Master Deed;
- (ii) the foundation of the Building, and all portions thereof, and all structural columns, structural lintels, girders, beams, slabs, supports, and floor, ceiling and roof beams and joists, the exterior walls, and any interior bearing walls, the subflooring below the upper surface thereof, the roof, building entrances and exits and all structural portions of the building;
- (iii) installations of central services such as power, light, drains, hot and cold water, vents, heating and heating lines, but only if and to the extent that such installations serve more than one unit. Such equipment and installations located within and servicing a single

unit are a part of the unit in which the same is located and which it services and is not a part of the common areas and facilities;

- (iv) all conduits, pipes, ducts, plumbing, wiring, flues and other facilities for the furnishing of utility services or waste removal and vents that are contained in portions of the building outside of the units and all installations outside the units for services such as lights, power, telephone, cable television and internet cable, water, and sanitary sewer and storm water drainage;
- (v) all conduits, pipes, ducts, plumbing, wiring, flues and other facilities for the furnishing of utility services or waste removal, and vents, that are located within units including but not limited to such of same as are located below the plane of the bottommost surface of the floor beams or roof joists, and other structural members appurtenant to such floor beams or roof joists, of the floor above each unit, with respect to the topmost unit, the roof), and above any ceiling within the units, but which service more than one unit;
- (vi) exterior lighting devices and wires and poles serving the same;
- (vii) all other items situated on the subject property and listed as common areas in Massachusetts General Laws, Chapter 183A.
- (viii) The common water and sewer lines servicing the premises are common services and the responsibility of the Condominium for all maintenance and repair or replacement.

(B) Units 1L and 1R shall have the non-exclusive right to use the adjoining basements (BL and BR) for storage and other purposes incidental to the commercial operations on the first floor. By non-exclusive, the owners of Units 1L and 1R shall have the right to create secure storage areas for their exclusive use and to reserve portions of the non-common areas for their exclusive use. This exclusive use shall not interfere with the use of the basements as common areas for utilities and common area use required by the Association.

(C) Units 4L and 4R shall have the non-exclusive right to use the adjoining roof for purposes not inconsistent with the residential use of their units. By non-exclusive, the owners of Units 4L and 4R shall have the right to create outdoor seating areas for their exclusive use. This exclusive use shall not interfere with the use of the roof as a common area required by the Association.

(D) The improvements to the exclusive rights of Units 1L, 1R, 4L and 4R shall be at the sole cost and expense of the Unit Owner creating any improvement and each Unit Owner shall indemnify and hold the Association and all other Unit Owners harmless from such improvements or non-exclusive use.

VI. Plans

A set of the floor plans of the building showing the layout, location, unit numbers and dimensions of the units, and bearing the verified statement of a Registered Architect certifying that the plans fully and accurately depict the layout, location, unit number and dimensions of the units as built, all pursuant to Massachusetts General Laws, Chapter 183A, have been recorded simultaneously with the recording of this Master Deed in Plan Book 197, Pages 37, 38 and 39. Said set of plans, herein sometimes called the "Master Plans," is hereby incorporated herein by this reference and made a part hereof.

VII. Use of Units

- (A) The building and each of the units are intended for residential or commercial purposes as set forth below by not more than one family unit nor more than two (2) unrelated persons per bedroom; provided, however, that any of the units may also be used as an office and/or artist's studio but only accessory to such residential use and only if and to the extent such accessory office and/or artist's studio use is permitted by applicable zoning laws; and
- (B) No unit shall be used or maintained a manner inconsistent with the Bylaws of the Condominium Association and the rules and regulations from time to time adopted pursuant thereto; and
- (C) Units 1L and 1R are commercial retail spaces.
- (D) Units 2L and 2R are commercial spaces.
- (E) Units 3L, 3R, 4L and 4R are residential units.

VIII. Amendment of Master Deed

- (A) This Restated Master Deed may be amended by an instrument in writing (a) signed and acknowledged in proper form for recording by the owners of units entitled to not less than seventy-five (75%) percent of the undivided interests in the common areas and facilities and (b) signed and acknowledged in proper form for recording by not less than fifty-one (51 %) percent (except in cases where a higher percentage is required by Section 33 of the Bylaws of the Condominium Association) of the holders of first mortgages on the units (based upon one vote for each mortgage owned), but only if such amendment would materially affect the rights of any mortgagee; and (c) signed and acknowledged in proper form for recording by a majority of the Managers of the Condominium Association; and (d) duly recorded in the Hampshire County Registry of Deeds, provided, however, that:
- (B) The date on which any such instrument amending this Master Deed is first signed by a Unit Owner, or mortgagee, or manager of the Condominium Association, shall be indicated thereon as the date of such instrument, and no such instrument shall be of any force or effect unless and until the same has been recorded in the Hampshire County Registry of Deeds within six (6) months after such date; and
- (C) Pursuant to the provisions of Chapter 87 of the Acts of 1987, the percentage of the undivided interest of each Unit Owner in the common areas and facilities shall not be altered without the consent of all Unit Owners whose percentage of the undivided interest is affected, expressed in an amended Master Deed duly recorded; and
- (D) No instrument of amendment that alters the dimensions of any unit shall be of any force or effect unless the same has been signed and acknowledged in proper form for recording by the owner or owners and mortgagee or mortgagees of the units so altered; and
- (E) No instrument of amendment that alters this Master Deed in any manner contrary to or inconsistent with the provisions of Massachusetts General Laws, Chapter 183A, shall be of any force or effect.

- (F) Notwithstanding any other provisions of this Section, no amendment of this Master Deed shall be made if such amendment would contravene the provisions of Section 33 of the Bylaws of the Condominium Association.
- (G) Notwithstanding anything to the contrary herein, so long as the Declarant owns any unit in the Condominium, the Declarant shall have the right, at any time, and from time to time, to amend this Master Deed without the consent of any other Unit Owners or any of the Managers of the Condominium Association, to meet the requirements of any governmental or quasi-governmental body or agency, or the requirements of any insurance company or insurance underwriting office or organization, or the requirements of Federal National Mortgage Association, Federal Home Loan Mortgage Corporation, the secondary mortgage market, or any lender, or to correct typographical or clerical errors, or to cure any ambiguity, inconsistency or formal defect or omission.

IX. Condominium Unit Owners' Association

The name of the Association that has been formed and through which the Unit Owners will manage and regulate the Condominium hereby established is the Upper Main Street Condominium Association under By-Laws dated June 19, 2003 to be recorded herewith. Said By-Laws establish that all Unit Owners in the Condominium hereby established shall be members of said Association, and that the beneficial interest of each Unit Owner in said Association shall be the same percentage interest as his percentage of undivided interest in the common areas and facilities as established by this Second Restated Master Deed. The initial mailing address of said Association shall be 237 Main Street, Northampton, Massachusetts 01060.

The names and addresses of the Initial Manager of said Association and its term of office is as follows: BOWLES ENTERPRISES, LLP by its Managing Partner, of 237 Main Street, Northampton, Massachusetts 01060.

Term: As set forth in Section 1 of the By-Laws of Upper Main Street Condominium Association. The Manager of the Condominium Association has enacted Bylaws pursuant to Massachusetts General Laws, Chapter 183A, which are attached as Exhibit C and recorded herewith.

X. Name of Condominium

The Condominium hereby established shall be known as the "Upper Main Street Condominiums."

XI. Encroachments

If any portion of the common areas and facilities now encroaches upon any unit, or if any unit now encroaches upon any other unit or upon any portion of the common areas and facilities, or if any such encroachment or encroachments shall occur at any time or from time to time hereafter as the result of (1) settling of the building, or (2) condemnation or eminent domain proceedings, or (3) alteration or repair of the common areas and facilities or any part thereof done pursuant to the provisions of this Master Deed as the same may be from time to time amended, or the provisions of the By-Laws of the Upper Main Street Condominium Association as the same may be from time to time amended, or (4) repair or restoration of the building or any unit therein after damage by fire or other casualty, then and in any of the foregoing events, a valid easement shall exist for such encroachment and for the maintenance of same for so long as the building stands.

XII. Pipes, Wires, Flues, Ducts, Conduits, Plumbing Lines and Other Common Facilities Located Inside of Units

Each Unit Owner shall have an easement in common with the owner of the other units to use all pipes, wires, flues, ducts, conduits, plumbing lines and other portions of the common areas and facilities located in the other units and serving his unit. Each unit shall be subject to an easement in favor of the owner of the other units to use all pipes, wires, flues, ducts, conduits, plumbing lines and other portions of the common areas and facilities serving such other units and located in such unit. The Manager of the Association shall have a right of access to each unit to inspect the same, to remove violations therefrom and to maintain, repair or replace any portions of the common areas and facilities contained therein or elsewhere in the building. The City of Northampton shall have the right to install, service and maintain water meters and water service in each unit.

XIII. Creation of Duplex Units

In the event that at any time, or from time to time, two (2) or more contiguously located Units are in Common ownership, and if such Unit Owner (hereinafter called the "Duplex Owner") desires to cut an opening or openings between such Units in order to physically connect such Units in a so-called duplex arrangement, the following procedure shall apply:

- (A) The Duplex Owner shall send written notice to all of the Unit Owners and to the Manager of the Condominium Association of his or her intention to so physically connect such Units, and such notice shall be accompanied by (i) a plan drawn by an architect registered in Massachusetts showing the work that the Duplex Owner proposes to perform; and (ii) a written statement by such registered architect that such work will not impair the structural integrity of the building; and a written agreement under which the Duplex Owner obligates himself to the other Unit Owners and to the Manager of the Condominium Association to proceed expeditiously with such work according to such plan, in a first-class workmanlike manner, utilizing new materials, and that all such work shall be done under the supervision of such architect, and that such work shall not in any manner impair the structural integrity of the building, and that all bills for labor and materials will be promptly paid by the Duplex Owner, and that the Duplex Owner will indemnify the other Unit Owners and the Manager against any liens for labor or materials in connection with such work, and that the Duplex Owner shall pay for all costs of said work, the fee of such registered architect, and the reasonable fees of any architect that the Manager may engage to advise them as to any aspect of such work. (The Manager may, but shall not be obligated to engage an architect to so advise it.)
- (B) No such work shall commence unless and until the Manager shall have assented thereto in writing. Said Manager may withhold its consent for the reason that such work would impair the structural integrity of the building, but for no other reason. Following such consent, the Duplex Owner shall expeditiously proceed with the work in accordance with such written agreement and plans and with this Section of this Master Deed.
- (C) At the completion of the work, the Duplex Owner shall notify the Manager, in writing, that the work has been completed in all respects and that all bills for labor and Materials in connection therewith have been paid in full, and such notice shall be accompanied by a written verification of such architect that the work has been completed in all respects and that the performance of such work has not impaired the structural integrity of the building. During such time as the Units are physically connected, the Duplex Owner and his successors in title to such Units shall have an easement for himself and those lawfully occupying such Units, to pass and re-pass

through the common areas and facilities that separated such Units from each other prior to the work that is the subject of this Section of this Master Deed. In the event that at any time, or from time to time, two (2) or more Units in Common Ownership have been combined into a duplex arrangement as hereinabove set forth, the then-Duplex Owner shall have the right at any time thereafter to replace the opening or openings between such Units that physically connected such Units in such duplex arrangement by following the procedure set forth hereinabove in this Section of this Master Deed, and in such event or events, the reference to the "work" hereinabove shall be deemed to mean the work of replacing such opening or openings, and restoring such opening or openings to their condition immediately prior to the physical connection of such Units in such duplex arrangement, so that such Units are no longer physically connected. Thereafter, the Units that were formerly physically connected may again be sold, conveyed, mortgaged or otherwise transferred or alienated as separate Units. Each present and future Unit Owner, by accepting delivery of his Unit Deed, shall be deemed to have expressly assented to the provisions of this Section of this Master Deed.

XIX. All Units Subject to Master Deed, Unit Deed, and Bylaws and Rules and Regulations of the Condominium Association

All present and future owners, tenants, visitors, servants and occupants of units shall be subject to, and shall comply with, the provisions of this Master Deed as the same may be from time to time amended, the Unit Deed, and the Bylaws, and Rules and Regulations of the Condominium Association as the same may be from time to time amended, and the rights, easements, agreements and restrictions of record and all matters set forth on Exhibit A hereto insofar as the same now are, or will be in the future, in force and applicable. The acceptance of a deed or conveyance or the entering into a lease or into occupancy of any unit shall constitute an agreement that the provisions of this Master Deed as the same may be from time to time amended, and the said rights, easements, agreements and restrictions, and all matters set forth on Exhibit A hereto, and the Unit Deed, and the Bylaws and Rules and Regulations thereto, as the same may be from time to time amended, are accepted and ratified by such owner, tenant, visitor, servant or occupant. All such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in such unit as though such provisions were recited or stipulated at length in each and every deed or conveyance or lease or occupancy agreement hereof.

XX. Federal Home Loan Mortgage Corporation; Federal National Mortgage Association

Reference is hereby made to Section 33 of the Bylaws of the Upper Main Street Condominiums, which is hereby incorporated herein by this reference and made a part hereof.

XXI. Invalidity

The invalidity of any provision of this Master Deed shall not be deemed to impair or affect in any manner the validity, enforceability or effect of the remainder of this Master Deed, and in such event, all of the provisions of this Master Deed shall continue in full force and effect as if such invalid provision had never been included herein.

XXII. Waiver

No provision contained in this Master Deed shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches that may occur.

XXIII. Captions

The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of this Master Deed or the intent of any provisions hereof.

XXIV. Conflicts

This Master Deed is set forth to comply with the requirements of Chapter 183A of the General Laws of the Commonwealth of Massachusetts. In case any of the provisions stated above conflict with the provisions of said statute, the provisions of said statute shall control.

XXV. Liability

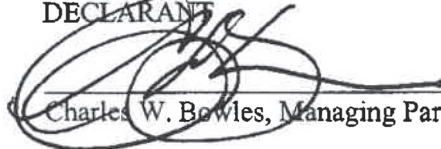
Notwithstanding anything to the contrary herein, and notwithstanding any custom or usage to the contrary, it is expressly understood and agreed that only the real estate that constitutes the Upper Main Street Condominiums shall be bound by the provisions of this Master Deed. The Declarant shall never be personally or individually bound or liable to anyone whomsoever with respect to any of the provisions of this Master Deed beyond the Declarant's interest in the real estate that constitutes the Upper Main Street Condominiums.

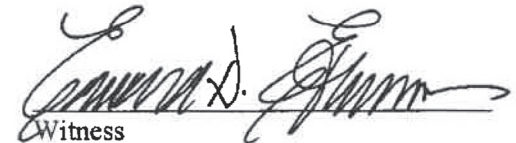
EXECUTED as an instrument under seal at Northampton, Hampshire County, Massachusetts this ____ day of June, 2003.

Signed and sealed in the presence of:

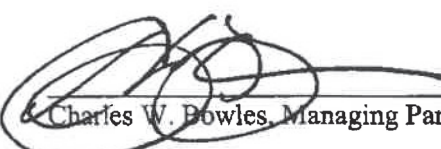

Witness

BOWLES ENTERPRISES, LLP,
DECLARANT

By: 
Charles W. Bowles, Managing Partner


Witness

BOWLES ENTERPRISES, LLP,
INITIAL MANAGER

By: 
Charles W. Bowles, Managing Partner

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, SS.

June 11, 2003

Then personally appeared the above named Charles W. Bowles, as Managing Partner of Bowles Enterprises, LLP, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Bowles Enterprises, LLP, before me,

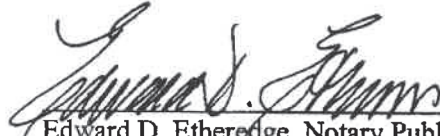

Edward D. Etheredge, Notary Public
My Commission Expires: 4/15/05

Exhibit "A"

Property Address:

229-233 Main Street
Northampton, Massachusetts 01060

That certain tract or parcel of land, with a brick thereon, situated on the Northerly side of Main Street, Northampton, Hampshire County, Massachusetts, being numbered 229-233, bounded and described as follows:

Beginning at a point on the Northerly side of Main Street at the Southeasterly corner of land now or formerly of Vincenzo LoBello and others, which point is 98 feet Easterly from the Easterly side of Masonic Street and is at the Westerly edge of a 12" wall on the Westerly side of the land herein conveyed; thence

NORTHERLY along the Easterly side of said land now or formerly of LoBello and others, being the Westerly side of said 12" wall, 72.15 feet to a point at the Southerly side of an alley way; thence

SOUTHEASTERLY along the Southerly side of an alley way 33.07 feet to a point; thence

SOUTHERLY along the Westerly side of other land now or formerly of said John M. Wass and John F. Sutter and the Easterly side of a 20" inch wall 70.39 feet to the Northerly side of said Main Street; thence

WESTERLY along the Northerly side of Main Street 35.2 feet to the point of beginning.

BEING known as number 229-233, inclusive, on said Main Street.

GRANTING also such right, title and interest in the land designated as the alley or alley way bounding the described property on the North that Chauncey H. Pierce had prior to his death, including such right as he had to erect and maintain a brick ash receiver, extending into said alley way, and porches, platforms and piazzas extending into said alley way.

SUBJECT, however, to such easements and rights as were conveyed to Matteo Guiffre and others by deed dated November 13, 1911, recorded in Hampshire County Registry of Deeds, Book 674, Page 373.

For a more particular descriptions see plan dated September 30, 1947, prepared by Davis Engineering Co., designated as Corrected Plan of Part of Pierce Block, 225-233 Main Street, inclusive, Northampton, Mass. belonging to Chauncey H. Pierce Estate recorded in said Hampshire Registry of Deeds in Plan Book 30, Page 73.

SUBJECT to the easement from David M. Lipshires et ux to Northampton Electric Lighting Co. for constructing, etc. underground cables, etc. dated April 18, 1946, recorded in said Registry in Book 1002, Page 485.

SUBJECT to the further condition and agreement that the wall between the premises being conveyed herein to the grantees and premises now or formerly of one Vincenzo LoBello, et als, is a party wall and the walls adjoining the premises which is this day being conveyed to John M. Wass are likewise party walls and that

none of the said walls shall be removed or demolished without the consent of the respective adjoining land owners. Also hereby conveying to the grantees any rights which the grantors have in and to the said party walls.

THE PARCEL hereinabove described and being hereby conveyed contains 8 condominium units as more particularly described by a Master Deed Declaration of Condominium recorded in said Hampshire County Registry of Deeds on October 21, 1983, in book 2400, Page 194, as amended by the First Amendment dated June 5, 2003 and recorded in Book 7243, Page 107. This deed is intended and meant to convey and hereby conveys to the grantees herein each and every of said condominium units as if fully set forth and described herein and said conveyance is subject to the terms of said Master Deeds and of Massachusetts General Laws, Chapter 183 A. Copies of Unit Plans as recorded in said Hampshire County Registry of Deeds in Plan Book 125, Pages 54-56 are attached hereto and made a part hereof.

BEING the same premises granted to Bowles Enterprises, LLP by deed from John F. Sutter and Cynthia A. Sutter dated March 21, 2003 and recorded in the Hampshire County Registry of Deeds in Book 7115, Page 324.

TOGETHER with easements and licenses of record.

This conveyance creates no new boundaries.

EXHIBIT B
UPPER MAIN STREET CONDOMINIUM
SCHEDULE OF OWNERSHIP INTERESTS
PERCENTAGES (%)

UNIT NO.	SQUARE FOOTAGE	PERCENTAGE INTEREST
1st Floor		
1L	1,226 s.f.	15%
1R	1,226 s.f.	15%
2nd Floor		
2L	985 s.f.	12%
2R	1,079 s.f.	13%
3rd Floor		
3L	931 s.f.	9%
3R	1,126 s.f.	11%
4th Floor		
4L	1,009 s.f.	12%
4R	1,040 s.f.	<u>13%</u>
TOTAL	8,622 s.f.	100%