



**ELM PLACE CONDOMINIUM  
ELM STREET  
CONCORD, MASSACHUSETTS**

**Third Amendment to the Master Deed**

Reference is made to the Master Deed creating Elm Place Condominium, which Master Deed was recorded on April 8, 2008, with the Middlesex South District Registry of Deeds in Book 51000, Page 308, as amended.

Reference is further made to Section (r) of said Master Deed which provides that the Declarant may make amendments to the Master Deed to add additional buildings and all other structures and improvements situated on the Condominium Land and related common areas and facilities of the Condominium.

Reference is made to the fact the Exhibits B and C to said Master Deed are to be amended by this additional phase.

Reference is made to the fact that the Declarant intends to create additional units which will have the right to certain parking spaces.

Now, therefore, Elm Place, LLC, a Massachusetts Limited Liability Company having a usual place of business at 371 Old Bedford Road, Concord, MA as Declarant of Elm Place Condominium does hereby amend said Master Deed pursuant to Section (r) of said Master Deed as follows:

1. Added as an additional phase are Units 7 and 8 as shown on a plan entitled, "Units 7 and 8, Elm Place Condominium, Plan of Land in Concord, Massachusetts" dated March 6, 2009, which plan is recorded with the Middlesex South District Registry of Deeds herewith.
2. Added as an additional unit in the Elm Place Condominium is Unit 7, 1279 Elm St., the as built floor plans of which are shown on the plans entitled "Units 7 & 8 Elm Place Condominium Floor Plan in Concord, Massachusetts" dated March 6, 2009, which plans are recorded with the Middlesex South District Registry of Deeds herewith.
3. Added as an additional unit in the Elm Place Condominium is Unit 8, 1277 Elm St., the as built floor plans of which are shown on the plans entitled "Units 7 & 8 Elm Place Condominium Floor Plan in Concord, Massachusetts" dated March 6, 2009, which plans are recorded with the Middlesex South District Registry of Deeds herewith.

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Plan No# 204 of 2009

Roche & Murphy  
P.O. Box 267  
Franklin MA  
02038

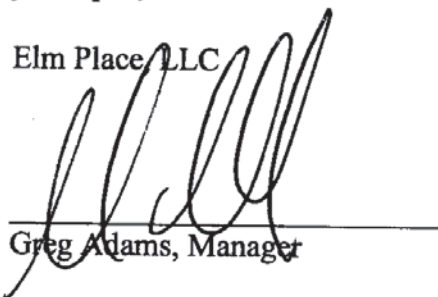
- 4. Exhibits B and C of the amended Master Deed are hereby deleted and substituted in lieu thereof are the attached Amended Exhibits B and C.

The Declarant hereby certifies that the additional building added hereby has been sufficiently completed so as to comply with the provisions of Massachusetts General Laws, Chapter 183, Section 8(f).

In all other matters the Master Deed is hereby ratified and affirmed.

Executed as a sealed instrument this 17<sup>th</sup> day of April, 2009.

Elm Place LLC

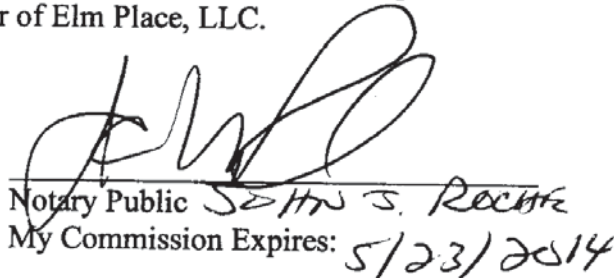


Greg Adams, Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 17<sup>th</sup> day of April, 2009, before me, the undersigned notary public, personally appeared Greg Adams, proved to me through satisfactory evidence of identification, which was Mass Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Manager of Elm Place, LLC.



Notary Public SOHN S. ROCHER  
My Commission Expires: 5/23/2014

## EXHIBIT B

Incorporated by reference into and made a part of the Master Deed of Elm Place Condominium, Elm Street, Concord, Massachusetts.

### DESCRIPTION OF BUILDING

There are two buildings on the land, which is described on Exhibit A to this Master Deed.

#### **The First Building:**

The First Building is two and one half (2-1/2) story building constructed on concrete foundation. The building is constructed principally of wood. The floor joists and the roof joists are wood. The roof is asphalt shingles.

There is one (1) residential unit.

The building is named Building Unit 1, 1271 Elm Street.

The basement area consists of concrete walls with a concrete floor and contains Unit 1.

The first floor contains Unit 1 and consists of a wood frame building.

The second floor contains Unit 1 and consists of a wood frame building.

The attic contains Unit 1 and consists of a wood frame building.

#### **The Second Building:**

The Second Building is a two and one half (2-1/2) story building constructed on concrete foundation. The building is constructed principally of wood. The floor joists and the roof joists are wood. The roof is asphalt shingles.

There are two (2) residential units.

The building is named Building Unit 2, 1273 Elm Street and Unit 3, 1275 Elm Street.

The basement area consists of concrete walls with a concrete floor and contains Unit 2 and Unit 3.

The first floor contains Unit 2 and Unit 3 and consists of a wood frame building.

The second floor contains Unit 2 and Unit 3 and consists of a wood frame building.

The third floor contains Unit 2 and Unit 3 and consists of a wood frame building.

**The Third Building:**

The Third Building is a two and one half (2-1/2) story building constructed on concrete foundation. The building is constructed principally of wood. The floor joists and the roof joists are wood. The roof is asphalt shingles.

There are three (3) residential units.

The building is named Building Unit 4, 1285 Elm Street, Unit 5, 1283 Elm Street and Unit 6, 1281 Elm Street.

The basement area consists of concrete walls with a concrete floor and contains Units 4, 5 and 6.

The first floor contains Units 4, 5 and 6 and consists of a wood frame building.

The second floor contains Units 4, 5 and 6 and consists of a wood frame building.

The third floor contains Units 4, 5 and 6 and consists of a wood frame building.

**The Fourth Building:**

The Fourth Building is a two and one half (2-1/2) story building constructed on concrete foundation. The building is constructed principally of wood. The floor joists and the roof joists are wood. The roof is asphalt shingles.

There are two (2) residential units.

The building is named Building Unit 7, 1279 Elm Street and Unit 8, 1277 Elm Street.

The basement area consists of concrete walls with a concrete floor and contains Units 7 and 8.

The first floor contains Units 7 and 8 and consists of a wood frame building.

The second floor contains Units 7 and 8 and consists of a wood frame building.

The third floor contains Units 7 and 8 and consists of a wood frame building.

## EXHIBIT C

Exhibit C is incorporated by reference into and made a part of the Master Deed of Elm Place Condominium, Elm Street, Concord, Massachusetts.

### DESCRIPTION OF UNITS

The unit designation of each unit and statement of its location, approximate area, number of rooms, and immediate common area to which it has access, and its proportionate interest in the common areas and facilities of the condominium, are as follows:

Unit 1 occupies the basement, the first floor, the second floor and attic; has approximately 3170 square feet of space (inclusive of the basement and the attic); has seven rooms consisting of a living room, a kitchen, an eating area, a dining room, three bedrooms and one and one half bathrooms. The immediate common areas to which Unit 1 has access are the first floor main entrance, the steps off the kitchen, and the bulkhead door from the basement. Its proportionate interest in the common areas is 14.7%.

Unit 2 occupies the basement, the first floor, the second floor and third floor; has approximately 2360 square feet of space (inclusive of the basement and the third floor); has six rooms consisting of a living room, a kitchen, a dining room, two bedrooms, a bonus room and two and one half bathrooms. The immediate common areas to which Unit 2 has access are the first floor main entrance and the deck off the dining room. Its proportionate interest in the common areas is 14.7%.

Unit 3 occupies the basement, the first floor, the second floor and the third floor; has approximately 2460 square feet of space (inclusive of the basement and the third floor); has six (6) rooms consisting of a living room, a kitchen, a dining room, two bedrooms and two and one half bathrooms. The immediate common areas to which Unit 3 has access are the first floor main entrance and the deck off the dining room. Its proportionate interest in the common areas is 5.9%.

Unit 4 occupies the basement, the first floor, the second floor and the third floor; has approximately 2475 square feet of space (inclusive of the basement and the third floor); has six (6) rooms consisting of a living room, a kitchen, a dining room, two bedrooms and two and one half bathrooms. The immediate common areas to which Unit 4 has access are the first floor main entrance, the deck off the dining room and the door in the basement. Its proportionate interest in the common areas is 14.7%.

Unit 5 occupies the basement, the first floor, the second floor and the third floor; has approximately 2370 square feet of space (inclusive of the basement and the third floor); has six (6) rooms consisting of a living room, a kitchen, a dining room, two bedrooms and two and one half bathrooms. The immediate common areas to which Unit 5 has access are the first floor main entrance, the deck off the dining room and the door in the basement. Its proportionate interest in the common areas is 5.9%.

Unit 6 occupies the basement, the first floor, the second floor and the third floor; has approximately 2475 square feet of space (inclusive of the basement and the third floor); has six (6) rooms consisting of a living room, a kitchen, a dining room, two bedrooms and two and one half bathrooms. The immediate common areas to which Unit 6 has access are the first floor main entrance, the deck off the dining room and the door in the basement. Its proportionate interest in the common areas is 14.7%.

Unit 7 occupies the basement, the first floor, the second floor and the third floor; has approximately 2365 square feet of space (inclusive of the basement and the third floor); has six (6) rooms consisting of a living room, a kitchen, a dining room, two bedrooms and two and one half bathrooms. The immediate common areas to which Unit 7 has access are the first floor main entrance, the deck off the dining room and the door in the basement. Its proportionate interest in the common areas is 14.7%.

Unit 8 occupies the basement, the first floor, the second floor and the third floor; has approximately 2475 square feet of space (inclusive of the basement and the third floor); has six (6) rooms consisting of a living room, a kitchen, a dining room, two bedrooms and two and one half bathrooms. The immediate common areas to which Unit 8 has access are the first floor main entrance, the deck off the dining room and the door in the basement. Its proportionate interest in the common areas is 14.7%.