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CONDOMINIUM MASTER DEED



ELM PLACE CONDOMINIUM

ELM STREET

CONCORD, MASSACHUSETTS

Bk: 51000 Pg: 308 Doc: MD
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The undersigned, ELM PLACE LLC, a Massachusetts Limited Liability Company, having a usual place of business at 371 Old Bedford Road, Concord Massachusetts, hereinafter called the "Declarant," being the owner of the land with the building thereon known as Elm Place, Concord, Middlesex County, Massachusetts, described on Exhibit A, which is attached hereto and hereby incorporated herein by this reference and made a part hereof, do hereby, by duly executing and recording this Master Deed, submit 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 ("Condominium"), and do hereby state it proposes to create, and does hereby create, a condominium with respect to the Subject Property, to be governed by and subject to the provisions of said Chapter 183A.

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 its nominees, for a period ending three (3) years next after the date on which this 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 or any phase of 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.

The buildings on said land are described on Exhibit B, which is attached hereto and is hereby incorporated herein by this reference and made a part hereof. Said building is hereinafter called the "Buildings."

Michael G. ...
44 Park St.
Andover, Mass. 01810

1071 - 1085 Elm St, Concord

SEE PLAN NO. 259 OF 2008

(a) Description of Units

I. 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 set forth on Exhibit C, which is attached hereto and is hereby incorporated herein by this reference and made a part hereof. 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 units, 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 units, 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.
- (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) The basement areas, if any, shall be considered part of the units.
- (viii) All Structural Portions of the building are part of the common areas and facilities.

II. Parking

There is a parking area as shown on the "Units 1, 2 & 3 Elm Place Condominium Plan of Land in Concord, Massachusetts (Middlesex County)", hereinafter called the "Site Plan ". The Parking Area shall be used in accordance with the terms of the Condominium Master Declaration of Trust and the unit deeds for each unit. The parking area consists of the space as indicated on the Site Plan.

III Decks

The Owner of each Unit shall have the exclusive right to use the deck or patio, whichever is in place that adjoins his, subject, however to the rights of the Trustees of the Elm Place Condominium Trust to enter upon any deck to fulfill any of the Trustees' obligations pursuant to the Master Deed and the Declaration of Trust.

(b) 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 Exhibit (A) ("Description of Land") of this Master Deed and all parts of the building as described in Exhibit (B) ("Description of Building") of this Master Deed, other than the units described on Exhibit C of this Master Deed, and subject to the provisions regarding parking set forth in subsection (a)II hereof, and subject to the rights of the owners of the Units to use the decks and porches as provided in subsection (a)III hereof.

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

- (i) the land described in Exhibit (B) ("Description of Land") of this Master Deed, subject to the provisions regarding parking set forth in subsection (a)II hereof and subject to the provisions regarding the decks set forth in subsection (a)III hereof;
- (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 and all structural members appurtenant to such 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, water, and sanitary sewer 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, except for the units described on Exhibit C hereto, subject to the provisions set forth above relating to certain rights of the owners of the Units. The proportionate interest of each unit of the Condominium in the common areas and facilities of the Condominium shall be as set forth on Exhibit C, which is attached hereto and is hereby incorporated herein by this reference and made a part hereof.

(c) 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 Professional Land Surveyor 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. Said Plan is entitled "Units 1, Elm Place Condominium Floor Plan in Concord, Massachusetts (Middlesex County)", said plans, herein sometimes called the "Master Plan," is hereby incorporated herein by this reference and made a part hereof.

(d) Use of Units

- (i) The building and each of the units are intended only for residential purposes 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
- (ii) No unit shall be used or maintained in a manner inconsistent with the Bylaws of the Condominium Trust and the rules and regulations from time to time adopted pursuant thereto; and
- (iii) The unit owners are prohibited from changing or adding any room not designated as a bedroom into a bedroom. The Sewage Facilities have been designed and approved by the Board of Health of the Town of Concord and constructed to accommodate no more than One Thousand Eight Hundred Seventy (1870) gallons per day of effluent from the Units. In no event shall the total number of bedrooms in the Condominium exceed seventeen (17) and the following restriction is placed on each unit:

Unit 1, 1271 Elm Street	330 gallons per day (3 bedrooms)
Unit 2, 1273 Elm Street	220 gallons per day (2 bedrooms)
Unit 3, 1275 Elm Street	220 gallons per day (2 bedrooms)
Unit 4, 1285 Elm Street	220 gallons per day (2 bedrooms)
Unit 5, 1283 Elm Street	220 gallons per day (2 bedrooms)
Unit 6, 1281 Elm Street	220 gallons per day (2 bedrooms)
Unit 7, 1279 Elm Street	220 gallons per day (2 bedrooms)
Unit 8, 1277 Elm Street	220 gallons per day (2 bedrooms)

(e) Amendment of Master Deed

- (i) This Master Deed may be amended by an instrument in writing (i) 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 (ii) 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 the

Bylaws of the Condominium Trust) 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 (iii) signed and acknowledged in proper form for recording by a majority of the Trustees of the Condominium Trust; and (iv) duly recorded in the Middlesex South Registry of Deeds, provided, however, that:

- (ii) The date on which any such instrument amending this Master Deed is first signed by a Unit Owner, or mortgagee, or Trustee of the Condominium Trust, 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 Middlesex South Registry of Deeds within six (6) months after such date; and

- (iii) 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 (except in the event of adding an additional phase as set forth in Section (r) hereof); and

- (iv) 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

- (v) No instrument of amendment that alters the rights of the Declarant,

- (vi) 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.

- (vii) Notwithstanding any other provisions of this Section (e), no amendment of this Master Deed shall be made if such amendment would contravene the provisions of the Bylaws of the Condominium Trust.

- (viii) Notwithstanding anything to the contrary herein, so long as the Declarant owns any unit in the Condominium or possesses any right to add any additional phase to 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 Trustees of the Elm Place Condominium Trust in accordance with Section (q) hereof.

(f) Condominium Unit Owners' Association

The name of the Trust that has been formed and through which the Unit Owners will manage and regulate the Condominium hereby established is the Elm Place Condominium Trust under Declaration of Trust dated April 8, 2008, to be recorded herewith. Said Declaration of Trust establishes that all Unit Owners in the Condominium hereby established shall be beneficiaries of said Trust, and that the beneficial interest of

each Unit Owner in said Trust shall be the same percentage interest as his percentage of undivided interest in the common areas and facilities as established by this Master Deed. The mailing address of said Trust is 371 Old Bedford Road, Concord, Massachusetts. The name and address of the Trustee of said Trust and its term of office is as follows:

ELM PLACE LLC, 371 Old Bedford Road, Concord, MA

Term: As set forth in the Declaration of Trust of Elm Place Condominium Trust.

The Trustees have enacted Bylaws pursuant to Massachusetts General Laws, Chapter 183A, which are set forth in the Declaration of Trust of said Trust which is recorded herewith.

(g) Name of Condominium

The Condominium hereby established shall be known as the "**Elm Place Condominium.**"

(h) 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 Declaration of Trust of the Condominium Trust 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.

(i) 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 Trustees of the Condominium Trust 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.

(j) All Units Subject to Master Deed, Unit Deed, and Bylaws and Rules and Regulations of the Condominium Trust

All present and future owners, tenants, visitors, servants and occupants of units and Parking Spaces 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, the Condominium Trust, and the Bylaws, and Rules and Regulations of the Condominium Trust 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 or Parking Space 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 Condominium Trust 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 or Parking Space as though such provisions were recited or stipulated at length in each and every deed or conveyance or lease or occupancy agreement hereof.

(k) Federal Home Loan Mortgage Corporation; Federal National Mortgage Association

Reference is hereby made to Section VIII of the Condominium Trust, which is hereby incorporated herein by this reference and made a part hereof.

(l) 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.

(m) 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.

(n) 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.

(o) *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.

(p) *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 Elm Place Condominium shall be bound by the provisions of this Master Deed. The Declarant, and any of them, 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 Laurel Hollow I Condominium.

(q) *Reservations of Rights and Easements*

Notwithstanding anything to the contrary contained in this Master Deed or the Trust to the contrary, the Declarant hereof, hereby reserves to itself, its successors and assigns the following rights and easements.

- a. The right to enter upon the subject property as set forth in the second paragraph of this Master Deed.
- b. The rights to connect with, make use of, maintain, repair and replace any and all utility lines, pipes, conduits, sewerage and drainage lines which may from time to time be located in, on or under the Condominium Land.
- c. The right, without the consent of any Unit Owner or holder of a mortgage on a Unit, to amend this Master Deed by recording with the Registry of Deeds an Amendment to the Master Deed in the form and substance similar to this Master Deed with only such changes as are necessary or desirable: (i) to add additional phases to the Condominium pursuant to Section (r) hereof; (ii) to exercise any of the Declarant's rights pursuant to this Master Deed, and (iii) to satisfy any of the provisions of this Master Deed.
- d. The right to grant or reserve in the future, without the consent of any Unit Owner or holder of any mortgage on a Unit, such other rights, easements, restrictions, on, over, across, through and/or under the Condominium land which the Declarant deems necessary, appropriate or advisable in connection with the development of the subject property or for any reason.
- e. The right to make a special amendment to this Master Deed, the Declaration of Trust, the Bylaws and the Rules and Regulations of the condominium at any time and from time to time, in order to comply with the requirements of the

Comprehensive Permit issued by the Board of Appeals of the Town of Concord, the Board of Health of the Town of Concord, the Executive Office of Communities and Development, the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation or any other governmental agencies or quasi governmental agency relating to the development of this condominium or complying with any underwriting requirements for the condominium. Included is the right to bring this Master Deed into compliance with the requirements of MGL Chapter 183A or any other governmental laws, rules or regulations. Included is the right to correct any clerical or typographical errors in this Master Deed or any part thereof.

(r) Additional Phases:

It is contemplated that the Declarant will construct an additional building(s) on the Subject Property to be added as an additional phase(s) to this Condominium. Notwithstanding anything to the contrary in the Master Deed or Trust, the Declarant reserves the right to add an additional phase(s) to this Condominium. Said units may be designated as Affordable Units in accordance with the Comprehensive Permit issued by the Board of Appeals of the Town of Concord and the Regulatory Agreement by and between the Declarant, the Board of Appeals of the Town of Concord and MassHousing.

The Declarant hereby reserves for itself, its successors and assigns, without the consent of any Unit Owner of any holder of a mortgage on a Unit, the right to amend the Master Deed at any time and from time to time to add such additional building and all other structures or improvements which may be situated on the subject property and the common area of the Condominium by recording any Amendment to this Master Deed.

Upon the recording of any such Amendment to this Master Deed, the Additional Building shall be part of the condominium as if included and described in this original Master Deed. By acceptance of a deed to the Unit within the Condominium, each unit owner and the holder of any mortgage on a Unit shall have thereby consented to any such Amendment made pursuant to this Section, without the Declarant being required to obtain any further consent or execution of any additional documents by the Unit Owner or the holder of any mortgage.

In the event that the Units are designated as Affordable Units, Declarant shall have the sole right to assign common area percentage interests in accordance with the value of the respective units. Each Unit Owner and holder of any mortgage on any unit consents to the reallocation of common area percentages upon the adding of any additional phases.

The Declarant contemplates that there will be four (4) phases to the Condominium with eight (8) units in total. Each phase shall consist of the following buildings and units:

- **Phase 1** Single unit building Unit 1

- **Phase 2** Two unit building Units 2 and 3
- **Phase 3** Three unit building Units 4, 5 and 6
- **Phase 4** Two unit building Units 7 and 8

(s) Permit obligations

By acceptance of their unit deed, each unit owner agrees to comply with the conditions set forth in the Comprehensive Permit issued by the Board of Appeals of the Town of Concord recorded with the Middlesex South District Registry of Deeds in Book 49456 Page 360.

EXECUTED as an instrument under seal at Concord, Middlesex County, Massachusetts this 8th day of April, 2008.

Signed and sealed in the presence of:

ELM PLACE LLC

BY: Gregory Adams, General Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

April 8, 2008

Then personally appeared the above named, Gregory Adams, General Manager of ELM PLACE LLC as aforesaid, who is personally known to me and acknowledged the foregoing instrument to be the free act and deed of said company before me,

Notary Public

My commission expires: 3-12-2015
~~3-12-2015~~ MEL

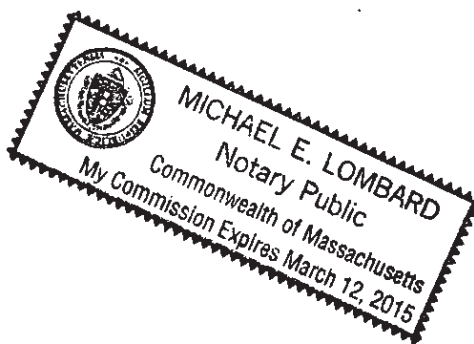


Exhibit A

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

DESCRIPTION OF LAND

PARCEL ONE:

A certain parcel of land containing 81 rods of improved land with the buildings thereon situated in the Westerly part of Concord on the Southeasterly side of the County Road leading from Weatherbee Mills in Acton to Concord (commonly known as Elm Street) bounded and described as follows:

Beginning at a stake and stones at the Northwesterly corner of the premises at land now or formerly of Patrick Keefe; thence Southwesterly on land now or formerly of said Patrick Keefe, one hundred forty eight and one half (148.50) feet to a stake and stones; thence Southeasterly on land now or formerly of said Keefe one hundred forty eight and one half (148.50) feet to a stake and stones; thence Northeasterly by land now or formerly of said Keefe, one hundred forty eight and one half (148.50) feet to a stake and stones at he County Road; thence in a Northwesterly course on said County Road, one hundred forty eight and one half (148.50) feet to the bound first mentioned.

PARCEL TWO:

A certain parcel of land in the Northwesterly part of Concord, containing 18,600 square feet of land, more or less and bounded and described as follows:

Beginning at the Southerly corner of land now or formerly of Frank L. Garland, thence

SOUTHWESTERLY	by land now or formerly of Keefe in a continuation of the Southwesterly boundary of said Garland land about one hundred sixty seven (167) feet to a stone wall; thence
NORTHERLY	by said stone wall, now or formerly of said Keefe, about two hundred six (206) feet to a boulder; thence
NORTHEASTERLY	by land now or formerly of Keefe, about forty-four and one-half (44.5) feet to the Westerly corner of land now or formerly owned by said Garland; thence
SOUTHEASTERLY	by land now or formerly of Garland about one hundred forty-nine and one-half (149.5) feet to the point of beginning.

PARCEL THREE

A certain parcel of land located to the rear of Elm Street in Concord, Massachusetts, and being shown as Lot B on a plan entitled, "Plan of Land in Concord, Mass. Owner R.D and L.D. Nethercut" by Nelson Engineering, Inc. Civil Engineers, dated July 20, 1984, and recorded with the Middlesex South District Registry of Deeds as Plan 965 of 1984 in Book 15747, Page END, reference to which plan is made for a more particular description of the premises.

Said Parcel containing an area of 3410 square feet of land as shown on said plan.

For Title reference to the above Parcels see deed of Peter J. Livingstone, Trustee recorded with Middlesex South District Registry of Deeds in Book 49456 Page 358.

The Property is subject to a Regulatory Agreement recorded with said Deeds in Book 49919 Page 66. The Trustees of the Condominium Trust shall have the right to grant permits, licenses and easements over the common areas and facilities for utilities and other purposes reasonably necessary or useful for the proper maintenance or operation of the condominium project or for any reason.

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 is a building on the land, which is described on Exhibit A to this Master Deed.

The Building is a two and one half (2 ½) story building constructed on concrete foundation. The building is constructed principally of wood. The floor joists and the roof joists are wood. The roofs are 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.

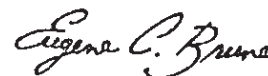
Exhibit C

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 100%.



Attest Middlesex S. Reg.