

2007
X
LAND TO
LAND COURT

Bk 24966 Pg 76 #73844
07-05-2007 @ 12:54P

APPROVED *Gordon H. Piper*
Gordon H. Piper, Justice
LAND COURT
JUNE 27 2007

PLAN FILED AT TIME OF RECORDING

FOURTH AMENDMENT TO MASTER DEED OF
FURNACE BROOK OFFICE CONDOMINIUM

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DORHAM, MA

CERTIFY
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

Doc# 1,132,903 07-05-2007 12:40
Norfolk County Land Court

Whereas the owner of Units 20, 21, 30, 41, 43 and 44 in Building B desires to physically reconfigure, partition and subdivide said units and make a corrections as to square footage resulting in the creation of new units 210, 220, 230, 310, 410, 420, 430 and 440 all within Building B, as well as grant to units 220, 410, 420, 430 and 440 in Building B the exclusive use of common areas as shown on the floor plans;

Whereas a vote of unit owners was taken in accordance with Section 9 the a Master Deed dated August 4, 1988 and filed with the Norfolk Registry District of the Land Court on August 16, 1988 as Document Number 550465, and also recorded with the Norfolk Registry of Deeds at Book 8068, Page 611 (the "Master Deed"), at a meeting duly held in accordance with the provisions of Article III of the Bylaws (Exhibit C to the Master Deed), and whereas said vote approved this amendment which is evidenced herein in writing by 75% in number and in common interest of all unit owners;

Now, therefore, the undersigned, being a majority of the Board of Managers of the Furnace Brook Office Condominium under a Master Deed dated August 4, 1988 and filed with the Norfolk Registry District of the Land Court on August 16, 1988 as Document Number 550465, and also recorded with the Norfolk Registry of Deeds at Book 8068, Page 611 (the "Master Deed") pursuant to Section 9 of the Master Deed do hereby amend the Master Deed and do hereby create said new units and said exclusive uses as follows:

1. Amended Exhibit B to Master Deed Phases I, IA and II with Unit 42 Subdivided as attached to the Third Amendment to Master Deed of Furnace Brook Office Condominium dated April 19, 1990 and filed with the Norfolk Registry District of the Land Court as Document No. 584985 and recorded with the Norfolk County Registry of Deeds at Book 8662, Page 437, is deleted in its entirety and "Fourth Amendment Exhibit B" attached hereto is substituted therefore.
2. The floor plans entitled "Furnace Brook Office Condominiums, 234 Copeland Street, Quincy, MA, Owner: Network Plus Realty Trust", dated 6-11-07, and recorded simultaneously with this amendment, are hereby added to the floor plans recorded with the Master Deed replacing in their entirety all previously recorded floor plans of the second, third and fourth floors in Building B.
3. Paragraphs 5, 12 and 16 of the Master Deed are hereby modified and amended to the extent necessary to effectuate the changes set forth in numbers 1 and 2 above.

Robert T. Hale, Robert T. Hale, Jr. and Judith B. Hale, Trustees of Network Plus Realty Trust, under declaration of Trust dated June 29, 1993 and registered in Norfolk Registry District of the Land Court as Document No. 661326, owner of all affected units, joins in this Amendment for the purpose of assenting to this Amendment.

And, whereas, the Board of Managers desires to create an equitable and fair representation on the Board of Managers;


Now, therefore, the undersigned, being a majority of the Board of Managers of the Furnace Brook Office Condominium under a Master Deed dated August 4, 1988 and filed with the Norfolk Registry District of the Land Court on August 16, 1988 as Document Number 550465, and also recorded with the Norfolk Registry of Deeds at Book 8068, Page 611 (the "Master Deed") pursuant to Section 9 of the Master Deed do hereby amend the Master Deed as follows:

1. Exhibit C to Master Deed, Furnace Brook Office Condominium, By-Laws of Furnace Brook Office Condominium Association, Article II, Paragraph 4 is amended by adding the following at the end of said paragraph: "Commencing with the first meeting of Unit Owners that takes place after the Filing and Recording of this Amendment, 1 Manager shall be elected from Building A and 2 Managers shall be elected from Building B."

Executed as a sealed instrument this 27 day of June, 2007.



, Manager



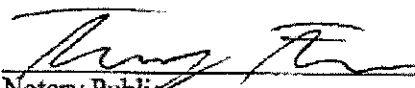
, Manager

Noelle, ss

COMMONWEALTH OF MASSACHUSETTS

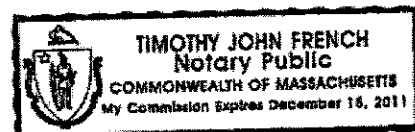
June 27, 2007

On this 27 day of June, 2007, before me, the undersigned notary public, personally appeared Kevin Facchetti, and Kenneth P. Gilbert proved to me through satisfactory evidence of identification, which were personal knowledge of identity, to be the people whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public

My commission expires: 12/15/2011



FURNACE BROOK OFFICE CONDOMINIUM

FOURTH AMENDMENT
EXHIBIT B

<u>Unit No.</u>	<u>Bldg No.</u>	<u>Floor Location</u>	<u>Approx Area of Unit</u>	<u>No. of Rooms</u>	<u>Immediate Common Area</u>	<u>Percentage Interest</u>
11	A	first	420.4	4	Halls, stairs Elevator & Lavatory	.80
12	A	first	1134.4	9	"	2.17
14	A	first	1363.2	10	"	2.61
15	A	first	465.7	4	"	.89
16	A	first	1024.7	10	"	1.96
17	A (Add.)	first	1878.0	10	"	3.59
18	A	first	619.7	7	"	1.19
20	A	second	537.1	5	"	1.03
22	A	second	976.2	7	"	1.87
24	A	second	1130.2	8	"	2.16
26	A	second	712.5	4	"	1.36
27	A	second	1146.2	8	"	2.19
28	A	second	997.7	7	"	1.91
30	A	third	664.0	5	"	1.27
31	A	third	467.6	4	"	.89
32	A	third	306.6	3	"	.59
33	A	third	2454.6	16	"	4.69

34	A	third	722.1	4	"	1.38
36	A	third	911.5	2	"	1.74
210	B	second	2,791	1	"	5.32
220	B	second	4,974	1	Halls, stairs, Elevator, Lavatory and roof decks	9.48

Unit 220 also includes the exclusive right to use the roof deck shown as "Common Area, Exclusive Use of Unit 220" on the floor plans.

230	B	second	3,488	1	Halls, stairs, Elevator & Lavatory	6.65
310	B	third	11,578	1	"	22.07
410	B	fourth	3,618	1	"	6.9
420	B	fourth	3,963	1	"	7.55
430	B	fourth	1,873	1	"	3.57
440	B	fourth	2,186	1	"	4.17

Units 410, 420, 430 and 440 also include the exclusive right to use the Common Areas shown as "Common Area, Exclusive Use for Units 410, 420, 430, 440, Except for Cleaning, Maintenance and Roof Access" on the floor plans. This exclusive use is common to all four units and subject to the rights of all unit owners for cleaning, maintenance and roof access.