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137  
JERRY L. HANCOCK, REGISTER

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SITE PL 25-  
UNIT PL 25-  
12  
ALLOWED  
Marilyn Sullivan  
Chief JUSTICE

FIRST AMENDMENT TO MASTER DEED  
TO ADD PHASE 1A TO  
FURNACE BROOK OFFICE CONDOMINIUM

(reference is made to the Master Deed of the Furnace Brook Office Condominium, dated August 4, 1988, and filed with the Norfolk County Registry District of the Land Court as Document No. 550465, noted on Certificate of Title No. C205, and recorded with the Norfolk County Registry of Deeds in Book 8068, Page 611 (the "Master Deed").

Whereas, Donald J. O'Neill, Frederick M. O'Neill, and John J. Carr, Jr., Trustees of CD Realty Trust 47, under a Declaration of Trust dated February 27, 1987, and filed with said district of the Land Court as Document No. 522735, and recorded with said Deeds in Book 7591, Page 407 (the "Declarant"), did by the Master Deed submit certain land in Quincy, Norfolk County, to the provisions of M.G.L. c. 183A ("c.183A") and create the Furnace Book Office Condominium (the "Condominium:"); and

Whereas, it is provided in Paragraph 6 of the Master Deed that the Declarant reserves the right, without the consent of any Unit owner or mortgagee, to construct and add to the Condominium additional buildings referred to in Paragraph 3 of the Master Deed, to amend the Master Deed by Special Amendments so as to include such buildings and the Units contained therein as additional Phases of the Condominium substantially as shown on the "Plan of Condominium, As Built Location Plan" filed with the Master Deed (the "Site Plan"); and it is further provided in Paragraph 6 of the Master Deed that, upon the inclusion of such buildings and units as such additional Phases, the percentage of undivided interest in the Common Elements of the Condominium of all Units, as initially shown in Exhibit B to the Master Deed, shall be adjusted in the manner provided in Paragraph 6 and Exhibit D of the Master Deed; and

Whereas, the building shown on the Site Plan as "Proposed Addition, Phase IA" (the "Addition") has been completed as a one-story steel frame structure on a poured concrete deck with simulated stucco panels, containing one condominium unit, and the Declarant desires so to include the said building as Phase IA in the Condominium;

Now, therefore, the undersigned Declarant, by duly executing and recording this First Amendment to Master Deed, do hereby submit the Addition, the Unit contained therein and the improvements appurtenant thereto, to the provisions of c. 183A, do hereby create Phase IA of the Condominium, and do hereby include Phase IA in the Condominium to be governed by and subject to the provisions of c. 183A, of the Master Deed, and of the By-Laws of Furnace Brook Office Condominium filed and recorded with the Master Deed.

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357 1/1/87

The Master Deed is hereby amended as follows:

- 1. Exhibit B is deleted in its entirety, and "Amended Exhibit B, Phases I and IA", attached hereto, is substituted therefore.
- 2. The Site Plan is hereby revised and replaced by the "Plan of Condominium, Furnace Brook Office Condominium, As Built Location Plan, Phases I, IA & II, Furnace Brook Parkway, Quincy, Massachusetts", dated March 8, 1989, prepared by Perkins Engineering, Inc. of Hingham, Massachusetts, recorded simultaneously with the filing of this Amendment.
- 3. The floor plan entitled "First Floor Plan", recorded with the Master Deed, is hereby revised and replaced by the revised "First Floor Plan" dated November 2, 1988, prepared by Condyne, Inc. of Norwell, Massachusetts, recorded simultaneously with the filing of this Amendment.

Executed as a sealed instrument this 14th day of March, 1989.

*Donald J. O'Neill*  
 Donald J. O'Neill, as Trustee and not Individually

*Frederick M. O'Neill*  
 Frederick M. O'Neill, as Trustee and not Individually

*John J. Carr*  
 John J. Carr, as Trustee and not Individually

COMMONWEALTH OF MASSACHUSETTS

Plymouth County

March 14, 1989

The above-named Donald J. O'Neill, Frederick M. O'Neill, and John J. Carr, Trustees as aforesaid, appeared before me on this date and acknowledged the foregoing instrument to be their free act and deed as such Trustees.

*Catherine F. Shortsleeve*  
 Notary Public  
 My Commission Expires: CATHERINE F. SHORTSLEEVE  
 NOTARY PUBLIC  
 My Commission Expires October 24, 1991

FURNACE BROOK OFFICE CONDOMINIUMAMENDED EXHIBIT B TO MASTER DEED  
PHASES I AND IA

<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 Phase IA</u>
11	A	first	420.4	4	Halls, stairs elevator & lavatory	2.35
12	A	first	1134.4	9	"	6.33
14	A	first	1363.2	10	"	7.60
15	A	first	465.7	4	"	2.60
16	A	first	1024.7	10	"	5.72
17	A(Add.)	first	1878.0	10	"	10.40
18	A	first	619.7	7	"	3.46
20	A	second	537.1	5	"	3.00
22	A	second	976.2	7	"	5.45
24	A	second	1130.2	8	"	6.31
26	A	second	712.5	4	"	3.98
27	A	second	1146.2	8	"	6.39
28	A	second	997.7	7	"	5.57
30	A	third	664.0	5	"	3.70
31	A	third	467.6	4	"	2.61
32	A	third	306.6	3	"	1.72
33	A	third	2454.6	16	"	13.70
34	A	third	722.1	4	"	4.03
36	A	third	911.5	2	"	5.08

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ALLOWED

*[Signature]*  
JUSTICE

SECOND AMENDMENT TO MASTER DEED  
TO ADD PHASE II TO  
FURNACE BROOK OFFICE CONDOMINIUM

RECORDED  
NORFOLK COUNTY REGISTRY OF DEEDS  
DECLARANT'S  
BOOK 8442 PAGE 471  
ATTEST  
*[Signature]*  
BARTY MANOLAKIS

Reference is made to the Master Deed of the Furnace Brook Office Condominium, dated August 4, 1988, and filed with the Norfolk County Registry District of the Land Court as Document No. 550465, noted on Certificate of Title No. C205, and recorded with the Norfolk County Registry of Deeds in Book 8068, Page 611 as amended by a First Amendment to Master Deed to Add Phase IA to Furnace Brook Office Condominium, filed with said Registry District as Document No. 563190 and recorded with said Deeds in Book , Page (the "Master Deed").

Whereas, Donald J. O'Neill, Frederick M. O'Neill, and John J. Carr, Jr., Trustees of CD Realty Trust 47, under a Declaration of Trust dated February 27, 1987, and filed with said district of the Land Court as Document No. 522735, and recorded with said Deeds in Book 7591, Page 07 (the "Declarant"), did by the Master Deed submit certain land in Quincy, Norfolk County, to the provisions of M.G.L. c. 183A ("c.183A") and create the Furnace Brook Office Condominium (the "Condominium"); and

Whereas, it is provided in Paragraph 6 of the Master Deed that the declarant reserves the right, without the consent of any Unit owner or mortgagee, to construct and add to the Condominium additional buildings referred to in Paragraph 3 of the Master Deed, to amend the Master Deed by Special Amendments so as to include such buildings and the Units contained therein as additional Phases of the Condominium substantially shown on the "Plan of Condominium, As Built Location Plan" filed with the Master Deed (the "Site Plan"); and it is further provided in Paragraph 6 of the Master Deed that, upon the inclusion of such buildings and units as such additional Phases, the percentage of divided interest in the Common Elements of the Condominium of all units, as initially shown in Exhibit B to the Master Deed, shall be adjusted in the manner provided in Paragraph 6 and Exhibit D of the Master Deed; and

Whereas, the building shown on the Site Plan as "Existing Building Phase II" ("Building B") has been completed as a steel frame structure on a poured concrete deck with simulated stucco panels, having three stories above a two-level parking deck and containing four condominium units, and the Declarant desires so to include the said building as Phase II in the Condominium;

Now therefore, the undersigned Declarant, by duly executing and recording this Second Amendment to Master Deed, do hereby submit Building B, the Units contained therein and the improvements appurtenant thereto, to the provisions of c.183A, do hereby create Phase II of the Condominium, and do hereby include Phase II in the Condominium to be governed by and subject to the provisions of c.183A

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REFER TO PLAN NO. 935-118 PL. BOOK 3 & C.

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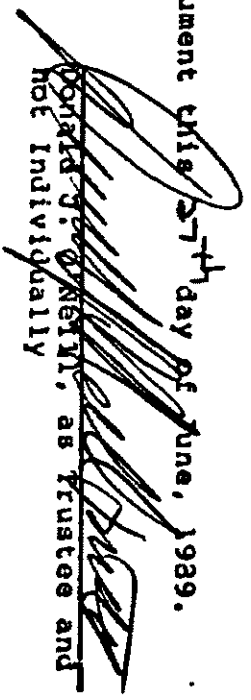
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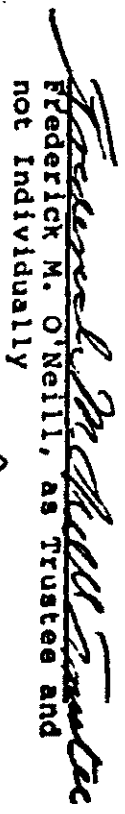
of the Master Deed, and of the By-Laws of Furnace Brook Office Condominium filed and recorded with Master Deed.

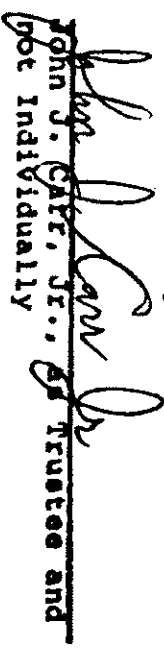
The Master Deed is hereby amended as follows:

1. Amended Exhibit B, Phases I and IA, is deleted in its entirety, and "Amended Exhibit B, Phases I, IA, and II" attached hereto, is substituted therefor.
2. The floor plans entitled "Furnace Brook Office Condominium, Bldg. B, Basement/Garage Plan, First Floor/Garage Plan, Second Floor Plan, Third Floor Plan, and Fourth Floor Plan", recorded simultaneously with this Amendment, are hereby added to the floor plans recorded with the Master Deed.

Executed as a sealed instrument this 27<sup>th</sup> day of June, 1989.

  
 Donald J. O'Neill, as Trustee and  
 not Individually

  
 Frederick M. O'Neill, as Trustee and  
 not Individually

  
 John J. Carr, Jr., as Trustee and  
 not Individually

FURNACE BROOK OFFICE CONDOMINIUMAMENDED EXHIBIT B TO MASTER DEEDPHASES I, IA, AND II

<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 Phase II</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
20	B	second	10,167.8	1	"	19.45
21	B	second	731.2	1	"	1.40
30	B	third	11,908.3	1	"	22.78
40	B	fourth	3,157.6	12	"	6.04
41	B	fourth	841.2	1	"	1.61
42	B	fourth	7,546.1	1	"	14.43

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COMMONWEALTH OF MASSACHUSETTS

Plymouth County

June 27, 1989

The above-named Donald J. O'Neill, Frederick M. O'Neill, and John J. Carr, Jr., Trustees as aforesaid, appeared before me on this date and acknowledged the foregoing instrument to be their free act and deed as such Trustees.

*Dorothy J. Stoddard*  
Notary Public  
My commission expires: 2/8/96



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25-

AMENDMENT TO EXHIBIT C TO  
MASTER DEED  
OF FURNACE BROOK OFFICE  
CONDOMINIUM

Re: By-Laws of Furnace Brook Office Condominium Association

We, the undersigned, HERBERT HODESS, TRUSTEE of HODESS REALTY TRUST, owner of Unit 24; MELVIN S. CHESSLER, TRUSTEE of the C AND K REALTY TRUST, owner of Units 26 and 27; MARTIN RUTBERG, owner of Unit 36; ROBERT T. HALE, SR. and ROBERT T. HALE, JR., TRUSTEES of NETWORK PLUS REALTY TRUST, owners of Units 20, 21, 30, 40, 41, 43 and 44; JOHN PASCIUCCO, owner of Unit 28; and ROSA M. SASTRE, TRUSTEE OF MARS REALTY TRUST, owner of Unit 17, jointly being the owners of at least seventy-five (75%) percent of the common interest of all unit owners in said Furnace Brook Office Condominium, in accordance with Section 9 of said Master Deed, hereby amend Paragraph 6 of Article VI of the By-Laws of Furnace Brook Office Condominium Association so that any one of the Board of Managers can execute a written statement relative to the unpaid common charges with respect to any unit (6(d) Certificate).

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NORFOLK COUNTY  
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Hodess Realty Trust

*Herbert Hodess*  
Herbert Hodess, Trustee

RECORDED  
NORFOLK COUNTY REGISTRY OF DEEDS  
DAL-1111 MA

DEEDS

*Barry T. Hannon*  
BARRY T. HANNON, REGISTER

C and K Realty Trust

By: *Melvin S. Chessler*  
Melvin S. Chessler, Trustee

*Martin Rutberg*  
Martin Rutberg

Network Plus Realty Trust

By: *Robert T. Hale Sr.*  
Robert T. Hale, Sr., Trustee

By: *Robert T. Hale Jr.*  
Robert T. Hale, Jr., Trustee

*John Pasciucco*  
John Pasciucco

BK10328PG352

MARS REALTY TRUST

By:   
Rosa M. Sastre, Trustee

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

November 23, 1993

Then personally appeared the above-named Herbert  
Hodess and acknowledged the foregoing to be his free act and  
deed, before me


  
Henry S. Levin, Notary Public  
My commission expires: 9/28/95

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

November 23, 1993

Then personally appeared the above-named Melvin S.  
Chessler and acknowledged the foregoing to be his free act and  
deed, before me

  
Henry S. Levin, Notary Public  
My commission expires: 9/28/95

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

November 23, 1993

Then personally appeared the above-named Martin  
Rutberg and acknowledged the foregoing to be his free act and  
deed, before me

  
Henry S. Levin, Notary Public  
My commission expires: 9/28/95

BK 10328PG353

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

November 23, 1993

Then personally appeared the above-named Robert T. Hale, Sr., and Robert T. Hale, Jr., and acknowledged the foregoing to be their free act and deed, before me

  
Henry S. Levin, Notary Public  
My commission expires: 9/28/95

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

November 23, 1993

Then personally appeared the above-named John Pasciucco, and acknowledged the foregoing to be his free act and deed, before me

  
Henry S. Levin, Notary Public  
My commission expires: 9/28/95

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

November 23, 1993

Then personally appeared the above-named Rosa M. Pastre, and acknowledged the foregoing to be her free act and deed, before me

  
Henry S. Levin, Notary Public  
My commission expires: 9/28/95

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RECEIVED 4/30/90  
*[Signature]*  
JUL 1 7

THIRD AMENDMENT TO MASTER DEED OF  
FURNACE BROOK OFFICE CONDOMINIUM

437

1261 Furnace Brook Parkway, Quincy

Donald J. O'Neil, Frederick M. O'Neil and John J. Carr, Jr., Trustees of CD Realty Trust 47 under Declaration of Trust dated February 27, 1987 filed on May 29, 1987 with the Norfolk Registry District of the Land Court as Document No. 522735 also recorded with Norfolk Registry of Deeds on May 29, 1987 in Book 7591, Page 407 (the "Declarants") being the Declarants of the Master Deed of Furnace Book Office Condominium (the "Condominium") dated August 4, 1988 filed with said Registry District on August 16, 1988 as Document No. 550465, also recorded with said Deeds on August 16, 1988 in Book 8068, Page 611 (the "Master Deed") by virtue of an Execution of the powers reserved to Declarants in Articles 9 and 16 of the Master Deed have physically partitioned and subdivided Unit 42 of the Condominium into two units to be known as Units 43 and 44 by installing all intervening walls and making other appropriately related alterations and improvements.

Now therefore, the undersigned Declarants, by duly executing and recording this Third Amendment to Master Deed do hereby subdivide Unit 42 of the Master Deed into units 43 and 44.

The Master Deed is amended as follows:

1. Amended Exhibit B, Phases 1, 1A and II is deleted in its entirety and "Amended Exhibit B, Phases I, IA and II with Unit 42 Subdivided" attached hereto is substituted therefore.
2. The floor plans entitled "Fourth Floor Plan Furnace Brook Office Condominium Bldg. B by Neil Murphy, Registered Professional Engineer, dated April 2, 1990 recorded simultaneously with this Amendment are hereby added to the floor plans recorded with the Master Deed.

Executed as a sealed instrument this 19th day of April, 1990

*[Signature]*  
Donald J. O'Neil, Trustee and not Individually

*[Signature]*  
Frederick M. O'Neill, Trustee and not Individually

*[Signature]*  
John J. Carr, Jr., Trustee and not Individually

RECORDED  
NORFOLK COUNTY REGISTRY OF DEEDS  
8662-437  
W. H. HARRIS, REGISTRAR

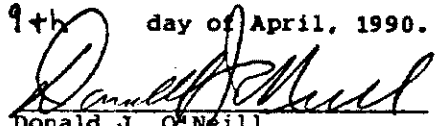
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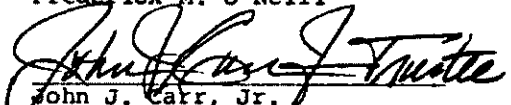
REFER TO PLAN NO. 4387/1990 PL. BOOK 392

The undersigned Board of Managers of the Furnace Brook Office Condominium created by Master Deed dated August 4, 1988 filed with Norfolk Registry District of the Land Court as Document No. 550465 and recorded with Norfolk Registry of Deeds, Book 8068, Page 611 do hereby consent to the above Third Amendment to the Master Deed which subdivides Unit 42 into Units 43 and 44.

Witness our hands and seals this 19<sup>th</sup> day of April, 1990.

  
Donald J. O'Neill

  
Frederick M. O'Neill

  
John J. Carr, Jr.

THE COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

April 19, 1990

Then personally appeared the above named Donald J. O'Neill, and acknowledged the foregoing instrument to be his free act and deed, before, me

  
Notary Public  
My commission expires: 12-5-93

THE COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

April 19, 1990

Then personally appeared the above named Frederick M. O'Neill and acknowledged the foregoing instrument to be his free act and deed, before, me

  
Notary Public  
My commission expires: 12-5-93

THE COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

April 19, 1990

Then personally appeared the above named John J. Carr, Jr., and acknowledged the foregoing instrument to be his free act and deed, before, me

  
Notary Public  
My commission expires: 12-5-93

