

THIRD AMENDMENT TO  
UPHAM FARMS CONDOMINIUM  
MASTER DEED

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Reference is hereby made to the Master Deed of Upham Farms Condominium dated February 26, 1996 recorded on March 6, 1996 with the Worcester County Registry of Deeds in Book 17729, Page 102, ("Master Deed"), as amended.

Upham Farms Development, Corp., being the sole owner of the land in Charlton, Worcester County, Massachusetts described in the Master Deed, by duly executing and recording the Master Deed, submitted said land, together with the buildings and improvements erected thereon, and all easements, rights and appurtenances belonging thereto (hereinafter referred to as the "Condominium"), to the provisions of Chapter 183A of the Massachusetts General Laws and thereby created Upham Farms Condominium.

DHL Holdings, LLC, a Massachusetts Limited Liability Company with a principal place of business at 420 Maple Street, Danvers, Massachusetts is the successor in interest to Upham Farms Development Corp., pursuant to deed dated October 2, 1997 and recorded with said Deeds in Book 19231, Page 137, and is hereinafter referred to as "Declarant".

Pursuant to paragraph 5a. of the Master Deed, the Declarant hereby amends the Master Deed as follows:

Phase III-A as shown on a site plan dated December 31, 1998 by Bouley Brothers, Inc., Professional Land Surveyors, which site plan is recorded with the Worcester County Registry of Deeds herewith, is hereby made subject to the provisions of Massachusetts General Laws, Chapter 183A, and is included in and incorporated into the Condominium. There is recorded herewith, a set of floor plans for the Buildings in Phase III-A by Charles Basile, Registered Architect, showing the layout, location, Unit numbers and dimensions of the Units in Phase III-A and stating that the Buildings have no names and bearing the verified statement of Charles Basile, Registered Architect, certifying that the plans fully and accurately depict the layout, location, Unit numbers and dimensions of the Units in Phase III-A, as built.

\* Plan Book 738 Plan 117

Phase III-A consists of six (6) townhouse units in three (3) buildings G,H,I as follows: Building G contains two units: 18A and 18B; Building H contains two units: 20A and 20B; Building I contains two units: 22A and 22B.

Schedule "A" of the Master Deed is hereby amended by deleting the existing Schedule "A" and substituting the Schedule "A" attached hereto and made a part hereof.

Exhibit "AA" of the Master Deed is hereby amended by deleting the existing Exhibit "AA" and substituting the Exhibit "AA" attached hereto and made a part hereof.

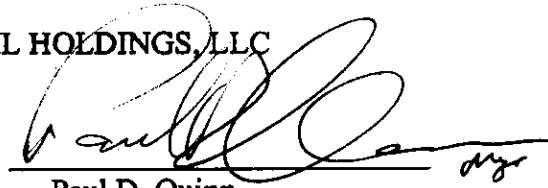
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mail: Atty Saul Feldman 50 Congress St Boston MA  
Hobbs Abstract Co: Upham Farms Special

As hereby amended, the Master Deed is ratified and confirmed in all respects.

EXECUTED under seal as of the 11<sup>th</sup> day of March, 1999.

DHL HOLDINGS, LLC

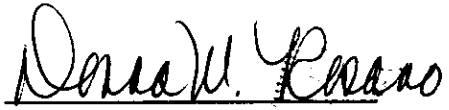
By:   
Paul D. Quinn  
Manager

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

March 11 1999

Then personally appeared the above-named Paul D. Quinn, Manager of DHL Holdings, LLC and acknowledged the foregoing instrument as being his free act and deed, before me,

  
Notary Public:  
My Commission Expires: 11/12/04

*seal*

The Unit designations and common area percentage interest of all Units in Phases I, II and III-A are shown in Exhibit "AA" attached hereto.

The Unit designation and approximate area of each Unit in Phase I, Phase II and Phase III-A are as follows:

	<u>UNIT DESIGNATION</u>	<u>APPROXIMATE AREA IN SQUARE FEET</u>
<b>Phase II</b>	A-1	1,890
	A-2	1,890
	A-3	1,890
	A-4	1,890
	B-5	1,890
	B-6	1,670
	B-7	1,890
	B-8	1,890
	C-9	1,890
	C-10	1,890
	C-11	1,890
	C-12	1,890
<b>Phase I</b>	D-13	1,856
	D-14	1,890
	D-15	1,890
	D-16	1,890
	E-17	1,890
	E-18	1,890
	E-19	1,813
	E-20	1,890
	F-21	1,890
	F-22	1,890
	F-23	1,890
	F-24	1,890
<b>Phase III-A</b>	G-18A	2,340
	G-18B	2,325
	H-20A	2,340
	H-20B	2,325
	I-22A	2,350
	I-22B	2,325

## SCHEDULE "A" - Cont.

All Units in Phases I and II are located in the building bearing the same letter designation as the Unit. By way of example only, Unit D-13 is located in Building D as shown on the Site Plan.

All Units in Phases I and II have six (6) rooms: living room, kitchen/dining area, two (2) bedrooms and garage plus one and one-half (1 1/2) bathrooms, closets, stairs and hall.

All Units in Phase III-A contain two stories and a ground level and consist of six (6) rooms: living room, kitchen/dining area, two (2) bedrooms, ground floor finished room and garage plus two (2) and 1/2 bathrooms, closets, stairs, hall and balcony.

Phase III-A consists of three buildings designated G, H, and I. Each building contains two townhouse units. Each building is two stories with a ground level, constructed principally of concrete block and wood bearing wall construction with vinyl siding and wood floors except the ground level, which is concrete slab on grade. Interior partitions are wood studs with plastered wallboard finishes. Each building has copper and pvc plumbing and an asphalt roof, with a garage on the ground floor.

	<u>UNIT DESIGNATION</u>	<u>PROPORTIONATE INTEREST IN COMMON ELEMENTS</u>
Phase II	A-1	3.307%
	A-2	3.307%
	A-3	3.307%
	A-4	3.307%
	B-5	3.307%
	B-6	3.307%
	B-7	3.307%
	B-8	3.307%
	C-9	3.307%
	C-10	3.307%
	C-11	3.307%
	C-12	3.307%
Phase I	D-13	3.307%
	D-14	3.307%
	D-15	3.307%
	D-16	3.307%
	E-17	3.306%
	E-18	3.306%
	E-19	3.306%
	E-20	3.306%
	F-21	3.306%
	F-22	3.306%
	F-23	3.306%
	F-24	3.306%
Phase III-A	G-18A	3.440%
	G-18B	3.440%
	H-20A	3.440%
	H-20B	3.440%
	I-22A	3.440%
	I-22B	3.440%
	TOTAL =	100.00%

**ATTEST: WORC. Anthony J. Vigliotti, Registrar**