

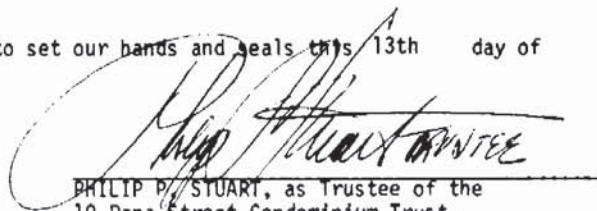
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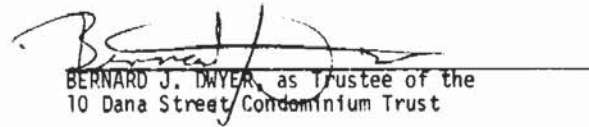
AMENDMENT AND RESTATEMENT OF
10 DANA STREET CONDOMINIUM
MASTER DEED

P 14-79 AM 11:58 Z183E**210

The undersigned, Philip P. Stuart, Trustee of the Ten Dana Trust under Declaration of Trust dated July 16, 1979 and recorded in Middlesex South District Registry of Deeds in Book 13748, Page 642, being the Declarant and representing one hundred (100%) percent of the ownership of the undivided interests in the common elements of the 10 Dana Street Condominium created by Master Deed dated August 3, 1979 and recorded with the Middlesex South District Registry of Deeds in Book 13755, Page 288, does hereby amend and restate said Master Deed by deleting all the existing provisions and plans thereof and substituting therefor the provisions contained in Exhibit A hereto and the plans recorded herewith. The undersigned, Philip P. Stuart and Bernard J. Dwyer, being all of the Trustees of the 10 Dana Street Condominium Trust dated August 3, 1979 and recorded with said deeds in Book 13755, Page 302 hereby acknowledge and consent to this amendment and restatement.

In witness whereof, we hereunto set our hands and seals this 13th day of September, 1979.


PHILIP P. STUART, as Trustee of the
10 Dana Street Condominium Trust,
as Declarant as defined therein, and
as Trustee of the Ten Dana Trust

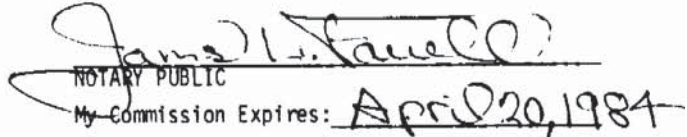

BERNARD J. DWYER, as Trustee of the
10 Dana Street Condominium Trust

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX COUNTY, SS

September 13, 1979

On this 13th day of September, 1979, before me personally appeared Philip P. Stuart and Bernard J. Dwyer, both as aforesaid, to me known to be the persons who are described in and who executed the foregoing Amendment and Restatement, and acknowledged the foregoing to be their free act and deed.


NOTARY PUBLIC
My Commission Expires: April 20, 1984

1045
SEE PLAN IN RECORD BOOK 13728 PAGE 640B

MAP: RECAL REQUESTED
BOOK 13755 PAGE 288

AMENDMENT AND RESTATEMENT OF MASTER DEED
10 DANA STREET CONDOMINIUM
10 Dana Street, Cambridge, Massachusetts

I, Philip P. Stuart, Trustee of Ten Dana Trust, under declaration of trust dated July 16, 1979, and recorded in Middlesex South District Registry of Deeds in Book 13748, Page 642 (hereinafter referred to as "Declarant"), being the sole owner of certain premises in Cambridge, Massachusetts, described in Exhibit A hereto by duly executing and recording this Master Deed, do hereby submit said premises together with the building, improvements, and structures thereon and all easements, rights and appurtenances belonging thereto (the "premises") to the provisions of Chapter 183A of the General Laws of Massachusetts and propose to create and hereby do create a condominium (the "Condominium") to be governed by and subject to the provisions of said Chapter 183A, as amended, and to that end I hereby declare and provide as follows:

1. Name

The name of the Condominium shall be:

10 Dana Street Condominium

2. Description of the Land

A description of the land on which the building and improvements are located is more particularly described in Exhibit A attached hereto and made a part hereof, which land and building are subject to and have the benefit of, as the case may be, any easements, encumbrances, restrictions and appurtenant rights that may be set forth and contained in this document, including Exhibit D hereto.

3. Description of Building

The description of the building comprising the Condominium, stating the number of stories, the number of units and the principal materials of which it is constructed is set forth and described in Exhibit B attached hereto and made a part hereof.

4. Description of Units and Unit Boundaries

The Condominium Units and the designations, locations, approximate areas, number of rooms, immediately accessible common areas and other descriptive specifications thereof are as set forth in Exhibit C attached hereto and made a part hereof, and as shown on the Plans.

5. Common Areas and Facilities

The common areas and facilities of the Condominium (hereinafter sometimes called "Common Elements") comprise and will consist of:

(a) the Land, together with and subject to all easements, encumbrances, restrictions and appurtenances that may be set forth and contained in this document, including Exhibit D hereto.

(b) The yards, lawns, access ways, walkways, sidewalks, driveways, parking areas, and the improvements thereon and thereof, including without limiting the generality of the foregoing, walls, steps, sillcocks, lighting fixtures and plants.

(c) All areas of the building comprising the Condominium and all facilities, installations and improvements therein which are not within the boundaries of the Units as defined in this Master Deed, including, without limiting the generality of the foregoing:

- (1) The foundations, structural elements, columns, beams, studs, joists, supports, exterior walls and roof of the building, fire walls, walls between Units and walls between the common areas and the Units;
- (2) The building entrances, entrance halls, stair halls, stairways, heating plant room, electrical equipment room, laundry and all improvements thereto, equipment and fixtures therein, and other features and facilities thereof; provided, however, that certain units shall have as appurtenant to them the exclusive right and easement to use the storage area designated in the first Unit Deed of the declarants;
- (3) All conduits, ducts, pipes, plumbing, wiring, electric meters and other facilities for the furnishing of utility services which are contained in portions of the building contributing to the structure or support thereof, provided, nevertheless, that all such facilities contained within any Unit which serve parts of the Condominium other than the Unit within which such facilities are contained shall be included as common facilities;
- (4) Installations of central services, including all equipment attendant thereto, excluding equipment contained within and servicing a single Unit;
- (5) All other apparatus and installations existing, including any replacement thereof, in the Building for common use or necessary or convenient to the existence, maintenance or safety of the Building.

(d) Building Superintendent's unit.

(e) All other items listed as such in Massachusetts General Laws, Chapter 183A and located on the Land.

6. Determination of Percentage Interest in Common Elements

The owners of each Unit shall be entitled to an undivided interest in the Common Elements in the percentage set forth in Exhibit C hereto for such Unit. The percentages of interest of the respective Units in the Common Elements have been determined upon the basis of the approximate relation which the fair value of each Unit on the date hereof bears to the aggregate fair value of all the Units on this date.

Said common areas and facilities, including those common areas to which certain Units have as appurtenant to them exclusive rights and easements of use, shall be subject to the provisions of the 10 Dana Street Condominium Trust and the By-Laws set forth therein, hereinafter referred to, and the rules and regulations promulgated pursuant thereto with respect to the use and maintenance thereof.

7. Floor Plans

The recorded Plans of the building, showing the layout, location, unit numbers and dimensions of the units, stating the name of the building, and bearing the verified statement of a registered architect, engineer or land surveyor, certifying that the plans fully and accurately depict the same, are attached hereto and captioned "Condominium at 10 Dana Street, Cambridge, Massachusetts", consisting of six (6) sheets:

- 1 - Basement
 - 2 - First Floor
 - 3 - Second Floor
 - 4 - Third Floor
 - 5 - Fourth Floor
 - 6 - Fifth Floor
- Section

8. Use of Building and Units

The purposes for which the building and the units are intended to be used are as follows:

(a) The building and each of the units are intended only for residential purposes. No use may be made of any unit except as a residence for the owner thereof or his permitted lessees and the members of their immediate families or for no more than two persons unrelated by blood or marriage;

(b) Notwithstanding the provisions of Sections 8 and 9 of this Master Deed, the Declarant hereof may, until all of the units have been sold by the Declarant, let or lease units which have not been sold by the Declarant and use any unit owned by the Declarant as a model for display for the purpose of selling or leasing units, or other lawful purposes. In the event that there are unsold units, Declarant and his successors and assigns shall have the same rights and obligations while owner of unsold units as any other Unit Owner, which obligations shall include, but not be limited to, payment of all common expenses and any other charges assessed to all Unit Owners for their respective units in accordance with percentage interest of such unit in the Common Elements.

9. Restrictions on Use of Units

The restrictions on the use of the units are as follows:

(a) No unit shall be used or maintained in a manner contrary to or inconsistent with the comfort and convenience of the occupants of the units, the provisions of the 10 Dana Street Condominium Trust, the By-Laws set forth therein and the rules and regulations promulgated pursuant thereto;

(b) The owners of any unit may at any time and from time to time change the use and designation of any room or space within such unit, subject to the provisions of Sections 8 and 9 hereof, and may modify, remove and install non-bearing walls lying wholly within such Unit, provided, however, that any and all work with respect to the removal and

installation of interior non-bearing walls or other improvements shall be done in a good and workmanlike manner, pursuant to a building permit duly issued therefor (if required by law) and pursuant to plans and specifications which have been submitted to and approved by the Trustees of 10 Dana Street Condominium Trust, hereinafter referred to, which approval shall not be unreasonably withheld or delayed;

(c) In order to preserve the architectural integrity of the building and the units, without modification, and without limiting the generality thereof, no balcony, awning, screen, antenna, sign, banner or other device, and no exterior change, addition, structural projection, decoration or other feature shall be erected or placed upon or attached to any unit or any part thereof, no addition to or change or replacement (except, so far as practicable, with identical kind) of any exterior light, door knocker or other exterior hardware, exterior unit door, or door frames shall be made and no painting or other decoration shall be done on any exterior part or surface of any unit nor on the interior surface of any window; and

(d) The limitations on use and restrictions set forth in Sections 8 and 9 hereof shall be for the benefit of the owners of the units and shall be enforceable solely by the Trustees of the 10 Dana Street Condominium Trust, as the persons in charge of the Common Elements, and shall, insofar as permitted by law, be perpetual and to that end, such limitations on use and restrictions may be extended by said Trustees at such time or times and in such manner as permitted or required by law for the continued enforceability thereof.

Said restrictions may be waived in specific cases by such Trustees.

10. Amendments

This Master Deed may be amended by an instrument in writing:

- (i) signed by the Unit Owners entitled to seventy-five (75%) percent or more of the undivided interests in the Common Elements;
- (ii) signed and acknowledged by a majority of the Trustees of the 10 Dana Street Condominium Trust then in office hereinafter referred to, and
- (iii) duly recorded with the Middlesex Registry of Deeds,

PROVIDED, HOWEVER, that:

- (a) the date on which any such instrument is first signed by a Unit Owner shall be indicated thereon as the date thereof and no such instrument shall be of any force or effect unless the same shall have been so recorded within six (6) months after such date;
- (b) No instrument of amendment which alters the dimensions of any unit shall be of any force or effect unless the same has been signed by the owners of the unit so altered;
- (c) No instrument of amendment affecting any unit in a manner which impairs the security of a mortgage of record thereon held by a bank or insurance company or of a purchase money mortgage shall be of any force or effect unless the same has been assented to by such holder;

(d) No instrument of amendment which alters the percentage of the undivided interest in and to the Common Elements to which any Unit is entitled shall be of any force or effect unless the same has been signed by all unit owners and said instrument is recorded as an Amended Master Deed;

(e) No instrument of amendment which purports to increase or decrease or redefine the property defined herein as Common Elements shall be of any force or effect unless signed by the unit owners entitled to one hundred (100%) percent of the undivided interests in the Common Elements; provided, however, this subparagraph (e) does not apply to any instrument of amendment executed in accordance with the provisions of subparagraph (g) of this paragraph 10, if such instrument of amendment does not purport to increase or decrease or redefine the property defined herein as Common Areas and Facilities.

(f) No instrument of amendment which alters this Master Deed in any manner which would render it contrary to or inconsistent with any requirements or provisions of said Chapter 183A, as amended, of the General Laws of Massachusetts shall be of any force or effect.

(g) No instrument of amendment which alters the property line between two contiguous units or which alters that portion of the Common Areas and Facilities which exists within the walls, floors, or ceilings of such contiguous units shall be of any force or effect unless signed by the owners of all the units (i) the property lines of which are being altered or (ii) which are immediately contiguous with the section of the floors, walls, or ceilings in which the Common Areas and Facilities are being altered, as the case may be, and such instrument of amendment need not be signed by any other unit owners so long as such instrument of amendment states that such alteration (x) will not jeopardize the soundness or safety of the building portion of the Condominium, (y) will not adversely affect any other units and (z) does not affect the exterior walls of said building.

11. Managing Entity

The entity through which the unit owners will manage and regulate the Condominium established hereby is the 10 Dana Street Condominium Trust, a Massachusetts Trust; a copy of a Restatement of the Trust (including the By-Laws thereof) being recorded herewith. Such Trust established a trust for the benefit of all unit owners in which each unit owner shall have a beneficial interest and membership in proportion to its percentage of undivided interest in the Common Elements to which such owner is entitled hereunder. The names and addresses of the original and present Trustees thereof are Philip P. Stuart, 313 Washington Street, Newton, Massachusetts, and Bernard J. Dwyer, 209 Kent Road, Waban, Massachusetts. The Trustees have enacted By-Laws pursuant to and in accordance with the provisions of Chapter 183A of the General Laws of Massachusetts.

No purchaser, mortgagee, lender or other person dealing with the Trustees as they then appear of record in the Registry of Deeds where this Master Deed is recorded shall be bound to ascertain or inquire further as to the persons who are then the Trustees hereunder, and any certificate executed by any one or more of them may be conclusively relied on by such person.

12. Units Subject to Master Deed, Trust and By-Laws, Unit Deed and Rules and Regulations

All present and future owners, tenants, visitors, servants, employees, mortgagees and occupants of units shall be subject to, and shall comply with, the provisions of this Master Deed, the Unit Deed, Trust and By-Laws, and the Rules and Regulations of the 10 Dana Street Condominium Trust, as they may be amended from time to time (collectively called the "Documents" herein). The acceptance of a deed or conveyance or the entering into occupancy of any unit shall constitute an agreement that (a) the provisions of the Documents as they may be amended from time to time are accepted and ratified by such owner, tenant, visitor, servant, employee, mortgagee or occupant, and 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, as though such provisions were recited and stipulated

at length in each and every deed or conveyance or lease thereof, and (b) a violation of the provisions of the Documents by any such person shall be deemed a substantial violation of the duties of the respective Unit Owner.

No Unit Owner shall execute any deed, lease, mortgage or other instrument conveying or mortgaging title to his Unit without including therein the undivided interest in the common areas and facilities appurtenant thereto, ("Appurtenant Interests"), it being the intention hereof to prevent any severance of such combined ownership. Any such deed, lease, mortgage, or other instrument purporting to affect one or more of such interests, without including all such interests, shall be deemed and taken to include the interest or interests so omitted, even though the latter shall not be expressly mentioned or described therein. No part of the Appurtenant Interest of any Unit may be sold, leased, transferred, or otherwise disposed of, except as part of a sale, lease, transfer, or other disposition of the Unit to which such interests are appurtenant, or as part of a sale, lease, transfer or other disposition of such part of Appurtenant Interests of all Units.

13. Encroachments

If any portion of the Common Elements now encroaches upon any Unit, or if any Unit now encroaches upon any other Unit or upon any portion of the Common Elements, or if any such encroachment shall occur hereafter as a result of (a) settling of the building, or (b) alteration or repair to the Common Elements made by or with the consent of the Trustees, or (c) as a result of repair or restoration of the building or a Unit after damage by fire or other casualty, or (d) as a result of condemnation or eminent domain proceedings, a valid easement shall exist for such encroachment and for the maintenance of the same so long as the building stands.

14. Pipes, Wires, Flues, Ducts, Cables, Conduits, Public Utility Lines and other Common Elements Located Inside of Units

Each Unit Owner shall have an easement in common with the owners of all other Units to use all pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Elements located in any of the other Units and serving his Unit. Each Unit shall be subject to an easement in favor of the owners of all other Units to use the pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Elements serving such other Units and located in such Unit. The Trustees shall have a right of access to each Unit ^{during reasonable hours} to inspect the same, to remove violations therefrom and to maintain, repair or replace the Common Elements contained therein or elsewhere in the building.

15. Invalidity

The invalidity of any provisions 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 other provisions of this Master Deed shall continue in full force and effect as if such invalid provisions had never been included herein.

16. 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 which may occur.

17. 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 nor the intent of any provision hereof.

18. 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.

19. Subdivision or Joinder of Units

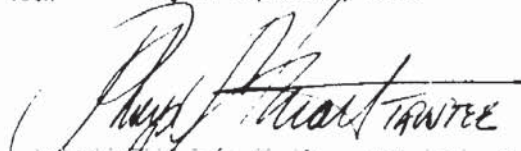
In the event that any Unit Owner owns two or more abutting units, then, subject to the reasonable approval of the Trustees, such Unit Owner shall have the right to the exclusive use of the common areas and facilities located between such units which service only those units under such common ownership, including, without limitation, the right (at the expense of such Unit Owner) to move or remove nonstructural walls, partitions and utility service lines located between such units, subject to the following:

1. The Unit Owner may not take any action with respect to such common areas or facilities without the prior written consent of the Trustees;
2. The Unit Owner shall provide such reports, data and other materials as the Trustees may reasonably request to assure them that the proposed activity will not adversely affect the integrity (structural or otherwise) of the building or any part thereof or any utilities or other facilities servicing the building; and
3. Any such work shall be done in such ways, by such persons and at such times as the Trustees may reasonably request in order to minimize the amount of inconvenience or disturbance to other Unit Owners.

The owners of such unit or units shall have the right, subject to the reasonable approval of the Trustees, to subdivide their units into two (2) units each ("New Units"), subject to the following provisions:

1. Any construction, removal, addition or other alteration (structural or otherwise) performed in conjunction with such subdivision shall be subject to the reasonable approval of the Trustees, and the Trustees may require the Unit Owner to provide such reports, data and other materials as the Trustees may reasonably request to assure them that the proposed activity will not adversely affect the integrity (structural or otherwise) of the building or any part thereof or any utilities or other facilities servicing the building, and shall not adversely impact upon the value of any other unit. Any such work shall be done in such ways, by such persons and at such times as the Trustees may reasonably request in order to minimize the amount of inconvenience or disturbance to the other Unit Owners;
2. The boundaries and the percentage interests in the Common Elements of the New Units shall be provided to the Trustees by the Unit Owner, such to the reasonable approval of the Trustees, and the areas between such New Units shall become part of the Common Areas and Facilities of the Condominium. The Owners of the units being subdivided shall bear the expense of preparing and recording any amendment to the Master Deed and Recorded Plans necessitated by the subdivision of the unit hereunder. The aggregate percentage interests of the New Units shall be equal to the aggregate percentage interests of the Unit or Units being subdivided pursuant to this Section.

IN WITNESS WHEREOF, Philip P. Stuart, Trustee as aforesaid and not individually, has caused this Confirmatory Master Deed to be duly executed, sealed and delivered on this 13th day of September, 1979.



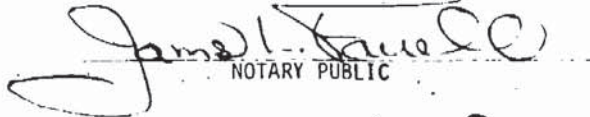
Philip P. Stuart, Trustee of Ten Dana Trust
and not individually

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS:

September 13, 1979

Then personally appeared the above named Philip P. Stuart, Trustee as aforesaid, and acknowledged the foregoing instrument to be his free act and deed, before me.



NOTARY PUBLIC

My Commission Expires: April 20, 1984

EXHIBIT A TO THE MASTER DEED
10 DANA STREET CONDOMINIUM

A certain parcel of land with the buildings thereon being at present numbered 10 Dana Street in Cambridge, Middlesex County, Massachusetts, being shown as Lot B on a plan recorded with Middlesex Deeds in Plan Book 181, Plan 4, bounded:

Southwesterly by Centre Street, one hundred seventy-two and 05/100 (172.05) feet;
Northwesterly by Dana Street, one hundred forty-two and 47/100 (142.47) feet;
Northeasterly in part by land now or late of Johnson and in part by land now or late of Hastings, one hundred sixty-five and 05/100 (165.05) feet;
Southeasterly by Lot A on said plan, one hundred forty-six and 27/100 (146.27) feet.

Containing 24,308 square feet of land, be all of said measurements more or less or however otherwise bounded and described.

For title reference see deed of James R. Taylor and Louise Taylor dated January 5, 1954, recorded with Middlesex South District Registry of Deeds in Book 8197, Page 33.

EXHIBIT B TO THE MASTER DEED
10 DANA STREET CONDOMINIUM

The building comprising the Condominium consists of and is known as the 10 Dana Street Condominium and is located at 10 Dana Street, Cambridge, Middlesex County, Massachusetts.

The building consists of five stories and contains 59 residential units numbered 1-12, 14, 15 on the first floor, 201-212, 214, 215 on the second floor, 301-312, 314, 315 on the third floor, 401-412, 414, 415 on the fourth floor and 508 on the fifth floor. Units 406, 407 and 409 are duplex units and are on both the fourth and fifth floors. There are also two basement units: South Basement Unit and West Basement Unit, plus a Superintendent's Unit located in the basement.

The building has a brick exterior with precast stone details around the windows. Said windows are of wood and are double hung.

The foundation is of masonry rubble below grade and brick masonry above grade.

The wood floors are supported on steel beams and columns.

The heating system is one pipe steam. The domestic hot water is from a tankless system with a continuous circulating pump.

There are two laundry facilities available in the basement.

EXHIBIT C TO THE MASTER DEED
10 DANA STREET CONDOMINIUM

BK 13788 PG651

<u>UNIT #</u>	<u>FLOOR</u>	<u>NUMBER OF ROOMS</u>	<u>APPROXIMATE AREA (SQARE FEET)</u>	<u>PERCENTAGE INTEREST IN COMMON ELEMENTS</u>
West Basement	basement	4	615	.931
South Basement	basement	4	792	1.117
1	first	4	834	1.723
2	first	2½	386	1.164
3	first	2½	345	1.071
4	first	5	966	2.048
5	first	4	730	1.723
6	first	3	490	1.629
7	first	3	541	1.629
8	first	5	879	1.723
9	first	3	416	1.629
10	first	4	723	1.723
11	first	4	713	1.723
12	first	2½	353	1.071
14	first	4	754	1.723
15	first	3	400	1.397
201	second	4	834	1.723
202	second	3	507	1.582
203	second	2½	345	1.071
204	second	5	966	2.095
205	second	4	730	1.723
206	second	3	525	1.629
207	second	3	613	1.629
208	second	5	951	1.862
209	second	3	453	1.629
210	second	4	723	1.723
211	second	4	713	1.816
212	second	2½	353	1.071
214	second	4	754	1.629
215	second	3	500	1.582
301	third	4	834	1.723
302	third	3	507	1.582
303	third	2½	345	1.071
304	third	4	815	1.816
305	third	5	881	2.095
306	third	3	525	1.629
307	third	3	613	1.629
308	third	5	951	1.862
309	third	3	453	1.676
310	third	4	723	1.723
311	third	4	713	1.816
312	third	2½	353	1.071
314	third	4	754	1.629
315	third	3	500	1.582

<u>UNIT #</u>	<u>FLOOR</u>	<u>NUMBER OF ROOMS</u>	<u>APPROXIMATE AREA (SQUARE FEET)</u>	<u>PERCENTAGE INTEREST IN COMMON ELEMENTS</u>
401	fourth	4	834	1.769
402	fourth	3	507	1.629
403	fourth	2½	345	1.071
404	fourth	4	815	1.862
405	fourth	5	850	2.095
406	fourth	5	1045	3.259
407	fourth	5	1132	3.259
408	fourth	5	951	1.909
409	fourth	5	897	3.259
410	fourth	4	691	1.723
411	fourth	4	713	1.816
412	fourth	2½	353	1.117
414	fourth	4	754	1.816
415	fourth	3	500	1.629
508	fifth	5	951	2.095

Each Unit has immediate access to a common area entrance, main staircase and rear staircase.

The floors, ceilings, walls, and other boundaries of each of the units are as follows:

1. floors: the upper surface of the subflooring;
2. ceilings: the lower surface of the ceiling joists, or, in the case of a unit situated immediately beneath an exterior roof, the plane of the lower surface of the roof rafters;
3. building walls: the plane of the surface of the wall studs facing such unit and the plane of the surface of the wall studs facing the common areas;
4. doors and windows: the plane of the exterior surface of doors, the exterior surface of window glass and the interior surface of window frames.

EXHIBIT C TO THE MASTER DEED
 10 DANA STREET CONDOMINIUM
 (Cont'd)

Each unit shall have as appurtenant thereto an easement for the exclusive right to use a designated storage area as set forth below:

<u>Unit No.</u>	<u>Storage Area Designation</u>	<u>Square Footage</u>
1	1A	30
2	2A	26
3	3A	29
4	4A	75
5	5A	29
6	6A	27
7	7A	30
8	8A	100
9	9A	34
10	10A	57
11	11A	26
12	12A	29
14	14A	29
15	15A	84
201	201A	67
202	202A	33
203	203A	21
204	204A	30
205	205A	20
206	206A	24
207	207A	30
208	208A	71
209	209A	20
210	210A	35
211	211A	32
212	212A	29
214	214A	71
215	215A	26
301	301A	32
302	302A	26
303	303A	23
304	304A	83
305	305A	94
306	306A	22
307	307A	50
308	308A	65
309	309A	46
310	310A	45
311	311A	30
312	312A	24
314	314A	94
315	315A	34

EXHIBIT C TO THE MASTER DEED
10 DANA STREET CONDOMINIUM
(Cont'd)

<u>Unit No.</u>	<u>Storage Area Designation</u>	<u>Square Footage</u>
401	401A	35
402	402A	31
403	403A	23
404	404A	70
405	405A	22
406	406A	56
407	407A	15
408	408A	16
409	409A	28
410	410A	32
411	411A	32
412	412A	28
414	414A	34
415	415A	28
508	508A	16
South Basement	BSA	28
West Basement	BWA	25

EXHIBIT D TO THE MASTER DEED
10 DANA STREET CONDOMINIUM
SPECIAL EASEMENTS IN FAVOR OF CERTAIN UNITS

Unit 8 Easement

The owner or owners of Unit #8, his/their assigns, heirs, and successors in interest, shall have all rights as appurtenant to Unit #8 (which rights are intended for the exclusive benefit of the owner or owners of Unit #8) to install, affix and maintain various soundproofing and equipment and material at various times in and over any area of the "Boiler Room" as shown on the plans of the 10 Dana Street Condominium, which "Boiler Room" is located directly below Unit #8, so long as said owner or owners install, affix and maintain said equipment in a workmanlike manner. This easement is granted for the purpose of allowing the present or future owner or owners of Unit #8 to install, affix or maintain various forms of soundproofing equipment and materials so as to provide for the quiet enjoyment of Unit #8 by preventing the entrance into Unit #8 of noise, sound, vibrations, or other disturbances caused by the heating system located within the "Boiler Room".