

SEE BOOK 5803 PAGE 161

SEE BOOK 3196 PAGE 100

SEE BOOK 2614 PAGE 320

SEE BOOK 2534 PAGE 127

SEE BOOK 2534 PAGE 128

SEE BOOK 2526 PAGE 170

SEE BOOK 2447 PAGE 86

SEE BOOK 2631 PAGE 161

SEE BOOK 2797 PAGE 155

SEE BOOK 2797 PAGE 157

SEE BOOK 3196 PAGE 115

SEE BOOK 3644 PAGE 259

MASTER DEED

2386-97

SEE BOOK 2487 PAGE 233

THIS MASTER DEED of the MAYFLOWER CONDOMINIUM made this 30th day of August 1983, WITNESSETH THAT: WOODBRIDGE ASSOCIATES, INC., a Massachusetts business corporation with principal offices at Amherst, Hampshire County, Massachusetts, hereinafter called the Declarant, being the sole owner of the premises in Belchertown, Hampshire County, Massachusetts, hereinafter described, by duly executing and recording this MASTER DEED, do hereby submit said premises to the provisions of Chapter 183A of the General Laws of Massachusetts and proposes to create a condominium to be governed by and subject to the provisions of said Chapter 183A, and to that end the Declarant hereby declares and provides as follows:

SEE BOOK 2487 PAGE 269

1. The name of the condominium shall be the MAYFLOWER CONDOMINIUM.
2. The premises which constitute the condominium comprise the land described in Exhibit A, attached hereto, and further shown on a plan entitled, "As Built Plan, Mayflower Condominium, Belchertown, Massachusetts", which plan exhibits, among other things, the location and arrangement of Buildings A, B and C of the Condominium together with the driveways, parking areas and building approaches.

SEE BOOK 2449 PAGE 206

Also attached hereto and made a part hereof are the floor plans of the Condominium units depicted on seven (7) plans entitled:

SEE BOOK 2449 PAGE 332

- (a) Basement Plan, Building A
- (b) First Floor Plan, Building A
- (c) Second Floor Plan, Building A
- (d) Basement Plan, Building B
- (e) First Floor Plan, Building B
- (f) Second Floor Plan, Building B
- (g) Second Floor Plan, Basement Floor Plan, First Floor Plan, Building C

SEE BOOK 2450 PAGE 3

All plans are certified by Thomas A. Kirley, Registered Architect, dated June 16, 1983. The seven said plans are hereinafter referred to as "Floor Plans".

SEE BOOK 2461 PAGE 79

3. The buildings comprised in the Condominium are as follows:

Bldg. No.	Address	Stories	Units
A	Units 1 thru 12 Belchertown Road Belchertown, MA	2 with cellar	12 units

SEE BOOK 2476 PAGE 40

FROM THE OFFICE OF PAUL T. FORD ATTORNEY AT LAW 49 S. PLEASANT ST. AMHERST, MASS. 01001 TEL. (413) 838-8001

SEE BOOK 4285 PAGE 244

SEE BOOK 2528 PAGE 145

SEE BOOK 2526 PAGE 177

SEE BOOK 2490 PAGE 11

SEE BOOK 2476 PAGE 28

SEE BOOK 2828 PAGE 76

SEE BOOK 2738 PAGE 279

SEE BOOK 3024 PAGE 174

SEE BOOK 3022 PAGE 230

SEE BOOK 2797 PAGE 146

SEE BOOK 2485 PAGE 59

2386-98

Bldg. No	Address	Stories	Units
B	Units 14 thru 25 Belchertown Road Belchertown, MA	2 with Cellar	12 units
C	Unit 26 Belchertown Road Belchertown, MA	2 with Cellar	1 unit

All of the said buildings are wood frame construction resting upon concrete foundations. Each building has a peaked roof with asphalt shingles. Buildings A and B each contain 12 townhouse type units. Building C is a single family free-standing unit having been constructed separately and prior to Buildings A and B.

Eight septic tanks and leach fields are constructed upon the premises. Four such septic tanks and leach fields are constructed between Building A and the northerly sideline of the premises described in Exhibit A attached hereto. The first, or westerly most, septic tank and leach field serves Units 1 thru 4; the second most westerly of said septic tanks and leach fields serves Units 5 thru 8; the third most westerly septic tank and leach field serves as a disposal system for laundry waste water and the fourth most westerly of said septic tanks and leach field serves Units 9 thru 12. There are three such septic tanks and leach fields between Building B and the aforesaid northerly sideline, the westerly most of which serves Units 14 thru 17; the center septic tank and leach field behind Building B serves Units 18 thru 21; and the easterly most septic tank and leach field behind Building B serves Units 22 thru 25. There is a septic tank and leach field located behind Building C easterly of the building and serves Unit 26 only.

4. The Condominium Units and the designations, location, approximate areas, number of rooms, immediately accessible Common Areas and other descriptive specifications thereof are as set forth in Exhibit B entitled, "Mayflower Condominium Descriptive Specifications" also attached to this Master Deed, and the said "Floor Plans". Each of said units is laid out as shown on said "Floor Plans". There are three basic categories of unit design, each of the units in each category being laid out and designed exactly the same as each of the other units in the same category. For purposes of this MASTER DEED, the categories of design are designated as follows:

- A. TWO BEDROOM, RIGHT ENTRY DESIGN
- B. TWO BEDROOM, LEFT ENTRY DESIGN
- C. FOUR BEDROOM, FREE STANDING DESIGN

FROM THE OFFICE OF  
PAUL T. FORD  
ATTORNEY AT LAW  
49 S. PLEASANT ST.  
AMHERST, MASS. 01002

TEL. (413) 253-2001

2386-99

The said Units consist of the following:

A. TWO BEDROOM, RIGHT ENTRY DESIGN

The Two Bedroom, Right Entry Design is shown on said Floor Plans as Units 1, 3, 5, 7, 9 and 11 in Building A and Units 14, 16, 18, 20, 22 and 24 in Building B and consists of a living room, kitchen-dining area on the first floor and two bedrooms, a bathroom and a hallway on the second floor. There is a closet in the kitchen-dining area, and a closet in each of the bedrooms, and a small linen closet in the upstairs hallway. There is a stairwell leading from the first floor to the second floor. There is appurtenant to each such unit the exclusive right and easement to use that area of the cellar immediately beneath the living room of the unit and accessible to the said unit by a stairway leading from the first floor to the cellar. Said basement area is shown upon the aforesaid "Floor Plans". Each such area is 16'0" in width and 13'4" in depth. The boundaries of each such area are presently delineated in part by wire mesh and in part by the foundation walls. However, in Building B the northerly wall of Unit 24 to a major extent, is formed by an interior frame and sheetrock wall.

B. TWO BEDROOM, LEFT ENTRY DESIGN

The Two Bedroom, Left Entry Design is shown on said Floor Plans as Units 2, 4, 6, 8, 10 and 12 in Building A and Units 15, 17, 19, 21, 23 and 25 in Building B and consists of a living room, kitchen-dining area on the first floor and two bedrooms, a bathroom and a hallway on the second floor. There is a closet in the kitchen-dining area, a closet in each bedroom and a small linen closet in the upstairs hallway. There is a stairwell leading from the first floor to the second floor. There is appurtenant to each such unit the exclusive right and easement to use that area of the cellar immediately beneath the living room of the unit and accessible to the said unit by a stairway leading from the first floor to the cellar. Said basement area is shown upon the aforesaid "Floor Plans". Each such area is 16'0" in width and 13'4" in depth. The boundaries of each such area are presently delineated in part by wire mesh and in part by the foundation walls. However, in Building B the northerly wall of Unit 25 is entirely formed by an interior frame and sheetrock wall.

C. FOUR BEDROOM, FREE STANDING DESIGN

The Four Bedroom, Free Standing Design is shown on said Floor Plans as Unit 26 and consists of a living room, a kitchen-dining area, two bedrooms, a bathroom, and a sun-room on the first floor; two bedrooms, a hallway, and a storage area on the second floor. The basement contains two rooms. There is one closet in each of the bedrooms on the first floor and a closet opening into the second

FROM THE OFFICE OF  
PAUL T. FORD  
ATTORNEY AT LAW  
49 S. PLEASANT ST.  
AMHERST, MASS. 01002  
TEL. 642-8800

2386-100

floor hallway. There is attached to, as part of this unit, a two car garage. There is a paved driveway and parking area leading from Federal Street (Mass. RT 9) to the south and west sides of the garage. Appurtenant to this unit shall be the exclusive right to use and occupy the lot or parcel of land upon which said unit is situated bounded and described as follows:

Beginning at an iron pin set in the southerly most southwest corner of the premises described in said Exhibit A, hereto attached; thence running N. 32° 12' 25" W. along said Federal Street (Mass. RT 9) a distance of one hundred forty-nine and twenty-three hundredths (149.23) feet to a concrete bound; thence running northwesterly, counterclockwise along the arc of a curve having a radius of six hundred twenty-nine and eighty-seven hundredths (629.87) feet, a distance of twenty-seven and ninety-two hundredths (27.92) feet to a point; thence running N. 73° 48' 20" E., a distance of one hundred seven (107) to a point; thence running S. 32° 12' 25" E. one hundred ninety-four and eleven hundredths (194.11) feet to a point at land now or formerly of Rosalia and Mitchell Dzwonkowski; thence running S. 81° 07' 20" W. a distance of one hundred nineteen and sixty-one hundredths (119.61) feet to the iron pin marking the point of beginning, containing 20,344 square feet and being a portion of the premises described in said Exhibit A, hereto attached, and shown on said Floors Plans.

The boundaries of the units with respect to the floors, ceilings, walls, doors and windows thereof are as follows:

- A. Floors: The upper surface plane of the subflooring and said plane shall be projected across that portion of the unit over the first floor stairwell.
- B. Ceilings: The plane of the lower surface of the ceiling joists on each story.

-4-

2386-101

- C. Interior Party Walls: The interior plane of the studs.
- D. Exterior Building Walls, Doors and Windows: As to the walls the plane of the interior surface of the wall stud, as to the doors the exterior surface thereof; and as to windows the exterior surfaces of the glass and of the window frames.

The Trustees of MAYFLOWER CONDOMINIUM TRUST shall have the right to create utility easements under, through or over the Common Areas and Facilities which are reasonably necessary to the ongoing operation of the Condominium.

In the event any portion of the Common Areas and Facilities encroach upon any unit or any unit encroaches upon the Common Areas and Facilities or another unit as a result of the construction, reconstruction, repair, shifting, settlement, or movement of any portion of the improvements, a valid easement for the encroachment and for the maintenance of the same shall exist so long as the encroachment exists.

5. The Common Areas and Facilities of the Condominium comprise and consist of (a) said land described in Exhibit A together with the benefit of and subject to the aforesaid rights, easements and agreements, (b) the foundations, the structural columns, girders, beams, joists, supports, and exterior walls, roofs and entrances of the buildings, and the party walls and common walls between and within the buildings; (c) all conduits, ducts, plumbing, wiring, flues, and other facilities for the furnishing of utility services which are contained in portions of the buildings contributing to the structure or support thereof, and all such facilities contained within any unit which serve parts of the Condominium other than the unit within which such facilities are contained; (d) the yards, lawns, gardens, driveways, walkways, and the improvements thereon and thereof, including walls, bulkheads, railings, steps, lighting fixtures and planters; (e) the open parking areas, as shown on said Floor Plans.

The owners of each unit shall be entitled to an undivided interest in the Common Areas and Facilities in the percentage set forth in said Exhibit B for such unit.

Said Common Areas and Facilities shall be subject to the provisions of the By-Laws of the Mayflower Condominium Trust, hereinbefore referred to, and to the Rules and Regulations promulgated pursuant thereto with respect to the use thereof, assignments of certain such facilities to particular unit owners, and payments required therefor. Additional outdoor parking spaces may be made available and assigned to occupants of units by the Trustees of said Mayflower Condominium Trust in accordance with said By-Laws and the Rules and Regulations and upon payments required thereby.

6. The said Floor Plans and Site Plan, together showing the layout, location, unit designations and dimensions of units and bearing the verified statement of a registered architect or the registered land surveyor that said plans fully and accurately depict the same are recorded herewith and copies attached hereto.

7. The purposes for which the buildings and the condominium units and other facilities therein are intended to be used are as follows:

FROM THE OFFICE OF  
PAUL T. FORD  
ATTORNEY AT LAW  
49 S. PLEASANT ST.  
ANNARBURGH, MASS. 01802  
TEL. 643-888-8801

2386-102

- A. Each of the 25 units contained within the MAYFLOWER CONDOMINIUM is intended to be used solely for single family residence purposes, subject to the restrictions set forth in Paragraph 8 hereof, provided, however that such units may be used by the Declarant for other purposes temporarily pursuant to the provisions of and subject to the limits set forth in the following Paragraph 7C.
- B. The open parking areas are common facilities and shall be subject as aforesaid to the provisions of said By-Laws of the Mayflower Condominium Trust and to the Rules and Regulations promulgated pursuant thereto.
- C. As provided in the foregoing Paragraph 7A, and notwithstanding the provisions of Paragraph 8 hereof, the Declarant may, until all of said units have been sold by it, (a) let or lease units which have not been sold by it and (b) use any units owned by it as models for display for purposes of sale or leasing of units.
8. Said residential units shall be subject to the restrictions that, unless otherwise permitted by instrument in writing duly executed by the Trustees of the Mayflower Condominium Trust, pursuant to provisions of the By-Laws thereof, hereinbefore referred to, (a) no such Two Bedroom Unit shall be used for any purpose other than as a dwelling for not more than two unrelated adults, or for not more than two adults and two children related by blood or marriage. In a Four Bedroom Unit occupants may not exceed four unrelated adults, or for two adults and six children related by blood or marriage; (b) no business activities of any nature shall be conducted in any such unit; (c) no unit shall be rented, leased or licensed for use or occupancy by persons other than the unit owner for a period of less than six months unless the owner thereof shall have first obtained from the Trustees of the Mayflower Condominium Trust their assent in writing thereto. All leases and other contracts for the occupancy of a unit shall be in writing and signed by the parties thereto; (d) no animal other than one dog, one cat, or other small household pet may be kept in or about the unit, subject to the Rules and Regulations of the said Mayflower Condominium Trust. In any given case, the Trustees of the said Mayflower Condominium Trust may declare any such dog, cat or other pet animal to be a nuisance and may be notice to the occupant of the unit in which the animal is kept, order the immediate removal thereof from the premises; (e) the architectural integrity of the buildings and the units shall be preserved without modification, and to that end, without limiting the generality, no balcony enclosure, awning, screen, antenna, sign, banner or other device and no exterior change, addition, structure, projection, decoration or other feature shall be erected or placed upon or attached to any such unit or any part thereof, no addition to or change or replacement of an exterior light, door knocker or other exterior hardware shall be made and no painting, attaching of decalcomania or other decoration shall be done on any exterior part or surface of any unit nor on the interior surface of any window; and (f) all use and maintenance of such unit shall be conducted in a manner consistent with the comfort and convenience of the occupants of other units and in accordance with the said Rules and Regulations with respect thereto from time to time promulgated by said Trustees.

FROM THE OFFICE OF  
PAUL T. FORD  
ATTORNEY AT LAW  
48 S. PLEASANT ST.  
AMHERST, MASS. 01002  
TEL. (413) 253-2801

Said Restrictions shall be for the benefit of the owners of all of the condominium units and the Trustees of said Mayflower Condominium Trust as the persons in charge of the Common Areas and Facilities and are enforceable by said Trustees, or their duly authorized agent, or by any aggrieved unit owner, and shall,

2386-103

insofar as permitted by law, be perpetual; and to that end 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. No unit owner shall be liable for any breach of the provisions of this paragraph except such as occur during his or her ownership thereof. Further, any aggrieved unit owner shall have a right of action against the said Trustees for the failure of said Trustees to observe and enforce any provision of this Master Deed, the Declaration of Trust and any Rule or Regulation promulgated thereunder.

9. This MASTER DEED may be amended by an instrument in writing (a) signed by the owners of the units entitled to seventy-five (75) per cent or more of the undivided interest in the Common Areas and Facilities, and (b) signed and acknowledged by a majority of the Trustees of the Mayflower Condominium Trust, and (c) duly recorded with the Hampshire County 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 has 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 which alters the percentage of the undivided interest to which any unit is entitled in the Common Areas and Facilities shall be of any force or effect unless the same has been signed by the owners of all of the units and said instrument is therein designated as an Amended Master Deed.
- D. No instrument of amendment affecting any unit in a manner which impairs the security of a first mortgage or record thereon held by a bank or insurance company shall be of any force or effect unless the same has been assented to by such holder; and
- E. 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 of the General Laws of Massachusetts shall be of force or effect.

10. The Trust, through which the unit owners will manage and regulate the Condominium established hereby is the MAYFLOWER CONDOMINIUM TRUST, under Declaration of Trust dated this date, to be recorded herewith. Said Declaration of Trust establishes a membership organization of which all unit owners shall be members and in which such owners shall have an interest in proportion to the percentage of undivided interest in the Common Areas and Facilities to which they are entitled hereunder. The names and addresses of the original and present Trustees thereof are as follows:

FROM THE OFFICE OF  
PAUL T. FORD  
ATTORNEY AT LAW  
49 S. PLEASANT ST.  
AMHERST, MASS. 01002

TEL. (413) 252-2201

2386-104

Richard O. Johnson  
613 S. Pleasant Street  
Amherst, MA 01002

Jerald H. Gates  
River Road  
So. Deerfield, MA 01373

Said Trustees have enacted By-Laws, which are set forth in said Declaration of Trust, pursuant to and in accordance with provisions of said Chapter 183A of the General Laws of Massachusetts, to which By-Laws this MASTER DEED is hereby expressly made subject.

11. The units and Common Areas and Facilities, and the unit owners and trustees of said Mayflower Condominium Trust, shall have the benefit of and be subject to the provisions of said Chapter 183A of the General Laws of Massachusetts, and in all respects not specified in this MASTER DEED or in said Declaration of Trust of the Mayflower Condominium Trust and the By-Laws set forth therein, shall be governed by provisions of said Chapter 183A in their relation to each other and to the Condominium established hereby, including without limitation, provisions thereof with respect to improvement and rebuilding of Common Areas and Facilities, and with respect to removal of the Condominium premises or any portion thereof from the provisions of said Chapter 183A.

12. All terms and expressions herein used which are defined in Section 1 of said Chapter 183A shall have the same meanings herein as set forth in said Section 1.

WITNESS the execution hereof under seal the day and year first above written.

WOODBIDGE ASSOCIATES, INC.

By: Jerald H. Gates  
Jerald H. Gates, President & Treasurer

By: Richard O. Johnson  
Richard O. Johnson, Clerk

THE COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, ss.

August 30, 1983

Then personally appeared the above named JERALD H. GATES and RICHARD O. JOHNSON and acknowledged the foregoing instrument to be the free act and deed of Woodbridge Associates, Inc., before me,

Paul T. Ford  
Paul T. Ford, Notary Public

My Commission Expires  
July 13, 1990

FROM THE OFFICE OF  
PAUL T. FORD  
ATTORNEY AT LAW  
40 S. PLEASANT ST.  
AMHERST, MASS. 01002  
TEL. (413) 253-2001



EXHIBIT A

2386-105

The real estate lying on the Northeasterly side of U.S. Route #9, known as the Amherst-Belchertown Road, in Belchertown, Hampshire County, Massachusetts, and more particularly bounded and described as follows:

Beginning at an iron pipe set in the northeasterly line of said Road, said iron pipe being S. 44° 08' 30" E. a distance of four hundred sixty-six and seventy-one hundredths (466.71) feet from a three (3) inch square concrete bound set in said northeasterly line which marks the town line between the towns of Pelham and Belchertown, and the southwest corner of land of Ralph A. Trachy, said point of beginning being also at the southwest corner of land now or formerly of the Edwin Rhodes heirs; thence N. 61° 42' E. along land of said heirs a distance of eighty-five and fifty-three hundredths (85.53) feet to an iron pipe; thence N. 17° 44' 40" W. along land of said heirs a distance of one hundred seventy-seven and seven hundredths (177.07) feet to an iron pipe set against the north face of an apple tree at land now or formerly of Alex M. Smith; thence N. 81° 18' 30" E. along land of said Smith a distance of five hundred and fifty-eight hundredths (500.58) feet to a twenty-four (24) inch maple stump; thence N. 81° 50" E. along land now or formerly of Ralph A. Trachy and along an old rail and wire fence a distance of five hundred twenty-three and fifty-two hundredths (523.52) feet to a point at the northwest corner of land now or formerly of Sarah C. Jones; thence S. 11° 21' 10" E. along land of said Jones a distance of seven and seventeen hundredths (7.17) feet to an iron pipe in stones marking this line; thence in the same course and along land of said Jones a distance of two hundred thirty-one and two hundredths (231.02) feet to an iron pipe at land now or formerly of Mitchell R. Dzwonkowski et al; thence S. 70° 28' 40" W. along said land of Mitchell R. Dzwonkowski et al a distance of one thousand thirty-two and ninety-eight hundredths (1032.98) feet to an iron bar set in the northeasterly line of said Road; thence northwesterly on a curve to the west of radius of six hundred twenty-nine and ninety-eight hundredths (629.98) feet an arc distance of two hundred forty-six and two hundredths (246.02) feet to the point of beginning, said last described course having a measured chord of N. 26° 07' 50" W. a distance of two hundred forty-four and forty-seven hundredths (244.47) feet. Containing eight and three hundredths (8.03) acres, more or less.

EXCEPTED from the above described tract of land that parcel taken by the Commonwealth of Massachusetts as recorded in Hampshire County Registry of Deeds, Book 1347, Page 69.

Being all the same premises described in deed of Richard O. Johnson and Jerald H. Gates to Woodbridge Associates, Inc., dated December 30, 1982, recorded in said Registry of Deeds, Book 2321, Page 58.

FROM THE OFFICE OF  
PAUL T. FORD  
ATTORNEY AT LAW  
48 S. PLEASANT ST.  
AMHERST, MASS. 01003  
TEL. 4518 800-8001

2386-106

EXHIBIT B

MAYFLOWER CONDOMINIUM  
DESCRIPTIVE SPECIFICATIONS

Bldg. Description Bldg. No. Stories Units			Unit Description and Features				Undivided Interest Unit Percent	
			Unit No.	No. of Rooms*		Approx. Sq. Ft.		Unit Type
1st Floor	2nd Floor							
A	2 with cellar	12	1	2	3	690½	2 Bedroom Rt.	3.9604%
			2	2	3	690½	2 Bedroom Lf.	3.9604%
			3	2	3	690½	2 Bedroom Rt.	3.9604%
			4	2	3	690½	2 Bedroom Lf.	3.9604%
			5	2	3	690½	2 Bedroom Rt.	3.9604%
			6	2	3	690½	2 Bedroom Lf.	3.9604%
			7	2	3	690½	2 Bedroom Rt.	3.9604%
			8	2	3	690½	2 Bedroom Lf.	3.9604%
			9	2	3	690½	2 Bedroom Rt.	3.9604%
			10	2	3	690½	2 Bedroom Lf.	3.9604%
			11	2	3	690½	2 Bedroom Rt.	3.9604%
			12	2	3	690½	2 Bedroom Lf.	3.9604%
B	2 with cellar	12	14	2	3	690½	2 Bedroom Rt.	3.9604%
			15	2	3	690½	2 Bedroom Lf.	3.9604%
			16	2	3	690½	2 Bedroom Rt.	3.9604%
			17	2	3	690½	2 Bedroom Lf.	3.9604%
			18	2	3	690½	2 Bedroom Rt.	3.9604%
			19	2	3	690½	2 Bedroom Lf.	3.9604%
			20	2	3	690½	2 Bedroom Rt.	3.9604%
			21	2	3	690½	2 Bedroom Lf.	3.9604%
			22	2	3	690½	2 Bedroom Rt.	3.9604%
			23	2	3	690½	2 Bedroom Lf.	3.9604%
			24	2	3	690½	2 Bedroom Rt.	3.9604%
			25	2	3	690½	2 Bedroom Lf.	3.9604%
			C	2 with cellar	1	26	6	2

\*Includes bathroom and storage room  
\*\*Includes garage

FROM THE OFFICE OF  
PAUL T. FORD  
ATTORNEY AT LAW  
49 S. PLEASANT ST.  
AMHERST, MASS. 01002

TEL. (413) 826-2001

2886-107



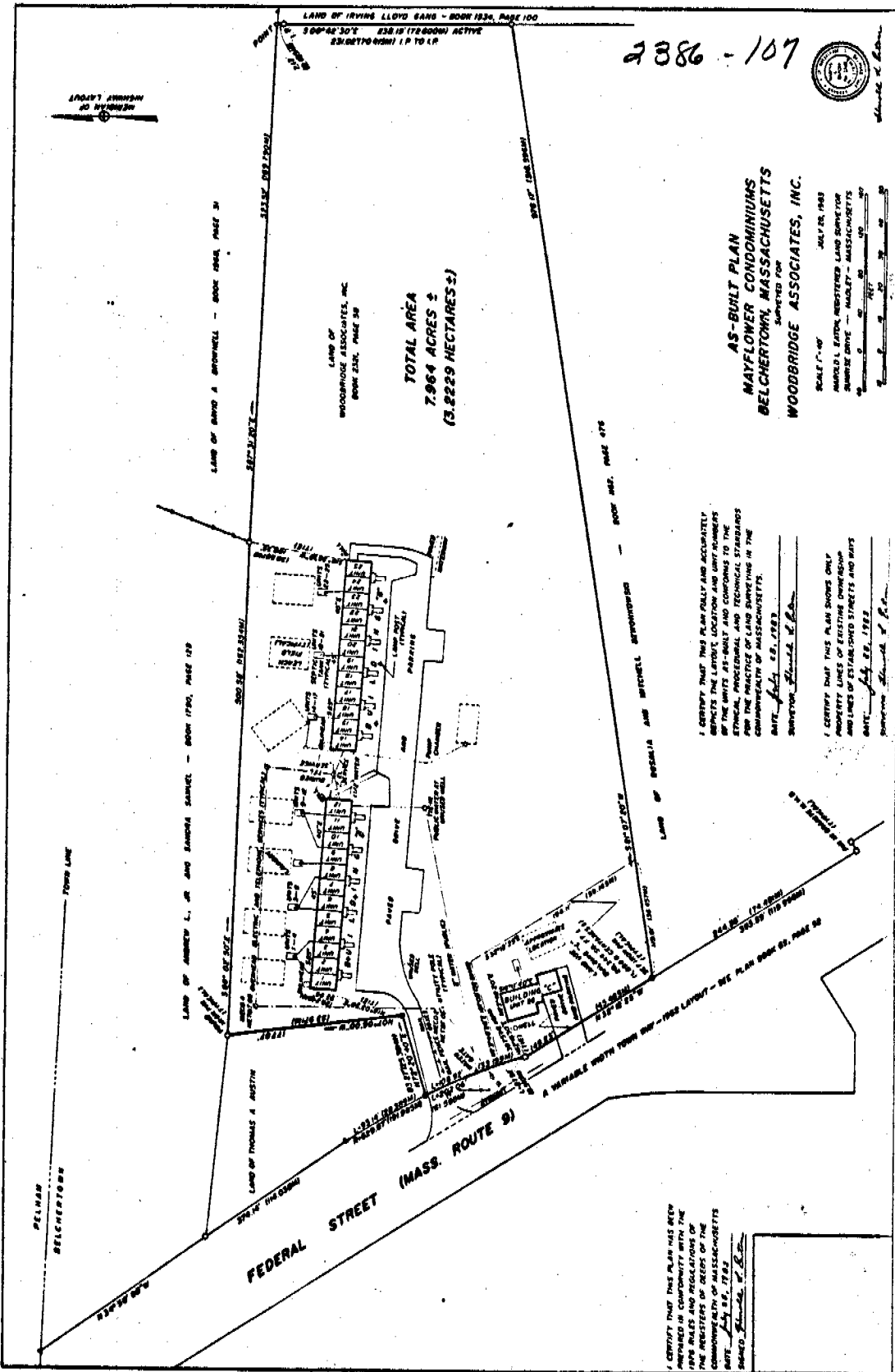
AS-BUILT PLAN  
MAYFLOWER CONDOMINIUMS  
BELCHERTOWN, MASSACHUSETTS  
SUBMITTED FOR  
WOODBRIIDGE ASSOCIATES, INC.

SCALE 1"=40'  
JULY 28, 1983  
MADELO, LEVINE REGISTERED LAND SURVEYOR  
SUMMIT DRIVE - MAUDLEY - MASSACHUSETTS

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY  
REPRESENTS THE LOTS, LOCATIONS AND UNIT NUMBERS  
OF THE UNITS AS-BUILT AND CONFORMS TO THE  
LOCAL, PROFESSIONAL AND TECHNICAL STANDARDS  
FOR THE PRACTICE OF SURVEYING IN THE  
COMMONWEALTH OF MASSACHUSETTS.  
DATE: July 28, 1983  
SIGNATURE: Madeleine E. Levine

I CERTIFY THAT THIS PLAN SHOWS ONLY  
THAT PART OF THE LOTS, LOCATIONS AND UNIT NUMBERS  
AND LINES OF ESTABLISHED STREETS AND RAYS  
DATE: July 28, 1983  
SIGNATURE: Madeleine E. Levine

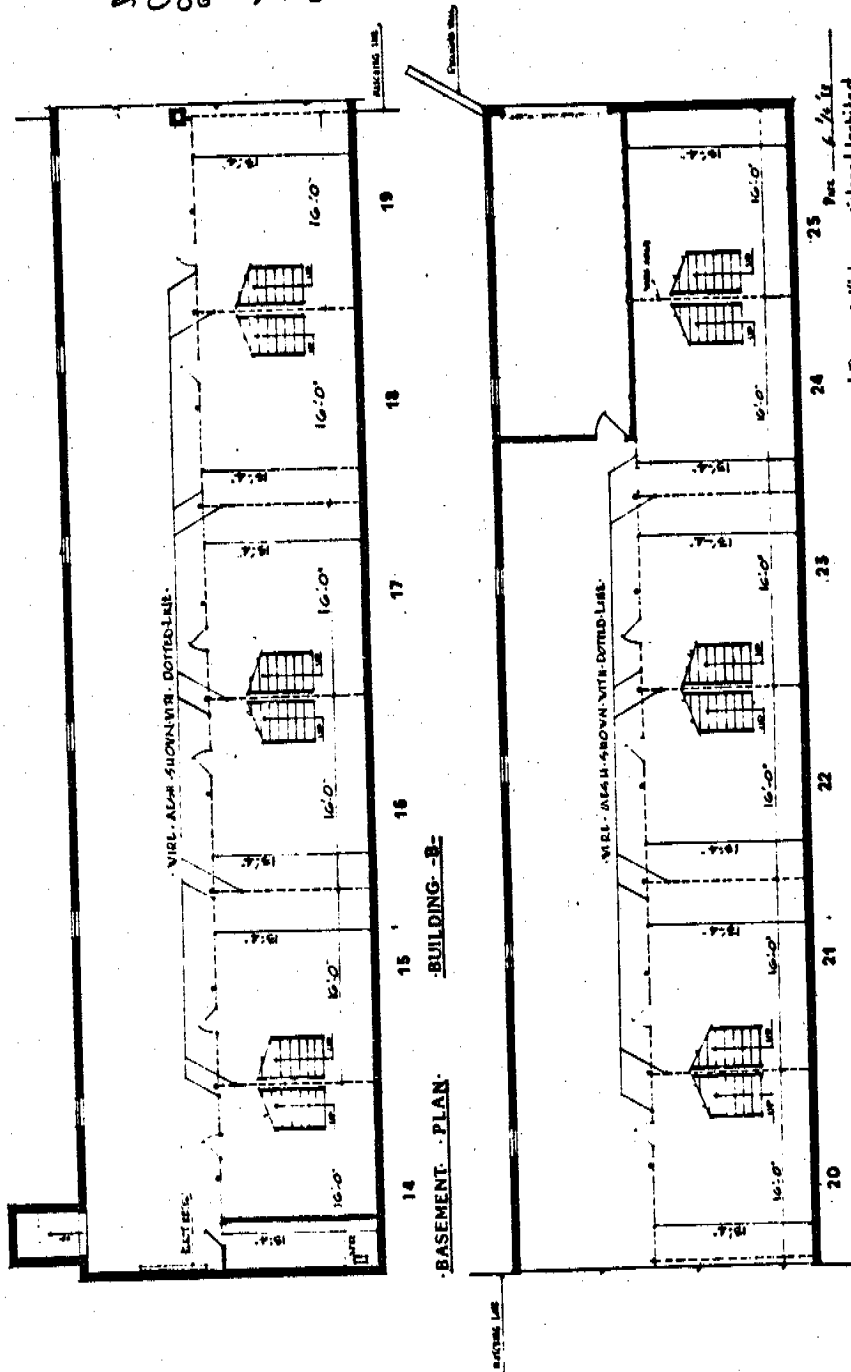
I CERTIFY THAT THIS PLAN HAS BEEN  
PREPARED IN CONFORMANCE WITH THE  
1978 RULES AND REGULATIONS OF  
THE REGISTER OF DEEDS OF THE  
COMMONWEALTH OF MASSACHUSETTS  
DATE: July 28, 1983  
SIGNATURE: Madeleine E. Levine



TOTAL AREA  
7.964 ACRES ±  
(3.2229 HECTARES ±)

FEDERAL STREET (MASS. ROUTE 9)

2386-108

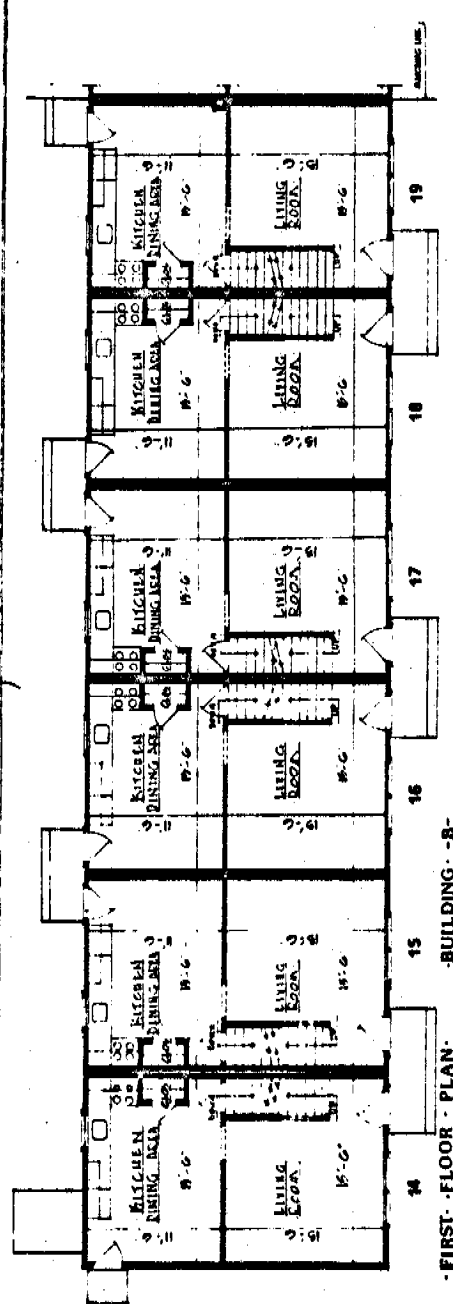


25 Rec. 6 1/2 12

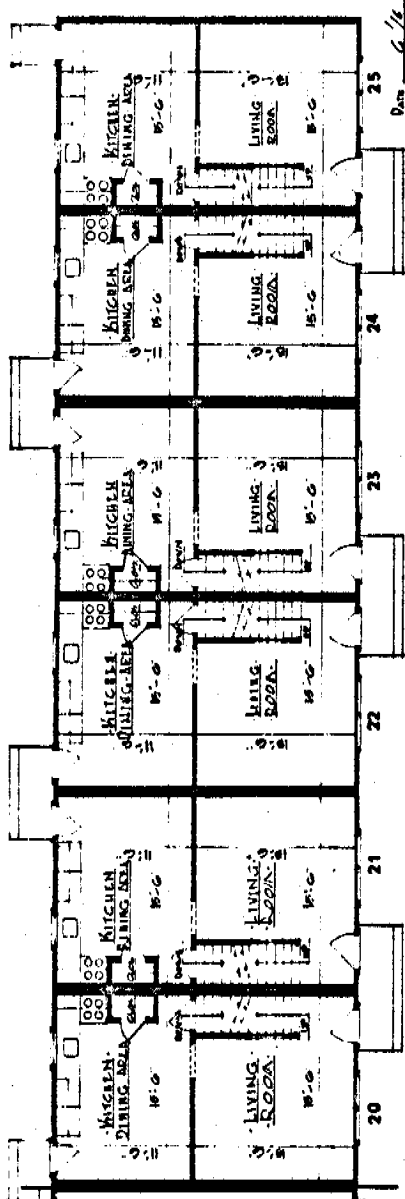
Thomas A. Kirley, registered architect, hereby certifies that this plan shows the unit disposition of each unit and the immediately adjoining unit and floor/ally and occupationally direct the layout of each unit, its location, dimensions, approximate area, main entrance and immediate common area to which it has access as built.

Subscribed and sworn to this 11th day of June 1953 before me  
 Notary Public  
 Commission expires 7/7/53

2386-109



FIRST-FLOOR PLAN - BUILDING - B



FIRST-FLOOR PLAN - BUILDING - B

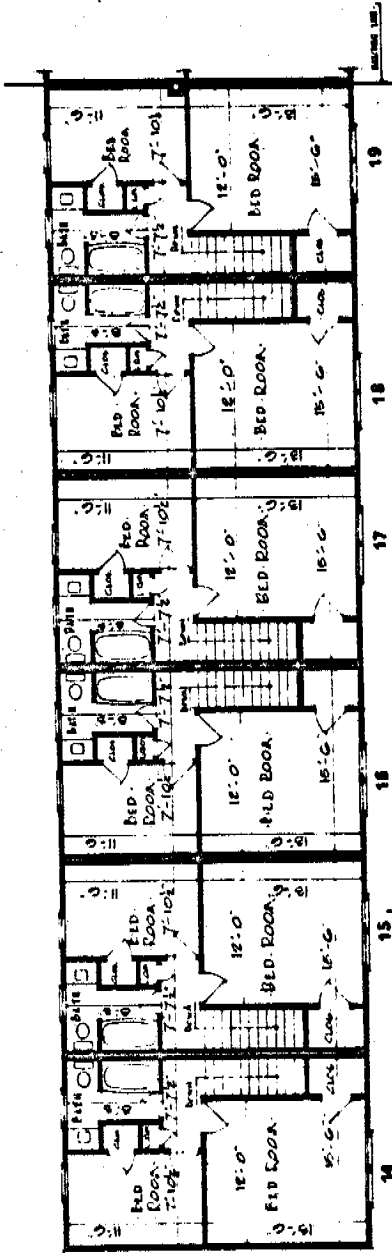
Thomas A. Kirley, registered architect hereby certifies that this plan shows the unit designation of each unit and the immediate adjoining unit and they fully and accurately depict the layout of each unit, its location, dimensions, approximate area, main entrance, and immediate surroundings to which it has access as built.

Submitted and sworn to this 14th day of July, 1953, before me.

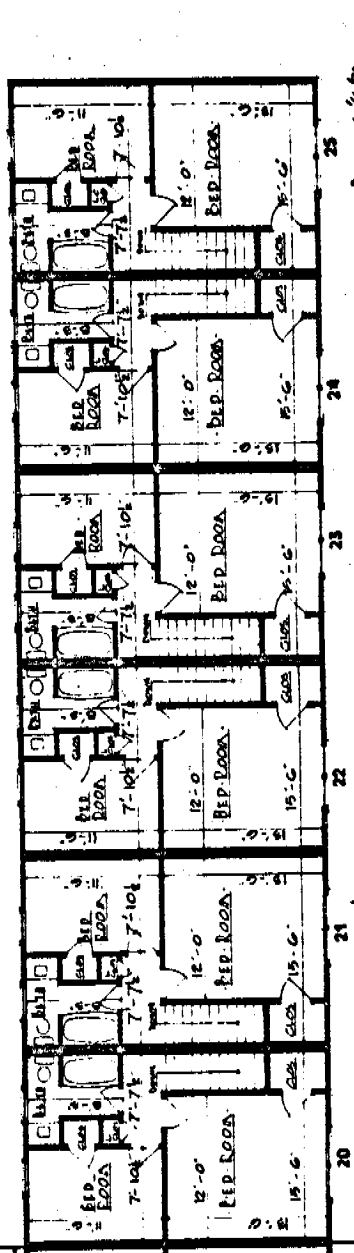
*[Signature]*  
Notary Public

Committed - Subj. 7/7/53

2386-110



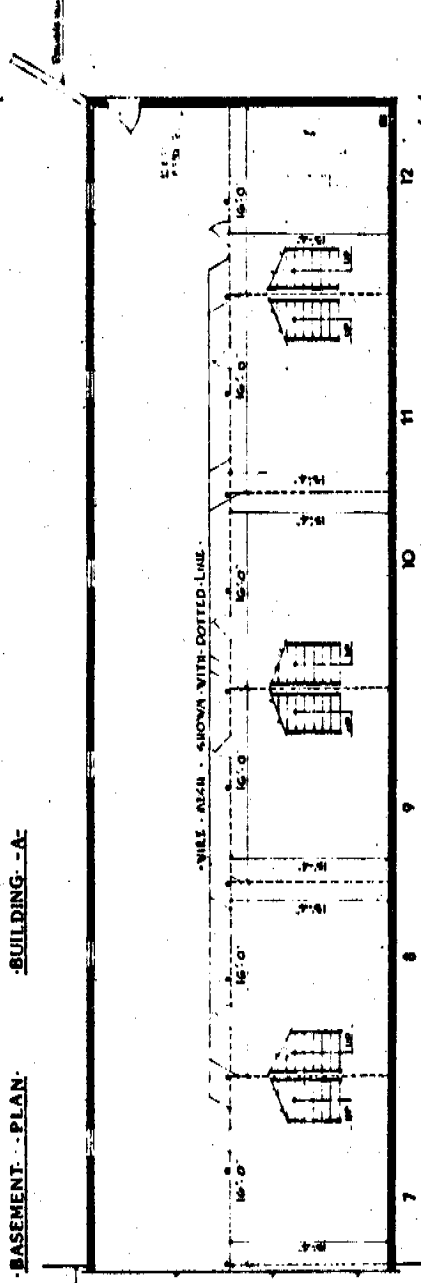
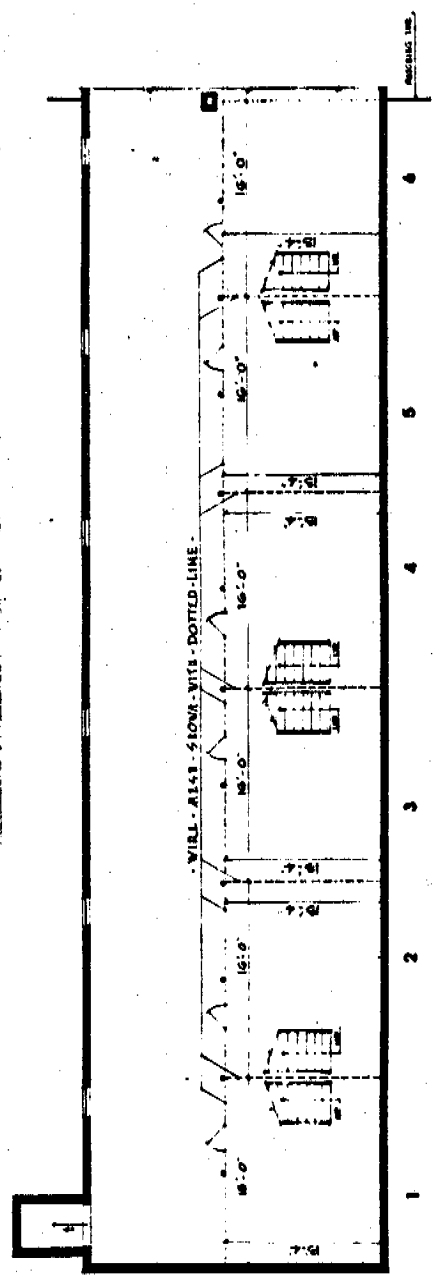
SECOND FLOOR PLAN - BUILDING - B -



SECOND FLOOR PLAN - BUILDING - B -

Date: 6/24/52  
 Thomas A. Kirkley, registered Architect, hereby certifies that this plan shows the unit design of each unit and the immediately adjoining unit and they fully and accurately depict the layout of each unit, its location, dimensions, approximate area, main entrance and immediate common area to which it has access, as built.  
 Subscribed and sworn to, this 11th day of June, 1952, before me  
 Notary Public  
 Commission expires 7/7/53

2386-111

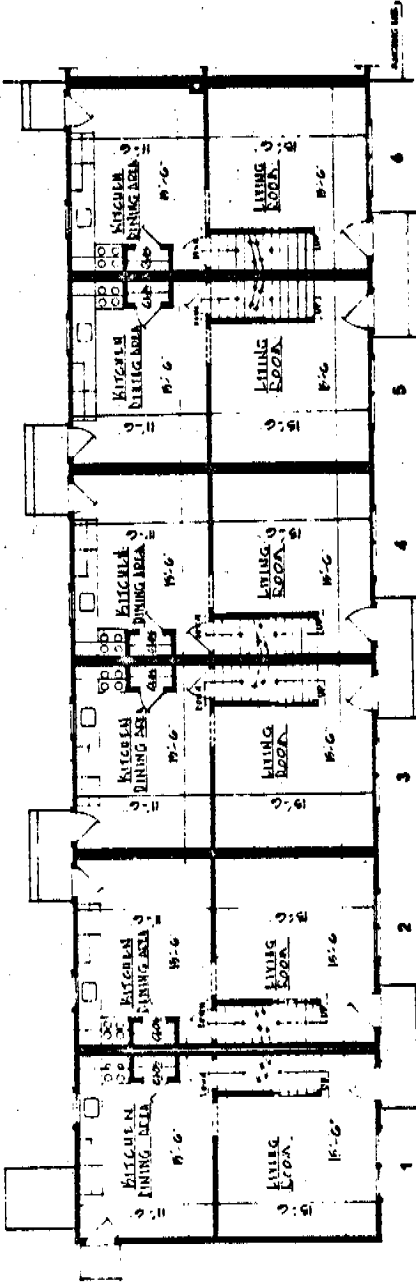


Per 6/12/53

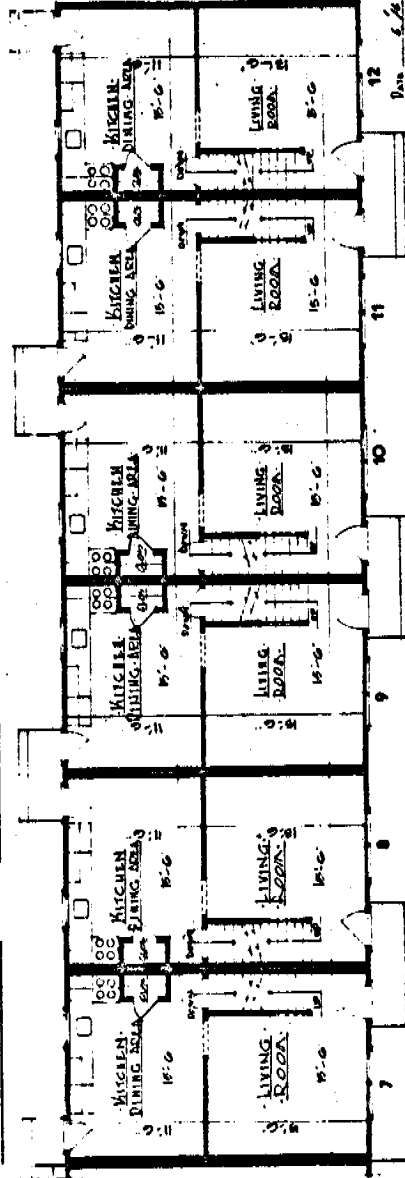
Thomas A. Kirley, registered architect, hereby certifies that this plan shows the unit designation of each unit and the immediately adjoining unit and they fully and accurately depict the layout of each unit, its location, dimensions, approximate area, main entrance and immediate common area to which it has access as built.

Subscribed and sworn to this 12th day of June 1953 before me  
*Notary Public*  
 Commission expires 7/1/53

2386-112



FIRST FLOOR PLAN - BUILDING - A



FIRST FLOOR PLAN - BUILDING - A

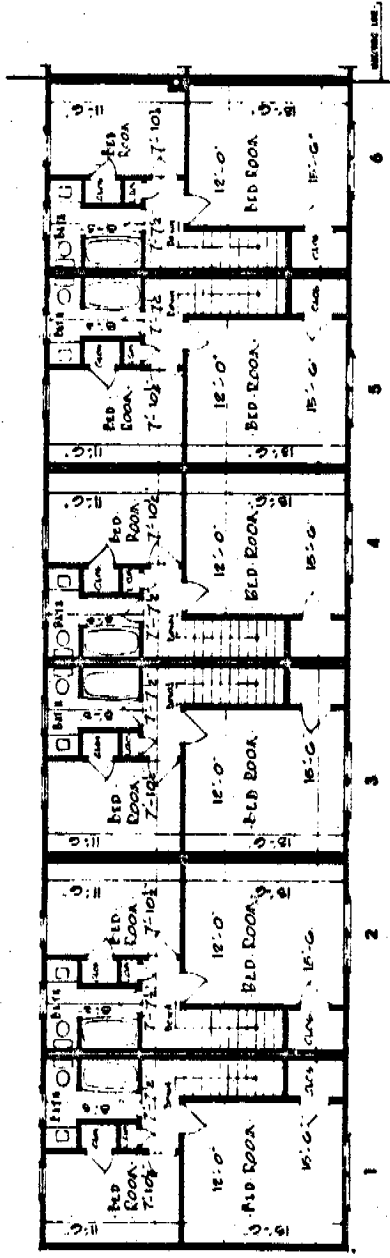
Thomas A. Kirley, registered architect hereby certifies that this plan shows the actual dimensions of each unit and the actual layout of each unit and that the dimensions are correct and that the plan is a true and correct representation of the actual conditions and circumstances of the premises and that the same are correct and true.

Subscribed and sworn to before me this 15th day of June 1953 before me  
Notary Public

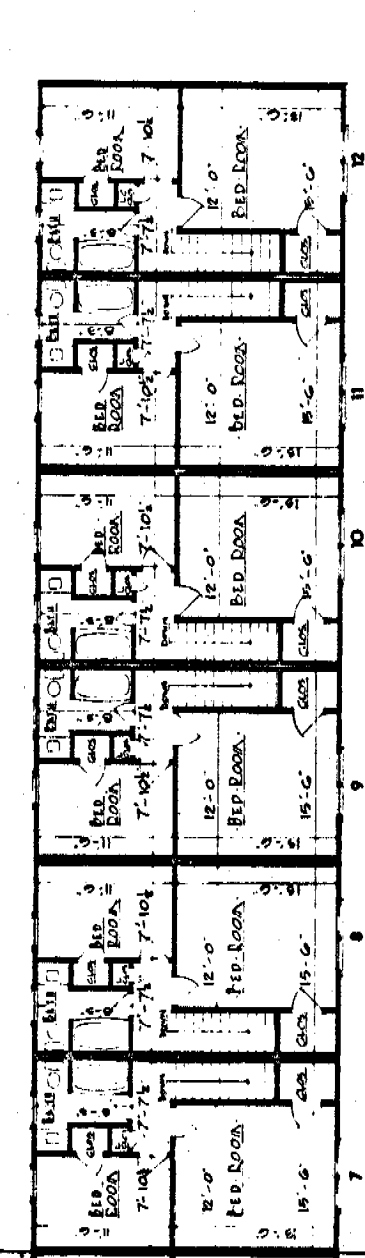
Commission expires 7/7/53



2386-113



SECOND FLOOR PLAN - BUILDING -A



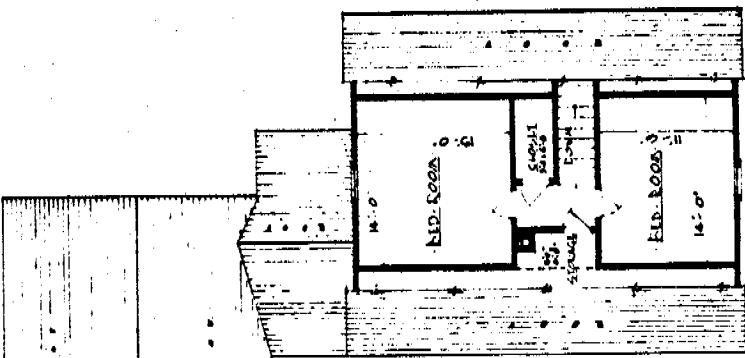
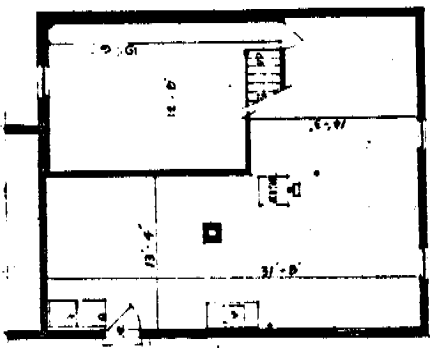
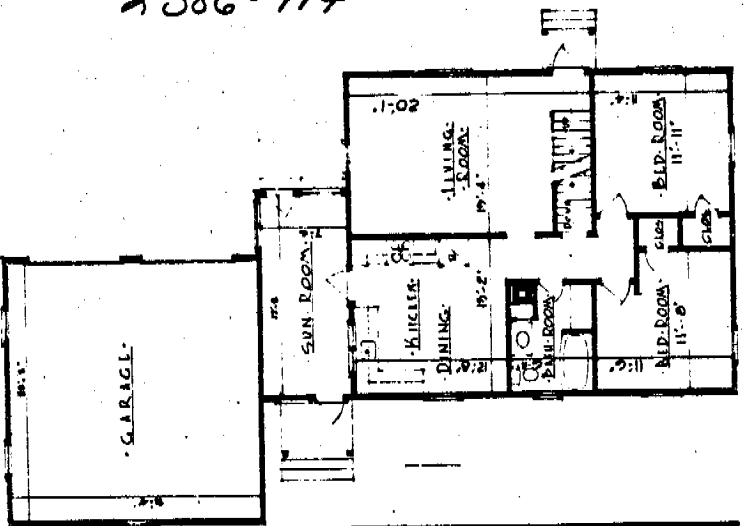
SECOND FLOOR PLAN - BUILDING -A

Thomas A. Kirley, Registered Architect,  
 hereby certifies that this plan shows the full  
 description of each unit and the immediately  
 adjoining unit and they fully and accurately  
 depict the layout of each unit, its location,  
 dimensions, approximate area, main entrance and  
 immediate common area to which it has access, as  
 built.

Submitted and sworn to before me this 14th day of October  
 1953, before me  
 Notary Public

Dist. 6 1/2 1953

2386-114



FIRST FLOOR PLAN

BASEMENT FLOOR PLAN

SECOND FLOOR PLAN

Done 8/22/83  
 I, Thomas A. Kirby, registered architect heretofore certified that this plan shows the true designation of each part and the locality of adjoining and adjacent lots and parcels of land, the layout of each and its location, and dimensions, approximate area, perimeter, and immaterials contained therein which has been as built.  
 Subscribed and sworn to this 11th day of August 1983 before me  
 Notary Public  
 Commission expires 7/7/83

26

BUILDING - C -

Hampshire on Sept 3 1983 at 3 o'clock and 49 minutes P.M., Rec'd, en'd and  
 (MONTH) (DAY)  
 exam'd with Hampshire Reg of Deeds, Book 2306 Page 97  
 Attest REGISTER