

789 RE 01/06/87 03:38 TR

QUAIL RUN CONDOMINIUM
FIRST AMENDMENT TO MASTER DEED

REFERENCE is made to the Master Deed of Quail Run Condominium which Master Deed dated January 22, 1987 was recorded with Middlesex South District Registry of Deeds as Instrument No. 484 of January 28, 1987; and

WHEREAS, Unihab/Woburn, Inc., a Massachusetts corporation with a usual place of business at 50 Church Street, Cambridge, Massachusetts, did by said Master Deed, as Declarant thereof, create Quail Run Condominium, a condominium located in Woburn, Middlesex County, Massachusetts; and

WHEREAS, it is provided in Article 9 of said Master Deed that said Declarant reserves the right and power to make, execute and record special amendments to the Master Deed in order to correct clerical errors in the Master Deed; and *MASTER DEED BK 17820 PG 242*

WHEREAS, Exhibit "B" to the Master Deed as originally recorded contained a clerical error, which the Declarant wishes to correct;

NOW THEREFORE, said Master Deed is hereby amended as follows:

Exhibit "B" to said Master Deed is deleted and replaced by revised Exhibit "B" attached hereto and incorporated herein.

In all other respects the Master Deed remains unchanged.

EXECUTED as a sealed instrument this 28th day of January, 1987.

UNI HAB/WOBURN, INC.

By: Arthur A. Klipfel, III
Arthur A. Klipfel, III, President

By: Gwendolen N. Ronó
Gwendolen N. Ronó, Treasurer

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

January 28, 1987

Then appeared the above-named corporation, Unihab/Woburn, Inc. by its President, Arthur A. Klipfel, III and Treasurer, Gwendolen N. Ronó, and acknowledged the foregoing instrument to be the free act and deed of said corporation, before me,

Laura L. ...
Notary Public
My commission expires: 11/19/93

EXHIBIT "B"

QUAIL RUN CONDOMINIUM
PHASE I

<u>Location</u>	<u>Unit No.</u>	<u>Unit Type</u>	<u>Approximate Area (sq.ft.) unit</u>	<u>No. of Rooms</u>	<u>Proportionate Interest Phase I *</u>
Johnson's Grant Building 1	1 Johnson's Grant	B	1367	5	9.09091
"	2 Johnson's Grant	A	1190	5	8.13397
"	3 Johnson's Grant	A	1190	5	8.13397
"	4 Johnson's Grant	C	1542	6	10.04784
Johnson's Grant Building 2	5 Johnson's Grant	C	1542	6	10.04784
"	6 Johnson's Grant	A	1190	5	8.13397
"	7 Johnson's Grant	A	1190	5	8.13397
"	8 Johnson's Grant	B	1367	5	9.09091
Johnson's Grant Building 3	9 Johnson's Grant	B	1367	5	9.09091
"	10 Johnson's Grant	C	1542	6	10.04784
"	11 Johnson's Grant	C	1542	6	10.04784

All "A" units consist of K, LR, D, B, B, BR, BR and have access to the common areas and facilities from the front door and living room. Such access is to the entry, patio or deck and grounds.

All "B" units consist of K, LR, D, B, B, BR, BR and have access to the common areas and facilities from the front door, living room and dining room. Such access is the entry, patio or deck and grounds.

All "C" units consist of K, LR, D, B, B, BR, BR, FR and have access to the common areas and facilities from the front door and living room. Such access is to the entry, patio or deck and grounds.

K = Kitchen, LR = Living Room, D = Dining Room,
B = Bath, BR = Bedroom, FR = Family Room

* The percentage interests set forth herein are correct for Phase I, and are subject to change as set forth in the Master Deed, as from time to time amended, as subsequent Phases are added. As each Phase is included, the correct percentage interest of Units in such Phase and all other Phases then included in the Condominium will be set forth in the Amendment to the Master Deed including such Phase in the Condominium.