

10
& PLAN 5

HATTER'S POINT CONDOMINIUM

**A CONDOMINIUM COMMUNITY FOR PERSONS FIFTY-FIVE YEARS
OF AGE AND OLDER**

**AMENDMENT NUMBER ONE TO THE
AMENDED AND RESTATED MASTER DEED**

Reference is hereby made to that certain Amended and Restated Master Deed of the Hatter's Point Condominium dated July 15, 2002, and recorded with the Essex County Southern District Registry of Deeds in Book 18960, Page 180.

WHEREAS, in Section 13.E of the Master Deed, as amended and restated, the Declarant reserved the right, power and interest to amend the Master Deed in connection with the development and construction of the Condominium, including the description of any Unit and the features thereof.

WHEREAS, in connection with such development and construction the Declarant, at the request of the initial purchasers thereof, has altered the configuration and features of Units 801, 803 and 806.

AND WHEREAS, such Units have not yet been conveyed.

NOW THEREFORE, the Declarant, acting pursuant to and in accordance with its rights, powers and interests as reserved in Section 13.E of the Master Deed, as amended and restated, does hereby further amend said Master Deed, as so amended and restated, by replacing Sheets 1, 3, 4, 11, 12 and 13 of the Floor Plans, which show, inter alia, Units 801, 802 and 806, with the Revised Floor Plans (Sheets 1, 3, 4, 11, 12 and 13) recorded herewith.

WITNESS the execution hereof under seal this 3rd day of October, 2002.

AMESBURYPORT CORPORATION

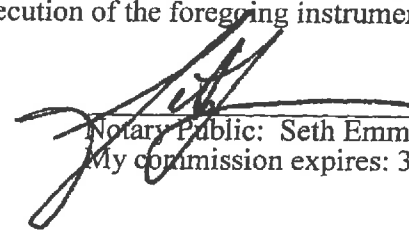
By: 
William H. Sullivan, President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

October 3, 2002

Then personally appeared before me the above-named William H. Sullivan, President and Treasurer as aforesaid, and acknowledged the execution of the foregoing instrument to be the free act and deed of Amesburyport Corporation.


Notary Public: Seth Emmer
My commission expires: 3-1-07

Return to:

Seth Emmer, Esquire
Marcus, Errico, Emmer & Brooks, P.C.
45 Braintree Hill Office Park, Suite 107
Braintree, MA 02184

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3
& PLANS

HATTER'S POINT CONDOMINIUM

2002101500553 Bk:19406 Pg:463
10/15/2002 13:39:00 OTHER Pg 1/1

A CONDOMINIUM COMMUNITY FOR PERSONS FIFTY-FIVE YEARS
OF AGE AND OLDER

AMENDMENT NUMBER TWO TO THE
AMENDED AND RESTATED MASTER DEED

Reference is hereby made to that certain Amended and Restated Master Deed of the Hatter's Point Condominium dated July 15, 2002, and recorded with the Essex County Southern District Registry of Deeds in Book 18960, Page 180, as amended by Amendment Number One dated October 3, 2002, and recorded with said Registry on Book 19355, Page 130.

WHEREAS, in Section 13.E of the Master Deed, as amended and restated, the Declarant reserved the right, power and interest to amend the Master Deed in connection with the development and construction of the Condominium, including the description of any Unit and the features thereof.

WHEREAS, in connection with such development and construction the Declarant, at the request of the initial purchasers thereof, has altered the configuration and features of Units 901 and 904.

AND WHEREAS, such Units have not yet been conveyed.

NOW THEREFORE, the Declarant, acting pursuant to and in accordance with its rights, powers and interests as reserved in Section 13.E of the Master Deed, as amended and restated, does hereby further amend said Master Deed, as so amended and restated, by replacing Sheets 1, 5 and 7 of the Floor Plans, which show, inter alia, Units 901 and 904, with the Revised Floor Plans (Sheets 1, 5 and 7) recorded herewith.

WITNESS the execution hereof under seal this 11th day of October, 2002.

AMESBURYPORT CORPORATION

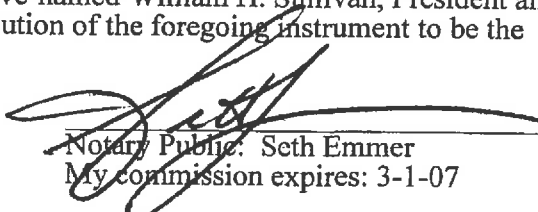
By: 
William H. Sullivan, President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

October 11, 2002

Then personally appeared before me the above-named William H. Sullivan, President and Treasurer as aforesaid, and acknowledged the execution of the foregoing instrument to be the free act and deed of Amesburyport Corporation.


Notary Public: Seth Emmer
My commission expires: 3-1-07

Return to:

Seth Emmer, Esquire
Marcus, Errico, Emmer & Brooks, P.C.
45 Braintree Hill Office Park, Suite 107
Braintree, MA 02184

HATTER'S POINT CONDOMINIUM

A CONDOMINIUM COMMUNITY FOR PERSONS FIFTY-FIVE YEARS
OF AGE AND OLDER

AMENDMENT NUMBER THREE TO THE
AMENDED AND RESTATED MASTER DEED

Reference is hereby made to that certain Amended and Restated Master Deed of the Hatter's Point Condominium dated July 15, 2002, and recorded with the Essex County Southern District Registry of Deeds in Book 18960, Page 180, as amended by Amendment Number One dated October 3, 2002, and recorded with said Registry on Book 19355, Page 130, and Amendment Number Two dated October 11, 2002, and recorded with said Registry in Book 19406, Page 463.

WHEREAS, in Section 13.E of the Master Deed, as amended and restated, the Declarant reserved the right, power and interest to amend the Master Deed in connection with the development and construction of the Condominium, including the description of any Unit and the features thereof.

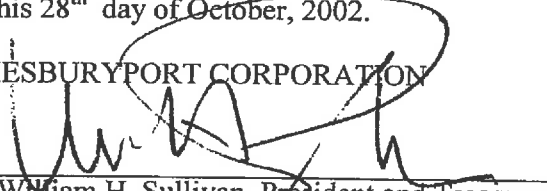
WHEREAS, in connection with such development and construction the Declarant, at the request of the initial purchasers thereof, has altered the configuration and features of Units 903, 906 and 910.

AND WHEREAS, such Units have not yet been conveyed.

NOW THEREFORE, the Declarant, acting pursuant to and in accordance with its rights, powers and interests as reserved in Section 13.E of the Master Deed, as amended and restated, does hereby further amend said Master Deed, as so amended and restated, by replacing Sheets 1, 2, 3, 4, 6, 8 and 10 of the Floor Plans, which show, inter alia, Units 903, 906 and 910, with the Revised Floor Plans (Sheets 1, 2, 3, 4, 6, 8 and 10) recorded herewith.

WITNESS the execution hereof under seal this 28th day of October, 2002.

AMESBURYPORT CORPORATION

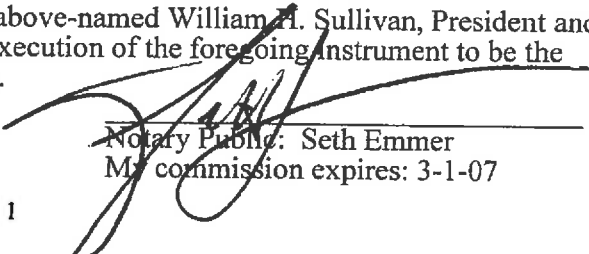
By: 
William H. Sullivan, President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

October 28, 2002

Then personally appeared before me the above-named William H. Sullivan, President and Treasurer as aforesaid, and acknowledged the execution of the foregoing instrument to be the free act and deed of Amesburyport Corporation.


Notary Public: Seth Emmer
My commission expires: 3-1-07

Return to:

Seth Emmer, Esquire
Marcus, Errico, Emmer & Brooks, P.C.
45 Braintree Hill Office Park, Suite 107
Braintree MA 02184

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HATTER'S POINT CONDOMINIUM

**A CONDOMINIUM COMMUNITY FOR PERSONS FIFTY-FIVE YEARS
OF AGE AND OLDER**

**CORRECTION TO
AMENDMENT NUMBER ONE TO THE
AMENDED AND RESTATED MASTER DEED**

Reference is hereby made to that certain Amendment Number One To The Amended and Restated Master Deed of the Hatter's Point Condominium dated October 3, 2002, and recorded with the Essex County Southern District Registry of Deeds in Book 19355, Page 130.

WHEREAS, in Section 18 of the Amended And Restated Master Deed, of the Hatter's Point Condominium dated July 15, 2002, and recorded with said Registry of Deeds in Book 18960, Page 180, the Declarant reserved the right, power and interest to amend the Master Deed to correct any scrivener's error.

WHEREAS, said Amendment Number One contains such an error.

NOW THEREFORE, the Declarant, acting pursuant to and in accordance with its rights, powers and interests as reserved in Section 18 of the said Amended And Restated Master Deed does hereby correct the aforesaid Amendment Number One by replacing the number 802 as appears therein with the number 803.

WITNESS the execution hereof under seal this 28th day of October, 2002.

AMESBURYPORT CORPORATION

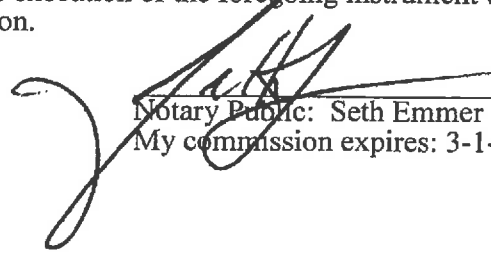
By: 
William H. Sullivan, President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

October 28, 2002

Then personally appeared before me the above-named William H. Sullivan, President and Treasurer as aforesaid, and acknowledged the execution of the foregoing instrument to be the free act and deed of Amesburyport Corporation.


Notary Public: Seth Emmer
My commission expires: 3-1-07

Return to:

Seth Emmer, Esquire
Marcus, Errico, Emmer & Brooks, P.C.
45 Braintree Hill Office Park, Suite 107
Braintree, MA 02184

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3 & PLAN

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11/21/2002 15:30:00 AMMD Pg 1/3

HATTER'S POINT CONDOMINIUM

A CONDOMINIUM COMMUNITY FOR PERSONS FIFTY-FIVE YEARS OF AGE AND OLDER

AMENDMENT NUMBER FOUR TO THE AMENDED AND RESTATED MASTER DEED

Reference is hereby made to that certain Amended and Restated Master Deed of the Hatter's Point Condominium dated July 15, 2002, and recorded with the Essex County Southern District Registry of Deeds in Book 18960, Page 180, as amended by Amendment Number One dated October 3, 2002, and recorded with said Registry on Book 19355, Page 130, Amendment Number Two dated October 11, 2002, and recorded with said Registry in Book 19406, Page 463, and Amendment Number Three dated October 28, 2002, and recorded with said Registry in Book 19497, Page 033.

WHEREAS, in Section 13.E of the Master Deed, as amended and restated, the Declarant reserved the right, power and interest to amend the Master Deed in connection with the development and construction of the Condominium, including the description of any Unit and the features thereof.

WHEREAS, in connection with such development and construction, the Declarant has determined that the approximate area of Unit 910 has been misstated.

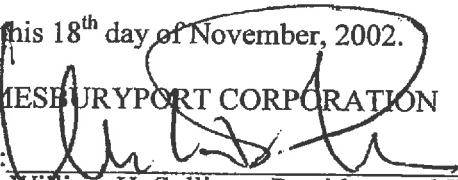
AND WHEREAS, such Unit has not yet been conveyed.

NOW THEREFORE, the Declarant, acting pursuant to and in accordance with its rights, powers and interests as reserved in Section 13.E of the Master Deed, as amended and restated, does hereby further amend said Master Deed, as so amended and restated, by replacing Sheets 3, 4 and 10 of the Floor Plans, which show, inter alia, Unit 910, with the Revised Floor Plans (Sheets 3, 4, and 10) recorded herewith.

The Declarant does hereby additionally modify said Amended and Restated Master Deed by substituting for Attachment B thereto the revised Attachment B attached hereto.

WITNESS the execution hereof under seal this 18th day of November, 2002.

AMESBURYPORT CORPORATION

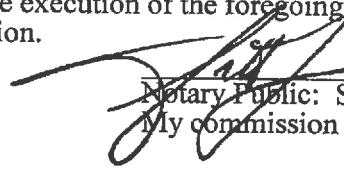
By: 
William H. Sullivan, President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

November 18, 2002

Then personally appeared before me the above-named William H. Sullivan, President and Treasurer as aforesaid, and acknowledged the execution of the foregoing instrument to be the free act and deed of Amesburyport Corporation.


Notary Public: Seth Emmer
My commission expires: 3-1-07

Return to:
Seth Emmer, Esquire
Marcus, Errico, Emmer & Brooks, P.C.
45 Braintree Hill Office Park, Suite 107
Braintree, MA 02184

HATTER'S POINT CONDOMINIUM

ATTACHMENT B TO THE MASTER DEED

DESCRIPTION OF UNITS AND UNDIVIDED INTEREST

PHASE 1A, SUBPHASES 1 and 2

UNIT NUMBER	BUILDING	ROOMS	APPROX SQ. FT.	UNDIVIDED INTEREST
801	8	F, K, DR, LR, D, MBR, BR, 2B, W/D, MR C's	1713 sq.ft.	5.774
803	8	K, DR, LR, 2D, MBR, BR, 2B, W/D, MR C's	1681 sq.ft.	5.666
806	8	F, K, DR, LR, MBR, 2½B, W/D, MR, C's	1261 sq.ft.	4.250
C	8	OPEN	8140 sq.ft.	27.434
901	9	F, K, DR, LR, 2D, MBR, 2B, W/D, MR, C's	1470 sq.ft.	4.955
903	9	F, K, DR, LR, D, BR, 2B, MR C's	1135 sq.ft.	3.825
904	9	F, K, DR, LR, D, MBR, BR, 2B, W/D, MR C's	1227 sq.ft.	4.136
906	9	F, K, DR, LR, D, MBR, 2B, W/D, MR, C's	1233 sq.ft.	4.156

909	9	F, K, DR, LR, D, MBR, 2BR, 3½B, W/D, MR C's	2730 sq.ft.	9.201
910	9	F, K, LR/DR, MBR, BR, 2 1/2B, W/D, MR C's	1228 sq.ft.	4.139
D	9	OPEN	7882 sq.ft.	<u>26.565</u> 100.000

ROOM SYMBOLS:

F – Foyer
 K – Kitchen
 DR – Dining Room
 LR – Living Room
 D – Den
 MBR – Master Bedroom
 BR – Bedroom
 B – Bath
 SM – Storage Mezzanine
 C – Closet
 W/D – Washer/DryerRoom
 MR – Mechanical Room

All Units have access to the corridor immediately adjacent to the Unit which leads to the main entry of the Building and the balcony immediately adjoining the Unit.

HATTER'S POINT CONDOMINIUM

**A CONDOMINIUM COMMUNITY FOR PERSONS FIFTY-FIVE YEARS
OF AGE AND OLDER**

**AMENDMENT NUMBER FIVE TO THE
AMENDED AND RESTATED MASTER DEED
ADDING PHASE 1A, SUBPHASE 3**

Reference is hereby made to that certain Amended and Restated Master Deed of the Hatter's Point Condominium dated July 15, 2002, and recorded with the Essex County Southern District Registry of Deeds in Book 18960, Page 180 (hereinafter the "Master Deed"), as amended by Amendment Number One dated October 3, 2002, and recorded with said Registry in Book 19355, Page 130, as corrected by Correction to Amendment Number One dated October 28, 2002, and recorded with said Registry in Book 19497, Page 035; Amendment Number Two dated October 11, 2002, and recorded with said Registry in Book 19406, Page 463; Amendment Number Three dated October 28, 2002, and recorded with said Registry in Book 19497, Page 033; and Amendment Number Four dated November 18, 2002, and recorded with said Registry in Book 19657, Page 367.

WHEREAS, the Declarant named in said Master Deed reserved, inter alia, the right to subdivide the therein described Base Units, construct additional units and improvements, and to add the same to the Condominium by amendment to said Master Deed, all as provided for in Section 13 of said Master Deed.

AND WHEREAS, said Declarant has so subdivided Base Unit C, constructed an additional unit and improvements, and wishes to add the additional Unit to the Condominium as so provided.

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

1. There is added to the Condominium by this Amendment one (1) unit to be known as Unit 807 and certain associated improvements which shall be known as Phase IA, Subphase 3, and all references to Units and Common Elements in said Master Deed shall include those heretofore extant and that added hereby.

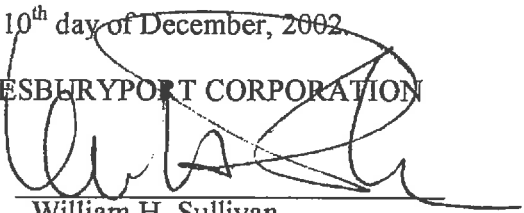
2. There is added to the plans referred to in said Master Deed and recorded therewith, as amended, a set of floor plans of the Unit added by this Amendment as Phase IA, Subphase 3 of the Condominium showing the layout, location, Unit number, and dimensions of the Unit therein, stating the name of the Buildings or that they have no name, and bearing the verified statement of a registered architect or engineer certifying that the plans fully and accurately depict the layout, location, Unit number and dimensions of the Unit therein as built (the "Phase IA, Subphase 3 Floor Plans"). Said plans further show the location of certain of the Common Areas and certain of the Common Facilities.

3. Attachment B To The Master Deed is amended by deleting it in its entirety and replacing the same with the Attachment B To The Master Deed appended hereto.

Witness the execution hereof under seal this 10th day of December, 2002.

AMESBURYPORT CORPORATION

By:


William H. Sullivan,
President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

December 10, 2002

Then personally appeared before me the above-named William H. Sullivan, President and Treasurer as aforesaid, and acknowledged the execution of the foregoing instrument to be the free act and deed of Amesburyport Corporation.


Notary Public -

My commission expires: 3/27/09

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12/10/2002 15:35:00 OTHER Pg 3/4

HATTER'S POINT CONDOMINIUM

ATTACHMENT B TO THE MASTER DEED

DESCRIPTION OF UNITS AND UNDIVIDED INTEREST

PHASE 1A, SUBPHASES 1 THROUGH 3

UNIT NUMBER	BUILDING	ROOMS	APPROX SQ. FT.	UNDIVIDED INTEREST
801	8	F, K, DR, LR, D, MBR, BR, 2B, W/D, MR C's	1713 sq.ft.	5.774
803	8	K, DR, LR, 2D, MBR, BR, 2B, W/D, MR C's	1681 sq.ft.	5.666
806	8	F, K, DR, LR, 2BR, 2½B, W/D, MR, C's	1261 sq.ft.	4.250
807	8	F's, K, DR, LR, 2D, MBR, 2BR, 2½B, MR's, W/D, C's	3729 sq.ft.	12.568
C	8	OPEN	4411 sq.ft.	14.866
901	9	F, K, DR, LR, 2D, MBR, 2B, W/D, MR, C's	1470 sq.ft.	4.955
903	9	F, K, DR, LR, D, BR, 2B, MR C's	1105 sq.ft.	3.724

904	9	F, K, DR, LR, D, MBR, BR, 2B, W/D, MR C's	1227 sq.ft.	4.136
906	9	F, K, DR, LR, D, MBR, 2B, W/D, MR, C's	1233 sq.ft.	4.156
909	9	F, K, DR, LR, D, MBR, 2BR, 3½B, W/D, MR C's	2730 sq.ft.	9.201
910	9	F, K, LR/DR, MBR, BR, 2½B, W/D, MR C's	1309 sq.ft.	4.412
D	9	OPEN	7801 sq.ft.	<u>26.292</u> 100.000

ROOM SYMBOLS:

F - Foyer
 K - Kitchen
 DR - Dining Room
 LR - Living Room
 D - Den
 MBR - Master Bedroom
 BR - Bedroom
 B - Bath
 SM - Storage Mezzanine
 C - Closet
 W/D - Washer/Dryer Room
 MR - Mechanical Room

All Units have access to the corridor immediately adjacent to the Unit which leads to the main entry of the Building and the balcony immediately adjoining the Unit.

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3
& PLAN S

HATTER'S POINT CONDOMINIUM

A CONDOMINIUM COMMUNITY FOR PERSONS FIFTY-FIVE YEARS OF AGE AND OLDER

AMENDMENT NUMBER SIX TO THE AMENDED AND RESTATED MASTER DEED ADDING PHASE 1A, SUBPHASE 4

Reference is hereby made to that certain Amended and Restated Master Deed of the Hatter's Point Condominium dated July 15, 2002, and recorded with the Essex County Southern District Registry of Deeds in Book 18960, Page 180 (hereinafter the "Master Deed"), as amended by Amendment Number One dated October 3, 2002, and recorded with said Registry in Book 19355, Page 130, as corrected by Correction to Amendment Number One dated October 28, 2002, and recorded with said Registry in Book 19497, Page 035; Amendment Number Two dated October 11, 2002, and recorded with said Registry in Book 19406, Page 463; Amendment Number Three dated October 28, 2002, and recorded with said Registry in Book 19497, Page 033; Amendment Number Four dated November 18, 2002, and recorded with said Registry in Book 19657, Page 367; and Amendment Number Five dated December 10, 2002, and recorded with said Registry in Book 19782, Page 535.

WHEREAS, the Declarant named in said Master Deed reserved, inter alia, the right to subdivide the therein described Base Units, construct additional units and improvements, and to add the same to the Condominium by amendment to said Master Deed, all as provided for in Section 13 of said Master Deed.

AND WHEREAS, said Declarant has so subdivided Base Unit C, constructed an additional unit and improvements, and wishes to add the additional Unit to the Condominium as so provided.

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

1. There is added to the Condominium by this Amendment one (1) unit to be known as Unit 805 and certain associated improvements which shall be known as Phase IA, Subphase 4, and all references to Units and Common Elements in said Master Deed shall include those heretofore extant and that added hereby.


2. There is added to the plans referred to in said Master Deed and recorded therewith, as amended, a set of floor plans of the Unit added by this Amendment as Phase IA, Subphase 4 of the Condominium showing the layout, location, Unit number, and dimensions of the Unit therein, stating the name of the Buildings or that they have no name, and bearing the verified statement of a registered architect or engineer certifying that the plans fully and accurately depict the layout, location, Unit number and dimensions of the Unit therein as built (the "Phase IA, Subphase 4 Floor Plans"). Said plans further show the location of certain of the Common Areas and certain of the Common Facilities.

3. Attachment B To The Master Deed is amended by deleting it in its entirety and replacing the same with the Attachment B To The Master Deed appended hereto.

Witness the execution hereof under seal this 10th ^{24th} day of February, 2003.

AMESBURYPORT CORPORATION

By:

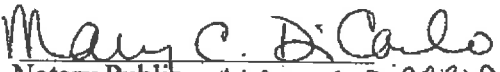

William H. Sullivan,
President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Suffolk
Essex, ss.

February 10, ^{24th} 2003

Then personally appeared before me the above-named William H. Sullivan, President and Treasurer as aforesaid, and acknowledged the execution of the foregoing instrument to be the free act and deed of Amesburyport Corporation.


Notary Public - MARY C. DICARLO
My commission expires: 4/17/2003

HATTER'S POINT CONDOMINIUM

ATTACHMENT B TO THE MASTER DEED

DESCRIPTION OF UNITS AND UNDIVIDED INTEREST

PHASE 1A, SUBPHASES 1 THROUGH 4

UNIT NUMBER	BUILDING	ROOMS	APPROX SQ. FT.	UNDIVIDED INTEREST
801	8	F, K, DR, LR, D, MBR, BR, 2B, W/D, MR C's	1713 sq.ft.	5.774
803	8	K, DR, LR, 2D, MBR, BR, 2B, W/D, MR C's	1681 sq.ft.	5.666
805	8	F, K, LR/DR, MBR, BR, 2½B, W/D, C's	1388 sq.ft.	4.678
806	8	F, K, DR, LR, 2BR, 2½B, W/D, MR, C's	1261 sq.ft.	4.250
807	8	F's, K, DR, LR, 2D, MBR, 2BR, 2½B, MR's, W/D, C's	3729 sq.ft.	12.568
C	8	OPEN	3023 sq.ft.	10.188
901	9	F, K, DR, LR, 2D, MBR, 2B, W/D, MR, C's	1470 sq.ft.	4.955
903	9	F, K, DR, LR, D, BR, 2B, MR C's	1105 sq.ft.	3.724

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02/25/2003 14:18:00 OTHER Pg 4/7

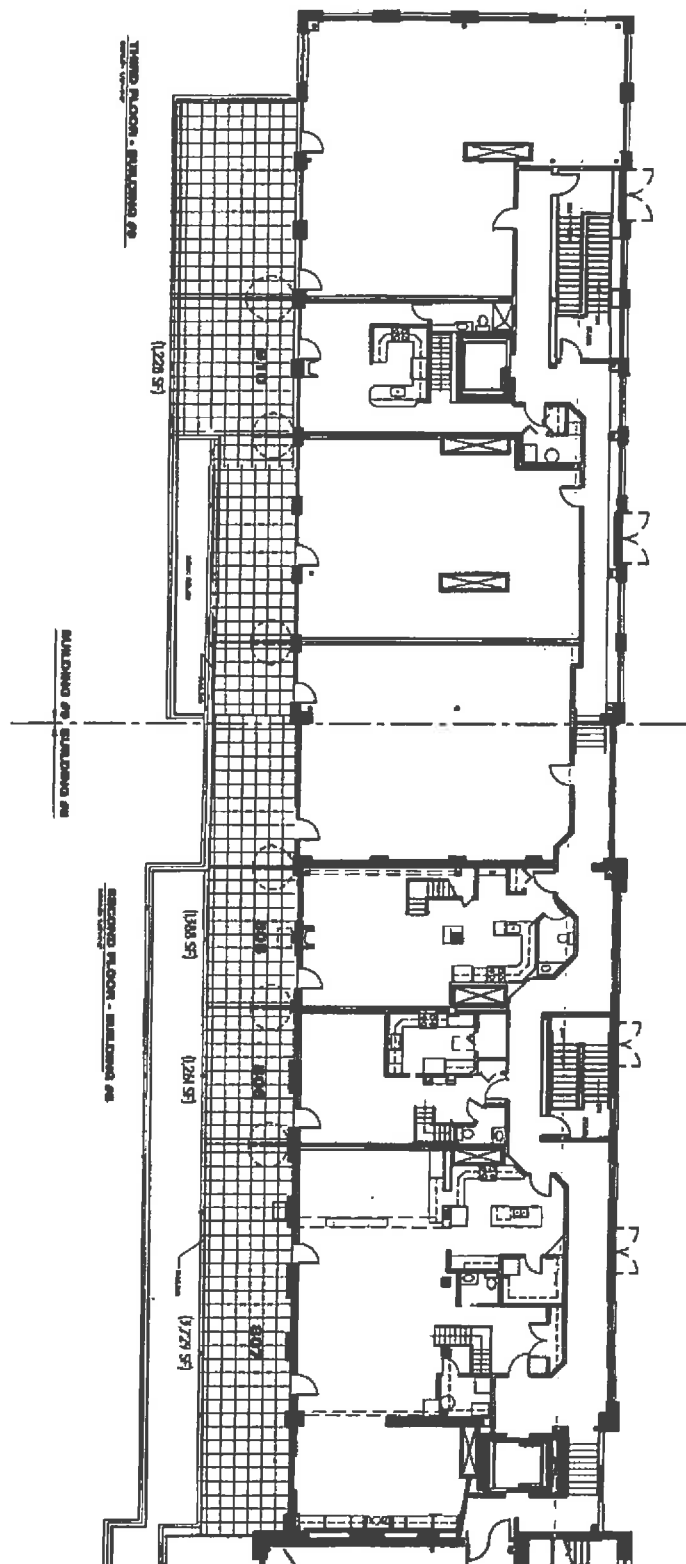
904	9	F, K, DR, LR, D, MBR, BR, 2B, W/D, MR C's	1227 sq.ft.	4.136
906	9	F, K, DR, LR, D, MBR, 2B, W/D, MR, C's	1233 sq.ft.	4.156
909	9	F, K, DR, LR, D, MBR, 2BR, 3½B, W/D, MR C's	2730 sq.ft.	9.201
910	9	F, K, LR/DR, MBR, BR, 2½B, W/D, MR C's	1309 sq.ft.	4.412
D	9	OPEN	7801 sq.ft.	<u>26.292</u> 100.000

ROOM SYMBOLS:

F - Foyer
 K - Kitchen
 DR - Dining Room
 LR - Living Room
 D - Den
 MBR - Master Bedroom
 BR - Bedroom
 B - Bath
 SM - Storage Mezzanine
 C - Closet
 W/D - Washer/Dryer Room
 MR - Mechanical Room

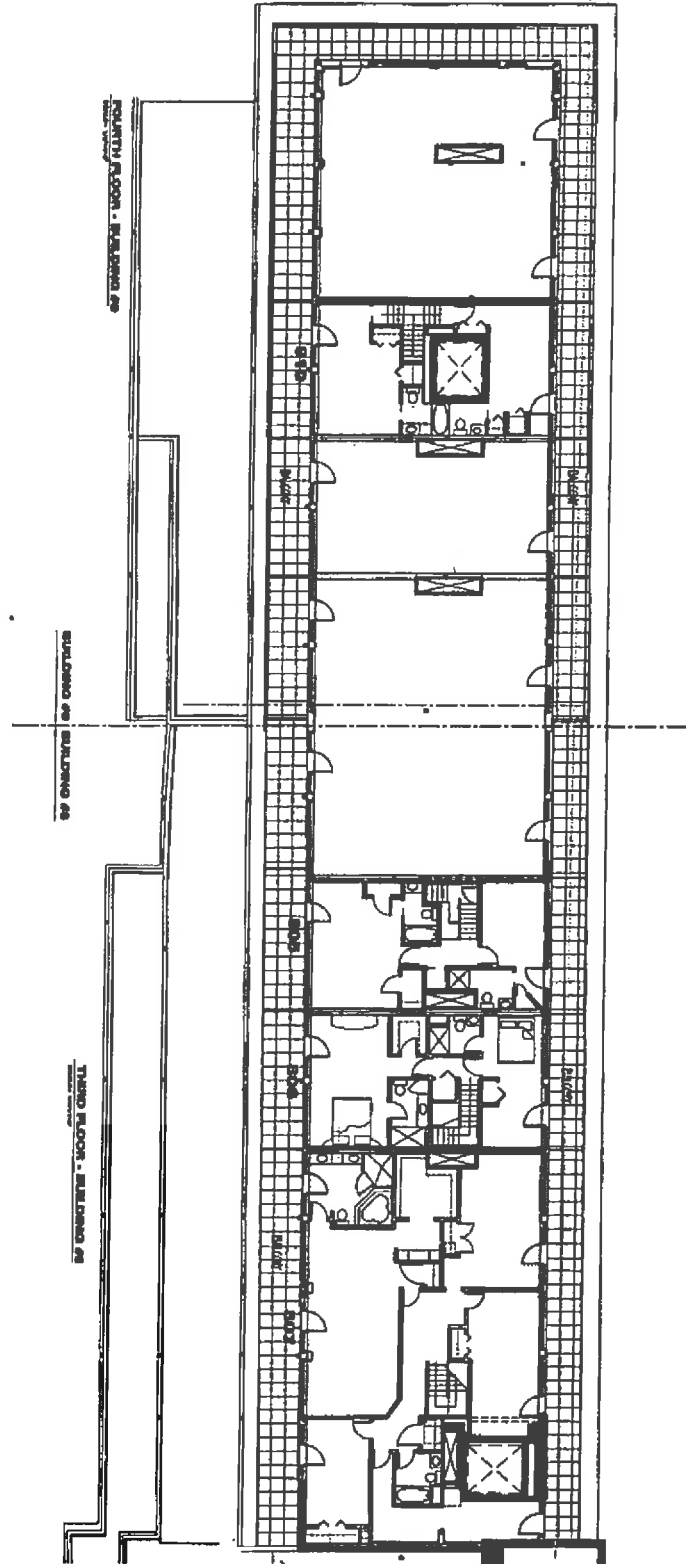
All Units have access to the corridor immediately adjacent to the Unit which leads to the main entry of the Building and the balcony immediately adjoining the Unit.

FOR REPRODUCTION ONLY



<p>NOTES</p> <p>1. ALL LIGHT ARE SHOWN RECOMMENDED VALVE SIZES 2. CHANGES ARE NOTED FROM TOP OF THE FRENCH ROOM TO THE BOTTOM OF OF FRENCH ROOM 3. ALL ROOMS ON DRAWING USE SAME SIZES 3' WALLS</p>	
<p>I HEREBY CERTIFY THAT THE SIGNATURE OF LOUIS A. PORCARIO IS THE REGISTERED ARCHITECT FOR THE STATE OF MASSACHUSETTS AND THAT THE SEAL AND EXPIRATION DATE HEREON IS CORRECT AND VALID FOR THE PRACTICE OF ARCHITECTURE IN THE STATE OF MASSACHUSETTS AS OF THE DATE OF THIS PLAN.</p>	
<p>I HEREBY CERTIFY THAT THE SIGNATURE OF LOUIS A. PORCARIO IS THE REGISTERED ARCHITECT FOR THE STATE OF MASSACHUSETTS AND THAT THE SEAL AND EXPIRATION DATE HEREON IS CORRECT AND VALID FOR THE PRACTICE OF ARCHITECTURE IN THE STATE OF MASSACHUSETTS AS OF THE DATE OF THIS PLAN.</p>	
<p>NAME OF ARCHITECT (OPTIONAL) LOUIS A. PORCARIO No. 8882 STONEHAM MA</p>	
<p>DATE February 7, 2003</p>	<p>SCALE AS NOTED 1/8" = 1'-0"</p>
<p>BATTERY POINT FLOOR PLAN PROJECT No. 2003022501040 BUILDING No. 8 & B</p>	<p>SHEET NO. 1 OF 5</p>

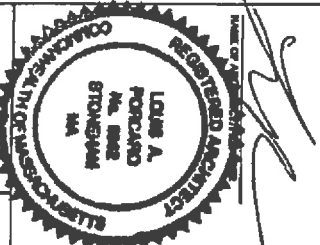
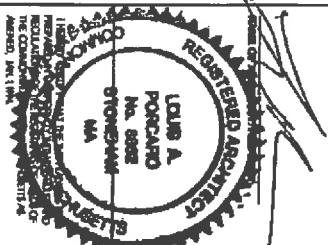
FOR ARCHITECTS USE ONLY



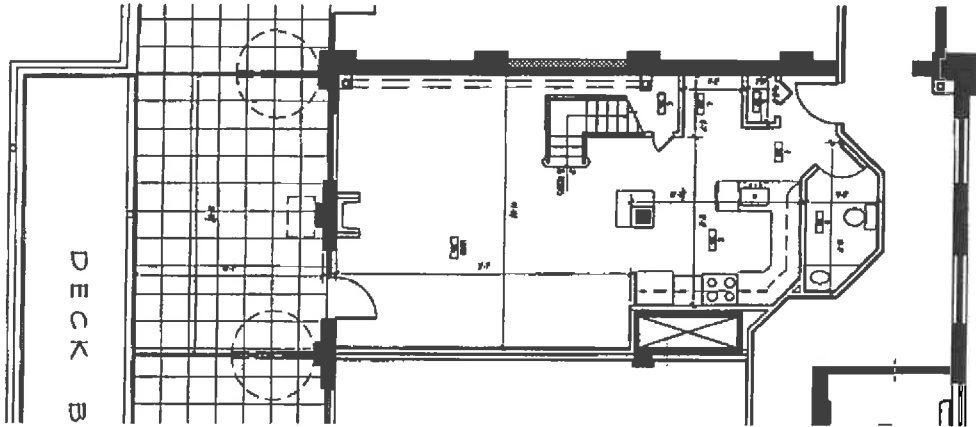
Scale
 0' 2' 4' 8' 16' 32'

- NOTES
1. ALL UNITS ARE REARDED FROM FINISHED WALL SURFACES.
 2. CEILING HEIGHTS ARE NOTED IN EACH ROOM OF THE FINISHED FLOOR TO BE EXTERIOR FACE OF FINISHED CEILING. DIMENSIONS ARE FROM CENTERLINE OF WALL, SEE SECTION 1.3.1.1.1.

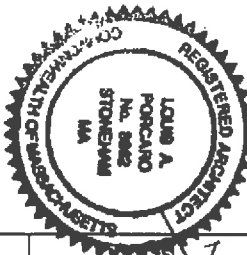
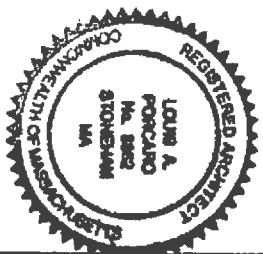
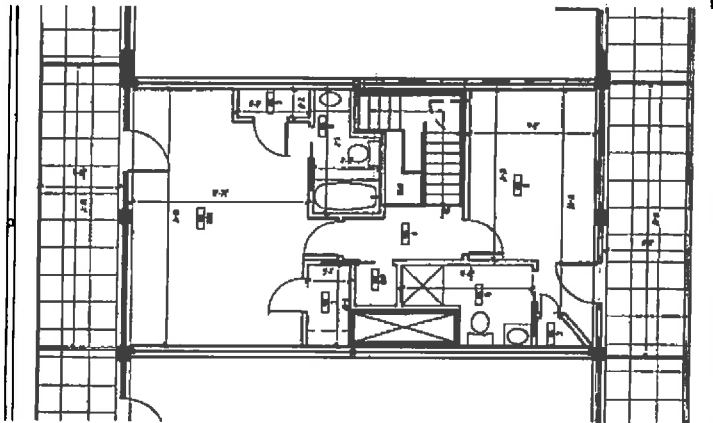
I HEREBY CERTIFY THAT THE WORK SET OF FLOOR PLAN AND CONSTRUCTION DOCUMENTS FULLY AND ACCURATELY EXPRESS THE DESIGN INTENT OF THE ARCHITECT AND THAT I AM A LICENSED ARCHITECT IN THE STATE OF MASSACHUSETTS. I AM NOT A PART OF THE DATE OF THE PLAN.



DATE: February 7, 2003
 SCALE: AS NOTED
 SHEET NO. 3 OF 5



Upper Square Footage: 1398 SF.
 Balcony Square Footage: 96 SF.



<p>NOTES</p> <ol style="list-style-type: none"> 1. ALL UNITS ARE INDICATED IN INCHES. 2. CEILING HEIGHTS ARE INDICATED FROM TOP OF FINISHED FLOOR TO BE DETERMINED BY FINISHED CEILING. 3. DIMENSIONS FOR NORMAL RESIDENTIAL ARE 1/2" (SEE ARCHITECTURAL CONVENTIONS FOR FURTHER DETAILS). 	
<p>I HEREBY CERTIFY THAT THE NUMBER OF FLOOR PLANS COMPREHENSIVE HEREIN SUBMITTED TO THE BOARD OF ARCHITECTURE IN FULLY AND ACCURATELY REFLECTS THE LOCATION, LOCATION, AND DIMENSIONS OF THE WORK SHOWN ON THESE PLANS AND THAT I AM THE ARCHITECT OF RECORD FOR THE PROJECT AND THAT I AM A LICENSED ARCHITECT IN THE STATE OF MASSACHUSETTS, MA, AS SET FORTH IN THE DATE OF THIS PLAN.</p>	
<p>I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED ARCHITECT IN THE STATE OF MASSACHUSETTS, MA, AS SET FORTH IN THE DATE OF THIS PLAN.</p>	
<p>NAME OF ARCHITECT/FIRM: LOUIS A. PORCARIO NO. 8882 STONEHAM, MA</p>	
<p>DATE: FEBRUARY 7, 2003</p>	<p>SHEET NO. 1 OF 3</p>
<p>SCALE AS NOTED V.A. - 1/8" = 1'-0"</p>	<p>448 WASHINGTON STREET ANDOVER, MA</p>

2
& PLANS

2003051600628 Bk:20829 Pg:430
05/16/2003 13:57:00 OTHER Pg 1/5

HATTER'S POINT CONDOMINIUM

**A CONDOMINIUM COMMUNITY FOR PERSONS FIFTY-FIVE YEARS
OF AGE AND OLDER**

**AMENDMENT NUMBER EIGHT TO THE
AMENDED AND RESTATED MASTER DEED
ADDING PHASE 1A, SUBPHASE 6**

Reference is hereby made to that certain Amended and Restated Master Deed of the Hatter's Point Condominium dated July 15, 2002, and recorded with the Essex County Southern District Registry of Deeds in Book 18960, Page 180 (hereinafter the "Master Deed"), as amended by Amendment Number One dated October 3, 2002, and recorded with said Registry in Book 19355, Page 130, as corrected by Correction to Amendment Number One dated October 28, 2002, and recorded with said Registry in Book 19497, Page 035; Amendment Number Two dated October 11, 2002, and recorded with said Registry in Book 19406, Page 463; Amendment Number Three dated October 28, 2002, and recorded with said Registry in Book 19497, Page 033; Amendment Number Four dated November 18, 2002, and recorded with said Registry in Book 19657, Page 367; Amendment Number Five dated December 10, 2002, and recorded with said Registry in Book 19782, Page 535; Amendment Number Six dated February 10, 2003, and recorded with said Registry in Book 20226, Page 114; and Amendment Number Seven dated March 13, 2003, and recorded with said Registry in Book 20406, Page 383.

WHEREAS, the Declarant named in said Master Deed reserved, inter alia, the right to subdivide the therein described Base Units, construct additional units and improvements, and to add the same to the Condominium by amendment to said Master Deed, all as provided for in Section 13 of said Master Deed.

AND WHEREAS, said Declarant has so subdivided Base Unit C, constructed an additional unit and improvements, and wishes to add the additional Unit to the Condominium as so provided.

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

1. There is added to the Condominium by this Amendment one (1) unit to be known as Unit 802 and certain associated improvements which shall be known as Phase IA, Subphase 6, and all references to Units and Common Elements in said Master Deed shall include those heretofore extant and that added hereby.

2. There is added to the plans referred to in said Master Deed and recorded therewith, as amended, a set of floor plans of the Unit added by this Amendment as Phase IA, Subphase 6 of the Condominium showing the layout, location, Unit number, and dimensions of the Unit therein, stating the name of the Buildings or that they have no name, and bearing the verified statement of a registered architect or engineer certifying that the plans fully and accurately depict the layout, location, Unit number and dimensions of the Unit therein as built

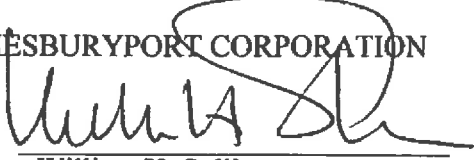
(the "Phase IA, Subphase 6 Floor Plans"). Said plans further show the location of certain of the Common Areas and certain of the Common Facilities.

3. Attachment B To The Master Deed is amended by deleting it in its entirety and replacing the same with the Attachment B To The Master Deed appended hereto.

Witness the execution hereof under seal this 24th day of April, 2003.

AMESBURYPORT CORPORATION

By:


William H. Sullivan,
President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

April 24, 2003

Then personally appeared before me the above-named William H. Sullivan, President and Treasurer as aforesaid, and acknowledged the execution of the foregoing instrument to be the free act and deed of Amesburyport Corporation.


Notary Public -
My commission expires: 2-23-04

HATTER'S POINT CONDOMINIUM

ATTACHMENT B TO THE MASTER DEED

DESCRIPTION OF UNITS AND UNDIVIDED INTEREST

PHASE 1A, SUBPHASES 1 THROUGH 6

UNIT NUMBER	BUILDING	ROOMS	APPROX SQ. FT.	UNDIVIDED INTEREST
801	8	F, K, DR, LR, D, MBR, BR, 2B, W/D, MR C's	1713 sq.ft.	5.774
802	8	F, K, DR, LR, D, MBR, 2B, W/D, MR C's	1470 sq.ft.	4.954
803	8	K, DR, LR, 2D, MBR, BR, 2B, W/D, MR C's	1681 sq.ft.	5.666
805	8	F, K, LR/DR, MBR, BR, 2½B, W/D, C's	1388 sq.ft.	4.678
806	8	F, K, DR, LR, 2BR, 2½B, W/D, MR, C's	1261 sq.ft.	4.250
807	8	F's, K, DR, LR, 2D, MBR, 2BR, 2½B, MR's, W/D, C's	3729 sq.ft.	12.568
C	8	OPEN	1553 sq.ft.	5.234
901	9	F, K, DR, LR, 2D, MBR, 2B, W/D, MR, C's	1470 sq.ft.	4.955

903	9	F, K, DR, LR, D, BR, 2B, MR C's	1105 sq.ft.	3.724
904	9	F, K, DR, LR, D, MBR, BR, 2B, W/D, MR C's	1227 sq.ft.	4.136
906	9	F, K, DR, LR, D, MBR, 2B, W/D, MR, C's	1233 sq.ft.	4.156
908	9	F, K, LR, BR D, 1½B, W/D, MR, C's	1230 sq.ft.	4.146
909	9	F, K, DR, LR, D, MBR, 2BR, 3½B, W/D, MR C's	2730 sq.ft.	9.201
910	9	F, K, LR/DR, MBR, BR, 2½B, W/D, MR C's	1309 sq.ft.	4.412
D	9	OPEN	6571 sq.ft.	<u>22.146</u> 100.000

ROOM SYMBOLS:

F – Foyer
 K – Kitchen
 DR – Dining Room
 LR – Living Room
 D – Den
 MBR – Master Bedroom
 BR – Bedroom
 B – Bath
 SM – Storage Mezzanine
 C – Closet
 W/D – Washer/DryerRoom

MR – Mechanical Room

All Units have access to the corridor immediately adjacent to the Unit which leads to the main entry of the Building and the balcony immediately adjoining the Unit.

5
& PLAN 5

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07/23/2003 14:39:00 OTHER Pg 1/5

HATTER'S POINT CONDOMINIUM
A CONDOMINIUM COMMUNITY FOR PERSONS FIFTY-FIVE YEARS
OF AGE AND OLDER

AMENDMENT NUMBER TEN TO THE
AMENDED AND RESTATED MASTER DEED
ADDING PHASE 1A, SUBPHASE 8

Reference is hereby made to that certain Amended and Restated Master Deed of the Hatter's Point Condominium dated July 15, 2002, and recorded with the Essex County Southern District Registry of Deeds in Book 18960, Page 180 (hereinafter the "Master Deed"), as amended by Amendment Number One dated October 3, 2002, and recorded with said Registry in Book 19355, Page 130, as corrected by Correction to Amendment Number One dated October 28, 2002, and recorded with said Registry in Book 19497, Page 035; Amendment Number Two dated October 11, 2002, and recorded with said Registry in Book 19406, Page 463; Amendment Number Three dated October 28, 2002, and recorded with said Registry in Book 19497, Page 033; Amendment Number Four dated November 18, 2002, and recorded with said Registry in Book 19657, Page 367; Amendment Number Five dated December 10, 2002, and recorded with said Registry in Book 19782, Page 535; Amendment Number Six dated February 10, 2003, and recorded with said Registry in Book 20226, Page 114; Amendment Number Seven dated March 13, 2003, and recorded with said Registry in Book 20406, Page 383; Amendment Number Eight dated April 24, 2003, and recorded with said Registry in Book 20829, Page 430; and Amendment Number Nine dated July , 2003, and recorded with said Registry in Book 21,336 Page 01

WHEREAS, the Declarant named in said Master Deed reserved, inter alia, the right to add additional phases and subphases and to subdivide the therein described Base Units, construct additional units and improvements, and to add the same to the Condominium by amendment to said Master Deed, all as provided for in Section 13 of said Master Deed.

AND WHEREAS, said Declarant is by this Amendment revising Phase 1A to include an additional building and subdivided Base Unit B in that building, constructed an additional unit and improvements, and wishes to add the additional Building and Units to the Condominium as so provided.

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

1. There is added to the Condominium by this Amendment an additional Building (Building 7), an additional Base Unit (Unit B) and one (1) unit to be known as Unit 705 and certain associated improvements which shall be known as Phase IA (sometimes to now be referred to as Phase 1A (Revised), Subphase 8, and all references to Units and Common Elements in said Master Deed shall include those heretofore extant and that added hereby.

2. There is added to the plans referred to in said Master Deed and recorded therewith, as amended, a set of floor plans of the Units added by this Amendment as Phase IA,

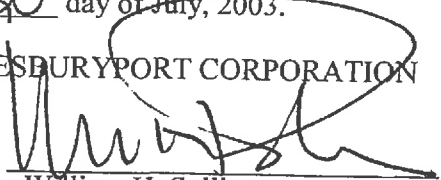
Subphase 8 of the Condominium showing the layout, location, Unit numbers, and dimensions of the Units therein, stating the name of the Buildings or that they have no name, and bearing the verified statement of a registered architect or engineer certifying that the plans fully and accurately depict the layout, location, Unit number and dimensions of the Units therein as built (the "Phase IA, Subphase 8 Floor Plans"). Said plans further show the location of certain of the Common Areas and certain of the Common Facilities. Additionally recorded herewith is a Site Plan showing the inclusion of Building 7 into Phase 1A (the "Phase 1A (Revised) Site Plan").

3. Attachment B To The Master Deed is amended by deleting it in its entirety and replacing the same with the Attachment B To The Master Deed appended hereto.

Witness the execution hereof under seal this 23 day of July, 2003.

AMESBURYPORT CORPORATION

By:


William H. Sullivan,
President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

July 23 2003

Then personally appeared before me the above-named William H. Sullivan, President and Treasurer as aforesaid, and acknowledged the execution of the foregoing instrument to be the free act and deed of Amesburyport Corporation.


Notary Public Leah Rowe
My commission expires: 2-23-07

HATTER'S POINT CONDOMINIUM

ATTACHMENT B TO THE MASTER DEED

DESCRIPTION OF UNITS AND UNDIVIDED INTEREST

PHASE 1A, SUBPHASES 1 THROUGH 8

UNIT NUMBER	BUILDING	ROOMS	APPROX SQ. FT.	UNDIVIDED INTEREST
705	7	F, K, LR/DR, MBR, B, W/D, MR, C	1267 sq.ft.	3.198
B	7	OPEN	8685 sq.ft.	21.920
801	8	F, K, DR, LR, D, MBR, BR, 2B, W/D, MR C's	1713 sq.ft.	4.323
802	8	F, K, DR, LR, D, MBR, 2B, W/D, MR C's	1470 sq.ft.	3.710
803	8	K, DR, LR, 2D, MBR, BR, 2B, W/D, MR C's	1681 sq.ft.	4.243
805	8	F, K, LR/DR, MBR, BR, 2½B, W/D, C's	1388 sq.ft.	3.503
806	8	F, K, DR, LR, 2BR, 2½B, W/D, MR, C's	1261 sq.ft.	3.183
807	8	F's, K, DR, LR, 2D, MBR, 2BR, 2½B, MR's, W/D, C's	3729 sq.ft.	9.411

C	8	OPEN	1553 sq.ft.	3.920
901	9	F, K, DR, LR, 2D, MBR, 2B, W/D, MR, C's	1470 sq.ft.	3.710
902	9	F, K, LR, D MBR, 2B, W/D MR, C	1225 sq.ft.	3.092
903	9	F, K, DR, LR, D, BR, 2B, MR C's	1105 sq.ft.	2.789
904	9	F, K, DR, LR, D, MBR, BR, 2B, W/D, MR C's	1227 sq.ft.	3.097
905	9	F, K, LR, 2D, MBR, 2B, W/D MR, C	1507 sq.ft.	3.803
906	9	F, K, DR, LR, D, MBR, 2B, W/D, MR, C's	1233 sq.ft.	3.111
908	9	F, K, LR, BR D, 1½B, W/D, MR, C's	1230 sq.ft.	3.104
909	9	F, K, DR, LR, D, MBR, 2BR, 3½B, W/D, MR C's	2730 sq.ft.	6.890
910	9	F, K, LR/DR, MBR, BR, 2½B, W/D, MR C's	1309 sq.ft.	3.304
D	9	OPEN	3839 sq.ft.	<u>9.689</u> 100.000

ROOM SYMBOLS:

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07/23/2003 14:39:00 OTHER Pg 5/5

F – Foyer
K – Kitchen
DR – Dining Room
LR – Living Room
D – Den
MBR – Master Bedroom
BR – Bedroom
B – Bath
SM – Storage Mezzanine
C – Closet
W/D – Washer/DryerRoom
MR – Mechanical Room

All Units have access to the corridor immediately adjacent to the Unit which leads to the main entry of the Building and the balcony immediately adjoining the Unit.

RETURN TO
MARK L. JANOS, ESQ
6 HARRIS STREET
NEWBURYPORT, MA 01950

4
& PLANS


2003091900797 Bk:21792 Pg:1
09/19/2003 14:41:00 OTHER Pg 1/5

HATTER'S POINT CONDOMINIUM

**A CONDOMINIUM COMMUNITY FOR PERSONS FIFTY-FIVE YEARS
OF AGE AND OLDER**

**AMENDMENT NUMBER ELEVEN TO THE
AMENDED AND RESTATED MASTER DEED
ADDING PHASE 1A, SUBPHASE 9**

Reference is hereby made to that certain Amended and Restated Master Deed of the Hatter's Point Condominium dated July 15, 2002, and recorded with the Essex County Southern District Registry of Deeds in Book 18960, Page 180 (hereinafter the "Master Deed"), as amended by Amendment Number One dated October 3, 2002, and recorded with said Registry in Book 19355, Page 130, as corrected by Correction to Amendment Number One dated October 28, 2002, and recorded with said Registry in Book 19497, Page 035; Amendment Number Two dated October 11, 2002, and recorded with said Registry in Book 19406, Page 463; Amendment Number Three dated October 28, 2002, and recorded with said Registry in Book 19497, Page 033; Amendment Number Four dated November 18, 2002, and recorded with said Registry in Book 19657, Page 367; Amendment Number Five dated December 10, 2002, and recorded with said Registry in Book 19782, Page 535; Amendment Number Six dated February 10, 2003, and recorded with said Registry in Book 20226, Page 114; Amendment Number Seven dated March 13, 2003, and recorded with said Registry in Book 20406, Page 383; Amendment Number Eight dated April 24, 2003, and recorded with said Registry in Book 20829, Page 430; Amendment Number Nine dated July 23, 2003, and recorded with said Registry in Book 21336, Page 001; and Amendment Number Ten dated July 23, 2003, and recorded with said Registry in Book 21336, Page 007.

WHEREAS, the Declarant named in said Master Deed reserved, inter alia, the right to subdivide the therein described Base Units, construct additional units and improvements, and to add the same to the Condominium by amendment to said Master Deed, all as provided for in Section 13 of said Master Deed.

AND WHEREAS, said Declarant has so subdivided Base Units C and D, constructed additional units and improvements, and wishes to add the additional Units to the Condominium as so provided.

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

1. There is added to the Condominium by this Amendment two (2) units to be known as Units 804 and 907 and certain associated improvements which shall be known as Phase IA, Subphase 9, and all references to Units and Common Elements in said Master Deed shall include those heretofore extant and that added hereby.
2. There is added to the plans referred to in said Master Deed and recorded therewith, as amended, a set of floor plans of the Units added by this Amendment as Phase IA, Subphase 9 of the Condominium showing the layout, location, Unit numbers, and dimensions of

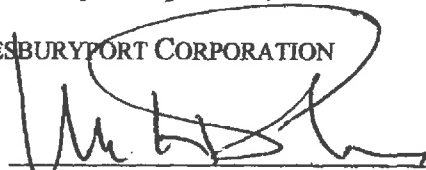
the Units therein, stating the name of the Buildings or that they have no name, and bearing the verified statement of a registered architect or engineer certifying that the plans fully and accurately depict the layout, location, Unit number and dimensions of the Units therein as built (the "Phase IA, Subphase 9 Floor Plans"). Said plans further show the location of certain of the Common Areas and certain of the Common Facilities.

3. Attachment B To The Master Deed is amended by deleting it in its entirety and replacing the same with the Attachment B To The Master Deed appended hereto.

Witness the execution hereof under seal this 18th day of September, 2003.

AMESBURYPORT CORPORATION

By:



William H. Sullivan,
President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

September 18, 2003

Then personally appeared before me the above-named William H. Sullivan, President and Treasurer as aforesaid, and acknowledged the execution of the foregoing instrument to be the free act and deed of Amesburyport Corporation.


Notary Public: MARIE J. MAHONEY
My commission expires: 7/31/09

HATTER'S POINT CONDOMINIUM

ATTACHMENT B TO THE MASTER DEED

DESCRIPTION OF UNITS AND UNDIVIDED INTEREST

PHASE 1A, SUBPHASES 1 THROUGH 9

UNIT NUMBER	BUILDING	ROOMS	APPROX SQ. FT.	UNDIVIDED INTEREST
705	7	F, K, LR/DR, MBR, B, W/D, MR, C	1267 sq.ft.	3.130
B	7	OPEN	8685 sq.ft.	21.454
801	8	F, K, DR, LR, D, MBR, BR, 2B, W/D, MR C's	1713 sq.ft.	4.231
802	8	F, K, DR, LR, D, MBR, 2B, W/D, MR C's	1470 sq.ft.	3.631
803	8	K, DR, LR, 2D, MBR, BR, 2B, W/D, MR C's	1681 sq.ft.	4.152
804	8	F, K, DR, LR, D, MBR, 3B, W/D, MR C's	2413 sq.ft.	5.961
805	8	F, K, LR/DR, MBR, BR, 2½B, W/D, C's	1388 sq.ft.	3.429
806	8	F, K, DR, LR, 2BR, 2½B, W/D, MR, C's	1261 sq.ft.	3.115
807	8	F's, K, DR, LR,	3729 sq.ft.	9.211

		2D, MBR, 2BR, 2½B, MR's, W/D, C's		
901	9	F, K, DR, LR, 2D, MBR, 2B, W/D, MR, C's	1470 sq.ft.	3.631
902	9	F, K, LR, D MBR, 2B, W/D MR, C	1225 sq.ft.	3.026
903	9	F, K, DR, LR, D, BR, 2B, MR C's	1105 sq.ft.	2.730
904	9	F, K, DR, LR, D, MBR, BR, 2B, W/D, MR C's	1227 sq.ft.	3.031
905	9	F, K, LR, 2D, MBR, 2B, W/D MR, C	1507 sq.ft.	3.723
906	9	F, K, DR, LR, D, MBR, 2B, W/D, MR, C's	1233 sq.ft.	3.046
907	9	F, K, DR, LR, D, MBR, 2B, W/D, MR, C's	1102 sq.ft.	2.722
908	9	F, K, LR, BR D, 1½B, W/D, MR, C's	1230 sq.ft.	3.038
909	9	F, K, DR, LR, D, MBR, 2BR, 3½B, W/D, MR C's	2730 sq.ft.	6.744
910	9	F, K, LR/DR, MBR, BR, 2½B, W/D, MR C's	1309 sq.ft.	3.234

D

9

OPEN

2737 sq.ft.

$\frac{6.761}{100.000}$

ROOM SYMBOLS:

F – Foyer
K – Kitchen
DR – Dining Room
LR – Living Room
D – Den
MBR – Master Bedroom
BR – Bedroom
B – Bath
SM – Storage Mezzanine
C – Closet
W/D – Washer/DryerRoom
MR – Mechanical Room

All Units have access to the corridor immediately adjacent to the Unit which leads to the main entry of the Building and the balcony immediately adjoining the Unit.

HATTER'S POINT CONDOMINIUM

**A CONDOMINIUM COMMUNITY FOR PERSONS FIFTY-FIVE YEARS
OF AGE AND OLDER**

**AMENDMENT NUMBER TWELVE TO THE
AMENDED AND RESTATED MASTER DEED
ADDING PHASE 1A, SUBPHASE 10**

Reference is hereby made to that certain Amended and Restated Master Deed of the Hatter's Point Condominium dated July 15, 2002, and recorded with the Essex County Southern District Registry of Deeds in Book 18960, Page 180 (hereinafter the "Master Deed"), as amended by Amendment Number One dated October 3, 2002, and recorded with said Registry in Book 19355, Page 130, as corrected by Correction to Amendment Number One dated October 28, 2002, and recorded with said Registry in Book 19497, Page 035; Amendment Number Two dated October 11, 2002, and recorded with said Registry in Book 19406, Page 463; Amendment Number Three dated October 28, 2002, and recorded with said Registry in Book 19497, Page 033; Amendment Number Four dated November 18, 2002, and recorded with said Registry in Book 19657, Page 367; Amendment Number Five dated December 10, 2002, and recorded with said Registry in Book 19782, Page 535; Amendment Number Six dated February 10, 2003, and recorded with said Registry in Book 20226, Page 114; Amendment Number Seven dated March 13, 2003, and recorded with said Registry in Book 20406, Page 383; Amendment Number Eight dated April 24, 2003, and recorded with said Registry in Book 20829, Page 430; Amendment Number Nine dated July 23, 2003, and recorded with said Registry in Book 21336, Page 001; Amendment Number Ten dated July 23, 2003, and recorded with said Registry in Book 21336, Page 007; and Amendment Number Eleven dated September 18, 2003, and recorded with said Registry in Book 21792, Page 001.

WHEREAS, the Declarant named in said Master Deed reserved, inter alia, the right to subdivide the therein described Base Units, construct additional units and improvements, and to add the same to the Condominium by amendment to said Master Deed, all as provided for in Section 13 of said Master Deed.

WHEREAS, said Declarant has so subdivided Base Units B and D, constructed additional units and improvements, and wishes to add the additional Units to the Condominium as so provided.

WHEREAS, in Section 13.E of the Master Deed the Declarant also reserved the right, power and interest to amend the Master Deed in connection with the development and construction of the Condominium, including the description of any Unit and the features thereof.

WHEREAS, in connection with such development and construction, the Declarant has reconfigured Unit 909.

AND WHEREAS, such Unit has not yet been conveyed.

William H. Sullivan
60 WILKINSON ST.
AMESBURY MA. 01913

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

1. There is added to the Condominium by this Amendment eight (8) units to be known as Units 701, 702, 703, 704, 706, 707, 708 and 912 and certain associated improvements which shall be known as Phase IA, Subphase 10, and all references to Units and Common Elements in said Master Deed shall include those heretofore extant and that added hereby.

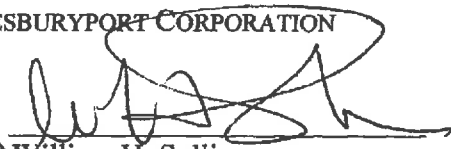
2. There is added to the plans referred to in said Master Deed and recorded therewith, as amended, a set of floor plans of the Units added by this Amendment as Phase IA, Subphase 10 of the Condominium showing the layout, location, Unit numbers, and dimensions of the Units therein, stating the name of the Buildings or that they have no name, and bearing the verified statement of a registered architect or engineer certifying that the plans fully and accurately depict the layout, location, Unit number and dimensions of the Units therein as built (the "Phase IA, Subphase 10 Floor Plans"). Said plans further show the location of certain of the Common Areas and certain of the Common Facilities. Said plans additionally show Unit 909 as reconfigured.

3. Attachment B To The Master Deed is amended by deleting it in its entirety and replacing the same with the Attachment B To The Master Deed appended hereto.

Witness the execution hereof under seal this twelfth day of December, 2003.

AMESBURYPORT CORPORATION

By:


William H. Sullivan,
President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

23
December 12, 2003

Then personally appeared before me the above-named William H. Sullivan, President and Treasurer as aforesaid, and acknowledged the execution of the foregoing instrument to be the free act and deed of Amesburyport Corporation.



Notary Public: _____
My commission expires: _____

Neal J. Cohen
NOTARY PUBLIC
My commission expires Jan. 5, 2007

HATTER'S POINT CONDOMINIUM

ATTACHMENT B TO THE MASTER DEED

DESCRIPTION OF UNITS AND UNDIVIDED INTEREST

PHASE 1A, SUBPHASES 1 THROUGH 10

UNIT NUMBER	BUILDING	ROOMS	APPROX SQ. FT.	UNDIVIDED INTEREST
701	7	F, K, DR, LR, D, MBR, 2B, MR, C's	1495 sq.ft.	3.695
702	7	F, K, DR, LR, D, MBR, B, MR, C's	1000 sq.ft.	2.489
703	7	F, K, DR, LR, D, MBR, 2B, MR, C's	1710 sq.ft.	4.219
704	7	F, K, DR, LR, D, MBR, B, S 2 ½B, MR	2175 sq.ft.	5.352
705	7	F, K, LR/DR, MBR, B, W/D, MR, C	1267 sq.ft.	3.140
706	7	F, K, DR, LR, D, MBR, 2B, MR, C's	1265 sq.ft.	3.135
707	7	F, K, DR, LR, MBR, B, 2B, MR, SR, C's	1425 sq.ft.	3.525
708	7	S	180 sq.ft.	0.492
801	8	F, K, DR, LR, D, MBR, BR, 2B, W/D, MR C's	1713 sq.ft.	4.226

802	8	F, K, DR, LR, D, MBR, 2B, W/D, MR C's	1470 sq.ft.	3.634
803	8	K, DR, LR, 2D, MBR, BR, 2B, W/D, MR C's	1681 sq.ft.	4.148
804	8	F, K, DR, LR, D, MBR, 3B, W/D, MR C's	2413 sq.ft.	5.933
805	8	F, K, LR/DR, MBR, BR, 2½B, W/D, C's	1388 sq.ft.	3.434
806	8	F, K, DR, LR, 2BR, 2½B, W/D, MR, C's	1261 sq.ft.	3.125
807	8	F's, K, DR, LR, 2D, MBR, 2BR, 2½B, MR's, W/D, C's	3729 sq.ft.	9.139
901	9	F, K, DR, LR, 2D, MBR, 2B, W/D, MR, C's	1470 sq.ft.	3.634
902	9	F, K, LR, D MBR, 2B, W/D MR, C	1225 sq.ft.	3.037
903	9	F, K, DR, LR, D, BR, 2B, MR C's	1105 sq.ft.	2.745
904	9	F, K, DR, LR, D, MBR, BR, 2B, W/D, MR C's	1227 sq.ft.	3.042

905	9	F, K, LR, 2D, MBR, 2B, W/D MR, C	1507 sq.ft.	3.724
906	9	F, K, DR, LR, D, MBR, 2B, W/D, MR, C's	1233 sq.ft.	3.057
907	9	F, K, DR, LR, D, MBR, 2B, W/D, MR, C's	1102 sq.ft.	2.738
908	9	F, K, LR, BR D, 1½B, W/D, MR, C's	1230 sq.ft.	3.050
909	9	F, K, DR, LR, D, MBR, 2BR, 3½B, W/D, MR C's	2730 sq.ft.	6.705
910	9	F, K, LR/DR, MBR, BR, 2½B, W/D, MR C's	1309 sq.ft.	3.242
912	9	F, K, DR, LR, MBR, D, 1 ½B, W/D, MR, C's	2170 sq.ft.	5.340
				<hr/> 100.000

ROOM SYMBOLS:

F – Foyer
 K – Kitchen
 DR – Dining Room
 LR – Living Room
 D – Den
 MBR – Master Bedroom
 BR – Bedroom
 B – Bath
 SM – Storage Mezzanine
 S – Studio
 SR – Storage Room

C – Closet
W/D – Washer/DryerRoom
MR – Mechanical Room

All Units have access to the corridor immediately adjacent to the Unit which leads to the main entry of the Building and the balcony immediately adjoining the Unit.



8
& PLAN S

HATTER'S POINT CONDOMINIUM

**A CONDOMINIUM COMMUNITY FOR PERSONS FIFTY-FIVE YEARS
OF AGE AND OLDER**

**AMENDMENT NUMBER THIRTEEN TO THE
AMENDED AND RESTATED MASTER DEED
ADDING PHASE 1B, SUBPHASE 1**

Reference is hereby made to that certain Amended and Restated Master Deed of the Hatter's Point Condominium dated July 15, 2002, and recorded with the Essex County Southern District Registry of Deeds in Book 18960, Page 180 (hereinafter the "Master Deed"), as amended by Amendment Number One dated October 3, 2002, and recorded with said Registry in Book 19355, Page 130, as corrected by Correction to Amendment Number One dated October 28, 2002, and recorded with said Registry in Book 19497, Page 035; Amendment Number Two dated October 11, 2002, and recorded with said Registry in Book 19406, Page 463; Amendment Number Three dated October 28, 2002, and recorded with said Registry in Book 19497, Page 033; Amendment Number Four dated November 18, 2002, and recorded with said Registry in Book 19657, Page 367; Amendment Number Five dated December 10, 2002, and recorded with said Registry in Book 19782, Page 535; Amendment Number Six dated February 10, 2003, and recorded with said Registry in Book 20226, Page 114; Amendment Number Seven dated March 13, 2003, and recorded with said Registry in Book 20406, Page 383; Amendment Number Eight dated April 24, 2003, and recorded with said Registry in Book 20829, Page 430; Amendment Number Nine dated July 23, 2003, and recorded with said Registry in Book 21336, Page 001; Amendment Number Ten dated July 23, 2003, and recorded with said Registry in Book 21336, Page 007; Amendment Number Eleven dated September 18, 2003, and recorded with said Registry in Book 21792, Page 001; and Amendment Number Twelve dated December 12, 2003, and recorded with said Registry in Book 22225, Page 110.

WHEREAS, the Declarant named in said Master Deed reserved, inter alia, the right to add additional phases and subphases and to subdivide the therein described Base Units, construct additional units and improvements, and to add the same to the Condominium by amendment to said Master Deed, all as provided for in Section 13 of said Master Deed.

WHEREAS, said Declarant is by this Amendment adding Phase 1B - to wit: Building 6 - and subdividing Base Unit A therein, has constructed additional units and improvements, and wishes to add the additional Building and Units to the Condominium as so provided.

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

1. There is added to the Condominium by this Amendment an additional Building (Building 6), an additional Base Unit (Unit A) and two (2) units to be known as Units 608 and 609 and certain associated improvements which shall be known as Phase 1B, Subphase 1, and all references to Units and Common Elements in said Master Deed shall include those heretofore extant and that added hereby.

Return: Bosa + Schechner
10 Cedar St.
Woburn Ma. 01501

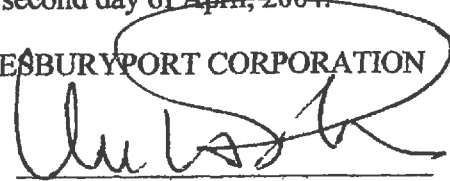
2. There is added to the plans referred to in said Master Deed and recorded therewith, as amended, a set of floor plans of the Units added by this Amendment as Phase 1B, Subphase 1 of the Condominium showing the layout, location, Unit numbers, and dimensions of the Units therein, stating the name of the Buildings or that they have no name, and bearing the verified statement of a registered architect or engineer certifying that the plans fully and accurately depict the layout, location, Unit number and dimensions of the Units therein as built (the "Phase 1B, Subphase 1 Floor Plans"). Said plans further show the location of certain of the Common Areas and certain of the Common Facilities.

3. Attachment B To The Master Deed is amended by deleting it in its entirety and replacing the same with the Attachment B To The Master Deed appended hereto.

Witness the execution hereof under seal this second day of April, 2004.

AMESBURYPORT CORPORATION

By:

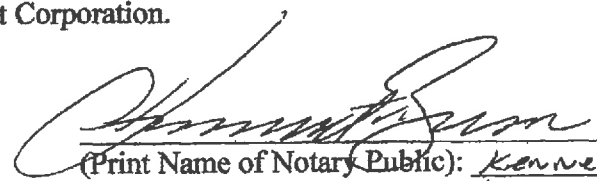


William H. Sullivan,
President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Essex County, ss.

On this 22nd day of April, 2004, before me, the undersigned Notary Public, personally appeared the above-named William H. Sullivan, proved to me by satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose, as the duly-authorized President and Treasurer of Amesburyport Corporation.



(Print Name of Notary Public): Kenneth F. Busin

My Commission Expires: 1/29/2006

Qualified in the Commonwealth of Massachusetts

HATTER'S POINT CONDOMINIUM

ATTACHMENT B TO THE MASTER DEED

DESCRIPTION OF UNITS AND UNDIVIDED INTEREST

PHASE 1A, SUBPHASES 1 THROUGH 10 AND PHASE 1B, SUBPHASE 1

UNIT NUMBER	BUILDING	ROOMS	APPROX SQ. FT.	UNDIVIDED INTEREST
A	6	OPEN	23835 sq.ft.	35.391
608	6	K, DR, LR, D, MBR, 2B, MR, C's	1280 sq.ft.	1.931
609	6	K, DR, LR, D, MBR, 2B, MR, C's	1185 sq.ft.	1.790
701	7	F, K, DR, LR, D, MBR, 2B, MR, C's	1495 sq.ft.	2.250
702	7	F, K, DR, LR, D, MBR, B, MR, C's	1000 sq.ft.	1.515
703	7	F, K, DR, LR, D, MBR, 2B, MR, C's	1710 sq.ft.	2.569
704	7	F, K, DR, LR, D, MBR, B, S 2 ½B, MR	2175 sq.ft.	3.260
705	7	F, K, LR/DR, MBR, B, W/D, MR, C	1267 sq.ft.	1.911
706	7	F, K, DR, LR, D, MBR, 2B, MR, C's	1265 sq.ft.	1.908

707	7	F, K, DR, LR, MBR, BR, 2B, MR, SR, C's	1425 sq.ft.	2.146
708	7	S	180 sq.ft.	0.297
801	8	F, K, DR, LR, D, MBR, BR, 2B, W/D, MR C's	1713 sq.ft.	2.574
802	8	F, K, DR, LR, D, MBR, 2B, W/D, MR C's	1470 sq.ft.	2.213
803	8	K, DR, LR, 2D, MBR, BR, 2B, W/D, MR C's	1681 sq.ft.	2.526
804	8	F, K, DR, LR, D, MBR, 3B, W/D, MR C's	2413 sq.ft.	3.613
805	8	F, K, LR/DR, MBR, BR, 2½B, W/D, C's	1388 sq.ft.	2.091
806	8	F, K, DR, LR, 2BR, 2½B, W/D, MR, C's	1261 sq.ft.	1.902
807	8	F's, K, DR, LR, 2D, MBR, 2BR, 2½B, MR's, W/D, C's	3729 sq.ft.	5.567
901	9	F, K, DR, LR, 2D, MBR, 2B, W/D, MR, C's	1470 sq.ft.	2.213
902	9	F, K, LR, D MBR, 2B, W/D MR, C	1225 sq.ft.	1.849

903	9	F, K, DR, LR, D, BR, 2B, MR C's	1105 sq.ft.	1.671
904	9	F, K, DR, LR, D, MBR, BR, 2B, W/D, MR C's	1227 sq.ft.	1.852
905	9	F, K, LR, 2D, MBR, 2B, W/D MR, C	1507 sq.ft.	2.268
906	9	F, K, DR, LR, D, MBR, 2B, W/D, MR, C's	1233 sq.ft.	1.861
907	9	F, K, DR, LR, D, MBR, 2B, W/D, MR, C's	1102 sq.ft.	1.666
908	9	F, K, LR, BR D, 1½B, W/D, MR, C's	1230 sq.ft.	1.856
909	9	F, K, DR, LR, D, MBR, 2BR, 3½B, W/D, MR C's	2730 sq.ft.	4.084
910	9	F, K, LR/DR, MBR, BR, 2½B, W/D, MR C's	1309 sq.ft.	1.974
912	9	F, K, DR, LR, MBR, D, 1 ½B, W/D, MR, C's	2170 sq.ft.	3.252
				<hr/> 100.000

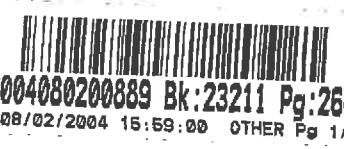
ROOM SYMBOLS:

F – Foyer
K – Kitchen
DR – Dining Room
LR – Living Room
D – Den
MBR – Master Bedroom
BR – Bedroom
B – Bath
SM – Storage Mezzanine
S – Studio
SR – Storage Room
C – Closet
W/D – Washer/DryerRoom
MR – Mechanical Room

All Units have access to the corridor immediately adjacent to the Unit which leads to the main entry of the Building and the balcony immediately adjoining the Unit.

25

5
A PLAN



HATTER'S POINT CONDOMINIUM

A CONDOMINIUM COMMUNITY FOR PERSONS FIFTY-FIVE YEARS OF AGE AND OLDER

AMENDMENT NUMBER FOURTEEN TO THE AMENDED AND RESTATED MASTER DEED

RE: 60 Merrimac St
Amesbury MA

Reference is hereby made to that certain Amended and Restated Master Deed of the Hatter's Point Condominium dated July 15, 2002, and recorded with the Essex County Southern District Registry of Deeds in Book 18960, Page 180 (hereinafter the "Master Deed"), as amended by Amendment Number One dated October 3, 2002, and recorded with said Registry in Book 19355, Page 130, as corrected by Correction to Amendment Number One dated October 28, 2002, and recorded with said Registry in Book 19497, Page 035; Amendment Number Two dated October 11, 2002, and recorded with said Registry in Book 19406, Page 463; Amendment Number Three dated October 28, 2002, and recorded with said Registry in Book 19497, Page 033; Amendment Number Four dated November 18, 2002, and recorded with said Registry in Book 19657, Page 367; Amendment Number Five dated December 10, 2002, and recorded with said Registry in Book 19782, Page 535; Amendment Number Six dated February 10, 2003, and recorded with said Registry in Book 20226, Page 114; Amendment Number Seven dated March 13, 2003, and recorded with said Registry in Book 20406, Page 383; Amendment Number Eight dated April 24, 2003, and recorded with said Registry in Book 20829, Page 430; Amendment Number Nine dated July 23, 2003, and recorded with said Registry in Book 21336, Page 001; Amendment Number Ten dated July 23, 2003, and recorded with said Registry in Book 21336, Page 007; Amendment Number Eleven dated September 18, 2003, and recorded with said Registry in Book 21792, Page 001; Amendment Number Twelve dated December 12, 2003, and recorded with said Registry in Book 22225, Page 110; and Amendment Number Thirteen dated April 2, 2004, and recorded with said Registry in Book 22715, Page 457.

WHEREAS, in Section 13.E of the Master Deed, as amended and restated, the Declarant reserved the right, power and interest to amend the Master Deed in connection with the development and construction of the Condominium, including the description of any Unit and the features thereof.

WHEREAS, in connection with such development and construction the Declarant, at the request of the initial purchaser thereof, has altered the configuration and features of Unit 909.

WHEREAS, such Unit has not yet been conveyed.

WHEREAS, in Section 18 of the Master Deed, as amended and restated, the Declarant reserved the right, power and interest to amend the Master Deed to correct a scrivener's error.

WHEREAS, the aforesaid Amendment Number Five and subsequent Amendments have, by scrivener's error, misstated the square footage of Unit 910 and, therefore, the total square footage of Units, which square footages affect the percentage undivided interests.

1
Ret. Daniel Nigro P.C.
315 Hamilton St.
Worcester Ma. 01604.

WHEREAS, the Declarant named in said Master Deed reserved, inter alia, the right to subdivide the therein described Base Units, construct additional units and improvements, and to add the same to the Condominium by amendment to said Master Deed, all as provided for in Section 13 of said Master Deed.

AND WHEREAS, said Declarant has so subdivided Base Unit A, constructed an additional unit and improvements, and wishes to add the additional Unit to the Condominium as so provided.

NOW THEREFORE, said Master Deed is amended as follows:

1. The Declarant, acting pursuant to and in accordance with its rights, powers and interests as reserved in Section 13.E and 18 of the Master Deed, as amended and restated, does hereby further amend said Master Deed, as so amended and restated, by replacing Sheets 3, 4, 9 of the Floor Plans, which show, inter alia, Unit 909, with the Revised Floor Plans (Sheets 3, 4 and 9) recorded herewith.

2. There is added to the Condominium by this Amendment one (1) unit to be known as Unit 610 and certain associated improvements which shall be known as Phase IB, Subphase 2, and all references to Units and Common Elements in said Master Deed shall include those heretofore extant and that added hereby.

3. There is added to the plans referred to in said Master Deed and recorded therewith, as amended, a set of floor plans of the Unit added by this Amendment as Phase IB, Subphase 2 of the Condominium showing the layout, location, Unit numbers, and dimensions of the Units therein, stating the name of the Buildings or that they have no name, and bearing the verified statement of a registered architect or engineer certifying that the plans fully and accurately depict the layout, location, Unit number and dimensions of the Units therein as built (the "Phase IB, Subphase 8 Floor Plans"). Said plans further show the location of certain of the Common Areas and certain of the Common Facilities.

4. Attachment B To The Master Deed is amended by deleting it in its entirety and replacing the same with the Attachment B To The Master Deed appended hereto.

Witness the execution hereof under seal this 31st day of July, 2004.

AMESBURYPORT CORPORATION

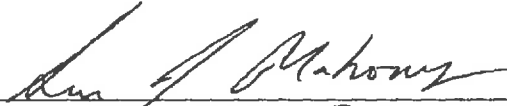
By: 

William H. Sullivan,
President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Essex County, ss.

On this 31 day of July, 2004, before me, the undersigned Notary Public, personally appeared the above-named William H. Sullivan, proved to me by satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose, as the duly-authorized President and Treasurer of Amesburyport Corporation.



(Print Name of Notary Public): Susan J. Mahony

My Commission Expires: 2/5/10

Qualified in the Commonwealth of Massachusetts



HATTER'S POINT CONDOMINIUM
ATTACHMENT B TO THE MASTER DEED
DESCRIPTION OF UNITS AND UNDIVIDED INTEREST
PHASE 1A, SUBPHASES 1 THROUGH 10 AND PHASE 1B, SUBPHASE 2

UNIT NUMBER	BUILDING	ROOMS	APPROX SQ. FT.	UNDIVIDED INTEREST
A	6	OPEN	22575 sq.ft.	33.846
608	6	K, DR, LR, D, MBR, 2B, MR, C's	1280 sq.ft.	1.919
609	6	K, DR, LR, D, MBR, 2B, MR, C's	1185 sq.ft.	1.777
610	6	K, DR, LR, D, MBR, 2B, MR, C's	1260 sq.ft.	1.889
701	7	F, K, DR, LR, D, MBR, 2B, MR, C's	1495 sq.ft.	2.241
702	7	F, K, DR, LR, D, MBR, B, MR, C's	1000 sq.ft.	1.499
703	7	F, K, DR, LR, D, MBR, 2B, MR, C's	1710 sq.ft.	2.564
704	7	F, K, DR, LR, D, MBR, B, S 2 ½B, MR	2175 sq.ft.	3.261
705	7	F, K, LR/DR, MBR, B, W/D, MR, C	1267 sq.ft.	1.900

706	7	F, K, DR, LR, D, MBR, 2B, MR, C's	1265 sq.ft.	1.897
707	7	F, K, DR, LR, MBR, BR, 2B, MR, SR, C's	1425 sq.ft.	2.136
708	7	S	180 sq.ft.	0.270
801	8	F, K, DR, LR, D, MBR, BR, 2B, W/D, MR C's	1713 sq.ft.	2.568
802	8	F, K, DR, LR, D, MBR, 2B, W/D, MR C's	1470 sq.ft.	2.204
803	8	K, DR, LR, 2D, MBR, BR, 2B, W/D, MR C's	1681 sq.ft.	2.520
804	8	F, K, DR, LR, D, MBR, 3B, W/D, MR C's	2413 sq.ft.	3.618
805	8	F, K, LR/DR, MBR, BR, 2½B, W/D, C's	1388 sq.ft.	2.081
806	8	F, K, DR, LR, 2BR, 2½B, W/D, MR, C's	1261 sq.ft.	1.891
807	8	F's, K, DR, LR, 2D, MBR, 2BR, 2½B, MR's, W/D, C's	3729 sq.ft.	5.591

901	9	F, K, DR, LR, 2D, MBR, 2B, W/D, MR, C's	1470 sq.ft.	2.204
902	9	F, K, LR, D MBR, 2B, W/D MR, C	1225 sq.ft.	1.837
903	9	F, K, DR, LR, D, BR, 2B, MR C's	1105 sq.ft.	1.657
904	9	F, K, DR, LR, D, MBR, BR, 2B, W/D, MR C's	1227 sq.ft.	1.840
905	9	F, K, LR, 2D, MBR, 2B, W/D MR, C	1507 sq.ft.	2.259
906	9	F, K, DR, LR, D, MBR, 2B, W/D, MR, C's	1233 sq.ft.	1.849
907	9	F, K, DR, LR, D, MBR, 2B, W/D, MR, C's	1102 sq.ft.	1.652
908	9	F, K, LR, BR D, 1½B, W/D, MR, C's	1230 sq.ft.	1.844
909	9	F, K, DR, LR, D, MBR, 2BR, 3½B, W/D, MR C's	2730 sq.ft.	4.093
910	9	F, K, LR/DR, MBR, BR, 2½B, W/D, MR, C's	1309 sq.ft.	1.841
912	9	F, K, DR, LR, MBR, D, 1 ½B, W/D, MR, C's	2170 sq.ft.	3.253
				100.000

ROOM SYMBOLS:

F -- Foyer
K -- Kitchen
DR -- Dining Room
LR -- Living Room
D -- Den
MBR -- Master Bedroom
BR -- Bedroom
B -- Bath
SM -- Storage Mezzanine
S -- Studio
SR -- Storage Room
C -- Closet
W/D -- Washer/DryerRoom
MR -- Mechanical Room

All Units have access to the corridor immediately adjacent to the Unit which leads to the main entry of the Building and the balcony immediately adjoining the Unit.

6
71
RETURN TO
MARK L. JANOS, ESQ
6 HARRIS STREET
NEWBURYPORT, MA 01950

3
& PLAN 5


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10/13/2004 14:32:00 AMMD Pg 1/6

HATTER'S POINT CONDOMINIUM

**A CONDOMINIUM COMMUNITY FOR PERSONS FIFTY-FIVE YEARS
OF AGE AND OLDER**

**AMENDMENT NUMBER FIFTEEN TO THE
AMENDED AND RESTATED MASTER DEED
ADDING PHASE 1B, SUBPHASE 3**

Reference is hereby made to that certain Amended and Restated Master Deed of the Hatter's Point Condominium dated July 15, 2002, and recorded with the Essex County Southern District Registry of Deeds in Book 18960, Page 180 (hereinafter the "Master Deed"), as amended by Amendment Number One dated October 3, 2002, and recorded with said Registry in Book 19355, Page 130, as corrected by Correction to Amendment Number One dated October 28, 2002, and recorded with said Registry in Book 19497, Page 035; Amendment Number Two dated October 11, 2002, and recorded with said Registry in Book 19406, Page 463; Amendment Number Three dated October 28, 2002, and recorded with said Registry in Book 19497, Page 033; Amendment Number Four dated November 18, 2002, and recorded with said Registry in Book 19657, Page 367; Amendment Number Five dated December 10, 2002, and recorded with said Registry in Book 19782, Page 535; Amendment Number Six dated February 10, 2003, and recorded with said Registry in Book 20226, Page 114; Amendment Number Seven dated March 13, 2003, and recorded with said Registry in Book 20406, Page 383; Amendment Number Eight dated April 24, 2003, and recorded with said Registry in Book 20829, Page 430; Amendment Number Nine dated July 23, 2003, and recorded with said Registry in Book 21336, Page 001; Amendment Number Ten dated July 23, 2003, and recorded with said Registry in Book 21336, Page 007; Amendment Number Eleven dated September 18, 2003, and recorded with said Registry in Book 21792, Page 001; Amendment Number Twelve dated December 12, 2003, and recorded with said Registry in Book 22225, Page 110; Amendment Number Thirteen dated April 2, 2004, and recorded with said Registry in Book 22715, Page 457; and Amendment Number Fourteen dated July 31, 2004, and recorded with said Registry in Book 23211, Page 260.

WHEREAS, the Declarant named in said Master Deed reserved, inter alia, the right to subdivide the therein described Base Units, construct additional units and improvements, and to add the same to the Condominium by amendment to said Master Deed, all as provided for in Section 13 of said Master Deed.

WHEREAS, said Declarant has so subdivided Base Unit A, constructed an additional unit and improvements, and wishes to add the additional Unit to the Condominium as so provided.

AND WHEREAS, in Section 13.E of the Master Deed, as amended and restated, the Declarant reserved the right, power and interest to amend the Master Deed in connection with the development and construction of the Condominium, including the description of any Unit and the features thereof.

NOW THEREFORE, said Master Deed is amended as follows:

1. There is added to the Condominium by this Amendment one (1) unit to be known as Unit 602 and certain associated improvements which shall be known as Phase IB, Subphase 3, and all references to Units and Common Elements in said Master Deed shall include those heretofore extant and that added hereby.

2. There is added to the plans referred to in said Master Deed and recorded therewith, as amended, a set of floor plans of the Unit added by this Amendment as Phase IB, Subphase 3 of the Condominium showing the layout, location, Unit numbers, and dimensions of the Units therein, stating the name of the Buildings or that they have no name, and bearing the verified statement of a registered architect or engineer certifying that the plans fully and accurately depict the layout, location, Unit number and dimensions of the Units therein as built (the "Phase IB, Subphase 3 Floor Plans"). Said plans further show the location of certain of the Common Areas and certain of the Common Facilities.

3. There is also recorded herewith a revised parking plan for Building 6.

4. Attachment B To The Master Deed is amended by deleting it in its entirety and replacing the same with the Attachment B To The Master Deed appended hereto.

Witness the execution hereof under seal this 13th day of October, 2004.

AMESBURYPORT CORPORATION

By: 

William H. Sullivan,
President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Essex County, ss.

On this 13th day of October, 2004, before me, the undersigned Notary Public, personally appeared the above-named William H. Sullivan, proved to me by satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose, as the duly-authorized President and Treasurer of Amesburyport Corporation.


(Print Name of Notary Public): Bethany Ruffo

My Commission Expires: 8/13/06

Qualified in the Commonwealth of Massachusetts

HATTER'S POINT CONDOMINIUM
ATTACHMENT B TO THE MASTER DEED
DESCRIPTION OF UNITS AND UNDIVIDED INTEREST
PHASE 1A, SUBPHASES 1 THROUGH 10 AND PHASE 1B, SUBPHASE 3

UNIT NUMBER	BUILDING	ROOMS	APPROX SQ. FT.	UNDIVIDED INTEREST
A	6	OPEN	21,300 sq.ft.	31.935
602	6	K, DR, LR, D, MBR, 2B, MR, C's	1275 sq.ft.	1.912
608	6	K, DR, LR, D, MBR, 2B, MR, C's	1280 sq.ft.	1.919
609	6	K, DR, LR, D, MBR, 2B, MR, C's	1185 sq.ft.	1.777
610	6	K, DR, LR, D, MBR, 2B, MR, C's	1260 sq.ft.	1.889
701	7	F, K, DR, LR, D, MBR, 2B, MR, C's	1495 sq.ft.	2.241
702	7	F, K, DR, LR, D, MBR, B, MR, C's	1000 sq.ft.	1.499
703	7	F, K, DR, LR, D, MBR, 2B, MR, C's	1710 sq.ft.	2.564
704	7	F, K, DR, LR, D, MBR, B, S 2 ½B, MR	2175 sq.ft.	3.261

705	7	F, K, LR/DR, MBR, B, W/D, MR, C	1267 sq.ft.	1.900
706	7	F, K, DR, LR, D, MBR, 2B, MR, C's	1265 sq.ft.	1.897
707	7	F, K, DR, LR, MBR, BR, 2B, MR, SR, C's	1425 sq.ft.	2.136
708	7	S	180 sq.ft.	0.270
801	8	F, K, DR, LR, D, MBR, BR, 2B, W/D, MR C's	1713 sq.ft.	2.568
802	8	F, K, DR, LR, D, MBR, 2B, W/D, MR C's	1470 sq.ft.	2.204
803	8	K, DR, LR, 2D, MBR, BR, 2B, W/D, MR C's	1681 sq.ft.	2.520
804	8	F, K, DR, LR, D, MBR, 3B, W/D, MR C's	2413 sq.ft.	3.618
805	8	F, K, LR/DR, MBR, BR, 2½B, W/D, C's	1388 sq.ft.	2.081
806	8	F, K, DR, LR, 2BR, 2½B, W/D, MR, C's	1261 sq.ft.	1.891

807	8	F's, K, DR, LR, 2D, MBR, 2BR, 2½B, MR's, W/D, C's	3729 sq.ft.	5.591
901	9	F, K, DR, LR, 2D, MBR, 2B, W/D, MR, C's	1470 sq.ft.	2.204
902	9	F, K, LR, D MBR, 2B, W/D MR, C	1225 sq.ft.	1.837
903	9	F, K, DR, LR, D, BR, 2B, MR C's	1105 sq.ft.	1.657
904	9	F, K, DR, LR, D, MBR, BR, 2B, W/D, MR C's	1227 sq.ft.	1.840
905	9	F, K, LR, 2D, MBR, 2B, W/D MR, C	1507 sq.ft.	2.259
906	9	F, K, DR, LR, D, MBR, 2B, W/D, MR, C's	1233 sq.ft.	1.849
907	9	F, K, DR, LR, D, MBR, 2B, W/D, MR, C's	1102 sq.ft.	1.652
908	9	F, K, LR, BR D, 1½B, W/D, MR, C's	1230 sq.ft.	1.844
909	9	F, K, DR, LR, D, MBR, 2BR, 3½B, W/D, MR C's	2730 sq.ft.	4.093
910	9	F, K, LR/DR, MBR, BR, 2½B, W/D, MR, C's	1309 sq.ft.	1.841

912	9	F, K, DR, LR, MBR, D, 1 ½B, W/D, MR, C's	2170 sq.ft.	3.253
				<u>100.000</u>

ROOM SYMBOLS:

F – Foyer
 K – Kitchen
 DR – Dining Room
 LR – Living Room
 D – Den
 MBR – Master Bedroom
 BR – Bedroom
 B – Bath
 SM – Storage Mezzanine
 S – Studio
 SR – Storage Room
 C – Closet
 W/D – Washer/DryerRoom
 MR – Mechanical Room

All Units have access to the corridor immediately adjacent to the Unit which leads to the main entry of the Building and the balcony immediately adjoining the Unit.

Box 9

35

& PLAN



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12/20/2004 13:33:00 OTHER Pg 1/7

HATTER'S POINT CONDOMINIUM

**A CONDOMINIUM COMMUNITY FOR PERSONS FIFTY-FIVE YEARS
OF AGE AND OLDER**

**AMENDMENT NUMBER SIXTEEN TO THE
AMENDED AND RESTATED MASTER DEED
ADDING PHASE 1B, SUBPHASE 4**

Reference is hereby made to that certain Amended and Restated Master Deed of the Hatter's Point Condominium dated July 15, 2002, and recorded with the Essex County Southern District Registry of Deeds in Book 18960, Page 180 (hereinafter the "Master Deed"), as amended by Amendment Number One dated October 3, 2002, and recorded with said Registry in Book 19355, Page 130, as corrected by Correction to Amendment Number One dated October 28, 2002, and recorded with said Registry in Book 19497, Page 035; Amendment Number Two dated October 11, 2002, and recorded with said Registry in Book 19406, Page 463; Amendment Number Three dated October 28, 2002, and recorded with said Registry in Book 19497, Page 033; Amendment Number Four dated November 18, 2002, and recorded with said Registry in Book 19657, Page 367; Amendment Number Five dated December 10, 2002, and recorded with said Registry in Book 19782, Page 535; Amendment Number Six dated February 10, 2003, and recorded with said Registry in Book 20226, Page 114; Amendment Number Seven dated March 13, 2003, and recorded with said Registry in Book 20406, Page 383; Amendment Number Eight dated April 24, 2003, and recorded with said Registry in Book 20829, Page 430; Amendment Number Nine dated July 23, 2003, and recorded with said Registry in Book 21336, Page 001; Amendment Number Ten dated July 23, 2003, and recorded with said Registry in Book 21336, Page 007; Amendment Number Eleven dated September 18, 2003, and recorded with said Registry in Book 21792, Page 001; Amendment Number Twelve dated December 12, 2003, and recorded with said Registry in Book 22225, Page 110; Amendment Number Thirteen dated April 2, 2004, and recorded with said Registry in Book 22715, Page 457; Amendment Number Fourteen dated July 31, 2004, and recorded with said Registry in Book 23211, Page 260; and Amendment Number Fifteen dated October 13, 2004, and recorded with said Registry in Book 23498, Page 059.

WHEREAS, the Declarant named in said Master Deed reserved, inter alia, the right to subdivide the therein described Base Units, construct additional units and improvements, and to add the same to the Condominium by amendment to said Master Deed, all as provided for in Section 13 of said Master Deed.

AND WHEREAS, said Declarant has so subdivided Base Unit A, constructed additional units and improvements, and wishes to add the additional Units to the Condominium as so provided.

NOW THEREFORE, said Master Deed is amended as follows:

1. There is added to the Condominium by this Amendment four (4) units to be known as Units 601, 603, 611 and 613 and certain associated improvements which shall be known as Phase IB, Subphase 4, and all references to Units and Common Elements in said Master Deed shall include those heretofore extant and that added hereby.

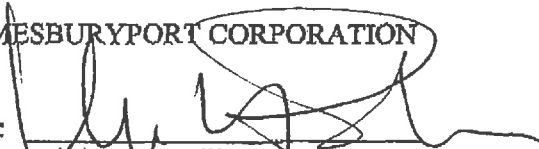
2. There is added to the plans referred to in said Master Deed and recorded therewith, as amended, a set of floor plans of the Unit added by this Amendment as Phase IB, Subphase 4 of the Condominium showing the layout, location, Unit numbers, and dimensions of the Units therein, stating the name of the Buildings or that they have no name, and bearing the verified statement of a registered architect or engineer certifying that the plans fully and accurately depict the layout, location, Unit number and dimensions of the Units therein as built (the "Phase IB, Subphase 4 Floor Plans"). Said plans further show the location of certain of the Common Areas and certain of the Common Facilities.

3. Attachment B To The Master Deed is amended by deleting it in its entirety and replacing the same with the Attachment B To The Master Deed appended hereto.

Witness the execution hereof under seal this 15th day of December, 2004.

AMESBURYPORT CORPORATION

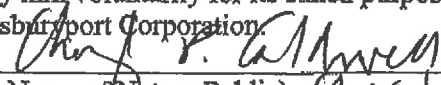
By:


William H. Sullivan,
President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Essex County, ss.

On this 15 day of December, 2004, before me, the undersigned Notary Public, personally appeared the above-named William H. Sullivan, proved to me by satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose, as the duly-authorized President and Treasurer of Amesburyport Corporation.


(Print Name of Notary Public): Cheryl P. Caldwell

My Commission Expires: 4-17-06

Qualified in the Commonwealth of Massachusetts

HATTER'S POINT CONDOMINIUM
 ATTACHMENT B TO THE MASTER DEED
 DESCRIPTION OF UNITS AND UNDIVIDED INTEREST
 PHASE 1A, SUBPHASES 1 THROUGH 10 AND PHASE 1B, SUBPHASE 4

UNIT NUMBER	BUILDING	ROOMS	APPROX SQ. FT.	UNDIVIDED INTEREST
A	6	OPEN	15,245 sq.ft.	22.856
601	6	K, DR, LR, D, ST, MBR, 2B, MR, C's	1540 sq.ft	2.309
602	6	K, DR, LR, D, MBR, 2B, MR, C's	1275 sq.ft.	1.912
603	6	K, DR, LR, D, MBR, 2B, MR, C's	1185 sq.ft.	1.777
608	6	K, DR, LR, D, MBR, 2B, MR, C's	1280 sq.ft.	1.919
609	6	K, DR, LR, D, MBR, 2B, MR, C's	1185 sq.ft.	1.777
610	6	K, DR, LR, D, MBR, 2B, MR, C's	1260 sq.ft.	1.889
611	6	K, DR, LR, D, MBR, 2B, MR, C's	1275 sq.ft	1.912
613	6	K, DR, LR, D, MBR, BR, 2½ B, MR, C's	2055 sq.ft	2.241

701	7	F, K, DR, LR, D, MBR, 2B, MR, C's	1495 sq.ft.	2.241
702	7	F, K, DR, LR, D, MBR, B, MR, C's	1000 sq.ft.	1.499
703	7	F, K, DR, LR, D, MBR, 2B, MR, C's	1710 sq.ft.	2.564
704	7	F, K, DR, LR, D, MBR, B, S 2½ B, MR	2175 sq.ft.	3.261
705	7	F, K, LR/DR, MBR, B, W/D, MR, C	1267 sq.ft.	1.900
706	7	F, K, DR, LR, D, MBR, 2B, MR, C's	1265 sq.ft.	1.897
707	7	F, K, DR, LR, MBR, BR, 2B, MR, SR, C's	1425 sq.ft.	2.136
708	7	S	180 sq.ft.	0.270
801	8	F, K, DR, LR, D, MBR, BR, 2B, W/D, MR C's	1713 sq.ft.	2.568
802	8	F, K, DR, LR, D, MBR, 2B, W/D, MR C's	1470 sq.ft.	2.204
803	8	K, DR, LR, 2D, MBR, BR, 2B, W/D, MR C's	1681 sq.ft.	2.520

804	8	F, K, DR, LR, D, MBR, 3B, W/D, MR C's	2413 sq.ft.	3.618
805	8	F, K, LR/DR, MBR, BR, 2½ B, W/D, C's	1388 sq.ft.	2.081
806	8	F, K, DR, LR, 2BR, 2½ B, W/D, MR, C's	1261 sq.ft.	1.891
807	8	F's, K, DR, LR, 2D, MBR, 2BR, 2½ B, MR's, W/D, C's	3729 sq.ft.	5.591
901	9	F, K, DR, LR, 2D, MBR, 2B, W/D, MR, C's	1470 sq.ft.	2.204
902	9	F, K, LR, D MBR, 2B, W/D MR, C	1225 sq.ft.	1.837
903	9	F, K, DR, LR, D, BR, 2B, MR C's	1105 sq.ft.	1.657
904	9	F, K, DR, LR, D, MBR, BR, 2B, W/D, MR C's	1227 sq.ft.	1.840
905	9	F, K, LR, 2D, MBR, 2B, W/D MR, C	1507 sq.ft.	2.259
906	9	F, K, DR, LR, D, MBR, 2B, W/D, MR, C's	1233 sq.ft.	1.849
907	9	F, K, DR, LR, D, MBR, 2B, W/D, MR, C's	1102 sq.ft.	1.652

908	9	F, K, LR, BR D, 1½ B, W/D, MR, C's	1230 sq.ft.	1.844
909	9	F, K, DR, LR, D, MBR, 2BR, 3½ B, W/D, MR C's	2730 sq.ft.	4.093
910	9	F, K, LR/DR, MBR, BR, 2½ B, W/D, MR, C's	1309 sq.ft.	1.841
912	9	F, K, DR, LR, MBR, D, 1½ B, W/D, MR, C's	2170 sq.ft.	3.253
				100.000

ROOM SYMBOLS:

F - Foyer
 K - Kitchen
 DR - Dining Room
 LR - Living Room
 D - Den
 MBR - Master Bedroom
 BR - Bedroom
 B - Bath
 SM - Storage Mezzanine
 S - Studio
 SR - Storage Room
 ST - Study
 C - Closet
 W/D - Washer/Dryer Room
 MR - Mechanical Room

All Units have access to the corridor immediately adjacent to the Unit which leads to the main entry of the Building and the balcony immediately adjoining the Unit.

HATTER'S POINT
UNIT CLOSING WIRING INSTRUCTIONS


USA Capital

A. Acct. No.: 0895 737864
Acct. Name: USA Commercial Mortgage Co. Collections Trust
4484 South Pecos Road
Las Vegas, NV 89121
Tel.: 702-734-2400
Fax: 702-734-0163

B. Wells Fargo Bank
Las Vegas, NV
Tower Branch - 2nd Floor
ABA # 321-270-742
Attn: Randy Boesch @ 702-791-6275

8,
75

3 & PLAN


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10/11/2005 13:19:00 OTHER Pg 1/8

HATTER'S POINT CONDOMINIUM

A CONDOMINIUM COMMUNITY FOR PERSONS FIFTY-FIVE YEARS OF AGE AND OLDER

AMENDMENT NUMBER EIGHTEEN TO THE AMENDED AND RESTATED MASTER DEED ADDING PHASE 1B, SUBPHASE 6

Reference is hereby made to that certain Amended and Restated Master Deed of the Hatter's Point Condominium dated July 15, 2002, and recorded with the Essex County Southern District Registry of Deeds in Book 18960, Page 180 (hereinafter the "Master Deed"), as amended by Amendment Number One dated October 3, 2002, and recorded with said Registry in Book 19355, Page 130, as corrected by Correction to Amendment Number One dated October 28, 2002, and recorded with said Registry in Book 19497, Page 035; Amendment Number Two dated October 11, 2002, and recorded with said Registry in Book 19406, Page 463; Amendment Number Three dated October 28, 2002, and recorded with said Registry in Book 19497, Page 033; Amendment Number Four dated November 18, 2002, and recorded with said Registry in Book 19657, Page 367; Amendment Number Five dated December 10, 2002, and recorded with said Registry in Book 19782, Page 535; Amendment Number Six dated February 10, 2003, and recorded with said Registry in Book 20226, Page 114; Amendment Number Seven dated March 13, 2003, and recorded with said Registry in Book 20406, Page 383; Amendment Number Eight dated April 24, 2003, and recorded with said Registry in Book 20829, Page 430; Amendment Number Nine dated July 23, 2003, and recorded with said Registry in Book 21336, Page 001; Amendment Number Ten dated July 23, 2003, and recorded with said Registry in Book 21336, Page 007; Amendment Number Eleven dated September 18, 2003, and recorded with said Registry in Book 21792, Page 001; Amendment Number Twelve dated December 12, 2003, and recorded with said Registry in Book 22225, Page 110; Amendment Number Thirteen dated April 2, 2004, and recorded with said Registry in Book 22715, Page 457; Amendment Number Fourteen dated July 31, 2004, and recorded with said Registry in Book 23211, Page 260; Amendment Number Fifteen dated October 13, 2004, and recorded with said Registry in Book 23498, Page 059; Amendment Number Sixteen dated December 15, 2004, and recorded with said Registry in Book 23771, Page 074; and Amendment Number Seventeen dated February 28, 2005, and recorded with said Registry in Book 24000, Page 227.

WHEREAS, the Declarant named in said Master Deed reserved, inter alia, the right to subdivide the therein described Base Units, construct additional units and improvements, and to add the same to the Condominium by amendment to said Master Deed, all as provided for in Section 13 of said Master Deed.

WHEREAS, said Declarant has so subdivided Base Unit A, constructed an additional unit and improvements, and wishes to add the additional Unit to the Condominium as so provided.

**PLEASE RETURN TO:
CONNOLLY & CONNOLLY
REGISTRY BOX 55**

AND WHEREAS, pursuant to Section 19 it is desired to correct a scrivener's error which exists in Attachment B to the Master Deed as most recently amended – that is, that Unit 708 was inadvertently omitted.

NOW THEREFORE, said Master Deed is amended as follows:

1. There is added to the Condominium by this Amendment a unit to be known as Unit 617 and certain associated improvements which shall be known as Phase 1B, Subphase 6, and all references to Units and Common Elements in said Master Deed shall include those heretofore extant and that added hereby.

2. There is added to the plans referred to in said Master Deed and recorded therewith, as amended, a set of floor plans of the Unit added by this Amendment as Phase 1B, Subphase 6 of the Condominium showing the layout, location, Unit numbers, and dimensions of the Units therein, stating the name of the Buildings or that they have no name, and bearing the verified statement of a registered architect or engineer certifying that the plans fully and accurately depict the layout, location, Unit number and dimensions of the Units therein as built (the "Phase 1B, Subphase 6 Floor Plans"). Said plans further show the location of certain of the Common Areas and certain of the Common Facilities.

3. Attachment B To The Master Deed is amended by deleting it in its entirety and replacing the same with the Attachment B To The Master Deed appended hereto.

Witness the execution hereof under seal this 17th day of October, 2005.

AMESBURYPORT CORPORATION

By: 

William H. Sullivan,
President and Treasurer

HATTER'S POINT CONDOMINIUM
ASSOCIATION, INC.

By: MERRIMAC STREET
MANAGEMENT CORPORATION,
Its sole Director

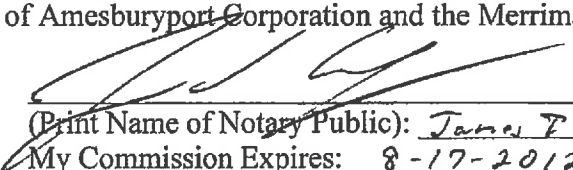
By: 

William H. Sullivan,
President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Essex County, ss.

On this 11th day of October, 2005, before me, the undersigned Notary Public, personally appeared the above-named William H. Sullivan, proved to me by satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose, as the duly-authorized President and Treasurer of Amesburyport Corporation and the Merrimac Street Management Corporation.


(Print Name of Notary Public): James P. Connelly

My Commission Expires: 8-17-2012

Qualified in the Commonwealth of Massachusetts

HATTER'S POINT CONDOMINIUM
ATTACHMENT B TO THE MASTER DEED
DESCRIPTION OF UNITS AND UNDIVIDED INTEREST
PHASE 1A, SUBPHASES 1 THROUGH 10 AND PHASE 1B, SUBPHASE 6

UNIT NUMBER	BUILDING	ROOMS	APPROX SQ. FT.	UNDIVIDED INTEREST
A	6	OPEN	7,105 sq.ft.	10.652
601	6	K, DR, LR D, ST, MBR, 2B, MR, C's	1540 sq.ft	2.309
602	6	K, DR, LR, D, MBR, 2B, MR, C's	1275 sq.ft.	1.912
603	6	K, DR, LR, D, MBR, 2B, MR, C's	1185 sq.ft.	1.777
604	6	K, DR, LR, D, MBR, 2B MR, C's	1265 sq.ft.	1.897
605	6	K, DR, LR D, MBR, 2B MR, C's	1275 sq.ft.	1.912
606	6	K, DR, LR D, MBR, 2B MR, C's	1235 sq.ft.	1.852
607	6	K, DR, LR D, MBR, 2B MR, C's	1380 sq.ft.	2.069
608	6	K, DR, LR, D, MBR, 2B, MR, C's	1280 sq.ft.	1.919
609	6	K, DR, LR,	1185 sq.ft.	1.777

		D, MBR, 2B, MR, C's		
610	6	K, DR, LR, D, MBR, 2B, MR, C's	1260 sq.ft.	1.889
611	6	K, DR, LR, D, MBR, 2B, MR, C's	1275 sq.ft.	1.912
612	6	K, DR, LR, D, MBR, 2B, MR, C's	1245 sq.ft.	1.867
613	6	K, DR, LR, D, MBR, BR, 2½ B, MR, C's	2055 sq.ft.	3.081
617	6	K, DR, LR, D, MBR, 2½ B, MR, C's	1740 sq.ft.	2.609
701	7	F, K, DR, LR, D, MBR, 2B, MR, C's	1495 sq.ft.	2.241
702	7	F, K, DR, LR, D, MBR, B, MR, C's	1000 sq.ft.	1.499
703	7	F, K, DR, LR, D, MBR, 2B, MR, C's	1710 sq.ft.	2.564
704	7	F, K, DR, LR, D, MBR, B, S 2½ B, MR	2175 sq.ft.	3.261
705	7	F, K, LR/DR, MBR, B, W/D, MR, C	1267 sq.ft.	1.900
706	7	F, K, DR, LR, D, MBR, 2B, MR, C's	1265 sq.ft.	1.897

707	7	F, K, DR, LR, MBR, BR, 2B, MR, SR, C's	1425 sq.ft.	2.136
708	7	S	180 sq.ft.	0.270
801	8	F, K, DR, LR, D, MBR, BR, 2B, W/D, MR C's	1713 sq.ft.	2.568
802	8	F, K, DR, LR, D, MBR, 2B, W/D, MR C's	1470 sq.ft.	2.204
803	8	K, DR, LR, 2D, MBR, BR, 2B, W/D, MR C's	1681 sq.ft.	2.520
804	8	F, K, DR, LR, D, MBR, 3B, W/D, MR C's	2413 sq.ft.	3.618
805	8	F, K, LR/DR, MBR, BR, 2½ B, W/D, C's	1388 sq.ft.	2.081
806	8	F, K, DR, LR, 2BR, 2½ B, W/D, MR, C's	1261 sq.ft.	1.891
807	8	F's, K, DR, LR, 2D, MBR, 2BR, 2½ B, MR's, W/D, C's	3729 sq.ft.	5.591
901	9	F, K, DR, LR, 2D, MBR, 2B, W/D, MR, C's	1470 sq.ft.	2.204

902	9	F, K, LR, D MBR, 2B, W/D MR, C	1225 sq.ft.	1.837
903	9	F, K, DR, LR, D, BR, 2B, MR C's	1105 sq.ft.	1.657
904	9	F, K, DR, LR, D, MBR, BR, 2B, W/D, MR C's	1227 sq.ft.	1.840
905	9	F, K, LR, 2D, MBR, 2B, W/D MR, C	1507 sq.ft.	2.259
906	9	F, K, DR, LR, D, MBR, 2B, W/D, MR, C's	1233 sq.ft.	1.849
907	9	F, K, DR, LR, D, MBR, 2B, W/D, MR, C's	1102 sq.ft.	1.652
908	9	F, K, LR, BR D, 1½ B, W/D, MR, C's	1230 sq.ft.	1.843
909	9	F, K, DR, LR, D, MBR, 2BR, 3½ B, W/D, MR C's	2730 sq.ft.	4.093
910	9	F, K, LR/DR, MBR, BR, 2½ B, W/D, MR, C's	1309 sq.ft.	1.841
912	9	F, K, DR, LR, MBR, D, 1½ B, W/D, MR, C's	2170 sq.ft.	3.253
				<u>100.000</u>

ROOM SYMBOLS:

F – Foyer
K – Kitchen
DR – Dining Room
LR – Living Room
D – Den
MBR – Master Bedroom
BR – Bedroom
B – Bath
SM – Storage Mezzanine
S – Studio
SR – Storage Room
ST - Study
C – Closet
W/D – Washer/DryerRoom
MR – Mechanical Room

All Units have access to the corridor immediately adjacent to the Unit which leads to the main entry of the Building and the balcony immediately adjoining the Unit.

NO ENV.

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HATTER'S POINT CONDOMINIUM ASSOCIATION, INC.

CERTIFICATE AS TO RULES AND REGULATIONS

Reference is hereby made to those certain Amended and Restated By-Laws, dated July 15, 2002, and recorded with the Essex County Southern District Registry of Deeds in Book 18960, Page 235, which are the By-Laws of, pursuant to Massachusetts General Laws, Chapter 183A, the Hatter's Point Condominium Association, Inc., the organization of Unit Owners of the Hatter's Point Condominium, a condominium existing, pursuant to Massachusetts General Laws, Chapter 183A, by an Amended and Restated Master Deed dated July 15, 2002, and recorded with the Essex County Southern District Registry of Deeds in Book 18960, Page 180, as amended.

The undersigned, being the Director of said Hatter's Point Condominium Association, Inc., as noted in the aforesaid Master Deed, does hereby certify that the Director has, in accordance with Article V, Section 5.9, of said By-Laws, adopted the Rules And Regulations attached hereto effective on the date hereof. These Rules and Regulations supersede and supplant those adopted prior hereto.

WITNESS our hands and seals this 15 day of November 2005.

MERRIMAC STREET MANAGEMENT
CORPORATION

By: [Signature]
William Sullivan,
President and Treasurer

Return to:

Seth Emmer, Esquire
Marcus, Errico, Emmer & Brooks, P.C.
45 Braintree Hill Office Park, Suite 107
Braintree, MA 02184

COMMONWEALTH OF MASSACHUSETTS

Essex County, ss.

Nov. 1, 2005

On this 1st day of November, 2005, before me, the undersigned notary public, personally appeared William Sullivan, proved to me through satisfactory evidence of identifications, being (check whichever applies): driver's licenses or other state or federal governmental documents bearing a photographic image, oaths or affirmations of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose, as President and Treasurer of The Merrimac Management Corporation as Director of the Hatter's Point Condominium Association, Inc.

Sandra L. Brisson

Notary Public

My Commission Expires: Nov 19, 2010

Print Notary Public's Name: Sandra L. Brisson

Qualified in the State/Commonwealth of Massachusetts



HATTER'S POINT CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

1. The Condominium Property is for residential purposes only. No Unit may be used, in whole or in part, for business purposes, except as a permitted home office. At least one occupant of all of the Units must be 55 years of age or older as provided in Section 12 and Attachment C of the Master Deed, except as there provided.
2. Each Unit Owner must maintain and repair his own Unit to keep it in good order in accordance with the provisions of the By-Laws.
3. Nothing shall be altered or constructed in or removed from the Common Areas and Facilities except upon the prior written consent of the Board of Directors. Exterior Common Areas include all land of the condominium improved with drive and parking areas, walkways and landscaped areas. The roofs, deck (defined as exclusive use Common Areas to the exterior of a Unit on the Public Roadside). Interior Common Areas include all hallways, stairwells, garages, common storage areas, common function rooms, and entry lobbies.
4. Each Unit Owner or Resident shall keep his Unit and balcony in a good state of preservation and cleanliness. If a Unit Owner or Resident is away for any extended period all deck furniture shall be secured prior to departure so as to not be a potential windblown hazard to Common Property. For the winter season (November 1 to March 31) all furniture and other items, such as planters, shall be covered and secured against the exterior wall of the Unit. No furnishings storage or decorations shall occur on any balcony visible from Merrimac Street.
5. Nothing shall be done in any Unit or in, on or to the common areas and facilities which impair the structural integrity of the buildings or which would structurally change the Buildings.
6. No clothes, clotheslines, sheets, blankets, laundry or any kind of other articles shall be hung out of a Unit or exposed on any part of the Common Areas or Facilities. The

Common Areas and Facilities shall be kept free and clear of all rubbish, debris and other unsightly materials. Display of holiday decorations shall be limited to attachment to the front door of a depth so as to not to protrude into the hallway (that is - of the depth of the jamb). They shall be displayed only from both 21 days prior to and following nationally recognized holidays. Displays of decorations on the balconies shall be limited to nationally recognized religious holidays provided, however, that there shall be no electrical lighting permitted other than that which may be installed by the Association. They shall be limited to the area parallel to the exterior walls and with 6 inches of the exterior wall. These shall be displayed for a similarly restricted time period as door decorations.

7. The Common Areas and Facilities shall not be obstructed, including the placement of floor mats, nor used for storage without the prior written consent of the Board of Directors.
8. All storage within assigned garage parking spaces shall be contained within locked storage cabinets.
9. No birdfeeder or other item which is intended to attract wildlife shall be placed on any balcony or other Common Area or Facility.
10. No flags may be affixed to or displayed on the exterior of any Unit or the Buildings, except for an American Flag no larger than three feet by five feet and then in such location and by such method as shall first be approved by the Directors upon written application.
11. No propane gas grills or other propane devices are to used or kept at the Condominium. The use of natural gas or electric grills on balconies shall be permitted.
12. The use of the Units, the Common Areas and Facilities, the balconies and the parking spaces by Unit Owners, as well as the safety and maintenance of all personal property of the Unit Owners and Residents kept in such areas and in the Units themselves, shall be the responsibility and at the sole risk of the respective Unit Owners and Residents, and neither the Directors nor the Association, shall bear any responsibility thereof.

13. Each Unit Owner or Resident assumes responsibility for his own safety and that of his family, guests, agents, servants, employees, licensees and lessees.
14. Any consent or approval given under these Rules and Regulations may be added to, amended, or repealed at any time by the Board of Directors.
15. Condominium Fees and related charges are due and payable the first of each month. All Units with balances outstanding as of the tenth of each month will be charged a late fee of \$25.00. Balances which remain unpaid will be referred to an attorney for collection. The cost of such collection action will be charged against the Unit.
16. All Unit Owners are required to provide the Board of Directors with the name, address and loan number for each mortgage holder for their unit. Failure to do so in a timely manner will result in the Board of Directors securing the information from a "title search". The cost of completing said title search will be assessed against the Unit.
17. Each Resident and prospective resident including Unit Owners and tenants must complete the Age Verification Form used from time to time by the Association and each Resident or prospective resident must comply with the age requirements set forth in Section 12 of the Master Deed and Attachment C of the Master Deed.
18. These Rules and Regulations may be amended from time to time as provided for in the By-Laws. The Board of Directors shall have authority to enforce these regulations through the use of fines and legal action.
19. The forms which follow as Attachments 1 and 2 are a part hereof.

HATTER'S POINT CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

1. The Condominium Property is for residential purposes only. No Unit may be used, in whole or in part, for business purposes, except as a permitted home office. At least one occupant of all of the Units must be 55 years of age or older as provided in Section 12 and Attachment C of the Master Deed, except as there provided.
2. Each Unit Owner must maintain and repair his own Unit to keep it in good order in accordance with the provisions of the By-Laws.
3. Nothing shall be altered or constructed in or removed from the Common Areas and Facilities except upon the prior written consent of the Board of Directors. Exterior Common Areas include all land of the condominium improved with drive and parking areas, walkways and landscaped areas. The roofs, deck (defined as exclusive use Common Areas to the exterior of a Unit on the Public Roadside). Interior Common Areas include all hallways, stairwells, garages, common storage areas, common function rooms, and entry lobbies.
4. Each Unit Owner or Resident shall keep his Unit and balcony in a good state of preservation and cleanliness. If a Unit Owner or Resident is away for any extended period all deck furniture shall be secured prior to departure so as to not be a potential windblown hazard to Common Property. For the winter season (November 1 to March 31) all furniture and other items, such as planters, shall be covered and secured against the exterior wall of the Unit. No furnishings storage or decorations shall occur on any balcony visible from Merrimac Street.
5. Nothing shall be done in any Unit or in, on or to the common areas and facilities which impair the structural integrity of the buildings or which would structurally change the Buildings.
6. No clothes, clotheslines, sheets, blankets, laundry or any kind of other articles shall be hung out of a Unit or exposed on any part of the Common Areas or Facilities. The

Common Areas and Facilities shall be kept free and clear of all rubbish, debris and other unsightly materials. Display of holiday decorations shall be limited to attachment to the front door of a depth so as to not protrude into the hallway (that is - of the depth of the jamb). They shall be displayed only from both 21 days prior to and following nationally recognized holidays. Displays of decorations on the balconies shall be limited to nationally recognized religious holidays provided, however, that there shall be no electrical lighting permitted other than that which may be installed by the Association. They shall be limited to the area parallel to the exterior walls and with 6 inches of the exterior wall. These shall be displayed for a similarly restricted time period as door decorations.

7. The Common Areas and Facilities shall not be obstructed, including the placement of floor mats, nor used for storage without the prior written consent of the Board of Directors.
8. All storage within assigned garage parking spaces shall be contained within locked storage cabinets.
9. No birdfeeder or other item which is intended to attract wildlife shall be placed on any balcony or other Common Area or Facility.
10. No flags may be affixed to or displayed on the exterior of any Unit or the Buildings, except for an American Flag no larger than three feet by five feet and then in such location and by such method as shall first be approved by the Directors upon written application.
11. No propane gas grills or other propane devices are to used or kept at the Condominium. The use of natural gas or electric grills on balconies shall be permitted.
12. The use of the Units, the Common Areas and Facilities, the balconies and the parking spaces by Unit Owners, as well as the safety and maintenance of all personal property of the Unit Owners and Residents kept in such areas and in the Units themselves, shall be the responsibility and at the sole risk of the respective Unit Owners and Residents, and neither the Directors nor the Association, shall bear any responsibility thereof.

13. Each Unit Owner or Resident assumes responsibility for his own safety and that of his family, guests, agents, servants, employees, licensees and lessees.
14. Any consent or approval given under these Rules and Regulations may be added to, amended, or repealed at any time by the Board of Directors.
15. Condominium Fees and related charges are due and payable the first of each month. All Units with balances outstanding as of the tenth of each month will be charged a late fee of \$25.00. Balances which remain unpaid will be referred to an attorney for collection. The cost of such collection action will be charged against the Unit.
16. All Unit Owners are required to provide the Board of Directors with the name, address and loan number for each mortgage holder for their unit. Failure to do so in a timely manner will result in the Board of Directors securing the information from a "title search". The cost of completing said title search will be assessed against the Unit.
17. Each Resident and prospective resident including Unit Owners and tenants must complete the Age Verification Form used from time to time by the Association and each Resident or prospective resident must comply with the age requirements set forth in Section 12 of the Master Deed and Attachment C of the Master Deed.
18. These Rules and Regulations may be amended from time to time as provided for in the By-Laws. The Board of Directors shall have authority to enforce these regulations through the use of fines and legal action.
19. The forms which follow as Attachments 1 and 2 are a part hereof.

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4 & PLAN

Rec only

HATTER'S POINT CONDOMINIUM

A CONDOMINIUM COMMUNITY FOR PERSONS FIFTY-FIVE YEARS OF AGE AND OLDER

AMENDMENT NUMBER NINETEEN TO THE AMENDED AND RESTATED MASTER DEED ADDING PHASE 1B, SUBPHASE 7


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03/03/2006 14:51:00 OTHER Pg 1/8

Reference is hereby made to that certain Amended and Restated Master Deed of the Hatter's Point Condominium dated July 15, 2002, and recorded with the Essex County Southern District Registry of Deeds in Book 18960, Page 180 (hereinafter the "Master Deed"), as amended by Amendment Number One dated October 3, 2002, and recorded with said Registry in Book 19355, Page 130, as corrected by Correction to Amendment Number One dated October 28, 2002, and recorded with said Registry in Book 19497, Page 035; Amendment Number Two dated October 11, 2002, and recorded with said Registry in Book 19406, Page 463; Amendment Number Three dated October 28, 2002, and recorded with said Registry in Book 19497, Page 033; Amendment Number Four dated November 18, 2002, and recorded with said Registry in Book 19657, Page 367; Amendment Number Five dated December 10, 2002, and recorded with said Registry in Book 19782, Page 535; Amendment Number Six dated February 10, 2003, and recorded with said Registry in Book 20226, Page 114; Amendment Number Seven dated March 13, 2003, and recorded with said Registry in Book 20406, Page 383; Amendment Number Eight dated April 24, 2003, and recorded with said Registry in Book 20829, Page 430; Amendment Number Nine dated July 23, 2003, and recorded with said Registry in Book 21336, Page 001; Amendment Number Ten dated July 23, 2003, and recorded with said Registry in Book 21336, Page 007; Amendment Number Eleven dated September 18, 2003, and recorded with said Registry in Book 21792, Page 001; Amendment Number Twelve dated December 12, 2003, and recorded with said Registry in Book 22225, Page 110; Amendment Number Thirteen dated April 2, 2004, and recorded with said Registry in Book 22715, Page 457; Amendment Number Fourteen dated July 31, 2004, and recorded with said Registry in Book 23211, Page 260; Amendment Number Fifteen dated October 13, 2004, and recorded with said Registry in Book 23498, Page 059; Amendment Number Sixteen dated December 15, 2004, and recorded with said Registry in Book 23771, Page 074; Amendment Number Seventeen dated February 28, 2005, and recorded with said Registry in Book 24000, Page 227; and Amendment Number Eighteen dated October 11, 2005, and recorded with said Registry in Book 24933, Page 574.

WHEREAS, the Declarant named in said Master Deed reserved, inter alia, the right to subdivide the therein described Base Units, construct additional units and improvements, and to add the same to the Condominium by amendment to said Master Deed, all as provided for in Section 13 of said Master Deed.

WHEREAS, said Declarant has so subdivided Base Unit A, constructed two additional units and improvements, and wishes to add the additional Units to the Condominium as so provided.

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WHEREAS, pursuant to Section 18 of said Master Deed the Directors of the Hatter's Point Condominium Association, Inc., the organization of unit owners of the Hatter's Point Condominium, are empowered to amend the Master Deed to correct any scrivener's or technical error.

WHEREAS, by the aforesaid Amendment Number 4 the square footage of Unit 910 was reduced from 1309 square feet to 1228 square feet.

WHEREAS, by scrivener's error subsequent Amendments listed the square footage of Unit 910 as 1309 square feet.

AND WHEREAS, it is desired to correct this scrivener's error.

NOW THEREFORE, said Master Deed is amended as follows:

1. There is added to the Condominium by this Amendment two units to be known as Unit 614 and Unit 615 and certain associated improvements which shall be known as Phase 1B, Subphase 7, and all references to Units and Common Elements in said Master Deed shall include those heretofore extant and that added hereby.

2. There is added to the plans referred to in said Master Deed and recorded therewith, as amended, a set of floor plans of the Units added by this Amendment as Phase 1B, Subphase 7 of the Condominium showing the layout, location, Unit numbers, and dimensions of the Units therein, stating the name of the Buildings or that they have no name, and bearing the verified statement of a registered architect or engineer certifying that the plans fully and accurately depict the layout, location, Unit number and dimensions of the Units therein as built (the "Phase 1B, Subphase 7 Floor Plans"). Said plans further show the location of certain of the Common Areas and certain of the Common Facilities.

3. Attachment B To The Master Deed is amended by deleting it in its entirety and replacing the same with the Attachment B To The Master Deed appended hereto.

Witness the execution hereof under seal this 3rd day of March 2006.

AMESBURYPORT CORPORATION

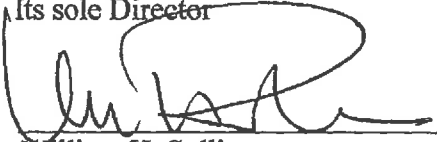
By: 

William H. Sullivan,
President and Treasurer

HATTER'S POINT CONDOMINIUM

ASSOCIATION, INC.

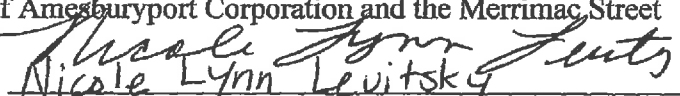
By: MERRIMAC STREET
MANAGEMENT CORPORATION,
Its sole Director

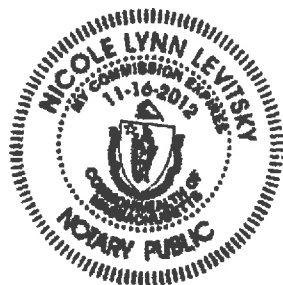
By: 
William H. Sullivan,
President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Essex County, ss.

On this 3rd day of March, 2006, before me, the undersigned Notary Public, personally appeared the above-named William H. Sullivan, proved to me by satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose, as the duly-authorized President and Treasurer of Amesburyport Corporation and the Merrimac Street Management Corporation.


Nicole Lynn Levitsky
(Print Name of Notary Public): _____
My Commission Expires: 11-16-2012
Qualified in the Commonwealth of Massachusetts



HATTER'S POINT CONDOMINIUM
ATTACHMENT B TO THE MASTER DEED
DESCRIPTION OF UNITS AND UNDIVIDED INTEREST
PHASE 1A, SUBPHASES 1 THROUGH 10 AND PHASE 1B, SUBPHASE 7

UNIT NUMBER	BUILDING	ROOMS	APPROX SQ. FT.	UNDIVIDED INTEREST
A	6	OPEN	3,350 sq.ft.	5.023
601	6	K, DR, LR D, ST, MBR, 2B, MR, C's	1540 sq.ft	2.309
602	6	K, DR, LR, D, MBR, 2B, MR, C's	1275 sq.ft.	1.912
603	6	K, DR, LR, D, MBR, 2B, MR, C's	1185 sq.ft.	1.777
604	6	K, DR, LR, D, MBR, 2B MR, C's	1265 sq.ft.	1.897
605	6	K, DR, LR D, MBR, 2B MR, C's	1275 sq.ft.	1.912
606	6	K, DR, LR D, MBR, 2B MR, C's	1235 sq.ft.	1.852
607	6	K, DR, LR D, MBR, 2B MR, C's	1380 sq.ft.	2.069
608	6	K, DR, LR, D, MBR, 2B, MR, C's	1280 sq.ft.	1.919
609	6	K, DR, LR,	1185 sq.ft.	1.777

		D, MBR, 2B, MR, C's		
610	6	K, DR, LR, D, MBR, 2B, MR, C's	1260 sq.ft.	1.889
611	6	K, DR, LR, D, MBR, 2B, MR, C's	1275 sq.ft.	1.912
612	6	K, DR, LR, D, MBR, 2B, MR, C's	1245 sq.ft.	1.867
613	6	K, DR, LR, D, MBR, BR, 2½ B, MR, C's	2055 sq.ft.	3.081
614	6	K, DR, LR, D, MBR, 2½ B, MR, C's	1660 sq.ft.	2.489
615	6	K, DR, LR, MBR, BR, 2½ B, S, MR, C's	2095 sq.ft.	3.141
617	6	K, DR, LR, D, MBR, 2½ B, MR, C's	1740 sq.ft.	2.609
701	7	F, K, DR, LR, D, MBR, 2B, MR, C's	1495 sq.ft.	2.241
702	7	F, K, DR, LR, D, MBR, B, MR, C's	1000 sq.ft.	1.499
703	7	F, K, DR, LR, D, MBR, 2B, MR, C's	1710 sq.ft.	2.564
704	7	F, K, DR, LR, D, MBR, B, S 2½ B, MR	2175 sq.ft.	3.261

705	7	F, K, LR/DR, MBR, B, W/D, MR, C	1267 sq.ft.	1.900
706	7	F, K, DR, LR, D, MBR, 2B, MR, C's	1265 sq.ft.	1.897
707	7	F, K, DR, LR, MBR, BR, 2B, MR, SR, C's	1425 sq.ft.	2.136
708	7	S	180 sq.ft.	0.270
801	8	F, K, DR, LR, D, MBR, BR, 2B, W/D, MR C's	1713 sq.ft.	2.568
802	8	F, K, DR, LR, D, MBR, 2B, W/D, MR C's	1470 sq.ft.	2.204
803	8	K, DR, LR, 2D, MBR, BR, 2B, W/D, MR C's	1681 sq.ft.	2.520
804	8	F, K, DR, LR, D, MBR, 3B, W/D, MR C's	2413 sq.ft.	3.618
805	8	F, K, LR/DR, MBR, BR, 2½ B, W/D, C's	1388 sq.ft.	2.081
806	8	F, K, DR, LR, 2BR, 2½ B, W/D, MR, C's	1261 sq.ft.	1.891
807	8	F's, K, DR, LR, 2D, MBR, 2BR, 2½ B, MR's, W/D,	3729 sq.ft.	5.591

		C's		
901	9	F, K, DR, LR, 2D, MBR, 2B, W/D, MR, C's	1470 sq.ft.	2.204
902	9	F, K, LR, D MBR, 2B, W/D MR, C	1225 sq.ft.	1.837
903	9	F, K, DR, LR, D, BR, 2B, MR C's	1105 sq.ft.	1.657
904	9	F, K, DR, LR, D, MBR, BR, 2B, W/D, MR C's	1227 sq.ft.	1.840
905	9	F, K, LR, 2D, MBR, 2B, W/D MR, C	1507 sq.ft.	2.259
906	9	F, K, DR, LR, D, MBR, 2B, W/D, MR, C's	1233 sq.ft.	1.849
907	9	F, K, DR, LR, D, MBR, 2B, W/D, MR, C's	1102 sq.ft.	1.652
908	9	F, K, LR, BR D, 1½ B, W/D, MR, C's	1230 sq.ft.	1.844
909	9	F, K, DR, LR, D, MBR, 2BR, 3½ B, W/D, MR C's	2730 sq.ft.	4.093
910	9	F, K, LR/DR, MBR, BR, 2½ B, W/D, MR, C's	1228 sq.ft.	1.841

912	9	F, K, DR, LR, MBR, D, 1½ B, W/D, MR, C's	2170 sq.ft.	3.253
				<u>100.000</u>

ROOM SYMBOLS:

F – Foyer
 K – Kitchen
 DR – Dining Room
 LR – Living Room
 D – Den
 MBR – Master Bedroom
 BR – Bedroom
 B – Bath
 SM – Storage Mezzanine
 S – Studio
 SR – Storage Room
 ST - Study
 C – Closet
 W/D – Washer/DryerRoom
 MR – Mechanical Room

All Units have access to the corridor immediately adjacent to the Unit which leads to the main entry of the Building and the balcony immediately adjoining the Unit.

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B.M. 9

④ & PLAN

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05/23/2006 13:57:00 OTHER Pg 1/8

HATTER'S POINT CONDOMINIUM

**A CONDOMINIUM COMMUNITY FOR PERSONS FIFTY-FIVE YEARS
OF AGE AND OLDER**

**AMENDMENT NUMBER TWENTY TO THE
AMENDED AND RESTATED MASTER DEED
ADDING PHASE 1B, SUBPHASE 8**

Reference is hereby made to that certain Amended and Restated Master Deed of the Hatter's Point Condominium dated July 15, 2002, and recorded with the Essex County Southern District Registry of Deeds in Book 18960, Page 180 (hereinafter the "Master Deed"), as amended by Amendment Number One dated October 3, 2002, and recorded with said Registry in Book 19355, Page 130, as corrected by Correction to Amendment Number One dated October 28, 2002, and recorded with said Registry in Book 19497, Page 035; Amendment Number Two dated October 11, 2002, and recorded with said Registry in Book 19406, Page 463; Amendment Number Three dated October 28, 2002, and recorded with said Registry in Book 19497, Page 033; Amendment Number Four dated November 18, 2002, and recorded with said Registry in Book 19657, Page 367; Amendment Number Five dated December 10, 2002, and recorded with said Registry in Book 19782, Page 535; Amendment Number Six dated February 10, 2003, and recorded with said Registry in Book 20226, Page 114; Amendment Number Seven dated March 13, 2003, and recorded with said Registry in Book 20406, Page 383; Amendment Number Eight dated April 24, 2003, and recorded with said Registry in Book 20829, Page 430; Amendment Number Nine dated July 23, 2003, and recorded with said Registry in Book 21336, Page 001; Amendment Number Ten dated July 23, 2003, and recorded with said Registry in Book 21336, Page 007; Amendment Number Eleven dated September 18, 2003, and recorded with said Registry in Book 21792, Page 001; Amendment Number Twelve dated December 12, 2003, and recorded with said Registry in Book 22225, Page 110; Amendment Number Thirteen dated April 2, 2004, and recorded with said Registry in Book 22715, Page 457; Amendment Number Fourteen dated July 31, 2004, and recorded with said Registry in Book 23211, Page 260; Amendment Number Fifteen dated October 13, 2004, and recorded with said Registry in Book 23498, Page 059; Amendment Number Sixteen dated December 15, 2004, and recorded with said Registry in Book 23771, Page 074; Amendment Number Seventeen dated February 28, 2005, and recorded with said Registry in Book 24000, Page 227; Amendment Number Eighteen dated October 11, 2005, and recorded with said Registry in Book 24933, Page 574; and Amendment Number Nineteen dated March 3, 2006, and recorded with said Registry in Book 25431, Page 320.

WHEREAS, the Declarant named in said Master Deed reserved, *inter alia*, the right to subdivide the therein described Base Unit, construct additional units and improvements, and to add the same to the Condominium by amendment to said Master Deed, all as provided for in Section 13 of said Master Deed.

WHEREAS, said Declarant has so subdivided Base Unit A, constructed two additional units and improvements, and wishes to add the additional Units to the Condominium as so provided.

NOW THEREFORE, said Master Deed is amended as follows:

1. There is added to the Condominium by this Amendment two units to be known as Unit 616 and Unit 618 and certain associated improvements which shall be known as Phase 1B, Subphase 8, and all references to Units and Common Elements in said Master Deed shall include those heretofore extant and that added hereby.

2. There is added to the plans referred to in said Master Deed and recorded therewith, as amended, a set of floor plans of the Unit added by this Amendment as Phase 1B, Subphase 8 of the Condominium showing the layout, location, Unit number, and dimensions of the Unit therein, stating the name of the Buildings or that they have no name, and bearing the verified statement of a registered architect or engineer certifying that the plans fully and accurately depict the layout, location, Unit number and dimensions of the Units therein as built (the "Phase 1B, Subphase 8 Floor Plans"). Said plans further show the location of certain of the Common Areas and certain of the Common Facilities.

3. Attachment B To The Master Deed is amended by deleting it in its entirety and replacing the same with the Attachment B To The Master Deed appended hereto.

Witness the execution hereof under seal this 23rd day of MAY 2006.

AMESBURYPORT CORPORATION

By: 

William H. Sullivan,
President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Essex County, ss.

On this 23^d day of May, 2006, before me, the undersigned Notary Public, personally appeared the above-named William H. Sullivan, proved to me by satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose, as the duly-authorized President and Treasurer of Amesburyport Corporation.



(Print Name of Notary Public): Mark A. Janos
My Commission Expires: 1-19-07
Qualified in the Commonwealth of Massachusetts

HATTER'S POINT CONDOMINIUM
ATTACHMENT B TO THE MASTER DEED
DESCRIPTION OF UNITS AND UNDIVIDED INTEREST

PHASE 1A, SUBPHASES 1 THROUGH 10 AND PHASE 1B, SUBPHASE 8

UNIT NUMBER	BUILDING	ROOMS	APPROX SQ. FT.	UNDIVIDED INTEREST
601	6	K, DR, LR D, ST, MBR, 2B, MR, C's	1540 sq.ft	2.309
602	6	K, DR, LR, D, MBR, 2B, MR, C's	1275 sq.ft.	1.912
603	6	K, DR, LR, D, MBR, 2B, MR, C's	1185 sq.ft.	1.777
604	6	K, DR, LR, D, MBR, 2B MR, C's	1265 sq.ft.	1.897
605	6	K, DR, LR D, MBR, 2B MR, C's	1275 sq.ft.	1.912
606	6	K, DR, LR D, MBR, 2B MR, C's	1235 sq.ft.	1.852
607	6	K, DR, LR D, MBR, 2B MR, C's	1380 sq.ft.	2.069
608	6	K, DR, LR, D, MBR, 2B, MR, C's	1280 sq.ft.	1.919
609	6	K, DR, LR, D, MBR, 2B, MR, C's	1185 sq.ft.	1.777

610	6	K, DR, LR, D, MBR, 2B, MR, C's	1260 sq.ft.	1.889
611	6	K, DR, LR, D, MBR, 2B, MR, C's	1275 sq.ft.	1.912
612	6	K, DR, LR, D, MBR, 2B, MR, C's	1245 sq.ft.	1.867
613	6	K, DR, LR, D, MBR, BR, 2½ B, MR, C's	2055 sq.ft.	3.081
614	6	K, DR, LR, D, MBR, 2½ B, MR, C's	1660 sq.ft.	2.489
615	6	K, DR, LR, MBR, BR, 2½ B, S, MR, C's	2095 sq.ft.	3.141
616	6	K, DR, LR, D, MBR, 2½ B,	1700 sq.ft.	2.549
617	6	K, DR, LR, D, MBR, 2½ B, MR, C's	1740 sq.ft.	2.609
618	6	K, DR, LR, D, MBR, 2½ B, MR, C's	1660	2.469
701	7	F, K, DR, LR, D, MBR, 2B, MR, C's	1495 sq.ft.	2.241
702	7	F, K, DR, LR, D, MBR, B, MR, C's	1000 sq.ft.	1.499
703	7	F, K, DR, LR, D, MBR, 2B,	1710 sq.ft.	2.564

		MR, C's		
704	7	F, K, DR, LR, D, MBR, B, S 2½ B, MR, C's	2175 sq.ft.	3.261
705	7	F, K, LR/DR, MBR, B, W/D, MR, C's	1267 sq.ft.	1.900
706	7	F, K, DR, LR, D, MBR, 2B, MR, C's	1265 sq.ft.	1.897
707	7	F, K, DR, LR, MBR, BR, 2B, MR, SR, C's	1425 sq.ft.	2.136
708	7	S	180 sq.ft.	0.270
801	8	F, K, DR, LR, D, MBR, BR, 2B, W/D, MR C's	1713 sq.ft.	2.568
802	8	F, K, DR, LR, D, MBR, 2B, W/D, MR C's	1470 sq.ft.	2.204
803	8	K, DR, LR, 2D, MBR, BR, 2B, W/D, MR C's	1681 sq.ft.	2.520
804	8	F, K, DR, LR, D, MBR, 3B, W/D, MR C's	2413 sq.ft.	3.618
805	8	F, K, LR/DR, MBR, BR, 2½ B, W/D, C's	1388 sq.ft.	2.081
806	8	F, K, DR, LR, 2BR, 2½ B,	1261 sq.ft.	1.891

		W/D, MR, C's		
807	8	F's, K, DR, LR, 2D, MBR, 2BR, 2½ B, MR's, W/D, C's	3729 sq.ft.	5.591
901	9	F, K, DR, LR, 2D, MBR, 2B, W/D, MR, C's	1470 sq.ft.	2.204
902	9	F, K, LR, D MBR, 2B, W/D MR, C's	1225 sq.ft.	1.837
903	9	F, K, DR, LR, D, BR, 2B, MR C's	1105 sq.ft.	1.657
904	9	F, K, DR, LR, D, MBR, BR, 2B, W/D, MR C's	1227 sq.ft.	1.840
905	9	F, K, LR, 2D, MBR, 2B, W/D MR, C's	1507 sq.ft.	2.259
906	9	F, K, DR, LR, D, MBR, 2B, W/D, MR, C's	1233 sq.ft.	1.849
907	9	F, K, DR, LR, D, MBR, 2B, W/D, MR, C's	1102 sq.ft.	1.652
908	9	F, K, LR, BR D, 1½ B, W/D, MR, C's	1230 sq.ft.	1.844
909	9	F, K, DR, LR, D, MBR, 2BR, 3½ B, W/D, MR C's	2730 sq.ft.	4.093

910	9	F, K, LR/DR, MBR, BR, 2½ B, W/D, MR, C's	1228 sq.ft.	1.841
912	9	F, K, DR, LR, MBR, D, 1½ B, W/D, MR, C's	2170 sq.ft.	3.253
				<u>100.000</u>

ROOM SYMBOLS:

- F – Foyer
- K – Kitchen
- DR – Dining Room
- LR – Living Room
- D – Den
- MBR – Master Bedroom
- BR – Bedroom
- B – Bath
- SM – Storage Mezzanine
- S – Studio
- SR – Storage Room
- ST - Study
- C – Closet
- W/D – Washer/Dryer Room
- MR – Mechanical Room

All Units have access to the corridor immediately adjacent to the Unit which leads to the main entry of the Building and the balcony immediately adjoining the Unit.