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MASTER DEED
OF THE
GREENTREE CONDOMINIUM

We, William H. Walsh, Dennis M. Cargill, Leonard J. Aronson, Thomas Moranian, and Alvin Goldstein, Trustees of The Weymouth II Trust, under Declaration of Trust dated December 15, 1986, and recorded with Norfolk County Registry of Deeds in Book 7380, Page 370, (hereinafter referred to as "Declarants"), being the sole owners of certain premises in Weymouth, Norfolk County, Massachusetts, described in Exhibit A hereto (the "Premises") by duly executing and recording this Master Deed, do hereby submit said premises to the provisions of Chapter 183A of the General Laws of Massachusetts and propose to create and do hereby create a condominium (the "Condominium") to be governed by and subject to the provisions of said Chapter 183A, as amended, and to that end we hereby declare and provide as follows:

1. Name

The name of the Condominium shall be: Greentree Condominium.

2. Description of the Land

The land on which the buildings and improvements are located is more particularly described in Exhibit A attached hereto and made a part hereof, which land and buildings are subject to and have the benefit of, as the case may be, the easements, encumbrances, restrictions and appurtenant rights set forth and contained in said Exhibit A.

3. Description of Buildings

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

4. Description of Units and Unit Boundaries

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

5. Common Areas and Facilities

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

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(a) The land, together with and subject to all easements, encumbrances, restrictions and appurtenances described in Exhibit A;

(b) The yards, lawns, access ways, walkways, sidewalks, driveways, parking areas, balconies and terraces, pool, tennis courts, and the improvements thereon and thereof, including without limiting the generality of the foregoing, walls, steps, sillcocks, lighting fixtures and plants; provided, however, that certain units shall have appurtenant thereto as easement for the exclusive use of the balcony or terrace shown on the plans and the unit plan and the parking space(s) shown on the site plan as designated in the first deed of the Unit by the Declarants or thereafter acquired by a Unit Owner;

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

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

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

6. Determination of Percentage Interest in Common Elements

The owners of each Unit shall be entitled to an undivided interest in the Common Elements in the percentages set forth in Exhibit C attached hereto for each Unit. The percentages of interest of the respective Units in the Common Elements have been determined upon the basis of the approximate relation which the fair value of each Unit on the date hereof bears to the aggregate fair value of all the Units on this date. Said common areas and facilities, including those common areas to which certain units have as appurtenant to them exclusive rights and easements of use, shall be subject to the provisions of the Greentree Condominium Trust and the By-Laws set forth therein, hereinafter referred to.

6A. Parking

The Declarant reserves to themselves, their successors and assigns the right to grant to unit purchasers exclusive and fully transferable rights to exclusive use of the parking spaces within the Condominium for purposes for which parking spaces are normally used and subject to the restrictions contained in Section 9(g) hereof.

All exclusive rights and easements of use with respect to parking spaces shall be conveyed only with the units to which said rights are appurtenant and shall not be severable from such units; provided, however, that notwithstanding the foregoing, a Unit Owner may convey his exclusive rights and easement of use with respect to a parking space(s) obtained by him to another Unit Owner, the effect of which shall be that at all times the exclusive right and easement of use with respect to all parking spaces shall be held by Unit Owners.

7. Floor Plans and Site Plan

The verified floor plans of the building showing the layout, location, Unit numbers and dimensions of the Units and such other matters as are required by law, are attached hereto. Also recorded herewith is a site plan by Lamont R. Healy, Inc., Land Surveyors, entitled "Greentree" Plan of Land in Weymouth, Mass., showing the location of the buildings on the lot and the location and designation of the parking spaces.

8. Use of Buildings and Units

The purposes for which the buildings and the Units are intended to be used are as follows:

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

(b) Any use permitted by the laws of the Town of Weymouth, including zoning; and

(c) Notwithstanding the provisions of Sections 8 and 9 of this Master Deed, the Declarants hereof may, until all of the Units have been sold by the Declarants, let or lease Units which have not been sold by the Declarants and use any Unit owned by the Declarants as models for display for the purpose of selling or leasing Units, or other lawful purposes.

9. Restrictions on Use of Units and Parking

The restrictions on the use of the Units and parking are as follows:

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

(b) The owners of any Unit may at any time and from time to time change the use and designation of any room or space within such Unit, subject to provisions of Sections 8 and 9 hereof, and may modify, remove and install non-bearing walls lying wholly within such Unit, provided, however, that any and all work with respect to the removal and installation of interior non-bearing walls or other improvements shall be done in a good and workmanlike manner, pursuant to a building permit duly issued therefor (if required by law) and pursuant to plans and specifications which have been submitted to and approved by the Trustees of the Greentree Condominium Trust, hereinafter referred to, which approval shall not be unreasonably withheld or delayed;

(c) In order to preserve the architectural integrity of the building and the units, without modifications, and without limiting the generality thereof, no balcony, awning, screen, antenna, sign, banner, or other device, and no exterior change, addition, structure, projection, decoration or other feature shall be erected or placed upon or attached to any Unit or any part thereof, no addition to or change or replacement (except, so far as practicable, with identical kind) of any exterior light, door knocker or other exterior hardware, exterior Unit

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door, or door frames shall be made and no painting or other decoration shall be done on any exterior part or surface of any Unit nor on the interior surface of any window;

(d) If there is/are any tree or trees on the land, said tree or trees shall not be cut down without the unanimous approval of the Trustees in writing;

(e) Units of the Condominium may not be subdivided but may be leased;

(f) Pets are not allowed in the Units except upon written consent of the Trustees. If, in the event of such approval and, in the opinion of the Trustees, any pet or pets are a nuisance, said pet or pets shall be removed from said Unit. In no event shall any dog or cat be permitted in any portion of the common areas unless carried or on a leash, but under no circumstances will any pet be permitted in any grass or garden plot;

(g) Each of the parking spaces is intended to be used solely for the parking of private passenger vehicles;

(h) All leases or rental agreements for unit estates shall be in writing and specifically subject to the requirements of the Master Deed and Trust and By-Laws of the Condominium. No unit estate may be leased or rented for a period of less than thirty days;

(i) Each Unit Owner shall be responsible for the maintenance and upkeep of any balcony or terrace which is appurtenant to his or her unit; and

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

10. Amendments

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

- (i) signed by the Unit Owners entitled to seventy-five (75%) percent or more of the undivided interest in the Common Elements;

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- (ii) signed and acknowledged by a majority of the Trustees of the Greentree Condominium Trust hereinafter referred to; and
- (iii) duly recorded with the Norfolk County Registry of Deeds,

PROVIDED, HOWEVER, that:

(a) the date on which any such instrument is first signed by a Unit Owner shall be indicated thereon as the date thereof and no such instrument shall be of any force or effect unless the same shall have been so recorded within six (6) months after such date;

(b) no instrument of amendment which alters the dimensions of any Unit shall be of any force or effect unless the same has been signed by the owners of the Unit so altered;

(c) no instrument of amendment affecting any Unit in a manner which impairs the security of a mortgage of record thereon held by a bank or insurance company or of a purchase money mortgage shall be of any force or effect unless the same has been assented to by such holder;

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

(e) no instrument of amendment which purports to increase or decrease or redefine the property defined herein as Common Elements shall be of any force or effect unless signed by the Unit Owners entitled to one hundred (100%) percent of the undivided interests in the Common Elements;

(f) If the Grantor determines that a typographical error, misnomer, inadvertent omission or any other error has been made in this Master Deed, the Grantor, without further authority, shall have the right to correct any such error by an instrument amending the Master Deed executed by the Grantor and recorded with said Deeds, provided, however, that in the event such amendment shall materially affect any substantive right or interest of any Unit Owner in his Unit or the Common areas and facilities, then such amendment shall require the assent of the affected Unit Owner; and

(g) no instrument of amendment which alters this Master Deed in any manner which would render it contrary to or

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inconsistent with any requirements or provisions of said Chapter 183A, as amended, of the General laws of Massachusetts shall be of any force or effect.

11. Managing Entity

The entity through which the Unit Owners will manage and regulate the Condominium established hereby is the Greentree Condominium Trust, a Massachusetts Trust; the Declaration of Trust (including the Rules and Regulations and By-Laws thereof) being recorded herewith ("Declaration of Trust"). The Declaration of Trust establishes a trust for the benefit of all Unit Owners in which each Unit Owner shall have a beneficial interest and membership in proportion to its percentage of undivided interest in the Common Elements to which such Owner is entitled hereunder. The names and addresses of the original and present Trustees under the Declaration of Trust ("Trustees") thereof are:

William H. Walsh, of 954 Cambridge Street,
Cambridge, MA 02141

Dennis M. Cargill, of 954 Cambridge Street,
Cambridge, MA 02141

Leonard J. Aronson, of P.O. Box 240,
Brookline, MA 02146

The Trustees may enact from time to time Rules and Regulations and By-Laws pursuant to and in accordance with the provisions of Chapter 183A of the General Laws of Massachusetts.

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

All present and future owners, tenants, visitors, servants and occupants of Units shall be subject to, and shall comply with, the provisions of this Master Deed, the Unit Deed, the By-Laws and the Rules and Regulations of the Greentree Condominium Trust, if any, and as they may be amended from time to time (collectively called the "Documents" herein). The acceptance of a deed or conveyance or the entering into occupancy of any Unit shall constitute an agreement that (a) the provisions of the Documents as they may be amended from time to time are accepted and ratified by such owner, tenant, visitor, servant or occupant, and all such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in such Unit, as though such provisions were recited and stipulated at length in each and every deed of conveyance, lease, or tenancy agreement thereof, and (b) a violation of the provisions of the Documents by any such person shall be deemed a substantial violation of the duties of the respective Unit Owner.

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13. Encroachments

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

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

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

15. Invalidity

The invalidity of any provisions of this Master Deed shall not be deemed to impair or affect in any manner the validity, enforceability or effect of the remainder of this Master Deed and, in such event, all of the other provisions of this Master Deed shall continue in full force and effect as if such invalid provisions had never been included herein.

16. Waiver

No provision contained in this Master Deed shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

17. Captions

The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of this Master Deed nor the intent of any provision hereof.

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18. Conflicts

This Master Deed is set forth to comply with the requirements of Chapter 183A of the General Laws of the Commonwealth of Massachusetts. In case any of the provisions stated above conflict with the provisions of said statute, the provisions of said statute shall control.

19. Provisions for the Protection of Mortgagees

Notwithstanding anything in this Master Deed or in the Greentree Condominium Trust and Rules and Regulations and By-Laws ("Condominium Trust") to the contrary, the following provisions shall apply for the protection of the holders of the first mortgages (hereinafter "First Mortgagees") of record with respect to the Units and shall be enforceable by the First Mortgagee:

- (a) In the event that the Unit Owners shall amend this Master Deed or the Condominium Trust to include therein any right of first refusal in connection with the sale of a Unit, such right of first refusal shall not impair the rights of a First Mortgagee to:
 - (i) foreclose or take title to a Unit pursuant to the remedies provided in its mortgage; or
 - (ii) accept a deed (or assignment) in lieu of foreclosure in the event of default by a mortgagor; or
 - (iii) sell or lease a Unit acquired by the First Mortgagee through the procedures described in subparagraphs (i) and (ii) above.
- (b) Any party who takes title to a Unit through a foreclosure sale duly conducted by a First Mortgagee shall be exempt from any such right of first refusal adopted by the Unit Owners and incorporated in this Master Deed or the Condominium Trust.
- (c) Any First Mortgagee who obtains title to a Unit by foreclosure or pursuant to any other remedies provided in its mortgage or by law shall not be liable for such Unit's unpaid common expenses or dues which accrued prior to the acquisition of title to such Unit by such First Mortgagee.
- (d) A sale or transfer pursuant to a foreclosure of a first mortgage shall extinguish any lien for assessments which become payable prior to such sale or transfer.

- (e) The Unit Owners and the Trustees shall not be entitled to take the following actions unless the First Mortgagee(s) with respect to all of the Units have given their prior written consent thereto:
- (i) by any act or omission, seek to abandon or terminate the Condominium, except in the event of substantial destruction of the Condominium by fire or other casualty or in the case of taking by condemnation or eminent domain; or
 - (ii) change the pro-rata interest or obligations of any individual Unit for the purpose of: (a) levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards; or (b) determining the pro-rata share of ownership of each Unit in the Common Areas and Facilities; or
 - (iii) partition or subdivide any Unit; or
 - (iv) by any act or omission seek to abandon, partition, subdivide, encumber, sell or transfer the Common Areas and Facilities, provided that the granting of easements for public purposes consistent with the intended use of the Common Areas and Facilities shall not be deemed an action for which prior consent of the First Mortgagees shall be required pursuant to this clause; or
 - (v) use hazard insurance proceeds on account of losses to either the Units or the Common Areas and Facilities for other than repair, replacement or reconstruction thereof, except as otherwise provided in paragraph 5.6.1 of the Condominium Trust, which contains provisions dealing with substantial losses in conformity with the requirements of Section 17 of Chapter 183A.
- (f) Consistent with the provisions of Chapter 183A, all taxes, assessments, and charges which may become liens prior to a first mortgage under the laws of the Commonwealth of Massachusetts shall relate only to the individual units and not to the Condominium as a whole.
- (g) In no event shall any provision of this Master Deed or the Condominium Trust give a Unit owner or any other party priority over any rights of a First Mortgagee pursuant to its mortgage in the case of a distribution to such unit owner of insurance proceeds or condemnation awards for losses to or a taking of such unit and/or the Common Areas and Facilities.

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- (h) A First Mortgagee, upon written request made to the Trustees of the Condominium Trust, shall be entitled to:
- (i) written notification from the Trustees of the Condominium Trust of any default by its borrower who is an Owner of a Unit with respect to any obligation of such borrower under this Master Deed or the provisions of the Condominium Trust which is not cured within sixty (60) days;
 - (ii) inspect all books and records of the Condominium Trust at all reasonable times;
 - (iii) receive an annual financial statement of the Condominium Trust within ninety (90) days following the end of any fiscal year of the Condominium Trust;
 - (iv) receive written notice of all meetings of the Condominium Trust, and be permitted to designate a representative to attend all such meetings; and
 - (v) receive prompt written notification from the Trustees of the Condominium Trust of any damage by fire or other casualty to the Unit upon which the First Mortgagee holds a first mortgage or any proposed taking by condemnation or eminent domain of such Unit or the Common Areas and Facilities.
 - (vi) receive timely written notice of any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Condominium Trust.

- (i) No agreement for professional management of the Condominium or any other contract with the Declarant may exceed a term of three (3) years, and any such agreement shall provide for termination by either party without cause and without payment of a termination fee on thirty (30) days or less written notice.

The Declarant intends that the provisions of this paragraph 19 shall comply with the requirements of the Federal Home Loan Mortgage Corporation with respect to condominium mortgage loans, and all questions with respect thereto shall be resolved consistent with that intention.

The provisions of this paragraph 19 may not be amended or rescinded without the consent of all First Mortgagees, which consent shall appear on the instrument of amendment as such

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instrument is duly recorded with the Norfolk County Registry of Deeds in accordance with the requirements of paragraph 10 hereof.

IN WITNESS WHEREOF, William H. Walsh, Dennis M. Cargill, Leonard J. Aronson, Thomas Moranian, and Alvin Goldstein, Trustees of The Weymouth II Trust, have caused this Master Deed to be duly executed, sealed and delivered on this 24th day of December, 1986.

William H. Walsh
William H. Walsh, Trustee

Dennis M. Cargill, Jr.
Dennis M. Cargill, Trustee

Leonard J. Aronson, Jr.
Leonard J. Aronson, Trustee

Thomas Moranian, Jr.
Thomas Moranian, Trustee

Alvin Goldstein
Alvin Goldstein, Trustee

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS:

December 24, 1986

Then personally appeared the above-named William H. Walsh, Dennis M. Cargill, Leonard J. Aronson, Thomas Moranian, and Alvin Goldstein, as Trustees aforesaid, and acknowledged the foregoing instrument to be their free act and deed, before me.

A. Frances G. Schwartz
NOTARY PUBLIC

A. Frances G. Schwartz

My Commission Expires:

November 9, 1990

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GREENTREE CONDOMINIUM

Exhibit A

The land with the buildings thereon, known as and numbered 25, 26, 36, 46, 55, 60, and 65 Greentree Lane and 50, 65, and 70 Webster Street, situated in Weymouth, Norfolk County, Massachusetts, and further described as follows:

PARCEL I

A certain parcel of land with the buildings thereon in Weymouth, Norfolk County, being lots 1, 2, 3, 4, 5, 6, and 7 and that portion of the unnamed street lying northerly of the southerly boundary line of Lots 1 and 7 projected across said street, as shown on a plan of land entitled "Greentree Subdivision Plan, Weymouth, Mass., Greentree Realty Trust, dated February 6, 1969, Lamont R. Healy, Inc., Land Surveyors," recorded with Norfolk County Registry of Deeds as Plan No. 573 of 1969 in Plan Book 226, bounded and described as follows:

Beginning at a concrete bound on the westerly sideline of the unnamed street at the southeasterly corner of Lot 1, which concrete bound is $N9\ 06'\ 06''E$ a distance of 146.06' from a point of tangency at Webster Street, which point of tangency is $S80\ 53'\ 54''E$ a distance of 507.67' from a drill hole and stone bound at the intersection of Main Street and Webster Street;

Thence running $N77\ 24'\ 19''W$ along land now or formerly of MacPherson, Whitney and Mears, a distance of 171.05 feet to a cross cut in a stone wall;

Thence running $N2\ 00'\ 20''W$ along land now or formerly of MacDonald a distance of 132.02 feet to a drill hole in a stone wall;

Thence running $N3\ 07'\ 17''W$ along land now or formerly of MacDonald a distance of 76.84 feet to a drill hole in a stone wall, and a further distance of 151.01 feet to a point at the southeasterly corner of land now or formerly of Clapp;

Thence running $N2\ 37'\ 50''W$ along land now or formerly of Clapp a distance of 118.68 feet to a concrete bound at the northwesterly corner of Lot 2;

Thence running $S77\ 50'\ 47''E$ along land now or formerly of Jannell a distance of 242 feet to a point;

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GREENTREE CONDOMINIUM

Exhibit A continued

Thence running S77 59'47"E along land now or formerly of The Fountain Corp. a distance of 525.22 feet to a concrete bound at the northeasterly corner of Lot 4;

Thence running S8 58'53"E along land now or formerly of Rosewell a distance of 469.90 feet to a point at the southeasterly corner of Lot 5;

Thence running N83 43'12"W along the northerly boundary line of Lot 8, as shown on said plan, a distance of 300.89 feet to a point;

Thence running N77 24'19"W along other land of Greentree Realty Trust a distance of 303.56 feet to a point at the southwesterly corner of Lot 7;

Thence running N77 24'19"W a distance of 40.07 feet across the unnamed street to the concrete bound at the point of beginning.

There is appurtenant to said premises [Parcel I herein] the right to use that portion of the "45' Right of Way" shown on a plan entitled, "Plan of Land in Weymouth, MA," dated December 17, 1986, by Lamont R. Healy - Land Surveyor, recorded with Norfolk County Registry of Deeds herewith, bounded and described as follows:

Beginning at a point on the Easterly sideline of Main Street, located 23.02 feet South 02 02'37" East of the northwesterly corner of said "45' Right of Way," as shown on said plan; and then running

SOUTH 02 02'37" EAST by Main Street, 22.00 feet to the southerly line of said "45' Right of Way;" thence turning and running

EASTERLY by the southerly line of said "45' Right of Way," about 271.00 feet to said Parcel I; thence turning and running

NORTHERLY by said Parcel I, 22.00 feet to a point; and thence turning and running

WESTERLY about 271.00 feet to the point of beginning; said portion of said "45' Right of way" to be used for all purposes for which streets and ways may now or hereafter be used in said Weymouth, but not for parking, in common with the Grantors and the Grantors' successors and assigns.

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GREENTREE CONDOMINIUM

Exhibit A continued

Together with an easement over and right to use the portion of the unnamed street south of the premises hereby conveyed to Webster Street, as shown on said Greentree Subdivision Plan, for all purposes for which streets or ways may now or hereafter be used in said Weymouth, including the installation and maintenance of utilities, water and sewer lines. Said portion of the unnamed street is bounded and described as follows:

Beginning at a point on the northerly sideline of Webster Street,

Thence running northeasterly along a curved line with a radius of 25.00 feet, a distance of 39.27 feet to a point of tangency;

Thence running N09 06'06"E a distance of 121.06 feet to a concrete bound;

Thence running S77 24'19"E a distance of 40.07 feet across the unnamed street to a point at the southwesterly corner of Lot 7;

Thence running S9 06'06"W a distance of 113.62 feet to a point of curvature;

Thence running southeasterly along a curved line with a radius of 25.00 feet, a distance of 39.27 feet to a point on the northerly side of Webster Street;

Thence running N80 53'5"W a distance of 35.53 feet;

Thence running S09 06'06"W a distance of 5.00 feet;

Thence running N80 53'54"W a distance of 1.00 foot, to a stone bound;

Thence running N80 53'54"W a distance of 54.47 feet to the point of beginning.

GREENTREE CONDOMINIUM

Exhibit A continuedPARCEL II

- NORTHEASTERLY - by New Street, as shown on a plan hereinafter mentioned, now called Webster Street, three hundred (300) feet;
- SOUTHEASTERLY - by Lot C as shown on said Plan, Parcel III hereinafter described, two hundred sixty-two (262) feet, more or less;
- SOUTHWESTERLY - by land now or formerly of Avery S. Howe as shown on said plan, two hundred fifty (250) feet; and
- NORTHWESTERLY - by land now or formerly of Sullivan as shown on said plan, three hundred eight (308) feet.

Containing 77,652 square feet of land and being shown as Lots A and B on a plan entitled, "Plan of White Park Section I, Weymouth, Mass., owned by Johanna C. Otto" drawn by C. W. Howland, Rockland, Mass. 1913, and recorded with Norfolk Registry of Deeds in Book 1242, Page 149.

PARCEL III - Registered Land

- NORTHEASTERLY - by the southwesterly line of Webster Street, two hundred ninety-nine and 86/100 (299.86) feet;
- SOUTHEASTERLY - by land now or formerly of Albert R. Schofield, Jr., Trustee, two hundred sixteen and 39/100 (216.39) feet;
- SOUTHWESTERLY - by land now or formerly of the United States of America (Naval Air Station), two hundred ninety and 81/100 (290.81) feet; and
- NORTHWESTERLY - by land now or formerly of Thomas B. O'Brien et al, two hundred fifty-four and 99/100 (254.99) feet.

All of said boundaries are determined by the Court to be located as shown on a plan drawn by Perkins Engineering, Inc., Surveyors, dated June 23, 1970, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with the original certificate of title.

Containing 68,503 square feet of land and being shown on a plan entitled, "Plan of Land in Weymouth, Mass." dated June 23, 1970, drawn by Perkins Engineering, Inc., which plan is filed with the Land Registration Office of the Land Court with Petition for Registration No. 36696 and is designated as Plan No. 36696A.

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GREENTREE CONDOMINIUM

Exhibit A continuedPARCEL IV - Registered Land

- NORTHEASTERLY - by Webster Street, four hundred thirty-five and 86/100 (435.86) feet;
 SOUTHEASTERLY - one hundred fifty-six and 02/100 (156.02) feet;
 SOUTHWESTERLY - four hundred sixty-five and 13/100 (465.13) feet by land now or formerly of the United States of America (Naval Air Station); and
 NORTHWESTERLY - by land now or formerly of Pine Realty Trust, two hundred sixteen and 23/100 (216.23) feet.

All of said boundries are determined by the Court to be located as shown upon plan numbered 37127^A, which is filed with the original certificate of title, the same being compiled from a plan drawn by Lamont R. Healy, Inc., Surveyors, dated March 5, 1971, and additional data on file in the Land Registration Office, all as modified and approved by the Court.

Containing 83,208 square feet of land and being shown on a plan entitled "Plan of Land in Weymouth, Mass. for Albert R. Schofield, Jr." dated March 5, 1971, drawn by Lamont R. Healy, Inc., said plan being duly filed with the Land Registration Office of the Land Court with Petition for Registration No. 37127 and being designated as Plan No. 37127^A.

PARCEL V

A certain parcel of land with the structures thereon being situated in Weymouth, Norfolk County, Massachusetts, being shown as Lot "B," Lot "8," Lot "C1," and Lot "C2" on a certain plan entitled "Plan of land in Weymouth, Mass., for Greentree Realty Trust," dated September 9, 1970, by Lamont R. Healy, Inc., Land Surveyors, recorded with Norfolk County Registry of Deeds as Plan No. 113 of 1971 in Book 4718, Page 711, and together bounded and described according to said plan as follows:

- SOUTHERLY - by Webster Street, three hundred thirty-seven and 32/100 (337.32) feet, two hundred ninety-three and 22/100 (293.22) feet, and twenty (20) feet;
 SOUTHWESTERLY - by the intersection of Webster Street and Greentree Lane; thirty-nine and 27/100 (39.27) feet;

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GREENTREE CONDOMINIUM

Exhibit A continued

- WESTERLY - by Greentree Lane, one hundred thirteen and 62/100 (113.62) feet;
- NORTHERLY - by land now or formerly of Greentree Realty Trust, three hundred three and 56/100 (303.56) feet, and three hundred and 89/100 (300.89) feet;
- WESTERLY - by land now or formerly of Greentree Realty Trust, four hundred sixty-nine and 90/100 (469.90) feet;
- NORTHERLY - by land now or formerly of The Fountain Corp., two hundred nine and 46/100 (209.46) feet;
- EASTERLY - by land now or formerly of Vivian P. Rosewell, being shown as Lot "C," four hundred ninety-four and 11/100 (494.11) feet;
- EASTERLY - by Lot "D," twelve and 14/100 (12.14) feet; and
- EASTERLY - by Lot "B1," thirty-seven and 94/100 (37.94) feet.

Containing 145,000 square feet of land.

PARCEL VI

The land situated in Weymouth, Norfolk County, Massachusetts, bounded and described as follows:

- NORTHERLY - by Webster Street (proposed 50' wide layout) eighty-three and 03/100 (83.03) feet;
- EASTERLY - by land of owners unknown, as shown on a plan hereinafter mentioned, ten and 70/100 (10.70) feet; and
- SOUTHWESTERLY - by land designated "Webster Street" on said plan eighty-four and 07/100 (84.07) feet; containing

444 square feet of land and being shown as a lot marked "Webster Street" on a plan entitled "Plan of Land in Weymouth, Mass. for Albert R. Schofield, Jr." dated March 5, 1971, drawn by Lamont R. Healy, Inc., land surveyor, and filed with the Land Registration Office in Boston as Plan No. 37127A.

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GREENTREE CONDOMINIUM

Exhibit A continuedPARCEL VII

The land situated in Weymouth, Norfolk County, Massachusetts, bounded and described as follows:

- NORTHERLY - by Webster Street (proposed 50' wide layout) one hundred forty-three and 69/100 (143.69) feet and two hundred three and 93/100 (203.93) feet;
- NORTHEASTERLY - by a parcel containing 444 square feet, as shown on a plan hereinafter mentioned, eighty-four and 07/100 (84.07) feet;
- EASTERLY - by land of owners unknown, as shown on said plan, forty and 53/100 (40.53) feet; and
- SOUTHWESTERLY - by lot marked 83,208 square feet as shown on said plan, four hundred thirty-five and 86/100 (435.86) feet;

Containing 9,875 square feet of land and being shown as a lot marked "Webster Street" on a plan entitled, "Plan of Land in Weymouth, Mass. for Albert R. Schofield, Jr." dated March 5, 1971, drawn by Lamont R. Healy, Inc., land surveyor, and filed with the Land Registration Office in Boston as Plan No. 37127A.

For Grantors' title see Deed dated December 23, 1986 and recorded with the Land Registration Office on December 24, 1986 as Document No. 509973, and in Norfolk County Registry of Deeds as Instrument No. 151925.

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GREENTREE CONDOMINIUM

Exhibit A continued

Permitted Encumbrances

1. 40' wide easement for sewerage and drainage purposes by Order of Taking of the Town of Weymouth dated March 19, 1964 in Book 4150, Page 87, Plan No. 312 of 1964, Plan Book 216 ("Greentree Subdivision Plan").
2. 20' wide easement for sewer and drainage purposes across the premises shown on said Greentree Subdivision Plan.
3. Easement for sewerage purposes by Order of Taking dated November 17, 1977 recorded in Norfolk Deeds in Book 5442, Page 364 and filed in Land Registration Office of Norfolk County as Document No. 376099 as shown on Plan No. 995 of 1977 in Plan Book 264.
4. Taking by the Town of Weymouth of an easement for all purposes of a public street and highway in and over a certain private way known as White Park (now Webster Street) dated March 23, 1931 recorded in said Deeds, Book 1926, Page 1 as confirmed in Release dated December 29, 1931 recorded in said Deeds, Book 1936, Page 86.
5. Notices of Variances by Town of Weymouth dated October 6, 1970 recorded with Norfolk Deeds in Book 4699, Pages 171 and 172.
6. The flow of natural water course running through Parcel IV as shown in Land Court Plan No. 37127A entitled "Plan of Land in Weymouth" by Lamont R. Healy, Inc., surveyors dated March 5, 1971.
7. Possible rights in a Dry Brook Bed running through Parcel III as shown in Land Court Plan No. 36696A entitled "Plan of Land in Weymouth" by Perkins Engineering Inc., surveyors dated June 23, 1970.
8. Restriction for the benefit of Parcel IV that the Parcel shall remain in its present natural state and shall not be built upon, and that the restriction imposed shall be for the benefit of the Town of Weymouth as stated in deed of Town of Weymouth dated March 1, 1971 recorded in Norfolk Deeds, Book 4720, Page 704.

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GREENTREE CONDOMINIUM

Exhibit B

Ten (10) buildings comprise the Condominium and are located at 25, 26, 36, 46, 55, 60, and 65 Greentree Lane and 50, 65, and 70 Webster Street, Weymouth, Norfolk County, Massachusetts.

Each Building consists of first, second, third and fourth floors, except the building located at 70 Webster Street, which consists of first, second, and third floors. The buildings located at 25, 26, 36, 46, 55, 60, and 65 Greentree Lane each contain thirty-five (35) residential condominium units, the buildings located at 50 and 65 Webster street each contain fifty-four (54) residential condominium units, and the building located at 70 Webster Street contains thirty-seven (37) residential condominium units, for a total of 390 units in the Condominium.

Each Building is constructed of brick veneer over concrete masonry, with concrete foundation and flat roof. Floors are constructed of precast concrete planks and interior partitions are gypsum board over wood or light gauge steel framing.

COX

GREENTREE CONDOMINIUM

Exhibit C

<u>Unit No</u>	<u>Floor</u>	<u>No. of Rooms*</u>	<u>Approx. Area in Square Feet</u>	<u>Percent Interest in Common Elements</u>
25/11	first	3	680	.243
25/12	first	4	910	.276
25/13	first	4	910	.276
25/14	first	3	680	.243
25/16	first	3	680	.243
25/17	first	4	910	.276
25/18	first	4	910	.276
25/19	first	3	680	.243
25/21	second	3	680	.246
25/22	second	4	910	.281
25/23	second	4	910	.281
25/24	second	3	680	.246
25/25	second	2	409	.195
25/26	second	3	680	.246
25/27	second	4	910	.281
25/28	second	4	910	.281
25/29	second	3	680	.246
25/31	third	3	680	.249
25/32	third	4	910	.284
25/33	third	4	910	.284
25/34	third	3	680	.249
25/35	third	2	409	.197
25/36	third	3	680	.249
25/37	third	4	910	.284
25/38	third	4	910	.284
25/39	third	3	680	.249
25/41	fourth	3	680	.251
25/42	fourth	4	910	.287
25/43	fourth	4	910	.287
25/44	fourth	3	680	.251
25/45	fourth	2	409	.200
25/46	fourth	3	680	.251
25/47	fourth	4	910	.287
25/48	fourth	4	910	.287
25/49	fourth	3	680	.251

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GREENTREE CONDOMINIUM

Exhibit C continued

<u>Unit No</u>	<u>Floor</u>	<u>No. of Rooms*</u>	<u>Approx. Area in Square Feet</u>	<u>Percent Interest in Common Elements</u>
26/11	first	3	680	.243
26/12	first	4	910	.276
26/13	first	4	910	.276
26/14	first	3	680	.243
26/16	first	3	680	.243
26/17	first	4	910	.276
26/18	first	4	910	.276
26/19	first	3	680	.243
26/21	second	3	680	.246
26/22	second	4	910	.281
26/23	second	4	910	.281
26/24	second	3	680	.246
26/25	second	2	409	.195
26/26	second	3	680	.246
26/27	second	4	910	.281
26/28	second	4	910	.281
26/29	second	3	680	.246
26/31	third	2	680	.249
26/32	third	4	910	.284
26/33	third	4	910	.284
26/34	third	3	680	.249
26/35	third	2	409	.197
26/36	third	3	680	.249
26/37	third	4	910	.284
26/38	third	4	910	.284
26/39	third	3	680	.249
26/41	fourth	3	680	.251
26/42	fourth	4	910	.287
26/43	fourth	4	910	.287
26/44	fourth	3	680	.251
26/45	fourth	2	409	.200
26/46	fourth	3	680	.251
26/47	fourth	4	910	.287
26/48	fourth	4	910	.287
26/49	fourth	3	680	.251

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GREENTREE CONDOMINIUM

Exhibit C continued

<u>Unit No</u>	<u>Floor</u>	<u>No. of Rooms*</u>	<u>Approx. Area in Square Feet</u>	<u>Percent Interest in Common Elements</u>
36/11	first	3	680	.243
36/12	first	4	910	.276
36/13	first	4	910	.276
36/14	first	3	680	.243
36/16	first	3	680	.243
36/17	first	4	910	.276
36/18	first	4	910	.276
36/19	first	3	680	.243
36/21	second	3	680	.246
36/22	second	4	910	.281
36/23	second	4	910	.281
36/24	second	3	680	.246
36/25	second	2	409	.195
36/26	second	3	680	.246
36/27	second	4	910	.281
36/28	second	4	910	.281
36/29	second	3	680	.246
36/31	third	3	680	.249
36/32	third	4	910	.284
36/33	third	4	910	.284
36/34	third	3	680	.249
36/35	third	2	409	.197
36/36	third	3	680	.249
36/37	third	4	910	.284
36/38	third	4	910	.284
36/39	third	3	680	.249
36/41	fourth	3	680	.251
36/42	fourth	4	910	.287
36/43	fourth	4	910	.287
36/44	fourth	3	680	.251
36/45	fourth	2	409	.200
36/46	fourth	3	680	.251
36/47	fourth	4	910	.287
36/48	fourth	4	910	.287
36/49	fourth	3	680	.251

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GREENTREE CONDOMINIUM

Exhibit C continued

<u>Unit No</u>	<u>Floor</u>	<u>No. of Rooms*</u>	<u>Approx. Area in Square Feet</u>	<u>Percent Interest in Common Elements</u>
46/11	first	3	680	.243
46/12	first	4	910	.276
46/13	first	4	910	.276
46/14	first	3	680	.243
46/16	first	3	680	.243
46/17	first	4	910	.276
46/18	first	4	910	.276
46/19	first	3	680	.243
46/21	second	3	680	.246
46/22	second	4	910	.281
46/23	second	4	910	.281
46/24	second	3	680	.246
46/25	second	2	409	.195
46/26	second	3	680	.246
46/27	second	4	910	.281
46/28	second	4	910	.281
46/29	second	3	680	.246
46/31	third	2	680	.249
46/32	third	4	910	.284
46/33	third	4	910	.284
46/34	third	3	680	.249
46/35	third	2	409	.197
46/36	third	3	680	.249
46/37	third	4	910	.284
46/38	third	4	910	.284
46/39	third	3	680	.249
46/41	fourth	3	680	.251
46/42	fourth	4	910	.287
46/43	fourth	4	910	.287
46/44	fourth	3	680	.251
46/45	fourth	2	409	.200
46/46	fourth	3	680	.251
46/47	fourth	4	910	.287
46/48	fourth	4	910	.287
46/49	fourth	3	680	.251

GREENTREE CONDOMINIUM

Exhibit C continued

<u>Unit No</u>	<u>Floor</u>	<u>No. of Rooms*</u>	<u>Approx. Area in Square Feet</u>	<u>Percent Interest in Common Elements</u>
50/101	first	2	395	.185
50/102	first	3	790	.249
50/103	first	4	978	.279
50/104	first	4	978	.279
50/105	first	3	790	.246
50/106	first	3	790	.246
50/108	first	3	790	.246
50/109	first	3	790	.246
50/110	first	4	978	.279
50/111	first	4	978	.279
50/112	first	3	790	.249
50/113	first	2	395	.185
50/201	second	2	395	.190
50/202	second	3	790	.254
50/203	second	4	978	.284
50/204	second	4	978	.284
50/205	second	3	790	.251
50/206	second	3	790	.254
50/207	second	2	395	.190
50/208	second	3	790	.254
50/209	second	3	790	.251
50/210	second	4	978	.284
50/211	second	4	978	.284
50/212	second	3	790	.254
50/213	second	2	395	.190
50/214	second	3	725	.249
50/301	third	2	395	.192
50/302	third	3	790	.257
50/303	third	4	978	.287
50/304	third	4	978	.287
50/305	third	3	790	.254
50/306	third	3	790	.257
50/307	third	2	395	.192
50/308	third	3	790	.257
50/309	third	3	790	.254
50/310	third	4	978	.287
50/311	third	4	978	.287
50/312	third	3	790	.257
50/313	third	2	395	.192
50/314	third	3	725	.251

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GREENTREE CONDOMINIUM

Exhibit C continued

<u>Unit No</u>	<u>Floor</u>	<u>No. of Rooms*</u>	<u>Approx. Area in Square Feet</u>	<u>Percent Interest in Common Elements</u>
50/401	fourth	2	395	.195
50/402	fourth	3	790	.260
50/403	fourth	4	978	.289
50/404	fourth	4	978	.289
50/405	fourth	3	790	.257
50/406	fourth	3	790	.260
50/407	fourth	2	395	.195
50/408	fourth	3	790	.260
50/409	fourth	3	790	.257
50/410	fourth	4	978	.289
50/411	fourth	4	978	.289
50/412	fourth	3	790	.260
50/413	fourth	2	395	.195
50/414	fourth	3	725	.254
55/11	first	3	680	.243
55/12	first	4	910	.276
55/13	first	4	910	.276
55/14	first	3	680	.243
55/16	first	3	680	.243
55/17	first	4	910	.276
55/18	first	4	910	.276
55/19	first	3	680	.243
55/21	second	3	680	.246
55/22	second	4	910	.281
55/23	second	4	910	.281
55/24	second	3	680	.246
55/25	second	2	409	.195
55/26	second	3	680	.246
55/27	second	4	910	.281
55/28	second	4	910	.281
55/29	second	3	680	.246
55/31	third	3	680	.249
55/32	third	4	910	.284
55/33	third	4	910	.284
55/34	third	3	680	.249
55/35	third	2	409	.197
55/36	third	3	680	.249
55/37	third	4	910	.284
55/38	third	4	910	.284
55/39	third	3	680	.249

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GREENTREE CONDOMINIUM

Exhibit C continued

<u>Unit No</u>	<u>Floor</u>	<u>No. of Rooms*</u>	<u>Approx. Area in Square Feet</u>	<u>Percent Interest in Common Elements</u>
55/41	fourth	3	680	.251
55/42	fourth	4	910	.287
55/43	fourth	4	910	.287
55/44	fourth	3	680	.251
55/45	fourth	2	409	.200
55/46	fourth	3	680	.251
55/47	fourth	4	910	.287
55/48	fourth	4	910	.287
55/49	fourth	3	680	.251
60/11	first	3	680	.243
60/12	first	4	910	.276
60/13	first	4	910	.276
60/14	first	3	680	.243
60/16	first	3	680	.243
60/17	first	4	910	.276
60/18	first	4	910	.276
60/19	first	3	680	.243
60/21	second	3	680	.246
60/22	second	4	910	.281
60/23	second	4	910	.281
60/24	second	3	680	.246
60/25	second	2	409	.195
60/26	second	3	680	.246
60/27	second	4	910	.281
60/28	second	4	910	.281
60/29	second	3	680	.246
60/31	third	3	680	.249
60/32	third	4	910	.284
60/33	third	4	910	.284
60/34	third	3	680	.249
60/35	third	2	409	.197
60/36	third	3	680	.249
60/37	third	4	910	.284
60/38	third	4	910	.284
60/39	third	3	680	.249

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GREENTREE CONDOMINIUM

Exhibit C continued

<u>Unit No</u>	<u>Floor</u>	<u>No. of Rooms*</u>	<u>Approx. Area in Square Feet</u>	<u>Percent Interest in Common Elements</u>
60/41	fourth	3	680	.251
60/42	fourth	4	910	.287
60/43	fourth	4	910	.287
60/44	fourth	3	680	.251
60/45	fourth	2	409	.200
60/46	fourth	3	680	.251
60/47	fourth	4	910	.287
60/48	fourth	4	910	.287
60/49	fourth	3	680	.251
65/11	first	3	680	.243
65/12	first	4	910	.276
65/13	first	4	910	.276
65/14	first	3	680	.243
65/16	first	3	680	.243
65/17	first	4	910	.276
65/18	first	4	910	.276
65/19	first	3	680	.243
65/21	second	2	680	.246
65/22	second	4	910	.281
65/23	second	4	910	.281
65/24	second	3	680	.246
65/25	second	2	409	.195
65/26	second	3	680	.246
65/27	second	4	910	.281
65/28	second	4	910	.281
65/29	second	3	680	.246
65/31	third	3	680	.249
65/32	third	4	910	.284
65/33	third	4	910	.284
65/34	third	3	680	.249
65/35	third	2	409	.197
65/36	third	3	680	.249
65/37	third	4	910	.284
65/38	third	4	910	.284
65/39	third	3	680	.249

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GREENTREE CONDOMINIUM

Exhibit C continued

<u>Unit No</u>	<u>Floor</u>	<u>No. of Rooms*</u>	<u>Approx. Area in Square Feet</u>	<u>Percent Interest in Common Elements</u>
65/41	fourth	3	680	.251
65/42	fourth	4	910	.287
65/43	fourth	4	910	.287
65/44	fourth	3	680	.251
65/45	fourth	2	409	.200
65/46	fourth	3	680	.251
65/47	fourth	4	910	.287
65/48	fourth	4	910	.287
65/49	fourth	3	680	.251
65/101	first	2	395	.185
65/102	first	3	790	.249
65/103	first	4	978	.279
65/104	first	4	978	.279
65/105	first	3	790	.246
65/106	first	3	790	.246
65/108	first	3	790	.246
65/109	first	3	790	.246
65/110	first	4	978	.279
65/111	first	4	978	.279
65/112	first	3	790	.249
65/113	first	2	395	.185
65/201	second	2	395	.190
65/202	second	3	790	.254
65/203	second	4	978	.284
65/204	second	4	978	.284
65/205	second	3	790	.251
65/206	second	3	790	.254
65/207	second	2	395	.190
65/208	second	3	790	.254
65/209	second	3	790	.251
65/210	second	4	978	.284
65/211	second	4	978	.284
65/212	second	3	790	.254
65/213	second	2	395	.190
65/214	second	3	725	.249

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GREENTREE CONDOMINIUM

Exhibit C continued

<u>Unit No</u>	<u>Floor</u>	<u>No. of Rooms*</u>	<u>Approx. Area in Square Feet</u>	<u>Percent Interest in Common Elements</u>
65/301	third	2	395	.192
65/302	third	3	790	.257
65/303	third	4	978	.287
65/304	third	4	978	.287
65/305	third	3	790	.254
65/306	third	3	790	.257
65/307	third	2	395	.192
65/308	third	3	790	.257
65/309	third	3	790	.254
65/310	third	4	978	.287
65/311	third	4	978	.287
65/312	third	3	790	.257
65/313	third	2	395	.192
65/314	third	3	725	.251
65/401	fourth	2	395	.195
65/402	fourth	3	790	.260
65/403	fourth	4	978	.289
65/404	fourth	4	978	.289
65/405	fourth	3	790	.257
65/406	fourth	3	790	.260
65/407	fourth	2	395	.195
65/408	fourth	3	790	.260
65/409	fourth	3	790	.257
65/410	fourth	4	978	.289
65/411	fourth	4	978	.289
65/412	fourth	3	790	.260
65/413	fourth	2	395	.195
65/414	fourth	3	725	.254
70/101	first	3	790	.249
70/102	first	3	790	.249
70/103	first	4	978	.279
70/104	first	4	978	.279
70/105	first	3	790	.246
70/106	first	3	790	.246
70/108	first	3	790	.246
70/109	first	3	790	.246
70/110	first	4	978	.279
70/111	first	4	978	.279
70/112	first	3	790	.249

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GREENTREE CONDOMINIUM

Exhibit C continued

<u>Unit No</u>	<u>Floor</u>	<u>No. of Rooms*</u>	<u>Approx. Area in Square Feet</u>	<u>Percent Interest in Common Elements</u>
70/201	second	2	710	.249
70/202	second	3	790	.254
70/203	second	4	978	.284
70/204	second	4	978	.284
70/205	second	3	790	.251
70/206	second	3	790	.254
70/207	second	2	395	.190
70/208	second	3	790	.254
70/209	second	3	790	.251
70/210	second	4	978	.284
70/211	second	4	978	.284
70/212	second	3	790	.254
70/213	second	3	790	.254
70/301	third	3	710	.251
70/302	third	3	790	.257
70/303	third	4	978	.287
70/304	third	4	978	.287
70/305	third	3	790	.254
70/306	third	3	790	.257
70/307	third	2	395	.192
70/308	third	3	790	.257
70/309	third	3	790	.254
70/310	third	3	978	.287
70/311	third	4	978	.287
70/312	third	3	790	.257
70/313	third	3	790	.257

* Number of rooms does not include terraces, balconies, closets or baths.

Immediate access to Common Areas

Each Unit has immediate access to the common area hallways which lead to their respective building exits. The common area hallways on the second, third floors, and fourth floors, lead to stairways down to said building exits.

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GREENTREE CONDOMINIUM

Exhibit C Continued

The Unit dimensions shown on the Plans extend to interior wall surfaces but, as hereinafter set forth, Unit boundaries extend in most cases to the plane of the interior surface of the wall studs.

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

- (1) Floors: the plane of the upper surface of the subflooring, or in the case of those Units without subflooring, the plane of the upper surface of the floor slab.
- (2) Ceilings: the plane of the lower surface of the ceiling joist or, in the case of a Unit situated immediately beneath an exterior roof, the plane of the lower surface of the roof rafters.
- (3) Interior Building Walls between Units and between Units and Common Areas: the plane of the surface of the wall furrings or studs, or the plane of the surface facing such unit of the masonry or cement when masonry or cement is the finished material.
- (4) Doors and Windows: the plane of the exterior surface of doors, the exterior surface of window glass and the interior surface of the window frames.
- (5) Exterior Building Walls: the plane of the interior surface of wall furring, or the plane of the interior surface of the masonry when masonry is the finished material.

