

6/5/86

COPY

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FOURTH AMENDMENT TO  
MASTER DEED OF  
KIMBALL TOWERS RESIDENTIAL  
CONDOMINIUM

THIS AMENDMENT dated as of the 22nd day of February, 1986 amends the Master Deed of the Kimball Towers Residential Condominium dated October 31, 1985, and recorded with the Hampden County Registry of Deeds in Book 5944, Page 457, as amended by First Amendment to Master Deed of Kimball Towers Residential Condominium recorded with Hampden County Registry of Deeds in Book 6035, Page 301 (the "First Amendment"), and by Second Amendment to Master Deed of Kimball Towers Residential Condominium recorded with Hampden Deeds in Book 6075, Page 317, (the "Second Amendment"); and by Third Amendment to Master Deed of Kimball Towers Residential Condominium recorded with said Hampden Deeds in Book 6081, Page 131.

WITNESSETH:

WHEREAS, the undersigned, being the owners of all of the units (the "Units") of the abovementioned Kimball Towers Residential Condominium (the "Condominium") owning and entitled to vote one-hundred (100%) percent in common interest of the Kimball Towers Residential Condominium, hereby waiving notice of any meeting of the Unit Owners of the Condominium as permitted under Section 2 of Article V of the By-Laws of the Kimball Towers Homeowners Association recorded with said Hampden Deeds in Book 5944, Page 498 as amended by First Amendment to By-Laws of the Kimball Towers Homeowners Association recorded in Book 6035, Page 315, hereby consent to and adopt the within amendment to the Master Deed, and said Master Deed is hereby amended, as follows:

A. Paragraph II of the Second Amendment, and the revised floor plan of the first floor level of the Kimball Towers Commercial Condominium recorded therewith (this said floor plan being recorded by inadvertance), are each hereby deleted entirely and shall be of no force and effect whatsoever.

B. The designation of the rooms in Units 104 and 105 set forth in Exhibit B to the Master Deed have been changed, and there is recorded herewith a revised floor plan of the first floor level of the Kimball Towers Residential Condominium showing Unit 104 and Unit 105 and the present room designations for each such Unit. The said first floor floor plan recorded

herewith shall replace in all respects and for all purposes the floor plan of the first floor level of the Kimball Towers Residential Condominium recorded with the First Amendment.

The number of rooms set forth below for said Units 104 and 105 corresponds with the revised floor plan of the first floor recorded herewith and replaces and amends the respective numbers of rooms and room designations thereof set forth in Exhibit B to the Master Deed, as follows:

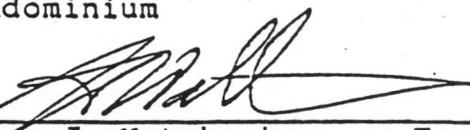
<u>Unit</u>	<u>Number of Rooms</u>
104	1 R
105	1 R

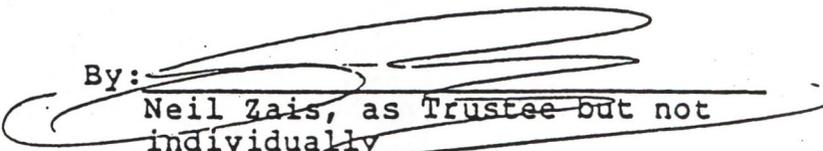
C. The size, dimensions, lay-outs and boundaries of the portions of Unit 103 of the Condominium located on the ground floor and first floor of the Kimball Towers Building, as shown on the floor plans of the Condominium recorded with the First Amendment, have been changed such that portions of the hallways, which hallways were formerly part of the common areas and facilities of the Condominium located on each of the ground floor level and the first floor level and adjoining the said Unit as shown on the floor plans recorded with the First Amendment, are now included as part of the Unit, and the adjoining common area hallways and their lay-outs and dimensions have been correspondingly changed. There is recorded herewith revised floor plans of both the ground floor level and the first floor level of the Kimball Towers Residential Condominium showing Unit 103, as changed, and the adjoining hallways, as changed. The said floor plans of the ground floor level and first floor level of the Kimball Towers Building recorded herewith shall replace in all respects and for all purposes the floor plans of the ground floor level and first floor level of the Kimball Towers Residential Condominium recorded with the First Amendment, and Unit 103, as it exists in the Condominium, is dimensioned, located and laid out as shown on the floor plans recorded herewith, and there is included as part of the Unit area, the portions of former common area hallways on the ground floor and first floor, which, according to said floor plans, are now included within the boundaries of said Unit 103.

The approximate square footage of said Unit 103, is "1,173 square feet" according to the revised floor plans recorded herewith, which said square footage shall be substituted for, and shall replace and amend the Unit 103 square footage of "1,144" set forth in Exhibit B to the Master Deed as originally recorded.

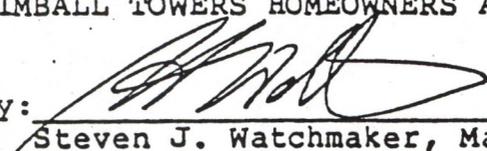
EXECUTED under seal as of the day and year first  
abovewritten.

KIMBALL TOWERS REALTY TRUST,  
under Declaration of Trust dated  
July 2, 1984, recorded in Hampden  
Deeds in Book 5645, Page 308 being  
the owners of all of the Units of  
the Condominium

By:   
Steven J. Watchmaker, as Trustee  
but not individually

By:   
Neil Zais, as Trustee but not  
individually

JOINED-IN AND CONSENTED TO BY:  
KIMBALL TOWERS HOMEOWNERS ASSOCIATION

By:   
Steven J. Watchmaker, Manager

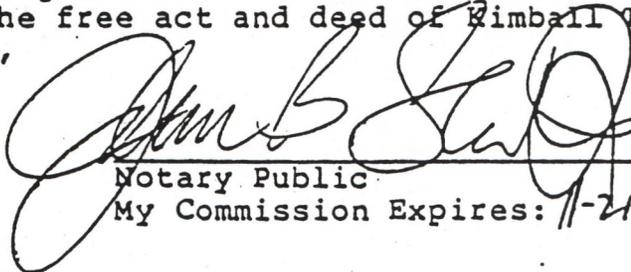
By:   
Neil Zais, Manager

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

June 5, 1986

Then personally appeared the above-named Steven J. Watchmaker, as Trustee of Kimball Towers Realty Trust, and acknowledged the foregoing instrument to be his free act and deed, as Trustee, and the free act and deed of Kimball Towers Realty Trust, before me,

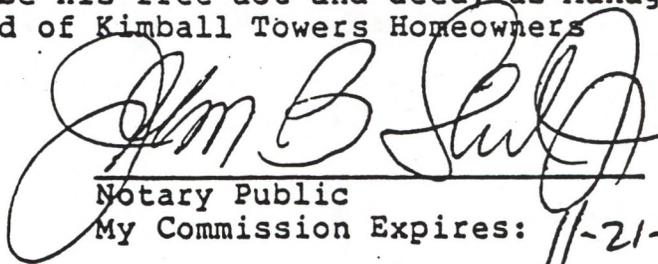
  
Notary Public  
My Commission Expires: 11-21-91

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

June 5, 1986

Then personally appeared the above-named Steven J. Watchmaker, a member of the First Board of Managers of the Kimball Towers Homeowners Association, and acknowledged the foregoing instrument to be his free act and deed, as Manager, and the free act and deed of Kimball Towers Homeowners Association, before me,

  
Notary Public  
My Commission Expires: 11-21-91

1869C  
5/30/86

