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268

**First Amendment to Master Deed
257-259 Main Street, Charlestown Condominium**

Pursuant to the provisions of paragraph 11 of the Master Deed of 257-259 Main Street, Charlestown Condominium which Master Deed is recorded in Suffolk County Registry of Deeds in Book 19388, at Page 134, dated October 19, 1994.

The undersigned constituting all Unit Owners and all holders of security interest of record upon all units, do hereby assent and agree to amend the Master Deed in the following manner:

I. Section 8. A. shall be amended by adding after the words "Land Disposition Agreement entered into between Boston Redevelopment Authority and Formacs, Inc. recorded at the Suffolk County Registry of Deeds at Book 18396, Page 652" the words, "as amended by the First Amendment to Land Disposition Agreement between the Boston Redevelopment Authority and David M. Lynch and Gregory F. Galvin, Trustees of the Celine Trust, and consented to by the Boston Redevelopment Authority, Owner of Unit 2, and Francis L. Wiemert, Owner of Unit 3, dated June 27, 2003 and recorded at the Suffolk County Registry of Deeds on August 19, 2003 in Book No. 32479 at Page 80."


II. "Exhibit 3, Description of Units" is deleted and in its place the following is submitted:

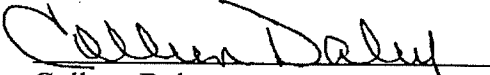
Unit 1 Percentage Interest: .516

Area 1601 sq. ft., consisting of 850 sq. ft. on First Floor, 751 sq. ft. in Basement with 2-1/2 bathrooms, one bedroom, one living room, one kitchen, one study and storage area, common area access to front vestibule and rear alley.

III. "Exhibit 4, Description of Floor Plan" is hereby amended by deleting page 4 of plans dated October 5, 1994 and drawn by J.W. French Associates, Inc., Registered Architect and replacing page 4 with the attached one page plan drawn by Neshamkin French Architects, Inc., 5 Monument Square, Charlestown, MA 02129, dated July 24, 2003, entitled "257-259 Main Street Charlestown Condominium Trust, Charlestown, MA" and attached hereto.

Witness the hands and seals of 100% of the Unit Owners and all parties holding a security interest in any of the units as of September 12, 2003.


Francis L. Wiemert
Owner of Unit 3


Colleen Daley
Owner of Unit 2
CITY OF BOSTON

RETURN TO:
Orlandi & Swaneey, P. C.
1266 Furnace Brook Pkwy
Boston, MA 02129

No excise is due under Chapter 190 of the Acts of 1982 with respect to the / single unit of condominium described in this master deed / consolidation of the two lots shown on this consolidation plan / two lots of the subdivision described in this subdivision plan




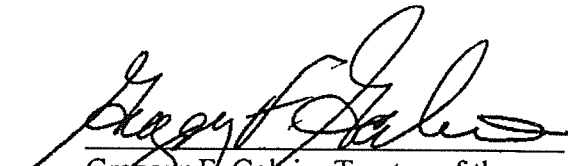
10/21/2004 Doc: 0268


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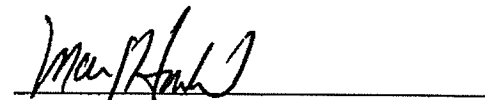
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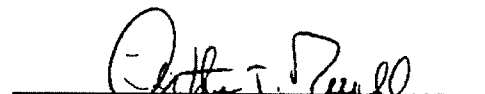

David M. Lynch, Trustee of the
Celine Trust
Owner of Unit 1

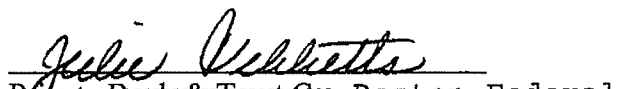

Gregory F. Galvin, Trustee of the
Celine Trust
Owner of Unit 1

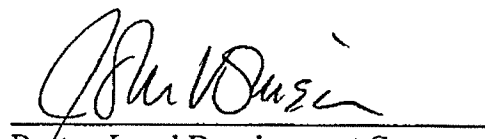

The Cooperative Bank
Secured Party, Unit 1
By: Elaine F. Buckley
Title: Vice President

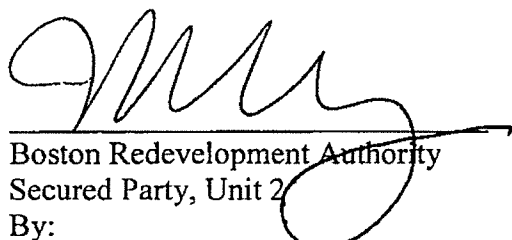

Fleet Real Estate Funding Corp
Secured Party, Unit 3
By: Marc J. Hinkle
Title: Vice President



David M. Lynch, Inc.
Secured Party, Unit 1
By: David M. Lynch
Title: President


R. F. Duffy Associates
Secured Party, Unit 1
By: Arthur T. Quinn
Title: President


~~Private Bank & Trust Co.~~ Boston Federal
Secured Party, Unit 2 Savings Bank
By: Julie Tebbetts
Title: Vice President


Boston Local Development Corp.
Secured Party, Unit 2
By: JOHN K DINEEN
Title: President.


Boston Redevelopment Authority
Secured Party, Unit 2
By:
Title:


* Fleet Real Estate Funding Corp./Washington
Secured Party, Unit 3 * Mutual Home Lo
By: Kay Barrington
Title Assistant Vice President

*Washington Mutual Bank, FA successor by interest to Fleet Mortgage Co.
successor to Fleet Real Estate Funding Corp.

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COMMONWEALTH OF MASSACHUSETTS

Worcester, SS

9/29, 2003

Then personally appeared the above-named David M. Lynch, Inc. who affirmed that he is the President of David M. Lynch, Inc. and he acknowledged that the foregoing instrument was signed and sealed on behalf of David M. Lynch, Inc. by authority of its Board of Directors and David M. Lynch acknowledged said instrument to be his free act and deed on behalf of David M. Lynch, Inc., before me,

Notary Public: John J. Walker
My Commission Expires: 6/2/2006

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS

9/29, 2003

Then personally appeared the above-named Arthur T. Ruehl who affirmed that he/she is the President of R. F. Duffy Associates and he/she acknowledged that the foregoing instrument was signed and sealed on behalf of R. F. Duffy Associates by authority of its Board of Directors and Arthur T. Ruehl acknowledged said instrument to be his/her free act and deed on behalf of R. F. Duffy Associates, before me,

Notary Public: John J. Walker
My Commission Expires: 6/2/2006

COMMONWEALTH OF MASSACHUSETTS

Middlesex South, SS

May 6, 2004

Then personally appeared the above-named Julie Tebbetts who affirmed that he/she is the Vice President of Private Bank & Trust Co. and he/she acknowledged that the foregoing instrument was signed and sealed on behalf of Private Bank & Trust Co. by authority of its Board of Directors and Julie Tebbetts acknowledged said instrument to be his/her free act and deed on behalf of Private Bank & Trust Co., before me,

**Boston Federal Savings Bank

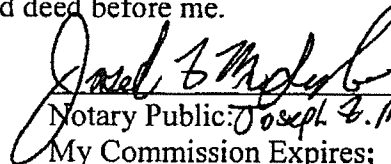
Rose Marie Packard
Notary Public: Rose Marie Packard
My Commission Expires: 01/03/07

COMMONWEALTH OF MASSACHUSETTS

SOKOL, SS

9/19, 2003

Then personally appeared the above named, Francis L. Wiemert, and acknowledged the foregoing to be his free act and deed before me.



Notary Public: Joseph B. McGonigle
My Commission Expires: OCT 29, 2004

COMMONWEALTH OF MASSACHUSETTS

SUMALK, SS

October 15, 2003

Then personally appeared before me the above-named, Colleen Daley, and acknowledged the foregoing to be her free act and deed.

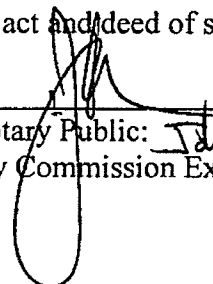

Notary Public: PAUL D. ROCHE
My Commission Expires: 5.30.08

COMMONWEALTH OF MASSACHUSETTS

LYNCH, SS

9/29, 2003

Then personally appeared before me the above-named David M. Lynch, Trustee of the Celine Trust, Owner of Unit 1 in the 257-259 Main Street, Charlestown Condominium, who executed the foregoing First Amendment to Master Deed on behalf of Celine Trust and acknowledged the same to be the free act and deed of said Trust.


Notary Public: John J. Walker
My Commission Expires: 6/02/2006

COMMONWEALTH OF MASSACHUSETTS

Wafolk, SS

9/29, 2003

Then personally appeared before me the above-named Gregory F. Galvin, Trustee of the Celine Trust, Owner of Unit 1 in the 257-259 Main Street, Charlestown Condominium, who executed the foregoing First Amendment to Master Deed on behalf of Celine Trust and acknowledged the same to be the free act and deed of said Trust.

Notary Public: John J. Walker
My Commission Expires: 6/2/2006

COMMONWEALTH OF MASSACHUSETTS

Suffolk, SS

10/19, 2003

Then personally appeared the above-named Elaine Buckley who affirmed that she is the Vice President of The Cooperative Bank and she acknowledged that the foregoing instrument was signed and sealed on behalf of The Cooperative Bank by authority of its Board of Directors and Elaine Buckley acknowledged said instrument to be her free act and deed on behalf of The Cooperative Bank, before me,

Barbara A. Mullin
Notary Public: Barbara A. Mullin
My Commission Expires: 5/21/2010

State of New Jersey
Burlington County, SS

COMMONWEALTH OF MASSACHUSETTS

April 21, 2004

Then personally appeared the above-named Marc J. Henke who affirmed that he/she is the Vice President of Fleet Real Estate Funding Corp. and he/she acknowledged that the foregoing instrument was signed and sealed on behalf of Fleet Real Estate Funding Corp. by authority of its Board of Directors and he acknowledged said instrument to be his/her free act and deed on behalf of Fleet Real Estate Funding Corp., before me,

Jane M. Spore
Notary Public:
My Commission Expires: JANE M. SPARE

Notary Public
State of New Jersey

My commission expires October 9, 2007

COMMONWEALTH OF MASSACHUSETTS

Suffolk, SS

10/6, 2003

Then personally appeared the above-named John K. Dineen who affirmed that he/she is the President of Boston Local Development Corp. and he/she acknowledged that the foregoing instrument was signed and sealed on behalf of Boston Local Development Corp. by authority of its Board of Directors and John K. Dineen acknowledged said instrument to be his/her free act and deed on behalf of Boston Local Development Corp., before me,

Kathryn L. Childs

Notary Public:

My Commission Expires:

KATHRYN L. CHILDS
NOTARY PUBLIC
MY COMMISSION EXPIRES
NOVEMBER 4, 2005

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS

August 17, 2004

Then personally appeared the above-named Mark Maloney who affirmed that he is the Director of the Boston Redevelopment Authority and he acknowledged that the foregoing instrument was signed and sealed on behalf of the Boston Redevelopment Authority by authority of its Board of Directors and acknowledged said instrument to be his free act and deed on behalf of the Boston Redevelopment Authority before me,

Ellen T. Harrow

Notary Public:

My Commission Expires: 3/21/08



ELLEN T. HARROW
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 21, 2008

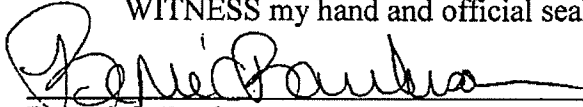
35724 1611

Loan Number: 8016929203-150

STATE OF FLORIDA)
)
COUNTY OF DUVAL) ss.

On April 13, 2004, before me, Renee' C. Raulerson, a Notary Public, personally appeared Kay Barrington, personally known to me [proved to me on the basis of satisfactory evidence] to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

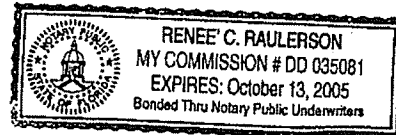
WITNESS my hand and official seal.



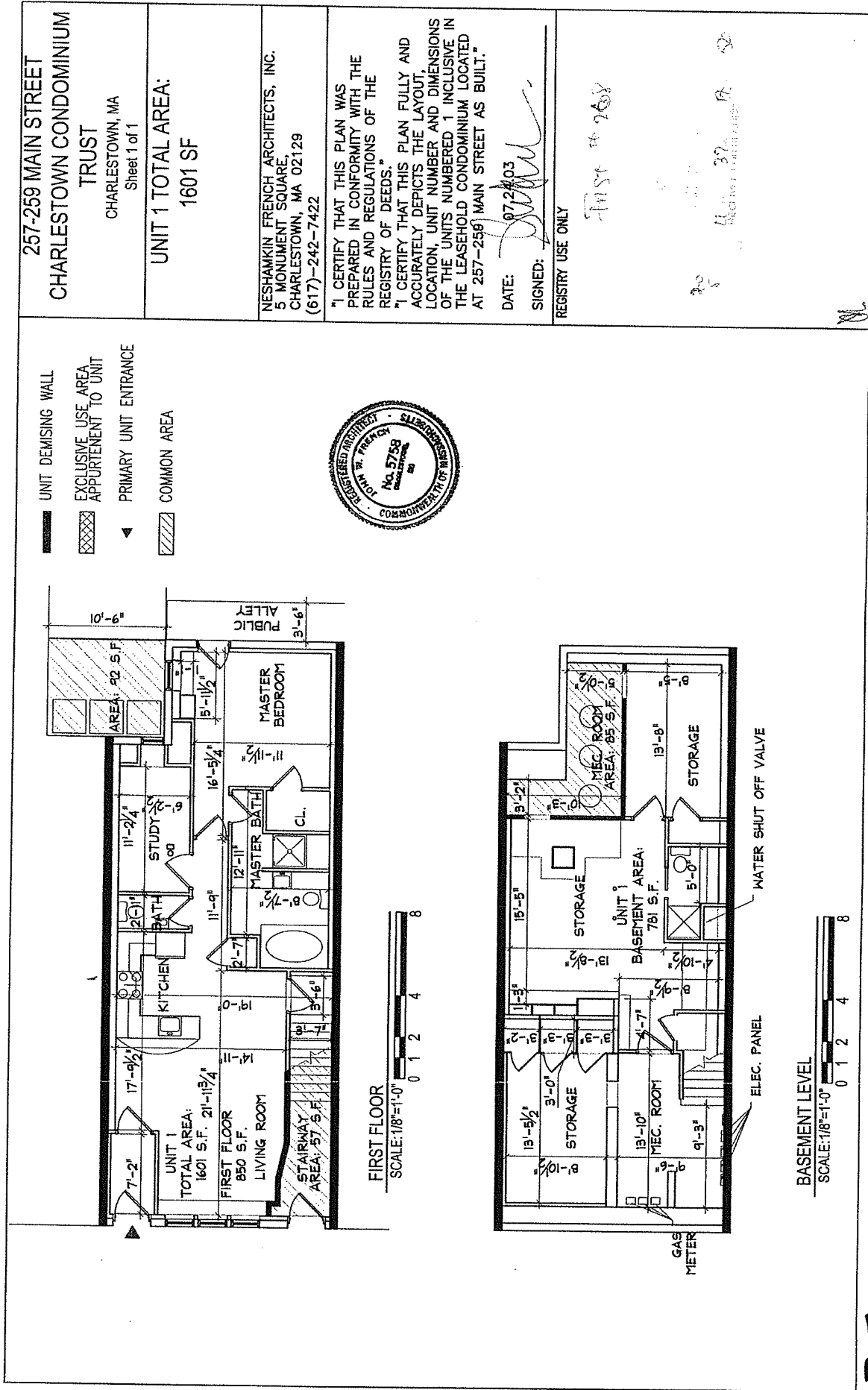
Renee' C. Raulerson

Notary Public, State of Florida

My Commission Expires: October 13, 2005



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