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LOCKE SCHOOL CONDOMINIUM

MASTER DEED

Paul W. Nicholson, D.W.L. Hawkins, Jr., and William A. Nicholson, Trustees of The Locke School Trust (the Declarant), under declaration of trust dated May 23, 1983, and recorded with the Middlesex South District Registry of Deeds in Book 15042, Page 388, as amended, being the sole owner of the premises in the Town of Arlington, Middlesex County, Massachusetts, hereinafter described, by duly executing and recording this Master Deed with the Middlesex South District Registry of Deeds (the "Registry of Deeds") do hereby submit the premises to the provisions of Chapter 183A of the Massachusetts General Laws ("Chapter 183A"), proposes to create, and hereby do create with respect to the premises a condominium to be governed by and subject to the provisions of Chapter 183A, and to that end declare thus:

Section 1. Name. The name of the condominium shall be:

THE LOCKE SCHOOL CONDOMINIUM

Section 2. Description of Land. The land on which the condominium is located is generally known as The Locke School, Town of Arlington, Middlesex County, and is described more fully in Exhibit A attached hereto and incorporated herein by this reference.

Section 3. Description of Building. There is, on the land described in Exhibit A, one six-story building (the "Building") consisting of a ground floor and five floors above grade containing 39 units. The foundation of the Building is of stone and concrete; the exterior walls are of brick and granite; the interior walls are of plaster board and/or sheetrock supported by wood and/or metal studs; the roof is of slate; and the windows are of glass set in aluminum frames. The floors are of wood, wood beams and wood floor joists. There is a common entranceway and lobby on the first floor, and a common utility/meter room on the ground floor. There are individual storage bins for each unit spread throughout the Building. Each unit is separately heated and air conditioned, and each unit has its own hot water heater.

Section 4. Floor Plans; Designations of Units and Their Boundaries. The following plans of the Buildings, showing the layout, location, unit designation and dimensions of the Units, stating the name of the Building, and bearing the verified statement of a registered architect or engineer certifying that the plans fully and accurately depict the same, captioned "Locke School Condominium" (the "Plans"), are recorded with and as a part of this Master Deed. The Plans consist of eight (8) sheets as follows:

BOOK 19081 P 130 rsgm
BOOK 24488-143 P Acpt
BOOK 24488-144 P Acpt
BOOK 24488-144 P Acpt
BOOK 24488-144 P Acpt
BOOK 24488-145 P Amd
BOOK 24488-143 P Acpt

SEE PLAN IN RECORD BOOK 15666 PAGE 566

Sheet 1 - Ground Floor
 Sheet 2 - First Floor
 Sheet 3 - Second Floor
 Sheet 4 - Third Floor
 Sheet 5 - Fourth Floor
 Sheet 6 - Fifth Floor
 Sheet 7 - Floor Elevations
 Sheet 8 - Site Plan

The condominium units (the "Units"), their designation, location, approximate area, number and composition of rooms and the immediate common areas to which each has access are as set forth on Exhibit B attached to this Master Deed and incorporated herein by this reference.

The boundaries of each of the Units are as follows:

Floors: The plane of the upper surface of the subflooring.

Ceilings: The plane of the lower surface of the ceiling joists.

Interior building walls: The plane of the surface of the wall studs facing the Unit of walls between Units and of walls between a Unit and common area.

Exterior building walls: The plane of the interior surface of the studs;

Exterior doors and windows: As to doors leading to common areas, the exterior surface of the doors and the interior unfinished surface of the door frame; as to windows and skylights, the exterior surface of the glass and of the sash, and the interior unfinished surface of the window frame.

Section 5. Common Areas and Facilities. The common areas and facilities of the Condominium consist of:

- (a) The land described in Exhibit A, together with the benefit of and subject to all rights, easements, restrictions and agreements of record, if any, so far as the same may be in force;
- (b) All portions of the Building not included in any Unit by virtue of the Plans and section 4 above, including, without limitation, the following to the extent such may exist from time to time:
 - (1) The foundations, structural members, beams, supports, exterior walls, exterior doors, frames for exterior windows and for doors leading from Units to common areas, roof, entrances and exits of the

Building, walls between Units or between a Unit and common area within the Building, and structural walls and other structural components contained entirely within any Unit;

- (2) The main entranceway, steps and stairway, the entrance vestibule, hallways serving more than one Unit, the mailboxes and other facilities in such hallways;
- (3) Installations of central services such as heat, electric power, gas, hot and cold water, including all equipment attendant thereto, but not including equipment contained within and servicing a single Unit;
- (4) All conduits, chutes, ducts, plumbing, wiring, flues and other facilities for the furnishing of utility services which are contained in the common portions of the Building and all such facilities contained within any Unit which serve parts of the Building (including Units) other than the Unit within which such facilities are contained, together with an easement of access thereto in the Trustees of the Condominium Trust for maintenance, repair, and replacement;

- (c) Such additional common areas and facilities as may be defined in Chapter 183A.

The owners of each Unit shall be entitled to an undivided interest in the common areas and facilities of the Condominium in the percentages shown on Exhibit B attached to this Master Deed and incorporated herein by this reference. These percentage interests have been computed, in conformance with Chapter 183A, upon the approximate relation which the fair market value of each Unit on the date of this Master Deed bears to the aggregate fair market value of all the Units on that date.

The common areas and facilities shall be subject to the provisions of the By-Laws of The Locke School Condominium Trust recorded herewith ("the Condominium Trust") and any rules and regulations from time to time in effect pursuant thereto.

If any portion of the common areas and facilities of the Condominium shall actually encroach upon any Unit or if any Unit shall actually encroach upon any portion of the common areas or any other Unit, as these are shown on the Plans, there shall be deemed to be mutual easements in favor of the Unit Owners collectively as owners of the common areas and the respective individual Unit Owners involved to the extent of such encroachments so long as the same shall exist.

Section 5.1. Storage, Patios and Parking

Storage. Each Unit shall be entitled to the exclusive use of one storage bin in the Building as designated in writing by the Condominium Trustees from time to time, together with the obligation to maintain the same in a clean and safe condition.

Patios. Each patio directly adjacent to any ground floor Unit shall be common area reserved for the exclusive use of that Unit. The Unit Owners of each Unit so benefited shall keep such common area clean and in good and safe order. Maintenance and repair of patios shall be the sole responsibility and expense of the owners of the Unit to which such patio is appurtenant.

Common Parking. Subject to regulation by the Trustees of the Condominium Trust, the Owners of each Unit shall have the right, in common with others entitled thereto, to park one personal vehicle in the parking area of the Condominium. The Trustees in their discretion may assign and reassign parking spaces to Unit Owners. The Trustees may designate visitor parking areas and shall otherwise superintend orderly use of the parking areas. If the owners of a Unit so desire, the Trustees, in their discretion and for such duration, not to exceed the owner's ownership of the Unit, as they shall determine may assign use of an extra parking space to such Unit and may make such uniform charge on behalf of the Condominium Trust for such additional spaces as they shall determine from time to time.

Section 6. Statement of Purposes; Restrictions on Use. The purposes for which Units and the common areas and facilities therein are intended to be used are as follows:

Units shall be used solely for residential purposes and uses accessory thereto permitted from time to time by the Zoning By-Law of the Town of Arlington, Massachusetts.

Unless otherwise permitted in a writing executed by a majority of the Trustees of the Condominium Trust pursuant to the provisions thereof:

- (a) No Unit shall be used for any purpose not specified in this Section;
- (b) The architectural integrity of the Building and the Units shall be preserved without modification, and to that end, no porch enclosure, 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 the Building or any Unit or any part of either. This subparagraph (b) shall not restrict the right of Unit Owners to decorate the interiors of their Units as they may desire;

- (c) No Unit shall be used or maintained in a manner contrary to or inconsistent with the By-Laws of the Condominium Trust and the rules and regulations which may be adopted pursuant thereto; and
- (d) No Unit Owner shall make any addition, alteration or improvement in or to any Unit which may affect the structural integrity or mechanical systems of the Condominium without the prior written consent of the Trustees, which consent may contain such conditions, including without limitation restrictions in the manner of performing such work and requirements for insurance, as the Trustees deem reasonable and necessary. All additions, alterations or improvements to any Unit (whether or not affecting the structural or mechanical systems of the Condominium) shall be performed in compliance with all applicable laws and in a manner as not to unduly inconvenience or disturb the occupants of the Condominium.

No Unit Owner shall lease his or her Unit for a term of less than six (6) months without the permission in writing executed by a majority of the Trustees of the Condominium Trust pursuant to the provisions thereof. No Unit shall be leased other than in conformance with the Master Deed and the Condominium Trust.

These restrictions shall be for the benefit of all Unit Owners and shall be administered on behalf of the Unit Owners by the Trustees of the Condominium Trust and shall be enforceable solely by one or more Unit Owners or Trustees, insofar as permitted by law, and, insofar as permitted by law, shall be perpetual; and to that end may be extended at such time or times and in such manner as permitted or required by law for the continued enforceability thereof. No Unit Owner shall be liable for any breach of the provisions of this paragraph except such as occur during his or her Unit ownership.

Notwithstanding the foregoing, and in addition to all rights of every Unit Owner (including, without limitation, the right to lease a Unit), the Declarant and any successor to the Declarant's interest in the Condominium, may, until all of the Units have been sold by the Declarant or such successor(s), also use unsold Units as models for display for purposes of sale or leasing of Units and may make additions, alterations or improvements to unsold Units without Trustee consent.

Section 7. Amendments. This Master Deed may be amended by an instrument in writing (a) signed by one or more owners of Units entitled to at least 75% of the undivided interest in the common areas and facilities, (b) signed and acknowledged by a majority of the Trustees of the Condominium Trust, and (c) duly recorded with the Registry of Deeds; PROVIDED, HOWEVER, that:

- (a) The date on which any instrument of amendment 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 has been so recorded within six 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 which alters the percentage of the undivided interest to which any Unit is entitled in the common areas and facilities 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;
- (d) No instrument of amendment affecting any Unit in any manner which impairs the security of a first mortgage of record held by a bank or insurance company shall be of any force or effect unless the same has been assented to in writing by the holder of such mortgage;
- (e) No instrument of amendment which alters this Master Deed in any manner which would render it contrary to or inconsistent with any requirements or provisions of Chapter 183A shall be of any force or effect; and
- (f) No amendment which eliminates, impairs or otherwise adversely affects any rights special to the Declarant (i.e. not appertaining generally to all Unit Owners) shall be of any force or effect unless the same is also signed by the Declarant or any successor to the Declarant's interest in the Condominium.
- (g) The Declarant reserves for itself and any successors to the Declarant's interest in the Condominium during such time as the Declarant is entitled to appoint a majority of the Trustees of the Condominium Trust the right, without the consent or signature of any other Unit Owner, to amend this Master Deed to conform it with project approval requirements of the Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association as they may apply to the Condominium.

Section 7.1. FHLMC/FNMA Compliance.

To the extent required to qualify the units of the Condominium for unit mortgages under then prevailing regulations of the Federal National Mortgage Association and the Federal Home Loan Mortgage Corporation, the provisions of the following Section 7.1 shall apply notwithstanding any other provisions of this Master Deed. Unless at least 67% of the first mortgagees of Units (based on one vote for each mortgage owned) or such greater number as is stated below as to any specific matter, have given

their prior written approval, this Master Deed shall not be amended in any manner contrary to the following matters:

(a) Except as provided by Chapter 183A in case of condemnation or substantial loss to the Units and/or common areas and facilities of the Condominium, unless 67% of the first mortgagees holding mortgages on the individual Units as the Condominium (based upon one vote for each first mortgage owned) have given their prior written approval, neither the Unit Owners nor the Trustees of the Condominium Trust by amendment to this Master Deed or otherwise, shall:

(i) by act or omission, seek to abandon or terminate the Condominium;

(ii) change the pro-rata interest or obligations of any individual Unit for the purpose of: (i) levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards; or (ii) determining the pro-rata share of ownership of each Unit in the common areas and facilities;

(iii) partition or subdivide any Unit;

(iv) by act or omission, seek to abandon, partition, subdivide, encumber, sell or transfer the common areas and facilities, provided, however, that the granting of easements for public utilities or for other public purposes consistent with the intended use of the common areas and facilities by the Condominium shall not be deemed an action for which any prior approval of a mortgagee shall be required under this Subsection;

(v) use hazard insurance proceeds for losses to any property of the Condominium (whether to Units or to common areas and facilities) for other than the repair, replacement or reconstruction of such property of the Condominium.

(b) Any first mortgagee who obtains title to a Unit by foreclosure or pursuant to any other remedies provided in the mortgage or by law will not be liable for such Unit's unpaid common charges or dues which accrued prior to the acquisition of title to such Unit by the mortgagee.

(c) In no case shall any provision of this Master Deed give a Unit Owner or any other party priority over any rights of the first mortgagee of the Unit 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 of the Condominium.

(d) The Condominium is not to be subject to any proposal or plan for additions thereto or expansion thereof.

(e) In the event any right of first refusal in case of the sale or lease of a Unit is incorporated into this Master Deed or the Condominium Trust, 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 the mortgage; or

(ii) accept a deed in foreclosure (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 set forth in the preceeding subsections (i) and (ii).

All leases and rental agreements for Units shall be (1) in writing, (2) expressly subject to the terms of the Master Deed and the Condominium Trust, and (3) for a term of no less than 30 days.

Any material amendment (i.e. other than to correct technical errors or for clarification) which adds to or amends any provision which establishes, provides for, governs or regulates any of:

- (a) The rights to use of the common areas;
- (b) Responsibility for maintenance and repair of the Condominium;
- (c) Expansion or contraction of the Condominium or the addition, annexation or withdrawal of property to or from the Condominium;
- (d) Boundaries of any unit;
- (e) The interests in the common areas;
- (f) Convertibility of units into common areas or of common areas into units;
- (g) Leasing of units;
- (h) Imposition of any right of first refusal or similar restriction on the right of a unit owner to sell, transfer or otherwise convey his or her unit;
- (i) Any provisions which are for the express benefit of mortgage holders, eligible mortgage holders or eligible insurers or guarantors of first mortgages on units;

shall require (in addition to the Unit Owner consent stated in Section 7) the approval of at least 51% (according to percentage interest) of those mortgagees who have made written request of the Trustees of the Condominium Trust for notice of any such proposed amendment. Any such mortgagee shall be entitled to at least 30 days' written notice of such proposed amendment, which notice may include the request for the mortgagee's approval. Any such mortgagee who receives a written request to approve any such

amendment and who does not deliver or mail to the requesting party a negative response within 30 days shall be deemed to have approved the amendment.

The Declarant intends that the provisions of this Section 7.1 and of Section 6.7 of the Condominium Trust comply with the requirements of the Federal Home Loan Mortgage Corporation and the Federal National Mortgage Association with respect to condominium mortgage loans and, except as otherwise required by the provisions of Chapter 183A, all questions with respect thereto shall be resolved consistent with that intention.

Section 8. The Unit Owners' Organization. The organization through which the Unit Owners will manage and regulate the Condominium established hereby is The Locke School Condominium Trust under Declaration of Trust recorded herewith. In accordance with Chapter 183A, the Declaration of Trust enacts By-Laws and establishes a membership organization of which all Unit Owners shall be members and in which the Unit Owners shall have a beneficial interest in proportion to the percentage of undivided interest in the common areas and facilities to which they are entitled under this Master Deed.

The names and addresses of the original and present Trustees of the Condominium Trust, so designated in the Declaration of Trust, are as follows:

Paul W. Nicholson, 112 Sohier Road, Beverly, Massachusetts
D.W.L. Hawkins, Jr., 112 Sohier Road, Beverly, Massachusetts
William A. Nicholson, 112 Sohier Road, Beverly, Massachusetts

Section 9. Chapter 183A Governs. The Units and the common areas and facilities, the Unit Owners and the Trustees of the Condominium Trust, shall have the benefit of and be subject to the provisions of Chapter 183A in effect on the date this Master Deed is recorded and as it may hereafter be amended and, in all respects not specified in this Master Deed or in the Condominium Trust and the By-Laws set forth therein, shall be governed by provisions of Chapter 183A in their relation to each other and to the Condominium established hereby including, without limitation, provisions thereof with respect to removal of the Condominium premises or any portion thereof from the provisions of Chapter 183A. Should any provision of this Master Deed be in conflict with Chapter 183A, the terms of Chapter 183A shall govern.

Section 10. Condemnation. From and after any condemnation which includes one or more Units or parts thereof, (i) the percentage interests of the remaining Units shall be in proportion to their original percentage interests, with equitable adjustments based on diminution in fair market value as to any Unit partially taken, and (ii) those Units entirely taken shall have no percentage interest hereunder.

Section 11. Definitions. All terms and expressions used in this Master Deed which are defined in Chapter 183A shall have the same meanings here unless the context otherwise requires.

Section 12. Waiver. The provisions of this Master Deed shall be waived only in writing by the party charged therewith, and not by conduct, no matter how often repeated.

Section 13. Partial Invalidity. The invalidity of any provision of this Master Deed shall not impair or affect the validity of the remainder of this Master Deed and all valid provisions shall remain enforceable and in effect notwithstanding such invalidity.

EXECUTED UNDER SEAL on this 29th day of June , 1984.


Paul W. Nicholson, Trustee as
aforesaid


D.W.L. Hawkins, Jr., Trustee as
aforesaid


William A. Nicholson, Trustee
as aforesaid

COMMONWEALTH OF MASSACHUSETTS

Essex County , ss.

June 29 , 1984

Then personally appeared the above-named Paul W. Nicholson, D.W.L. Hawkins, Jr., and William A. Nicholson, as Trustees of The Locke School Trust, and acknowledged the foregoing instrument to be their free act and deed, before me.


Notary Public

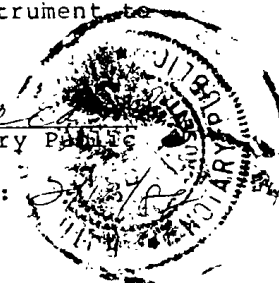
My commission expires: 

EXHIBIT "A"

Description of Land

A certain parcel of land with the buildings thereon located in the Town of Arlington, Middlesex County, Massachusetts, at the junction of Park Avenue, Paul Revere Road and Davis Road, formerly known as the Locke School, and more particularly bounded and described on a plan recorded herewith entitled "Plan of Land in Arlington, Massachusetts prepared for Locke School Trust," scale 1" = 16', dated June 28, 1984, Schofield Bros., Inc., Professional Engineers and Land Surveyors, 1071 Worcester Road, Framingham, Massachusetts 01701, being Lot 1 on said Plan, said Lot 1 containing one acre and 21,890 $\pm$ square feet, more or less, according to said Plan.

Said parcel is conveyed subject to easements, encumbrances, restrictions, conditions and other matters of record.

Exhibit "B"
LOCKE SCHOOL CONDOMINIUM

Legend:

LR: Living Room BR: Bedroom
DR: Dining Room B: Bath
K: Kitchen S: Study
DA: Dining Area SA: Sleeping Area

* Includes staircases and elevator
** Does not include parking or storage

Unit	% Int. in Condominium	Location	Number and Composition of Rooms	Approximate Area (sq. ft.)	Immediately Accessible Common Areas*	Common Areas for Exclusive Use**
101	2.04%	Ground Floor	LR, DA, BR (1), B, K	1,140	Ground Floor Hallway	Patio
102	2.74%	Ground Floor	LR, DR, BR (2), B (2), K	1,370	Ground Floor Hallway	Patio
103	2.74%	Ground Floor	LR, DR, BR (2), B (2), K	1,370	Ground Floor Hallway	Patio
104	2.53%	Ground Floor	LR, DA, BR (2), B (2), K	1,370	Ground Floor Hallway	None
105	2.70%	Ground Floor	LR, DA, BR (2), B (2), K	1,300	Ground Floor Hallway	Patio
106	2.70%	Ground Floor	LR, DR, BR (2), B (2), K	1,420	Ground Floor Hallway	Patio
107	2.74%	Ground Floor	LR, DR, BR (2), B (2), K	1,420	Ground Floor Hallway	Patio
108	2.00%	Ground Floor	LR, DR, BR (1), B, K	1,170	Ground Floor Hallway	None

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Exhibit "B"
 Locke School Condominium
 Page Two

<u>Unit</u>	<u>% Int. in Condominium</u>	<u>Location</u>	<u>Number and Composition of Rooms</u>	<u>Approximate Area (sq. ft.)</u>	<u>Immediately Accessible Common Areas *</u>	<u>Common Areas for Exclusive Use * *</u>
201	2.74%	First Floor	LR, DR, BR (2), B, K	1,500	First Floor Hallway	None
202	2.81%	First Floor	LR, DR, BR (2), B (2), K	1,460	First Floor Hallway	None
203	3.16%	First Floor	LR, DR, BR (2), B (2), K	1,460	First Floor Hallway	None
204	2.11%	First Floor	LR, DR, BR (1), B, K	1,040	First Floor Hallway	None
205	1.90%	First Floor	LR, DR, BR (1), B, K	910	First Floor Hallway	None
206	2.28%	First Floor	LR, DR, BR (1), B, K	1,150	First Floor Hallway	None
207	1.79%	First Floor	LR, DA, K, B, SA	870	First Floor Hallway	None
208	2.23%	First Floor	LR, DR, BR (1), B, K	1,160	First Floor Hallway	None
209	1.98%	First Floor	LR, DR, BR (1), B, K	1,030	First Floor Hallway	None

Exhibit "B"
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<u>Unit</u>	<u>% Int. in Condominium</u>	<u>Location</u>	<u>Number and Composition of Rooms</u>	<u>Approximate Area (sq. ft.)</u>	<u>Immediately Accessible Common Areas*</u>	<u>Common Areas for Exclusive Use **</u>
301	2.61%	Second Floor	LR, DR, BR (2), B, K	1,260	Second Floor Hallway	None
302	3.12%	Second Floor	LR, DR, BR (2), B (2), K	1,470	Second Floor Hallway	None
303	3.06%	Second Floor	LR, DR, BR (2), B (2), K	1,470	Second Floor Hallway	None
304	2.17%	Second Floor	LR, DR, BR (1), B, K	1,040	Second Floor Hallway	None
305	2.74%	Second & Third Floors	LR, DA, BR (2), B (2½), K, S	1,280	Second & Third Floors	None
306	2.06%	Second Floor	LR, DR, BR (1), B, K	910	Second Floor Hallway	None
307	2.30%	Second Floor	LR, DR, BR (1), B, K	1,150	Second Floor Hallway	None
308	1.85%	Second Floor	LR, DA, K, B, SA	870	Second Floor Hallway	None
309	2.21%	Second Floor	LR, DR, BR (1), B, K	1,170	Second Floor Hallway	None
310	2.53%	Second Floor	LR, DR, BR (2), B, K	1,020	Second Floor Hallway	None

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Exhibit "g"
 Locke School Condominium
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<u>Unit</u>	<u># Int. in Condominium</u>	<u>Location</u>	<u>Number and Composition of Rooms</u>	<u>Approximate Area (sq. ft.)</u>	<u>Immediately Accessible Common Areas *</u>	<u>Common Areas for Exclusive Use * *</u>
401	2.74%	Third Floor	LR, DA, BR (2), B (2), K	1,250	Third Floor Hallway	None
402	3.23%	Fourth & Fifth Floors	LR, DA, BR (2), B (2) K	1,620	Third Floor Hallway	None
403	2.61%	Third Floor	LR, DR, BR (2), B (2), K	1,310	Third Floor Hallway	None
404	2.85%	Third Floor	LR, DR, BR (2), B (2), K	1,310	Third Floor Hallway	None
405	3.11%	Fourth & Fifth Floors	LR, DA, BR (2), B (2), K	1,620	Third Floor Hallway	None
406	2.47%	Third Floor	LR, DA, BR (1), B, K, S	1,130	Third Floor Hallway	None
407	2.89%	Third & Fourth Floors	LR, DR, BR (2), B (2), K	1,270	Third Floor Hallway	None
408	2.80%	Third & Fourth Floors	LR, DR, BR (2), B (2), K	1,330	Third Floor Hallway	None
409	2.82%	Third & Fourth Floors	LR, DR, BR (2), B (1½), K	1,290	Third Floor Hallway	None

Exhibit "B"
 Locke School Condominium
 Page Five

<u>Unit</u>	<u># Int. in Condominium</u>	<u>Location</u>	<u>Number and Composition of Rooms</u>	<u>Approximate Area (sq. ft.)</u>	<u>Immediately Accessible Common Areas*</u>	<u>Common Areas for Exclusive Use **</u>
410	2.95%	Third & Fourth Floors	LR, DR, BR (2), B (2), K	1,480	Third Floor Hallway	None
411	2.95%	Third & Fourth Floors	LR, DR, BR (2), B (2), K	1,420	Third Floor Hallway	None
412	2.74%	Third & Fourth Floors	LR, DR, BR (2), B, K S	1,160	Third Floor Hallway	None