

**37 BEACON ST. CONDOMINIUM**  
**AMENDMENT TO MASTER DEED**

The undersigned, being at least a majority of the Trustees of 37 Beacon St. Condominium Trust under Declaration of Trust dated October 31, 1984, recorded with the Suffolk County Registry of Deeds (the "Registry") in Book 11233, Page 307, as the same has been amended, and the unit owners of 37 Beacon St. Condominium (the "Condominium") entitled to at least sixty-seven percent (67%) of the beneficial interest in the common elements of the Condominium, hereby amend the Master Deed dated October 31, 1984, recorded in the Registry in Book 11234, Page 001, as amended and restated by Confirmatory Master Deed dated October 1985, recorded in the Registry in Book 12010, Page 259 (as the same has been amended, the "Master Deed") as follows:

1. The upper boundary of Units 63 and 64 shall remain defined as the plane of the lower level of the ceiling studs of said Units 63 and 64, which plane is shown on Exhibit A attached hereto and incorporated herein by reference. Exhibit A hereby is and shall be deemed to be, an amendment to the elevations depicted on Plan 5 of 5, and to the layout of Units 63 and 64 as shown on Plan 4 of 5, of the Floor Plans referred to in Exhibit 4 of the Master Deed.
2. Any capitalized term not defined herein shall have the meaning given to it in the Master Deed.
3. Except as set forth herein, the Master Deed shall remain unmodified.

[SIGNATURE PAGES FOLLOW]



IN WITNESS WHEREOF, the undersigned have caused this Amendment to Master Deed to be executed as of the 27 day of March, 2013. The undersigned expressly agree that this Amendment to Master Deed may be executed in any number of counterparts, each of which shall be deemed an original and which together shall constitute one and the same instrument.

**SIGNATURES OF AT LEAST A MAJORITY OF THE TRUSTEES**

Stephanie Biggs  
\_\_\_\_\_, as Trustee and  
not individually

Eda M. Carroll  
\_\_\_\_\_, as Trustee and  
not individually

Katherine O'Jude  
\_\_\_\_\_, as Trustee and  
not individually

\_\_\_\_\_, as Trustee and  
not individually

\_\_\_\_\_, as Trustee and  
not individually

**CITY OF BOSTON**

*No notice is due under Chapter 187 of the Acts of 1862 with respect to the 1 copy with of confirmation described in this master deed 1 consideration of the two lots shown on the consolidation plan 1 two lots of the 1/4th lot described in this subdivision plan.*

ASSR [Signature]  
Collector-Treasurer

COMMONWEALTH OF MASSACHUSETTS

\_\_\_\_\_, SS:

On this 27<sup>th</sup> day of March, 2013, before me, the undersigned notary public, personally appeared Stephanie Biggs, Trustee of 37 Beacon St. Condominium Trust, proved to me through satisfactory evidence of identification, namely drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he or she signed it voluntarily for its stated purpose.

[Signature] 3/27/2013  
Notary Public MICHAEL STURUW

My Commission Expires: 6/23/2015

(Seal)

COMMONWEALTH OF MASSACHUSETTS

\_\_\_\_\_, SS:

On this 27 day of March, 2013, before me, the undersigned notary public, personally appeared Eda Carroll, owner of Unit 44 in 37 Beacon St. Condominium Trust, proved to me through satisfactory evidence of identification, namely drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he or she signed it voluntarily for its stated purpose.

[Signature]  
\_\_\_\_\_  
Notary Public

My Commission Expires: 6/23/2013

(Seal)



COMMONWEALTH OF MASSACHUSETTS

\_\_\_\_\_, SS:

On this 27 day of March, 2013, before me, the undersigned notary public, personally appeared Katherine Judge, owner of Unit 33 in 37 Beacon St. Condominium Trust, proved to me through satisfactory evidence of identification, namely drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he or she signed it voluntarily for its stated purpose.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 6/23/2015

(Seal)

37 BEACON ST. CONDOMINIUM TRUST

Unit Owner consents to amend the Master Deed dated October 31, 1984, recorded in the Suffolk County Registry of Deeds (the "Registry") in Book 11234, Page 001, as amended and restated by Confirmatory Master Deed dated October 1985, recorded in the Registry in Book 12010, Page 259 (as the same has been amended, the "Master Deed") as follows:

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2. Any capitalized term not defined herein shall have the meaning given to it in the Master Deed.

3. Except as set forth herein, the Master Deed shall remain unmodified.

<u>Miriam H. Allman</u> Unit Owner	<u>52</u> Unit #	<u>2.85</u> <del>4</del> % Interest	<u>3-21-13</u> Date
_____ Unit Owner	_____ Unit #	_____ % Interest	_____ Date
_____ Unit Owner	_____ Unit #	_____ % Interest	_____ Date
_____ Unit Owner	_____ Unit #	_____ % Interest	_____ Date
_____ Unit Owner	_____ Unit #	_____ % Interest	_____ Date
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Angus McAllister  
Unit Owner

5  
Unit #

2.29  
% Interest

3/21/13  
Date

[Signature]  
Unit Owner

61  
Unit #

3.16  
% Interest

3/21/13  
Date

Anne S. Almy  
Unit Owner

31+32  
Unit #

6.01  
% Interest

3/21/13  
Date

[Signature]  
Unit Owner

4  
Unit #

2.15  
% Interest

3/21/13  
Date

[Signature]  
Unit Owner

51  
Unit #

3.16  
% Interest

3/21/13  
Date

Stephanie Briggs  
Unit Owner

22  
Unit #

2.85  
% Interest

03/21/13  
Date

John Yarnal  
Unit Owner

23  
Unit #

3.5  
% Interest

3-21-13  
Date

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<u>Eileen McKendry</u> Unit Owner	<u>65</u> Unit #	<u>2.76</u> % Interest	<u>3.21.13</u> Date
<u>[Signature]</u> Unit Owner	<u>41</u> Unit #	<u>3.16</u> % Interest	<u>3/21/13</u> Date
<u>[Signature]</u> Unit Owner	<u>42</u> Unit #	<u>2.85</u> % Interest	<u>3/21/13</u> Date
<u>[Signature]</u> Unit Owner	<u>46</u> Unit #	<u>2.56</u> % Interest	<u>3/21/13</u> Date
<u>[Signature]</u> Unit Owner	<u>63</u> Unit #	<u>3.84</u> % Interest	<u>3/21/13</u> Date
<u>[Signature]</u> Unit Owner	<u>64</u> Unit #	<u>2.89</u> % Interest	<u>3/21/13</u> Date
<u>[Signature]</u> Unit Owner	<u>35</u> Unit #	<u>2.76</u> % Interest	<u>3/22/13</u> Date





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\_\_\_\_\_  
Unit Owner

21  
Unit #

3.16  
% Interest

3-27-13  
Date

\_\_\_\_\_  
Unit Owner

\_\_\_\_\_  
Unit #

\_\_\_\_\_  
% Interest

\_\_\_\_\_  
Date

\_\_\_\_\_  
Unit Owner

\_\_\_\_\_  
Unit #

\_\_\_\_\_  
% Interest

\_\_\_\_\_  
Date

\_\_\_\_\_  
Unit Owner

\_\_\_\_\_  
Unit #

\_\_\_\_\_  
% Interest

\_\_\_\_\_  
Date

\_\_\_\_\_  
Unit Owner

\_\_\_\_\_  
Unit #

\_\_\_\_\_  
% Interest

\_\_\_\_\_  
Date

\_\_\_\_\_  
Unit Owner

\_\_\_\_\_  
Unit #

\_\_\_\_\_  
% Interest

\_\_\_\_\_  
Date

\_\_\_\_\_  
Unit Owner

\_\_\_\_\_  
Unit #

\_\_\_\_\_  
% Interest

\_\_\_\_\_  
Date

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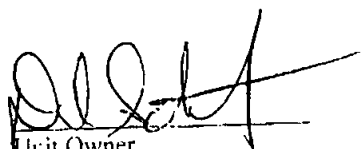
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 Unit Owner	<u>55</u> Unit #	<u>2.76</u> % Interest	<u>3/22/13</u> Date
_____ Unit Owner	_____ Unit #	_____ % Interest	_____ Date
_____ Unit Owner	_____ Unit #	_____ % Interest	_____ Date
_____ Unit Owner	_____ Unit #	_____ % Interest	_____ Date
_____ Unit Owner	_____ Unit #	_____ % Interest	_____ Date
_____ Unit Owner	_____ Unit #	_____ % Interest	_____ Date





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Unit Owner

34  
Unit #

2.56  
% Interest

3/26/13  
Date

\_\_\_\_\_  
Unit Owner

\_\_\_\_\_  
Unit #

\_\_\_\_\_  
% Interest

\_\_\_\_\_  
Date

\_\_\_\_\_  
Unit Owner

\_\_\_\_\_  
Unit #

\_\_\_\_\_  
% Interest

\_\_\_\_\_  
Date

\_\_\_\_\_  
Unit Owner

\_\_\_\_\_  
Unit #

\_\_\_\_\_  
% Interest

\_\_\_\_\_  
Date

\_\_\_\_\_  
Unit Owner

\_\_\_\_\_  
Unit #

\_\_\_\_\_  
% Interest

\_\_\_\_\_  
Date

\_\_\_\_\_  
Unit Owner

\_\_\_\_\_  
Unit #

\_\_\_\_\_  
% Interest

\_\_\_\_\_  
Date

\_\_\_\_\_  
Unit Owner

\_\_\_\_\_  
Unit #

\_\_\_\_\_  
% Interest

\_\_\_\_\_  
Date