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WES-TECH INDUSTRIAL CONDOMINIUM
AMENDMENT OF MASTER DEED
TO ADD PHASE II

This AMENDMENT of the MASTER DEED of the WES-TECH INDUSTRIAL CONDOMINIUM, a CONDOMINIUM, dated April 15, 1988, recorded with the Middlesex North District Registry of Deeds in Book 4530, Page 272, Witnesseth, That:

WHEREAS, East Meadow Construction Corp. did by said Master Deed, as the Declarant thereof, create the Wes-Tech Industrial Condominium, a Condominium, situated in Tyngsboro, Middlesex County, Massachusetts; and

WHEREAS, it is provided in Paragraph 14 of said Master Deed that said Declarant reserves and shall have the right, without the consent of any Unit Owner or Mortgagee, upon the completion of construction of a certain building or buildings, as therein specified, on the land described in Paragraph 3 of said Master Deed, and shown as Phase II on the Master Site Plan of Wes-Tech Industrial Condominiums filed with said Master Deed, to amend the said Master Deed so as to include in said Condominium, as Phase II thereof, forty-three units to be contained in two buildings of a type, quality and layout consistent with the units contained in Phase I, the units contained therein and the improvements thereon to be constructed on the land shown as Phase II Lot B on the Master Site Plan of Wes-Tech Industrial Condominiums filed with said Master Deed; and it is provided in Paragraph 14 and Exhibit B of said Master Deed that, from and after the inclusion of said Phase II in said Condominium, the percentage of undivided interests in the common areas and facilities of the Condominium of units in Phase I and Phase II shall be as specified by amending Exhibit B of said Master Deed; and

WHEREAS, the construction of such two buildings on said land has now been completed, and the Declarant desires to so include said Phase II in said Wes-Tech Industrial Condominium;

NOW, THEREFORE, we, Robert F. Brown and Ronald D. Greenwood, as Trustees of Wes-Tech Realty Trust, under Declaration of Trust dated March 28, 1988 and recorded with Middlesex North District Registry of Deeds in Book 4530, Page 328, being the successor Declarant, by duly executing and recording this Amendment of Master Deed, do hereby submit the land shown as Phase II Lot B on the Master Site Plan of Wes-Tech Industrial Condominiums filed with said Master Deed, the units contained therein and the improvements thereon to the provisions of Chapter 183A of the General Laws of Massachusetts, as amended, and do hereby state that we propose to create, and do hereby create Phase II of the Wes-Tech Industrial Condominium and do hereby include said Phase II in said Wes-Tech Industrial Condominium, to be governed by and subject to the provisions of said Chapter 183A, Massachusetts General Laws, as amended. Said Phase II shall be subject to and have the benefit of the provisions of said Master Deed and the by-laws of the Wes-Tech Industrial Condominium Trust.

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I. Description of Buildings in Phase II

Phase II of the Condominium consists of the land and the buildings thereon in Tyngsboro, Middlesex County, Massachusetts, shown on the plan recorded herewith and entitled "Master Site Plan Scales 1" = 40' Date: 3-10-89 Phase II of Wes-Tech Industrial Condo., Howe Surveying Associates, Inc.", (hereinafter referred to as "Master Site Plan Phase II").

Phase II of the Condominium consists of two (2) buildings, containing forty-three (43) units. Building 3 contains twenty-one (21) units and Building 4 contains twenty-three (23) units. The materials of which said buildings are principally constructed are as set forth in Paragraph 3 of the Master Deed with respect to the Phase I buildings.

II. Designation of the Units and their Boundaries

The designation of each unit in Phase II of the Condominium and a statement of its location, approximate area, immediately accessible common areas and other descriptive specifications thereof are set forth in Exhibit A attached hereto and made a part hereof by reference and are shown on the Unit Floor Plans recorded herewith (hereinafter referred to as the "Plans").

The boundaries of the units in Phase II are the same as are stated in Paragraph 4 with the Master Deed with respect to the units in Phase I of the Condominium.

III. Common Areas and Facilities

The common areas and facilities of the Condominium, including Phase I and Phase II, comprise and consist of (a) the land described in Paragraph 3 of the Master Deed, together with the benefit of and subject to the rights and easements referred to in said Master Deed, and all parts of the buildings, other than the units themselves, in Phase I and Phase II and the improvements thereon and (b) all of the same elements, features and facilities of the buildings and grounds and recreational facilities, which are described, defined, and referred to in Paragraph 5 of said Master Deed as common areas and facilities. As provided in said Master Deed, said common areas and facilities shall be subject to the provisions of the by-laws of the Wes-Tech Industrial Condominium Trust under Declaration of Trust dated April 15, 1988, recorded with the Middlesex North District Registry of Deeds in Book 4530, Page 293, and to all rules and regulations promulgated pursuant thereto with respect to the use and maintenance thereof.

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IV. Floor Plan of Units

Simultaneously with the recording hereof, there has been recorded a set of the floor plans of the buildings in Phase II, showing the layout, location, unit numbers and dimensions of the Units in Phase II, stating the designation of the building, and bearing the verified statement of a registered land surveyor certifying that said plans fully and accurately depict the layout, location, unit numbers, and dimensions of the units in Phase II, as built.

V. Percentage Interests in Common Areas and Facilities

Upon the recording of this Amendment to the Master Deed creating Phase II of the Condominium, the units in Phase I and Phase II of the Condominium shall be entitled to an undivided interest in the common areas and facilities of the Condominium in the percentages herein specified as set forth in Exhibit A attached hereto and made a part hereof by reference. The determination of the percentage interests of the respective Units in the common areas and facilities have been made upon the basis of the approximate relation that the square footage of each unit bears to the aggregate square footage of all of the units in Phase I and Phase II.

VI. Purposes of Units; Restriction on Use of Units

The provisions set forth and incorporated in the Master Deed with respect to Purpose and Restriction of Use (Paragraph 8) shall also apply to the Units in said Phase II as well as Phase I.

VII. Amendments to Master Deed

The Master Deed may be further amended in accordance with the provisions of Paragraph 13A of said Master Deed.

VIII. Organization of Unit Owners

The Condominium will be managed and regulated by the Wes-Tech Industrial Condominium Trust as set forth in Paragraph 11 of said Master Deed.

IX. Master Deed Incorporated by Reference

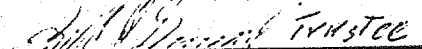
Each of the Units and the common areas and facilities in Phase II shall be subject to the terms and provisions of the Master Deed and the Trust and by-laws of the Wes-Tech Industrial Condominium Trust, as they may be amended from time to time, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of said Master Deed of Wes-Tech Industrial Condominium shall remain in full force and effect and shall be applicable to and shall govern all units, and the owners thereof, and all common areas and facilities in Phase II as well as Phase I of the Wes-Tech Industrial Condominium

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and the provisions of said Master Deed, except as the context thereof clearly restricts portions of said Master Deed to Phase I, are hereby incorporated by reference into this Amendment and shall apply to Phase II and the units and common areas and facilities included in said Phase II, as well as Phase I, as if they had been completely set forth herein.

IN WITNESS WHEREOF, we, Robert F. Brown and Ronald D. Greenwood, Trustees of Wes-Tech Realty Trust, the successor Declarant, have executed this Amendment to the Master Deed of Wes-Tech Industrial Condominium this 10th day of March 1989.


Robert F. Brown, Trustee

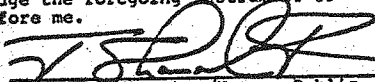

Ronald D. Greenwood, Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

March 10, 1989

Then personally appeared the above-named Robert F. Brown and Ronald D. Greenwood and acknowledge the foregoing instrument to be their free acts and deeds, before me.


Joseph B. Shanahan/Notary Public
My Commission Expires: 06/06/91

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EXHIBIT A
 To Amendment of Master Deed
 (Amending EXHIBIT B of said Master Deed)

UNIT DESIGNATIONS
 WES-TECH INDUSTRIAL CONDOMINIUM

UNIT NO.	PHASE NO.	BLDG. NO.	APPROX. SQ. FT. AREA	PROPORTIONATE INTEREST (PERCENTAGE)
1	I	1	1720	
2	I	1	1381	1.190%
3	I	1	1375	1.190%
4	I	1	1373	1.190%
5	I	1	1381	1.190%
6	I	1	1381	1.190%
7	I	1	1371	1.190%
8	I	1	1371	1.190%
9	I	1	1370	1.190%
10	I	1	1367	1.190%
11	I	1	1372	1.190%
12	I	1	1370	1.190%
13	I	1	1371	1.190%
14	I	1	1371	1.190%
15	I	1	1369	1.190%
16	I	1	1375	1.190%
17	I	1	1368	1.190%
18	I	1	1374	1.190%
19*	I	2	2272	1.190%
20*	I	2	2270	1.190%
21*	I	2	1273	1.190%
22*	I	2	1157	1.190%
23*	I	2	1155	1.190%
24*	I	2	1155	1.190%
25*	I	2	1157	1.190%
26*	I	2	1141	1.190%
27**	I	2	1396	1.190%
28**	I	2	1373	1.190%
29	I	2	1376	1.190%
30	I	2	1374	1.190%
31	I	2	1374	1.190%
32	I	2	1373	1.190%
33	I	2	1375	1.190%
34	I	2	1380	1.190%
35	I	2	1407	1.190%
36	I	2	1375	1.190%
37	I	2	1375	1.190%
38***	I	2	1923	1.190%
39***	I	2	1955	1.190%
40***	I	2	1955	1.190%
41***	I	2	1926	1.190%

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UNIT NO.	PHASE NO.	BLDG. NO.	APPROX. SQ. FT. AREA	PROPORTIONATE INTEREST (PERCENTAGE)
42	II	3	1160	1.190%
43	II	3	1160	1.190%
44	II	3	1160	1.190%
45	II	3	1160	1.190%
46	II	3	1160	1.190%
47	II	3	1160	1.190%
48	II	3	1160	1.190%
49	II	3	960	1.190%
50	II	3	960	1.190%
51	II	3	960	1.190%
52	II	3	960	1.190%
53	II	3	960	1.190%
54	II	3	960	1.190%
55	II	3	960	1.190%
56	II	3	960	1.190%
57	II	3	960	1.190%
58	II	3	960	1.190%
59	II	3	960	1.190%
60	II	3	960	1.190%
61	II	3	960	1.190%
62	II	3	960	1.190%
63	II	4	1160	1.190%
64	II	4	1160	1.190%
65	II	4	1160	1.190%
66	II	4	1160	1.190%
67	II	4	1160	1.190%
68	II	4	1160	1.190%
69	II	4	1160	1.190%
70	II	4	1160	1.190%
71	II	4	1106	1.190%
72	IX	4	4160	1.190%
73****	IX	4	1135	1.190%
74****	IX	4	1136	1.190%
75	IX	4	1160	1.190%
76	IX	4	1160	1.190%
77	IX	4	1160	1.190%
78	IX	4	1160	1.190%
79	IX	4	1160	1.190%
80	IX	4	1160	1.190%
81	IX	4	1160	1.190%
82	IX	4	1160	1.190%
83	IX	4	1160	1.190%
84	IX	4	1140	1.190%

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* Units 19-26 combined are also known as "Unit 19-26" as follows:

I	2	11,580	9.520%
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** Units 27-28 combined are also known as "Unit 27-28" as follows:

I	2	2799	2.380%
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*** Units 38-41 combined are also known as "Unit 38-41" as follows:

I	2	7759	4.760%
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**** Units 73-74 combined are also known as "Unit 73-74" as follows:

II	4	2271	2.380%
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The immediate common area to which each unit has access is front and rear walkway.

Box 1

WES-TECH INDUSTRIAL CONDOMINIUM
SPECIAL AMENDMENT OF MASTER DEED

This SPECIAL AMENDMENT of the MASTER DEED of the WES-TECH
INDUSTRIAL CONDOMINIUM made this 22 day of March, 1995,

WITNESSETH that:

WHEREAS, the Federal Deposit Insurance Corporation as Receiver of New
Bank of New England, N.A. (hereinafter "FDIC") has foreclosed a
Mortgage dated May 31, 1988, from Robert F. Brown, Ronald A.
Greenwood and James W. McClutchy as Trustees of the Wes-Tech Realty
Trust, said Mortgage is recorded at the Middlesex North District
Registry of Deeds in Book 4531, Page 056, by entry and possession
pursuant to G.L. c. 244, §1, upon a number of Units in the
Condominium and is the Successor Declarant by virtue of said
foreclosure and G.L. c. 183A, §22.

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WHEREAS, a certain Amendment of the Master Deed dated June 2, 1988
recorded in said Registry of Deeds in Book 4539, Page 215 is
invalid and an Amendment of the Master Deed to Add Phase II dated
March 10, 1989 and recorded in said Registry in Book 4835, Page 318
is also invalid;

WHEREAS, the FDIC as the Declarant wishes and desires to Amend said
Master Deed to Add Phase II and to sell all of the units which it
owns and will own as the result of said Amendment Adding Phase II
and its development rights in the condominium to Edward J. Duffy as

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he is Trustee of the Tyng III Realty Trust recorded herewith;

WHEREAS, the Board of Trustees of the WES-TECH INDUSTRIAL CONDOMINIUM TRUST (hereinafter "the Board") and the Unit Owners of the condominium wish to join with the FDIC in amending the provisions of the Master Deed;

NOW, THEREFORE, the FDIC as the Successor Declarant pursuant to the Reserved Rights in said Master Deed, including those contained in Paragraph 13A(g) and as a Unit Owner, the WES-TECH INDUSTRIAL CONDOMINIUM TRUST, by a majority of its Trustees and the Unit Owners representing 90.243 percent of the total voting power of said Unit Owners in the Condominium, hereby strike and declare invalid the previous Amendment to the Master Deed recorded in said Registry in Book 4539, Page 215 and hereby Amend the Master Deed of the WES-TECH INDUSTRIAL CONDOMINIUM dated April 15, 1988, and recorded in said Registry of Deeds in Book 4530, Page 272 as follows:

I. Paragraph 4(c) of said Master Deed is Amended so that it shall read as follows:

(c) The boundaries of each of the Units with respect to the floors, roof, walls, doors and windows thereof are as follows:

(i) Phase I The boundaries of the units in Phase I shall be as follows:

- (a) Floors: the plane of the upper surface of the concrete floor slab.
- (b) Roof: The plane of the lower surface of the roof rafters.
- (c) Walls, Doors and Windows: As to walls, the plane of the interior surface of the wall studs and/or concrete walls facing the Unit; as to the exterior doors, the exterior surface thereof; as to the exterior door frames and window frames, the exterior surface thereof; and as to the windows, the exterior surface of the glass and sash.

All glass window panes and/or screens shall be part of the Unit to which they are attached and shall be replaced, if damaged or destroyed, and cleaned and maintained by the Unit Owner thereof.

ii. Phase II The boundaries of the units in

Phase II shall be as follows:

The Declarant, its successor and/or assigns shall have the Reserved Right to define and establish the boundaries of the Units to be added as Phase II of the condominium at the time of the Amendments to the Master Deed Adding Phase II.

Unless otherwise specified by the Declarant in the Amendment to the Master Deed to add Phase II to the Condominium the boundaries of said Units in Phase II shall be defined as follows:

- (a) Floors: Top surface of the ground soil floor;
- (b) Roof: The plane of the lower surface of the roof rafters;
- (c) Interior Building Walls Between Units or Parts of Units: A line passing through the middle of said walls;
- (d) Walls Separating Units or parts of Units from Common Areas and Facilities: The

plane of the interior surface of the wall studs and/or concrete walls facing the Unit;

- (e) Exterior Building Walls, Doors (Including bay or loading doors) and Windows: As to the exterior building walls; interior plane of the wall studs and/or concrete walls facing the Unit: as to doors; the exterior surface thereof: as to windows; the exterior surface of the glass and window frames. All glass window panes and/or screens shall be part of the Unit to which they are attached and shall be replaced, if damaged or destroyed, and cleaned and maintained by the Unit Owner(s) thereof;
- (f) Each Unit excludes the foundation, structural columns, girders, beams, supportters, perimeter walls, roofs, pipes, flues, wires and other installations or facilities for the furnishing of utility services or waste removal which are situated within a Unit, but which serve the other Units;
- (g) Each Unit includes the ownership of all

utility installations contained therein which exclusively serve the Unit. Each Unit includes the appurtenant right to access to all utility installations located outside of the Unit but which serve the Unit and each Unit shall have an easement in common with others to all said utility installations for the purposes of repair, maintenance, inspection or service;

- (h) Each Unit shall have as appurtenant thereto the right and easement to use, in common with the other Units served thereby; all utility lines and other common facilities which serve it, but which are located in another Unit or Units;
- (i) Each Unit shall have as appurtenant thereto the exclusive right and easement to use and enjoy certain portions of the Common Areas and Facilities which are designated as "Limited Common Areas and Facilities" in Paragraph 6 of the Master Deed;
- (j) Each Unit shall have as appurtenant thereto the right to use the Common Areas

and Facilities, as described in Paragraph 5 of the Master Deed, in common with the other Units in the Condominium, except for the Limited Common Areas and Facilities described in Paragraph 6 of the Master Deed which are reserved as exclusive easements for the use of the Unit to which such Limited Common Areas and Facilities appertain.

It is the intention of this Paragraph that the boundaries of all Units contained in Phase II of the Condominium shall be the interior plane or plane of the concrete block and steel building and the top of the ground soil floor. The boundaries of the Units shall be a line passing through the center of the dividing walls. The Units contained in Phase II may be modified, divided, subdivided and combined and all such modifications, divisions, subdivisions or combinations which create new units shall conform to the boundaries of the Units as set forth in this Paragraph. The walls between or separating any newly created units by any Unit Owner as provided in Paragraph V hereof shall run to the middle of all said dividing walls. A division, subdivision, modification or combination of any Unit or Units in Phase II which attempts to create any additional common areas shall be invalid.

It is the intention of this Paragraph that each Unit Owner shall be responsible for maintenance, repair and replacement of his entire unit.

II. Paragraph 8(e) of said Master Deed is Amended by deleting said paragraph in its entirety and inserting in its place the following:

(e) The Owners of any unit in Phase I may at any time and from time to time modify, remove and install walls lying wholly within such unit, without the approval of the Condominium Trustees provided, however, that any and all work with respect to the modifications, removal and installation of interior walls or other improvements which would adversely affect or endanger the structural or supportive characteristics or integrity of the building or its services shall be approved by the Condominium Trustees in accordance with the provisions of the Condominium Trust and shall conform to the conditions of said Trust. The division, subdivision and combination of units in Phase I shall be conducted in accordance with Paragraph 16 hereof, as the same is amended hereby. The modification, division, subdivision or combination of units in Phase II shall be conducted in accordance with the provisions of the Amendment to the Master Deed which adds Phase II to the Condominium.

III. Paragraph 13B shall be added to said Master Deed providing as follows:

Any Unit Owner modifying, dividing, subdividing or combining units in the condominium as provided in Paragraph 16 hereof or by the provisions of an Amendment to the Master Deed to Add Phase II shall be entitled to prepare and record a Special Amendment to the Master Deed without the approval or consent of the Board, the other Unit Owners or any Mortgagee. This Amendment shall consist of a "Special Amendment" to the Master Deed pursuant to the provisions of this paragraph pursuant to the provisions, if any, contained in the Amendment to the said Master Deed to Add Phase II and/or pursuant to the Reserved Rights of the Declarant as set forth in Paragraph 13A(g).

The Unit Owner modifying, dividing, subdividing or combining a unit or units as provided in Paragraph 16 may prepare and record a Special Amendment to the Master Deed which attaches an Amended Floor Plan showing such modification, division, subdivision or combination. Any such Amendment shall conform to the provisions of G.L. c. 183A. The Unit Owner shall provide the Board

with a copy of such Amendment and if requested, the Board shall join in any such Amendment. The failure of said Unit Owner modifying, dividing, subdividing or combining a Unit or Units to request or to obtain the Board's approval on such Special Amendment shall not effect the validity of the same.

IV. Paragraph 16 of said Master Deed is Amended by adding the following language prior to subparagraph (a):

The provisions of Subparagraphs 16(a) and (b) and 16(1)(2) and (3) shall only apply to units and Unit Owners in Phase I of the condominium. The Declarant shall have the right to define and establish the provisions for a Unit Owner to modify, divide, subdivide or combine a unit or units in Phase II in the Amendment to the Master Deed which adds Phase II to the condominium.

V. Paragraph 16(b) of said Master Deed is Amended by deleting said paragraph in its entirety and inserting in its place the following:

(b) Division or Subdivision of Units: The Owner(s) of Units 19-26, 27-28, 38-41 and any other unit which has been combined in accordance with paragraph (a) above may divide or subdivide their units by the construction of

new common walls.

VI. Paragraph 16(1) of said Master Deed is Amended by placing a period after the word "engineer" in the last sentence of said paragraph and by deleting any words in said paragraph which appear after the word "engineer".

VII. Paragraph 16(2) of said Master Deed is Amended by deleting said paragraph in its entirety and inserting in its place the following:

(2) Any Unit Owner dividing, subdividing or combining as provided in paragraphs (a) and (b) above shall be entitled to unilaterally amend the Master Deed in accordance with Paragraph 13B of said Master Deed, as Amended hereby.

This division or combination of units shall become effective when notice is delivered to the Board that such division or combination has taken place and the dividing or combining Unit Owner prepares and records a Special Amendment to the Master Deed in accordance with Paragraph 13B of the Master Deed, as Amended hereby, the provisions of the Amendment of the Master Deed to Add Phase II and/or

pursuant to the Reserved Rights of the Declarant in Paragraph 13A(g) of said Master Deed in the Middlesex North District Registry of Deeds. The Unit Owner shall have the right to prepare and record this Special Amendment without the approval of the Board, the Unit Owners or any Mortgagee. If requested, the Board shall join in any such Amendment, but the failure of the Unit Owner dividing or combining a Unit or Units to request or to obtain the Board's approval on any such Special Amendment shall not effect the validity of the same.

IN WITNESS WHEREOF, we have caused this instrument to be executed under seal this 22 day of March, 1995.

Federal Deposit Insurance Corporation,
as Receiver of New Bank of New England, N.A.,
as the Declarant and as Unit Owner to
Units 3, 5, 6, 10, 12, 17, 19, 20, 21, 22,
23, 24, 25, 26, 36, 38, 39, 40 and 41, with
46.341% of Voting Power,
By its Attorney in Fact,
RECOLL Management Corporation

Susan Gannon
By: Susan Gannon SUSAN GANNON
Its Vice President

WES-TECH INDUSTRIAL CONDOMINIUM TRUST

Handwritten Signature
Witness

By: George Frost
George Frost, Trustee

Handwritten Signature
Witness

By: Jeff Seeger
Jeff Seeger, Trustee


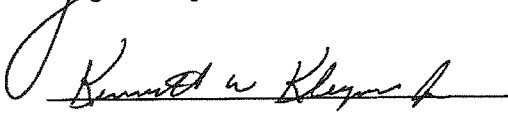
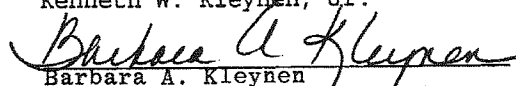


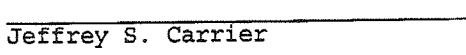
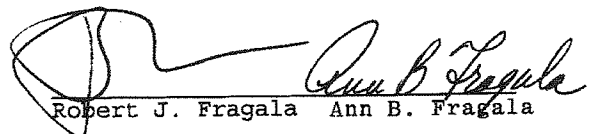
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Witness

By: Ann Fragala
Ann Fragala, Trustee

Handwritten Signature
Witness

By: William Letendre
William Letendre Trustee

UNIT OWNERS

<u>Unit No.</u>	<u>Signature</u>	<u>Proportional Percent Interest</u>
1	 James M. Patierno, Trustee of the King Realty Trust	2.439%
2	 Kenneth W. Kleynen, Jr.	2.439%
3, 5, 6, 10, 12, 17, 19, 20, 21, 22, 23, 24, 25, 26, 36, 38, 39, 40, 41	 Barbara A. Kleynen Federal Deposit Insurance Corp., Receiver of New Bank of New England, N.A. By: RECOLL Management Corp., its Attorney in Fact	46.341%
	 By: William SUSAN GANNON Its Vice President	
4	 R.N. Blechman Company, Inc.	2.439%
7	 Jeffrey S. Carrier	2.439%
8-9	 Robert J. Fragala Ann B. Fragala	4.878%

11 Mark DeSusa 2.439%
~~Woodrow R. Frank~~ MARK DESUSA

The Hayward Realty Trust

13 _____ 2.439%
By: John Cogliano
Its Trustee

A & R Realty Trust

14 Albert G. Pitts 2.439%
By: Albert G. Pitts
Its Trustee, and

XX
XX
XX

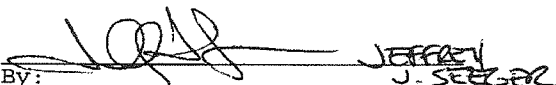
S.G.F. Realty Trust

15 - 16 Susan Frost 4.878%
By: Susan Frost
Its Trustee, and



George Frost
By: George Frost
Its Trustee

Applied Cad Knowledge, Inc.

18


 By: _____ JEFFREY J. SEEGER 2.439%
 Its TREASURER

27-28


 Peter J. Kaskons and 4.878%

 Eileen D. Kaskons

VAL CAM REALTY TRUST

29



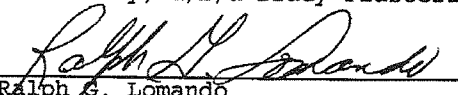


_____ 2.439%
 By: Raymond J. R. Valcourt
 Its Trustee, and

 By: William J. Camire,
 Its Trustee

30

_____ 2.439%
 Ernest L. Levesque, and

 Jeanne P. Levesque

<u>31</u>	 _____ Mark Brady, d/b/a Brady Plastering	2.439%
<u>32</u>	 _____ Mark Brady, d/b/a Brady Plastering	2.439%
<u>33</u>	 _____ Ralph G. Lomando	2.439%
34/35	 _____ Ralph G. Lomando	4.878%
<u>37</u>	 _____ William J. Letendre	2.439%

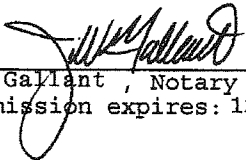
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

March 22, 1995

Assistant

Then appeared Susan Gannon , duly authorized Vice President of RECOLL Management Corporation as Attorney in Fact for Federal Deposit Insurance Corporation as Receiver of New Bank of New England, N.A. and made oath that the above instrument was executed by him on behalf of said corporation, and made statement that the above instrument was executed s the free will and deed of RECOLL Management Corporation, before me,



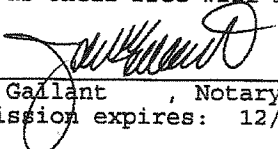
John F. Gallant , Notary Public
My Commission expires: 12/04/98

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

March 22, 1995

Then appeared the above named George Frost, Jeff Seeger, Ann Fragala, and William Letendre, as they are Trustees of the Wes-Tech Industrial Condominium Trust, and the Unit Owners and made oath that the above instrument was executed by them and made statement that the above instrument was executed as their free will and deed, before me,



John F. Gallant, Notary Public
My commission expires: 12/04/98

westech\epamend

WES-TECH INDUSTRIAL CONDOMINIUM

AMENDMENT OF MASTER DEED
TO ADD PHASE II

This AMENDMENT OF THE MASTER DEED of the WES-TECH INDUSTRIAL CONDOMINIUM made this 22 day of March, 1995.

WITNESSETH that:

WHEREAS, East Meadow Construction Corp. created the WES-TECH INDUSTRIAL CONDOMINIUM, a phased industrial condominium, situated in Tyngsboro, Middlesex County, Massachusetts by virtue of a Master Deed dated April 15, 1988 and recorded in the Middlesex North District Registry of Deeds in Book 4530, Page 272;

WHEREAS, the Federal Deposit Insurance Corporation as receiver of New Bank of New England, N.A. is the Successor Declarant of the WES-TECH INDUSTRIAL CONDOMINIUM by virtue of the Foreclosure by Entry and Possession pursuant to G.L. c. 244, §1 of a certain Mortgage dated May 31, 1988 from Robert F. Brown, Ronald D. Greenwood and James W. McClutchy, Trustees of the Wes-Tech Realty Trust u/d/t March 28, 1988 recorded at the Middlesex North District Registry of Deeds in Book 4531, Page 328 and said Mortgage being recorded in said Registry of Deeds in Book 4531, Page 056 and by virtue of G.L. c. 183A, §22, as Amended. See Certificate of Entry and Possession dated January 23, 1991 recorded in said Registry in Book 5434, Page 331, and Affidavit of Continuous Possession dated March 28, 1995 and recorded in said Registry herewith;

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03/30/95 PLAN BOOK: 188 PAGE: 30

03/30/95 PLAN BOOK: 188 PAGE: 31

WHEREAS, the Declarant has certain reserved rights in said Master Deed to Amend the Master Deed so as to include in said Condominium Phase II, including but not limited to the Reserved Rights contained in Paragraph 14 of said Master Deed;

WHEREAS, Buildings #3 and #4 have been constructed on said land of the Condominium;

WHEREAS, the previous Amendment to the Master Deed to Add Phase II dated March 10, 1989 and recorded in said Registry in Book 4835, Page 318 is invalid in that it was not executed by all three Trustees of the Wes-Tech Realty Trust, in that it was recorded after the Mortgage to the New Bank of New England, N.A. which was foreclosed by the Federal Deposit Insurance Corporation as receiver of New Bank of New England, N.A. by entry and possession and for other reasons;

WHEREAS, the Federal Deposit Insurance Corporation as receiver of New Bank of New England, N.A. (hereinafter the "Declarant") now wishes to Amend the Master Deed of the WES-TECH INDUSTRIAL CONDOMINIUM to Add Phase II thereto pursuant to the Reserved Rights as set forth in said Master Deed, as Amended;

NOW, THEREFORE, the Declarant, being the Successor Declarant of the Condominium by virtue of the Reserved Rights contained in the Master Deed dated April 15, 1988, recorded in said Registry of Deeds in Book 4530, Page 572, as the same as has been amended, and specifically as provided in Paragraph 14 of the Master Deed, does hereby submit the land shown as Phase II, Lot B on the Master Site Plan of WES-TECH INDUSTRIAL CONDOMINIUM filed with said Master Deed, the Units contained therein and the improvements thereon to the provisions of Chapter 183A of the General Laws of the Commonwealth of Massachusetts, as Amended, and the Declarant does hereby state that it proposes to create Phase II of said condominium and does hereby create said Phase II of the said condominium, to be governed by and subject to the provisions of said Chapter 183A, as Amended, and to that end, the Declarant does hereby strike and declare invalid the previous Amendment to the Master Deed recorded in said Registry in Book 4835, Page 318 and provide as follows:

I. Description of Land and Buildings in Phase II

Phase II of the Condominium consists of the land and the buildings thereon in Tyngsboro, Middlesex County, Massachusetts, shown on the plan recorded herewith and entitled "Master Site Plan Scale: 1" = 40', Date: 3-10-89 Phase II of Wes-Tech Industrial Condo., Howe Surveying Associates, Inc.", (hereinafter referred to as "Master Site Plan Phase II").

Phase II of the Condominium consists of two (2) buildings containing nine (9) units. Building 3 contains four units, Unit 42-48, Unit 49-50 and Unit 51-56 and Unit 57-62. Building 4 contains six units, Unit 63-70, Unit 71, Unit 72, Unit 73-74, Unit 75-82 and Unit 83-84.

Buildings 3 and 4 which comprise Phase II are constructed of two block and steel buildings with poured concrete foundations. The Units are set forth on Exhibit "A" attached hereto.

A description of the land on which the buildings and improvements are located is more particularly described in the Exhibit A attached to the said Master Deed recorded in said Registry in Book 4530, Page 272 and on the Master Site Plan for Phase II recorded herewith. The Buildings for Phase II are constructed on Phase II portion of Lot B as described in said Master Deed.

II. Designation of Units

The designation of each unit in Phase II of the Condominium and a statement of its location, approximate area, immediately accessible common areas and other description specifications thereof and are set forth on the exhibit attached hereto as Exhibit "A" and said Exhibit is hereby incorporated herein by reference. The Units are also shown on the Master Floor Plans recorded

herewith (hereinafter referred to as the "Floor Plans").

III. Boundaries of Units

The boundaries of the Units in Phase II with respect to the floors, roof, walls, doors and windows thereof are as follows:

- (a) Floors: The top surface of the ground soil floor;
- (b) Roof: The plane of the lower surface of the roof rafters;
- (c) Interior Building Walls between Units or parts of Units: a line passing through the middle of said walls;
- (d) Walls Separating Units or parts of Units from Common Areas and Facilities: The plane of the interior surface of the wall studs and/or concrete walls facing the Unit;
- (e) Exterior Building Walls, Doors (Including bay or loading doors) and Windows: As to the exterior building walls; interior plane of the wall studs and/or concrete walls facing the Unit; as to doors; the exterior surface thereof; as to windows; the exterior surface of the glass and window frames. All glass window panes and/or screens shall be part of the Unit to which they are attached and shall be replaced, if damaged or destroyed, and cleaned and maintained by the Unit Owner(s) thereof;
- (f) Each Unit excludes the foundation, structural columns, girders, beams, supporters, perimeter walls, roofs,

pipes, flues, wires and other installations or facilities for the furnishing of utility services or waste removal which are situated within a Unit, but which serve the other Units;

- (g) Each Unit includes the ownership of all utility installations contained therein which exclusively serve the Unit. Each Unit includes the appurtenant right to access to all utility installations located outside of the Unit but which serve the Unit and each Unit shall have an easement in common with others to all said utility installations for the purposes of repair, maintenance, inspection or service;
- (h) Each Unit shall have as appurtenant thereto the right and easement to use, in common with the other Units served thereby; all utility lines and other common facilities which serve it, but which are located in another Unit or Units;
- (i) Each Unit shall have as appurtenant thereto the exclusive right and easement to use and enjoy certain portions of the Common Areas and Facilities which are designated as "Limited Common Areas and Facilities" in Paragraph 6 of the Master Deed;
- (j) Each Unit shall have as appurtenant thereto the right to use the Common Areas and Facilities, as described in Paragraph 5 of the Master Deed, in common with the other Units in the Condominium, except for the Limited Common

Areas and Facilities described in Paragraph 6 of the Master Deed which are reserved as exclusive easements for the use of the Unit to which such Limited Common Areas and Facilities appertain.

It is the intention of this Paragraph that the boundaries of all Units contained in Phase II of the Condominium shall be the interior plane or plane of the concrete block and steel building and the top of the ground soil floor. The boundaries of the Units shall be a line passing through the center of the dividing walls. The Units contained in Phase II may be modified, divided, subdivided and combined and all such modifications, divisions, subdivisions or combinations which create new units shall conform to the boundaries of the Units as set forth in this Paragraph. The walls between or separating any newly created units by any Unit Owner as provided in Paragraph V hereof shall run to the middle of all said dividing walls. A division, subdivision, modification or combination of any Unit or Units in Phase II which attempts to create any additional common areas shall be invalid.

It is the intention of this Paragraph that each Unit Owner shall be responsible for maintenance, repair and replacement of his entire unit.

IV Common Areas and Facilities

The common areas and facilities of the Condominium, including Phase I and Phase II, comprise and consist of (a) the land described in Paragraph 3 of the Master Deed, together with the benefit of and subject to the rights and easements referred to in said Master Deed, and all parts of the buildings, other than the units themselves, in Phase I and Phase II and the improvements thereon and (b) all of the same elements, features and facilities of the buildings and grounds and recreational facilities, which are described, defined, and referred to in Paragraph 5 of said Master Deed as common areas and facilities. As provided in said Master Deed, said common areas and facilities shall be subject to the provisions of the By-Laws of the WES-TECH INDUSTRIAL CONDOMINIUM TRUST under Declaration of Trust dated April 15, 1988, recorded with the Middlesex North District Registry of Deeds in Book 4530, Page 293, and to all Rules and Regulations promulgated pursuant thereto with respect to the use and maintenance thereof.

V Modification, Division, Subdivision or Combination of Units in Phase II

The owners of units in Phase II shall have the following rights to modify, divide, subdivide or combine units.

A. The owner of any Unit may not, at any time, make any major changes or modifications to the exterior of said Unit which would

affect, or in any way modify, the structural or supportive characteristics or integrity of the building or its services; however, such owner may modify the interior construction of such Unit in any manner not inconsistent herewith, subject always to the provisions of the Master Deed and the provisions of the By-Laws of the Association, including the Rules and Regulations promulgated thereunder. Any and all work with respect to the foregoing shall be done in a good and workmanlike manner pursuant to a building permit duly issued by the Town of Tyngsboro, if required, and shall be pursuant to Plans and/or Specifications prepared by a registered architect or engineer.

B. A Unit Owner may unilaterally at any time and from time to time divide or subdivide his Unit into two or more Units, and may combine two or more Units into one or more larger Units without the consent or approval of the Board of Trustees of the WES-TECH INDUSTRIAL CONDOMINIUM TRUST or any Unit owner or Unit Owners or any mortgagees provided, however, that any unit created as the result of any division complies in all respects to the State Building Code, the Rules, Regulations, By-Laws and Ordinances of the Town of Tyngsboro and the Commonwealth of Massachusetts. Such dividing or combining shall in no way result in any increasing or decreasing of any common area interest and/or obligations of any other Unit except the Unit being divided or the Units being combined. The common area interest of any Unit resulting from a combination of Units must be equal to the sum of the total of the

individual Units so combined and the sum of the common area interests of any Units resulting from division of a Unit must exactly correspond to the common area interest of the Unit so divided.

A Unit Owner may unilaterally divide or subdivide his Unit into two or more units and may combine two or more units into one or more larger units without the approval or consent of the Board of Trustees of the WES-TECH INDUSTRIAL CONDOMINIUM TRUST, or any Unit Owner, Unit Owners, or any Mortgagees. All work or construction of any such unit shall be done in a good and workmanlike manner pursuant to a Building Permit duly issued by the Town of Tyngsboro, if required, and shall be pursuant to plans and/or specifications prepared by a registered architect or engineer.

The division, subdivision or combination of units shall become effective when notice is delivered to the Board of Trustees of the WES-TECH INDUSTRIAL CONDOMINIUM TRUST (hereinafter "the Board") that such division, subdivision or combination has taken place and the Unit Owner prepares and records a Special Amendment to the Master Deed of the Condominium with an amended floor plan, showing the unit or units created thereby, in the Middlesex North District Registry of Deeds. Such Special Amendment shall comply in all respects with the requirements of G.L. c. 183A. The dividing or combining Unit Owner shall prepare and record the Special Amendment

in accordance with Paragraph V hereof, and Paragraph 13B of the Master Deed, as Amended and/or pursuant to the Reserved Rights of the Declarant in Paragraph 13A(g) of said Master Deed. The Unit Owner or Unit Owners dividing or combining the units shall bear all costs and expenses of preparing and recording said Special Amendment to the Master Deed and Plan Amendment. The Unit Owner or Unit Owners dividing, subdividing or combining shall have the unilateral right to Amend the Master Deed without the approval of the Board, the Unit Owners or any Mortgagees of record. If requested, the Board shall join in any such Amendment, but the failure of the Unit Owner dividing, subdividing or combining a Unit or Units to request or to obtain the Board's approval on any such Special Amendment shall not effect the validity of the same.

Whenever any such division or subdivision has occurred, if any portion of the newly created Units is located or encroaches in what previously was a portion of the common areas and facilities, the owners of the newly created Units shall have an easement, as an appurtenance to their respective Units, to utilize, for all purposes, the area which formerly separated the Units and which was a part of the common areas and facilities. Whenever any such division or subdivision has occurred, if, solely as the result of such division or subdivision any hall, lobby, vestibule, or similar facility is created, such hall, lobby, vestibule or similar facility shall not be deemed to be a portion of the common areas and facilities, but shall be a portion of one or more of the Units

created by such division or subdivision. The particular Unit of which such hall, lobby, vestibule or similar facility is a portion shall be determined by the Declarant if the division, subdivision or combination is by or through him, otherwise it shall be determined by the Declarant if the division or combination is by or through it or its successors, otherwise it shall be determined by the Board.

The acceptance and recording of a Unit Deed by an Owner and the recording of a mortgage at any time on any unit shall constitute the assent of such Unit Owner and mortgagee to any such Special Amendment to the Master Deed and Plan Amendment showing such division, subdivision or combination. Every Unit Owner and unit mortgagee shall take title to such unit subject to the right of each and every other Unit Owner to divide or subdivide units or combine units as provided herein and to so effect such division, subdivision or combination by recording, on behalf of all Unit Owners and mortgagees, a Special Amendment to the Master Deed and Plan Amendment. Each Unit Owner, by accepting delivery of Unit Deed, shall thereby be deemed to have acknowledged and expressed his consent to any such future amendments.

Notwithstanding the three immediately preceding sentences, each Unit Owner and each unit mortgage, by the recording of their Unit Deed and mortgage respectively, agrees to execute any and all documentation necessary to effect any division, subdivision or

combination.

Any Unit Owner so dividing or subdividing his Unit or otherwise performing construction, including reconstruction or renovation, agrees that he will maintain additional insurance in force and effect throughout said construction as may be required by the Board, that he will use only good materials of a type consistent with those used throughout the premises and that good workmanship will be used in said construction; that all work shall be performed in accordance with the law, including, but not limited to any requirements for licenses, permits or approvals, that no construction, reconstruction or renovation will be done or performed that will adversely affect or endanger the structural integrity of the property; and that any such construction will be performed in a manner so as not to unduly interfere with the use and enjoyment of the premises by any other Unit Owner.

The recording of such Special Amendment to the Master Deed shall not be deemed to be an amendment of the Master Deed as described in Paragraph 13A of the Master Deed so as to require compliance with the voting requirements of such Paragraph 13A.

VI Floor Plan of Units

Simultaneously with the recording hereof, there has been recorded a set of the floor plans of the buildings in Phase II,

showing the layout, location, unit numbers and dimensions of the Units in Phase II, stating the designation of the building, and bearing the verified statement of a registered land surveyor certifying that said plans fully and accurately depict the layout, location, unit numbers, and dimensions of the units in Phase II, as built.

VII Percentage Interests in Common Areas and Facilities

Upon the recording of this Amendment to the Master Deed creating Phase II of the Condominium, the units in Phase I and Phase II of the Condominium shall be entitled to an undivided interest in the common areas and facilities of the Condominium in the percentages herein specified as set forth in Exhibit A attached hereto and made a part hereof by reference. The determination of the percentage interests of the respective Units in the common areas and facilities have been made in accordance with G.L. c. 183A.

VIII Purposes of Units; Restriction on Use of Units

The provisions set forth and incorporated in the Master Deed with respect to Purpose and Restriction of Use in Paragraph 8 shall also apply to the Units in said Phase II as well as Phase I.

IX Amendment to Master Deed

The Master Deed may be further amended as provided in Paragraph V hereof, in Paragraph 13B of the Master Deed, as Amended, or Paragraph 13A(g) of the Master Deed in the event of a modification, division, subdivision or combination any of the units comprising a part of Phase II. Any Unit Owner in Phase II modifying, dividing, subdividing or combining a Unit or Units shall be entitled to prepare and record a Special Amendment to the Master Deed without the approval or consent of the Board, the other Unit Owners or any mortgagees. This Amendment shall consist of a "Special Amendment" pursuant to Paragraph 13B of the Master Deed, as Amended, Paragraph V hereof, and/or pursuant to the Reserved Rights of the Declarant in Paragraph 13A(g) of said Master Deed in order to bring the condominium and the Master Deed into compliance with Chapter 183A of the General Laws of the Commonwealth.

A Unit Owner modifying, dividing, subdividing or combining a unit or units in Phase II shall be considered the Successor Declarant for the unit conveyed to him for the purposes of the preparation and recording of this Special Amendment. Any such Special Amendment must comply in all respects with G.L. c. 183A and must attach an amended floor plan showing such modification, division, subdivision or combination. If requested, the Board shall join in any such Amendment. The failure of said Unit Owner

modifying, dividing, subdividing or combining a Unit or Units to request or obtain the Board's approval on any such Special Amendment shall not effect the validity of the same.

The Master Deed may be further Amended in accordance with the provisions of Paragraph 13A of said Master Deed.

X Organization of Unit Owners

The Condominium will be managed and regulated by the WES-TECH INDUSTRIAL CONDOMINIUM TRUST as set forth in Paragraph 11 of said Master Deed.

XI Master Deed Incorporated by Reference

Each of the Units and the common areas and facilities in Phase II shall be subject to the terms and provisions of the Master Deed and the Trust and By-Laws of the WES-TECH INDUSTRIAL CONDOMINIUM TRUST, as they may be amended from time to time, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, the terms and provision of said Master Deed of WES-TECH INDUSTRIAL CONDOMINIUM shall remain in full force and effect and shall be applicable to and shall govern all units and the owners thereof, and all common areas and facilities in Phase II as well as Phase I of the WES-TECH INDUSTRIAL CONDOMINIUM and the provisions of said Master Deed, except as the context

thereof clearly restricts portions of said Master Deed to Phase I, are hereby incorporated by reference into this Amendment and shall apply to Phase II and the units and common areas and facilities included in said Phase II, as well as Phase I, as if they had been completely set forth herein.


XII Additional Consent

In addition to the express consent and irrevocable powers reserved and assigned to the Declarant as provided in Paragraphs 5, 6, 9(a)(v), 9(a)(vi), 9(c), 13(a), 13(b), 13A(g), 14 and 15 of said Master Deed to Amend the Master Deed to Add Phase II to the Condominium, the WES-TECH INDUSTRIAL TRUST, its Board of Trustees and ^{90.243} percentage of the Unit Owners hereby join in this Amendment to the Master Deed to Add Phase II. See, Exhibit "B" attached hereto and made a part hereof by reference.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed Under Seal this 22nd day of March, 1995.

Federal Deposit Insurance Corporation
as Receiver of New Bank of New England, N.A.

By RECOLL Management Corporation, its
Attorney in Fact


By: Assistant S. S. GANNON
Its Vice President

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

March 22, 1995



Then appeared Susan Gannon, duly authorized Assistant Vice President of RECOLL Management Corporation as Attorney in Fact for Federal Deposit Insurance Corporation as Receiver of New Bank of New England, N.A. and made oath that the above instrument was executed by him on behalf of said corporation, and made statement that the above instrument was executed as the free will and deed of RECOLL Management Corporation, before me,

John F. Gallant, Notary Public
My commission expires: 12/04/98

wastech\amend.ded

EXHIBIT A
To Amendment of Master Deed
(Amending EXHIBIT B of said Master Deed)

UNIT DESIGNATIONS
WES-TECH INDUSTRIAL CONDOMINIUM

UNIT NO.	PHASE NO.	BLDG. NO.	APPROX. SQ. FT. AREA	PROPORTIONATE INTEREST (PERCENTAGE)
1	I	1	1720	1.190%
2	I	1	1381	1.190%
3	I	1	1375	1.190%
4	I	1	1373	1.190%
5	I	1	1381	1.190%
6	I	1	1381	1.190%
7	I	1	1371	1.190%
8	I	1	1371	1.190%
9	I	1	1370	1.190%
10	I	1	1367	1.190%
11	I	1	1372	1.190%
12	I	1	1370	1.190%
13	I	1	1371	1.190%
14	I	1	1771	1.190%
15	I	1	1369	1.190%
16	I	1	1375	1.190%
17	I	1	1368	1.190%
18	I	1	1374	1.190%
19*	I	2	2272	1.190%
20*	I	2	2270	1.190%
21*	I	2	1273	1.190%
22*	I	2	1157	1.190%
23*	I	2	1155	1.190%
24*	I	2	1155	1.190%
25*	I	2	1157	1.190%
26*	I	2	1141	1.190%
27**	I	2	1396	1.190%
28**	I	2	1373	1.190%
29	I	2	1376	1.190%
30	I	2	1374	1.190%
31	I	2	1374	1.190%
32	I	2	1373	1.190%
33	I	2	1375	1.190%
34	I	2	1380	1.190%
35	I	2	1407	1.190%
36	I	2	1375	1.190%
37	I	2	1375	1.190%
38***	I	2	1923	1.190%
39***	I	2	1955	1.190%
40***	I	2	1955	1.190%
41***	I	2	1926	1.190%

42-48	II	3	8120	8.330%
49-50	II	3	2320	2.380%
51-56	II	3	5760	7.140%
57-62	II	3	5760	7.140%
63-70	II	4	9280	9.520%
71	II	4	1106	1.190%
72	II	4	1160	1.190%
73-74	II	4	2271	2.380%
75-82	II	4	9280	9.520%
83-84	II	4	2300	2.380%

*Units 19-26 combined are also known as "Unit 19-26" as follows:

I	2	11580	9.520%
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**Units 27-28 combined are also known as "Unit 27-28" as follows:

I	2	2799	2.380%
---	---	------	--------

***Units 38-41 combined are also known as "Unit 38-41" as follows:

I	2	7759	4.760%
---	---	------	--------

The immediate common area to which each unit has access is front and rear walkway.

EXHIBIT "B"

The undersigned being a majority of the Board of Trustees of the WES-TECH INDUSTRIAL CONDOMINIUM TRUST and Unit Owners of the WES-TECH INDUSTRIAL CONDOMINIUM do hereby expressly consent and approve of the foregoing Amendment of Master Deed to Add Phase II. The undersigned represent a majority of the Board of Trustees of said Trust and 90.243 percent of the Unit Owners of the Condominium.

Witness our hand and seals this 22nd day of March, 1995

WES-TECH INDUSTRIAL CONDOMINIUM TRUST

[Signature]
Witness

By: [Signature]
George Frost, Trustee

[Signature]
Witness

By: [Signature]
Jeff Seeger, Trustee

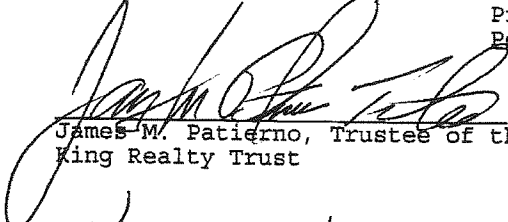
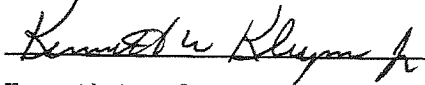
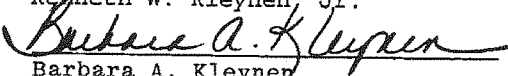



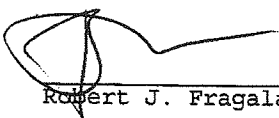

[Signature]
Witness

By: [Signature]
Ann FragaYa, Trustee

[Signature]
Witness

By: [Signature]
William Letendye, Trustee

UNIT OWNERS

<u>Unit No.</u>		<u>Proportional Percent Interest</u>
<u>1</u>	 James M. Patierno, Trustee of the King Realty Trust	<u>2.439%</u>
<u>2</u>	 Kenneth W. Kleynen, Jr.  Barbara A. Kleynen Federal Deposit Insurance Corp., Receiver of New Bank of New England, N.A. By: RECOLL Management Corp., its Attorney in Fact	<u>2.439%</u>
3, 5, 6, 10, 12, 17, 19, 20, 21, 22, 23, 24, 25, 26, 36, 38, 39, 40, <u>41</u>	 By:  <u>SUSAN GANNON</u> Its Vice President	<u>46.341%</u>
<u>4</u>	 R.N. Blechman Company, Inc.	<u>2.439%</u>
<u>7</u>	_____ Jeffrey S. Carrier	<u>2.439%</u>
<u>8-9</u>	  Robert J. Fragala Ann B. Fragala	<u>4.878%</u>

11 Mark DeSousa 2.439%
~~Woodrow R. Frant~~ MARK DeSousa

The Hayward Realty Trust

13 _____ 2.439%
By: John Cogliano
Its Trustee

A & R Realty Trust

14 Albert G. Pitts 2.439%
By: Albert G. Pitts
Its Trustee, and

XX
XX
XX

S.G.F. Realty Trust

15 - 16 Susan Frost 4.878%
By: Susan Frost
Its Trustee, and

George Frost
By: George Frost
Its Trustee



Applied Cad Knowledge, Inc.

18


By: _____
Its TREASURER

2.439%

27-28


Peter J. Kaskons and

Eileen D. Kaskons

4.878%

VAL CAM REALTY TRUST

29

By: Raymond J. R. Valcourt
Its Trustee, and

2.439%



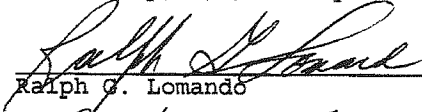

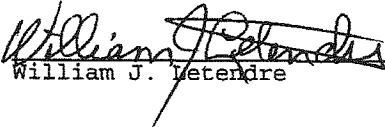
By: William J. Camire,
Its Trustee

30

Ernest L. Levesque, and

2.439%

Jeanne P. Levesque

<u>31</u>	 Mark Brady, d/b/a Brady Plastering	<u>2.439%</u>
<u>32</u>	 Mark Brady, d/b/a Brady Plastering	<u>2.439%</u>
<u>33</u>	 Ralph G. Lomando	<u>2.439%</u>
34-35	 Ralph G. Lomando	<u>4.878%</u>
<u>37</u>	 William J. Letendre	<u>2.439%</u>

WES-TECH INDUSTRIAL CONDOMINIUM
SPECIAL AMENDMENT OF MASTER DEED

This SPECIAL AMENDMENT OF THE MASTER DEED of the WES-TECH INDUSTRIAL CONDOMINIUM made this 24th day of April, 1996.

WITNESSETH THAT:

WHEREAS, Edward J. Duffy, Trustee of the Tyng III Realty Trust u/d/t dated March 28, 1995 and recorded in the Middlesex North District Registry of Deeds in Book 7431, Page 119 is the Successor Declarant of the Reserved Rights contained in said Master Deed, including those contained in Paragraph 13A(g);

WHEREAS, Edward J. Duffy, Trustee of the Tyng III Realty Trust is also the owner of Unit 63-70 in Phase II of said Condominium and has the rights to modify, divide and/or subdivide the units in Phase II of the Condominium which he owns pursuant to Paragraph III, Paragraph V and Paragraph IX of the Amendment of Master Deed to Add Phase II, recorded in the Middlesex North District Registry of Deeds in Book 7431, Page 080, Paragraph 4(c) and Paragraph 13B of said Master Deed, as Amended by Special Amendment of Master Deed dated March 22, 1995, recorded in Middlesex North District Registry of Deeds, Book 7431, Page 059 and pursuant to the Reserved Rights of the Declarant in Paragraph 13A(g) of said Master Deed.

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WHEREAS, Edward J. Duffy, Trustee of the Tyng III Realty Trust wishes and desires to Amend the Master Deed of the WES-TECH INDUSTRIAL CONDOMINIUM to correct a clerical or typographical error contained in the Amendment of Master Deed to Add Phase II dated March 22, 1995 recorded in the said Registry of Deeds in Book 07431, Page 080 and to modify, divide and/or subdivide Unit 63-70 of Phase II of said Condominium.

NOW, THEREFORE, Edward J. Duffy, Trustee of the Tyng III Realty Trust as the Successor Declarant and as a Unit Owner pursuant to Paragraphs III, V and IX of said Amendment of Master Deed to Add Phase II, Paragraph 4(c) and Paragraph 13B of said Master Deed, as Amended by Special Amendment of Master Deed dated March 22, 1995, recorded in Middlesex North District Registry of Deeds in Book 7431, Page 059 and pursuant to the Reserved Rights of the Declarant as contained in Paragraph 13A(g) of said Master Deed, hereby Amends said Master Deed of the WES-TECH INDUSTRIAL CONDOMINIUM dated April 15, 1988, and recorded in said Registry of Deeds in Book 4530, Page 272 and the Amendment to Master Deed to Add Phase II recorded in said Registry in Book 7431, Page 080 as follows:

1. **Paragraph I of the Amendment of Master Deed to Add Phase II** is hereby amended to correct a clerical or typographical error so that the plan referred to in the first paragraph is entitled "Tyngsborough Master Site Plan, Scale: 1" = 50', Date: 3/23/95, Phase II of the Wes-Tech Industrial Condo, prepared by Howe Surveying Associates, Inc."
-

2. Paragraph I of the Amendment of Master Deed to Add Phase II entitled "Description of Land and Buildings in Phase II" is hereby amended by deleting the second paragraph of said Paragraph I in its entirety and inserting in its place the following:

Phase II of the Condominium consists of two (2) buildings containing nine (9) Units. Building 3 contains four (4) Units, Unit 42-48, Unit 49-50, Unit 51-56 and Unit 57-62. Building 4 contains seven (7) Units, Unit 63-64, Unit 65-70, Unit 71, Unit 73-74, Unit 75-82 and Unit 83-84.

3. The Master Deed and the Amendment of Master Deed to Add Phase II is hereby amended to modify, divide and/or subdivide Unit 63-70 of Phase II of the Condominium into two separate units entitled Unit 63-64 and Unit 65-70.

The Units created by this Special Amendment are set forth and described on the Floor Plan for said Unit #63-64 and Unit #65-70 recorded herewith.

The Units of the Condominium as the result of this Amendment are set forth on Exhibit "A" attached hereto and incorporated herein by reference.

4. Pursuant to Paragraph V of the Amendment of Master Deed to Add Phase II, a copy of the Notice to the Board of Trustees of the WES-TECH INDUSTRIAL CONDOMINIUM TRUST of the modification, division and/or subdivision of Unit 63-70 is attached hereto as Exhibit "B".

_____ | _____ | _____ | _____

5. The Units herein created will be managed and regulated by the WES-TECH INDUSTRIAL CONDOMINIUM TRUST as set forth in said Master Deed.
6. The Master Deed is incorporated herein by reference. Each of the Units created hereby shall be subject to the terms and provisions of the Master Deed and the Trust and By-Laws of the WES-TECH INDUSTRIAL CONDOMINIUM and the WES-TECH CONDOMINIUM TRUST, as they may be amended from time to time, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, the terms and provisions of said Master Deed of WES-TECH INDUSTRIAL CONDOMINIUM as the same has been amended shall remain in full force and effect and shall be applicable to and shall govern all units and the owners thereof, and all common areas and facilities in Phase II as well as Phase I of the WES-TECH INDUSTRIAL CONDOMINIUM and the terms and provisions of said Master Deed as the same has been amended, except as the context thereof clearly restricts portions of said Master Deed to Phase I, and are hereby incorporated by reference into this Amendment and shall apply to these newly created units, as if they had been completely set forth herein.



IN WITNESS WHEREOF, Edward J. Duffy, Trustee of the Tyng III Realty Trust, the Declarant and Unit Owner, has caused this instrument to be executed under seal this 24th day of April, 1996.

TYNG III REALTY TRUST

By: Edward J. Duffy, Trustee
Edward J. Duffy, Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

April 24, 1996

Then personally appeared the above-named Edward J. Duffy, Trustee of the Tyng III Realty Trust, the Declarant and Unit Owner, and made oath that the above instrument was executed as his free will and deed, before me,

Alan S. Lambert
ALAN S. LAMBERT, Notary Public
My Commission Expires: 12/1/01



EXHIBIT A
To Amendment of Master Deed
(Amending EXHIBIT B of said Master Deed)

UNIT DESIGNATIONS
WES-TECH INDUSTRIAL CONDOMINIUM

UNIT NO.	PHASE NO.	BLDG. NO.	APPROX. SQ. FT. AREA	PROPORTIONATE INTEREST (PERCENTAGE)
1	I	1	1720	1.190%
2	I	1	1381	1.190%
3	I	1	1375	1.190%
4	I	1	1373	1.190%
5	I	1	1381	1.190%
6	I	1	1381	1.190%
7	I	1	1371	1.190%
8	I	1	1371	1.190%
9	I	1	1370	1.190%
10	I	1	1367	1.190%
11	I	1	1372	1.190%
12	I	1	1370	1.190%
13	I	1	1371	1.190%
14	I	1	1771	1.190%
15	I	1	1369	1.190%
16	I	1	1375	1.190%
17	I	1	1368	1.190%
18	I	1	1374	1.190%
19*	I	2	2272	1.190%
20*	I	2	2270	1.190%
21*	I	2	1273	1.190%
22*	I	2	1157	1.190%
23*	I	2	1155	1.190%
24*	I	2	1155	1.190%
25*	I	2	1157	1.190%
26*	I	2	1141	1.190%
27**	I	2	1396	1.190%
28**	I	2	1373	1.190%
29	I	2	1376	1.190%
30	I	2	1374	1.190%
31	I	2	1374	1.190%
32	I	2	1373	1.190%
33	I	2	1375	1.190%
34	I	2	1380	1.190%
35	I	2	1407	1.190%
36	I	2	1375	1.190%
37	I	2	1375	1.190%
38***	I	2	1923	1.190%
39***	I	2	1955	1.190%
40***	I	2	1955	1.190%
41***	I	2	1926	1.190%
42-48	II	3	8120	8.330%
49-50	II	3	2320	2.380%

51-56	II	3	5760	7.140%
57-62	II	3	5760	7.140%
63-64	II	4	2320	2.380%
65-70	II	4	6960	7.140%
71	II	4	1106	1.190%
72	II	4	1160	1.190%
73-74	II	4	2271	2.380%
75-82	II	4	9280	9.520%
83-84	II	4	2300	2.380%

*Units 19-26 combined are also known as "Unit 19-26" as follows:

I	2	11580	9.520%
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**Units 27-28 combined are also known as "Unit 27-28" as follows:

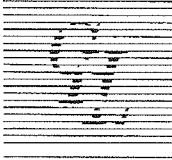
I	2	2799	2.380%
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***Units 38-41 combined are also known as "Unit 38-41" as follows:

I	2	7759	4.760%
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The immediate common area to which each unit has access is front and rear walkway.

GALLANT
HAUSLER
LAMPERT
PROFESSIONAL CORPORATION



ONE OLDE NORTH ROAD
CHELMSFORD, MA 01824
TELEPHONE 508 256-6080
TELEFAX 508 256-0515

EXHIBIT B

April 24, 1996

Board of Trustees
Wes-Tech Industrial Condominium Trust
c/o Howard Hall
5 Hillcrest Drive
Chelmsford, MA 01824

Re: Notice of Modification, Division and/or Subdivision
of Unit 63-70 and Special Amendment to Master Deed

To Members of the Board of Trustees:

Enclosed is a copy of the Special Amendment of Master Deed dated April , 1996 of the WES-TECH INDUSTRIAL CONDOMINIUM pursuant to Paragraph V of the Amendment of Master Deed to Add Phase II dated March 22, 1996. As you can see, this Amendment corrects a clerical or typographical error in the Amendment to Master Deed to Add Phase II and it modifies, divides and/or subdivides Unit 63-70 of Phase II of the Condominium into two separate units entitled Unit 63-64 and Unit 65-70. Attached to the Amendment is an Exhibit "A" showing the designation of the units of the condominium as amended by this Special Amendment.

Please do not hesitate to contact me if you have any questions or problems.

Sincerely,

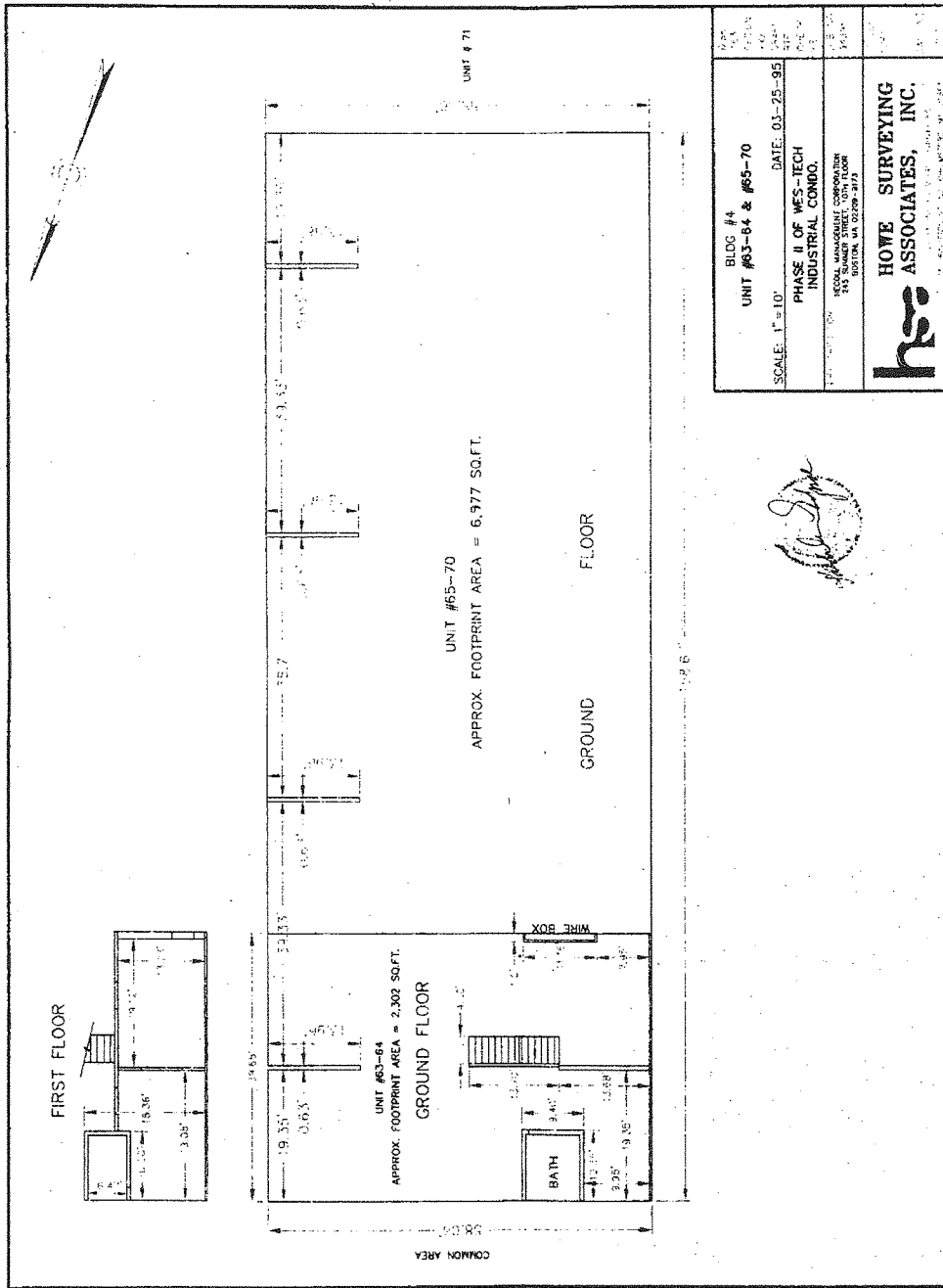
GALLANT, HAUSLER & LAMPERT, P.C.

JOHN F. GALLANT

JFG:dh

enclosure
1635.C18.3





BLDG #4	UNIT #63-64 & #65-70
SCALE: 1"=10'	DATE: 03-25-95
PHASE II OF WES-TECH INDUSTRIAL CONDO.	
150 S. WASHINGTON STREET, CORP. FLOOR BOSTON, MA 02279-2173	
HOWE SURVEYING ASSOCIATES, INC.	

Handwritten signature or initials

908

**WES-TECH INDUSTRIAL CONDOMINIUM
SPECIAL AMENDMENT OF MASTER DEED**

This SPECIAL AMENDMENT OF THE MASTER DEED of the WES-TECH INDUSTRIAL CONDOMINIUM made this 20th day of November, 1996.

WITNESSETH THAT:

WHEREAS, Edward J. Duffy, Trustee of the Tyng III Realty Trust u/d/t dated March 28, 1995 and recorded in the Middlesex North District Registry of Deeds in Book 7431, Page 119 is the Successor Declarant of the Reserved Rights contained in said Master Deed, including those contained in Paragraph 13A(g);

WHEREAS, Edward J. Duffy, Trustee of the Tyng III Realty Trust is the owner of units in Phase II of the Wes-Tech Industrial Condominium and has the rights to modify, divide and/or subdivide the units in Phase II of the Condominium which said Tyng III Realty Trust owns pursuant to Paragraph III, Paragraph V and Paragraph IX of the Amendment of Master Deed to Add Phase II, recorded in the Middlesex North District Registry of Deeds in Book 7431, Page 080, Paragraph 4(c) and Paragraph 13B of said Master Deed, as Amended by Special Amendment of Master Deed dated March 22, 1995, recorded in Middlesex North District Registry of Deeds, Book 7431, Page 059 and pursuant to the Reserved Rights of the Declarant in Paragraph 13A(g) of

11/20/96 02:23:49 59888 15.00 12



said Master Deed;

WHEREAS, Edward J. Duffy, Trustee of Tyng III Realty Trust pursuant to said rights subdivided Unit 63-70 into Unit 63-64 and Unit 65-70 by Special Amendment of Master Deed dated April 24, 1996, recorded in Middlesex North District Registry of Deeds in Book 7989, Page 42;

WHEREAS, Edward J. Duffy, Trustee of Tyng III Realty Trust is the owner of Unit 65-70;

WHEREAS, Edward J. Duffy, Trustee of the Tyng III Realty Trust pursuant to said rights wishes and desires to Amend the Master Deed of the WES-TECH INDUSTRIAL CONDOMINIUM to modify, divide and/or subdivide Unit 65-70 of Phase II of said Condominium.

NOW, THEREFORE, Edward J. Duffy, Trustee of the Tyng III Realty Trust as the Successor Declarant and as a Unit Owner pursuant to Paragraphs III, V and IX of said Amendment of Master Deed to Add Phase II, Paragraph 4(c) and Paragraph 13B of said Master Deed, as Amended by Special Amendment of Master Deed dated March 22, 1995, recorded in Middlesex North District Registry of Deeds in Book 7431, Page 059 and pursuant to the Reserved Rights of the Declarant as contained in Paragraph 13A(g) of said Master Deed, hereby Amends said Master Deed of the WES-TECH INDUSTRIAL CONDOMINIUM dated April 15, 1988, and recorded in said Registry of Deeds in Book 4530, Page 272 and the Amendment to Master Deed to Add Phase II recorded in said Registry in Book 7431, Page 080 as follows:

1. Paragraph I of the Amendment of Master Deed to Add Phase II entitled "Description of Land and Buildings in Phase II" is hereby amended by deleting the second paragraph of said Paragraph I in its entirety and inserting in its place the following:

Phase II of the Condominium consists of two (2) buildings containing eleven (11) Units. Building 3 contains four (4) Units, Unit 42-48, Unit 49-50, Unit 51-56 and Unit 57-62. Building 4 contains seven (7) Units, Unit 63-64, Unit 65-66, Unit 67-70, Unit 71, Unit 73-74, Unit 75-82 and Unit 83-84.

2. The Master Deed and the Amendment of Master Deed to Add Phase II is hereby amended to modify, divide and/or subdivide Unit 65-70 of Phase II of the Condominium into two separate units entitled Unit 65-66 and Unit 67-70. The Units created by this Special Amendment are set forth and described on the Floor Plan for said Unit #64-65 and Unit #66-70 recorded herewith. The Units of the Condominium as the result of this Amendment are set forth on Exhibit "A" attached hereto and incorporated herein by reference.
 3. Pursuant to Paragraph V of the Amendment of Master Deed to Add Phase II, a copy of the Notice to the Board of Trustees of the WES-TECH INDUSTRIAL CONDOMINIUM TRUST of the modification, division and/or subdivision of Unit 65-70 is attached hereto as Exhibit "B".
-

4. The Units herein created will be managed and regulated by the WES-TECH INDUSTRIAL CONDOMINIUM TRUST as set forth in said Master Deed.

 5. The Master Deed is incorporated herein by reference. Each of the Units created hereby shall be subject to the terms and provisions of the Master Deed and the Trust and By-Laws of the WES-TECH INDUSTRIAL CONDOMINIUM and the WES-TECH CONDOMINIUM TRUST, as they may be amended from time to time, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, the terms and provisions of said Master Deed of WES-TECH INDUSTRIAL CONDOMINIUM as the same has been amended shall remain in full force and effect and shall be applicable to and shall govern all units and the owners thereof, and all common areas and facilities in Phase II as well as Phase I of the WES-TECH INDUSTRIAL CONDOMINIUM and the terms and provisions of said Master Deed as the same has been amended, except as the context thereof clearly restricts portions of said Master Deed to Phase I, and are hereby incorporated by reference into this Amendment and shall apply to these newly created units, as if they had been completely set forth herein.
-

IN WITNESS WHEREOF, Edward J. Duffy, Trustee of the Tyng III Realty Trust, the Declarant and Unit Owner, has caused this instrument to be executed under seal this 20th day of November, 1996.

TYNG III REALTY TRUST

By: *Edward J. Duffy TR*
Edward J. Duffy, Trustee

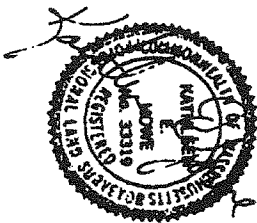
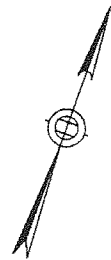
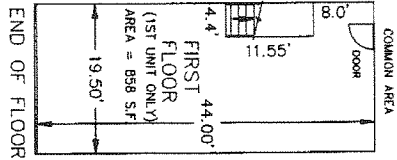
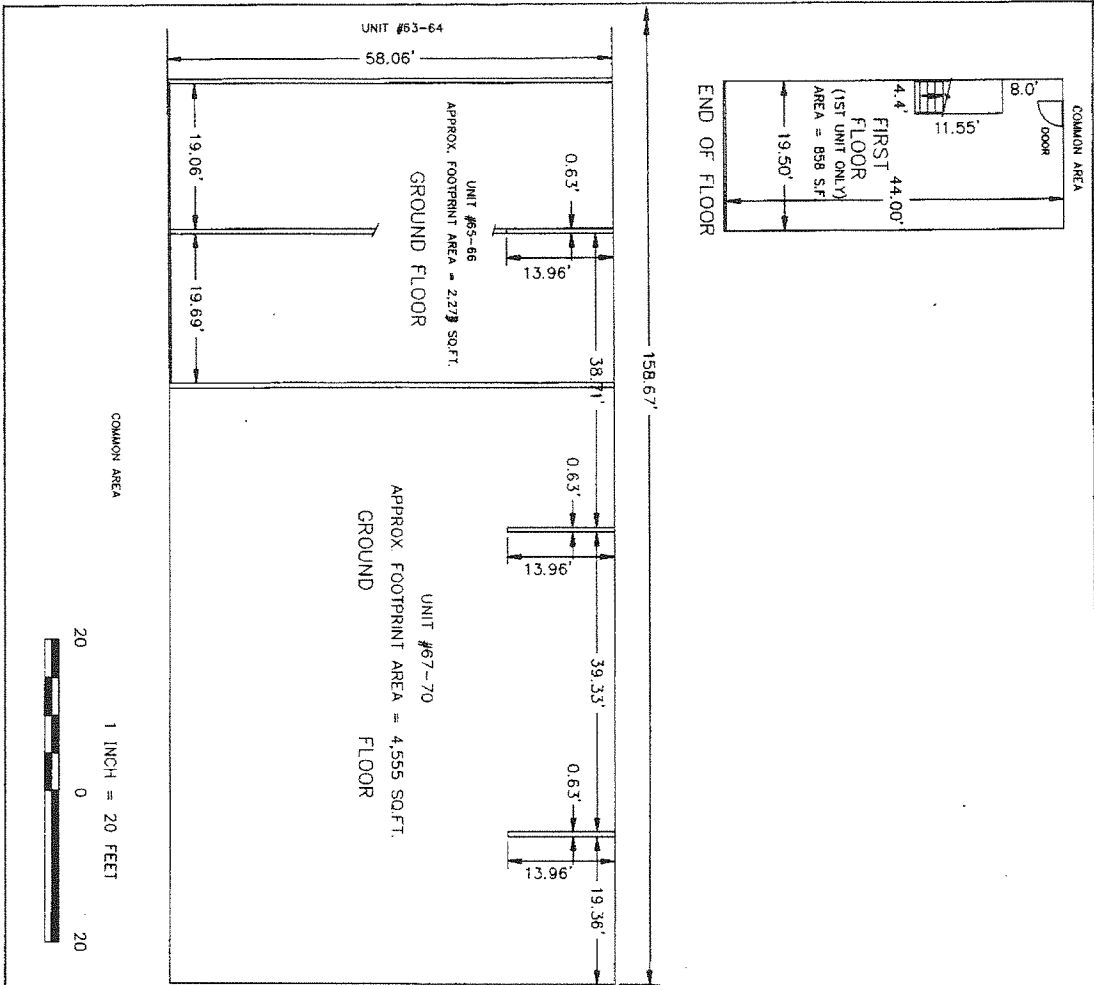
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

November 20, 1996

Then personally appeared the above-named Edward J. Duffy, Trustee of the Tyng III Realty Trust, the Declarant and Unit Owner, and made oath that the above instrument was executed as his free will and deed, before me,

ALAN G. LAMPERT
ALAN G. LAMPERT, Notary Public
My Commission Expires: 12/01/2001



BLDG #4 UNIT #65-66, & #67-70	DATE: 11-13-96	DATE: 11-13-96
SCALE: AS SHOWN	DATE: 11-13-96	DATE: 11-13-96
PHASE II OF WES-TECH INDUSTRIAL CONDO.	DATE: 11-13-96	DATE: 11-13-96
PREPARED FOR:	DATE: 11-13-96	DATE: 11-13-96
TRAC & REALTY TRUST 50 THUNDERBOLT ROAD NO. CHELSEA, VA 01863	DATE: 11-13-96	DATE: 11-13-96
HOWE SURVEYING ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS 73 PRINCETON ST. NO. CHELSEA, VA 01863	DATE: 11-13-96	DATE: 11-13-96
JOB NO. 94395	DATE: 11-13-96	DATE: 11-13-96
SHEET 1071	DATE: 11-13-96	DATE: 11-13-96
DWG. NO. 172350	DATE: 11-13-96	DATE: 11-13-96

EXHIBIT A
To Amendment of Master Deed
(Amending EXHIBIT B of said Master Deed)

UNIT DESIGNATIONS
WES-TECH INDUSTRIAL CONDOMINIUM

UNIT NO.	PHASE NO.	BLDG. NO.	APPROX. SQ. FT. AREA	PROPORTIONATE INTEREST (PERCENTAGE)
1	I	1	1720	1.190%
2	I	1	1381	1.190%
3	I	1	1375	1.190%
4	I	1	1373	1.190%
5	I	1	1381	1.190%
6	I	1	1381	1.190%
7	I	1	1371	1.190%
8	I	1	1371	1.190%
9	I	1	1370	1.190%
10	I	1	1367	1.190%
11	I	1	1372	1.190%
12	I	1	1370	1.190%
13	I	1	1371	1.190%
14	I	1	1771	1.190%
15	I	1	1369	1.190%
16	I	1	1375	1.190%
17	I	1	1368	1.190%
18	I	1	1374	1.190%
19*	I	2	2272	1.190%
20*	I	2	2270	1.190%
21*	I	2	1273	1.190%
22*	I	2	1157	1.190%
23*	I	2	1155	1.190%
24*	I	2	1155	1.190%
25*	I	2	1157	1.190%
26*	I	2	1141	1.190%
27**	I	2	1396	1.190%
28**	I	2	1373	1.190%
29	I	2	1376	1.190%
30	I	2	1374	1.190%
31	I	2	1374	1.190%
32	I	2	1373	1.190%
33	I	2	1375	1.190%
34	I	2	1380	1.190%
35	I	2	1407	1.190%
36	I	2	1375	1.190%
37	I	2	1375	1.190%
38***	I	2	1923	1.190%
39***	I	2	1955	1.190%
40***	I	2	1955	1.190%
41***	I	2	1926	1.190%
42-48	II	3	8120	8.330%
49-50	II	3	2320	2.380%

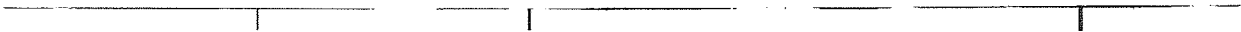
51-56	II	3	5760	7.140%
57-62	II	3	5760	7.140%
63-64	II	4	2320	2.380%
65-66	II	4	2320	2.380%
67-70	II	4	4640	4.760%
71	II	4	1106	1.190%
72	II	4	1160	1.190%
73-74	II	4	2271	2.380%
75-82	II	4	9280	9.520%
83-84	II	4	2300	2.380%

*Units 19-26 combined are also known as "Unit 19-26" as follows:
 I 2 11580 9.520%

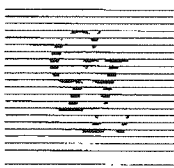
**Units 27-28 combined are also known as "Unit 27-28" as follows:
 I 2 2799 2.380%

***Units 38-41 combined are also known as "Unit 38-41" as follows:
 I 2 7759 4.760%

The immediate common area to which each unit has access is front and rear walkway.



GALLANT
HAUSLER
LAMPERT
PROFESSIONAL CORPORATION



ONE OLDE NORTH ROAD
CHELMSFORD, MA 01824
TELEPHONE 508 256-0080
TELEFAX 508 256-0515

EXHIBIT B

November 20, 1996

Board of Trustees
Wes-Tech Industrial Condominium Trust
c/o Howard Hall
5 Hillcrest Drive
Chelmsford, MA 01824

Re: Notice of Modification, Division and/or Subdivision
of Unit 65-70 and Special Amendment to Master Deed

To Members of the Board of Trustees:

Enclosed is a copy of the Special Amendment of Master Deed dated November 20, 1996 of the WES-TECH INDUSTRIAL CONDOMINIUM pursuant to Paragraph V of the Amendment of Master Deed to Add Phase II dated March 22, 1996. As you can see, this Amendment modifies, divides and/or subdivides Unit 65-70 of Phase II of the Condominium into two separate units entitled Unit 65-66 and Unit 67-70. Attached to the Amendment is an Exhibit "A" showing the designation of the units of the condominium as amended by this Special Amendment.

Please do not hesitate to contact me if you have any questions or problems.

Very truly yours,

GALLANT, HAUSLER & LAMPERT, P.C.

ALAN G. LAMPERT

AGL:dh

WES-TECH\LTR

SP

**WES-TECH INDUSTRIAL CONDOMINIUM
SPECIAL AMENDMENT OF MASTER DEED**

This SPECIAL AMENDMENT OF THE MASTER DEED of the WES-TECH INDUSTRIAL CONDOMINIUM made this 12th day of December, 1996.

WITNESSETH THAT:

WHEREAS, Edward J. Duffy, Trustee of the Tyng III Realty Trust u/d/t dated March 28, 1995 and recorded in the Middlesex North District Registry of Deeds in Book 7431, Page 119 is the Successor Declarant of the Reserved Rights contained in said Master Deed, including those contained in Paragraph 13A(g);

WHEREAS, Edward J. Duffy, Trustee of the Tyng III Realty Trust is the owner of units in Phase II of the Wes-Tech Industrial Condominium and has the rights to modify, divide and/or subdivide the units in Phase II of the Condominium which said Tyng III Realty Trust owns pursuant to Paragraph III, Paragraph V and Paragraph IX of the Amendment of Master Deed to Add Phase II, recorded in the Middlesex North District Registry of Deeds in Book 7431, Page 080, Paragraph 4(c) and Paragraph 13B of said Master Deed, as Amended by Special Amendment of Master Deed dated March 22, 1995, recorded in Middlesex North District Registry of Deeds, Book 7431, Page 059 and pursuant to the Reserved Rights of the Declarant in Paragraph 13A(g) of said Master Deed;

12/12/96 11:42:17 63595 14.00 9



WHEREAS, Edward J. Duffy, Trustee of Tyng III Realty Trust pursuant to said rights subdivided Unit 63-70 into Unit 63-64 and Unit 65-70 by Special Amendment of Master Deed dated April 24, 1996, recorded in Middlesex North District Registry of Deeds in Book 7989, Page 42, and thereafter subdivided Unit 65-70 into Unit 65-66 and Unit 67-70 by Special Amendment of Master Deed dated November 20, 1996, recorded in Middlesex North District Registry of Deeds in Book 8314, Page 225;

WHEREAS, Edward J. Duffy, Trustee of Tyng III Realty Trust is the owner of Unit 67-70;

WHEREAS, Edward J. Duffy, Trustee of the Tyng III Realty Trust pursuant to said rights wishes and desires to Amend the Master Deed of the WES-TECH INDUSTRIAL CONDOMINIUM to modify, divide and/or subdivide Unit 67-70 of Phase II of said Condominium.

NOW, THEREFORE, Edward J. Duffy, Trustee of the Tyng III Realty Trust as the Successor Declarant and as a Unit Owner pursuant to Paragraphs III, V and IX of said Amendment of Master Deed to Add Phase II, Paragraph 4(c) and Paragraph 13B of said Master Deed, as Amended by Special Amendment of Master Deed dated March 22, 1995, recorded in Middlesex North District Registry of Deeds in Book 7431, Page 059 and pursuant to the Reserved Rights of the Declarant as contained in Paragraph 13A(g) of said Master Deed, hereby Amends said Master Deed of the WES-TECH INDUSTRIAL CONDOMINIUM dated April 15, 1988, and recorded in said Registry of Deeds in Book 4530, Page

272 and the Amendment to Master Deed to Add Phase II recorded in said Registry in Book 7431, Page 080 as follows:

1. Paragraph I of the Amendment of Master Deed to Add Phase II entitled "Description of Land and Buildings in Phase II" is hereby amended by deleting the second paragraph of said Paragraph I in its entirety and inserting in its place the following:

Phase II of the Condominium consists of two (2) buildings containing twelve (12) Units. Building 3 contains four (4) Units, Unit 42-48, Unit 49-50, Unit 51-56 and Unit 57-62. Building 4 contains eight (8) Units, Unit 63-64, Unit 65-66, Unit 67, Unit 68-70, Unit 71, Unit 73-74, Unit 75-82 and Unit 83-84.

2. The Master Deed and the Amendment of Master Deed to Add Phase II is hereby amended to modify, divide and/or subdivide Unit 67-70 of Phase II of the Condominium into two separate units entitled Unit 67 and Unit 68-70. The Units created by this Special Amendment are set forth and described on the Floor Plan for Unit 67 and Unit 68-70 recorded herewith. The Units of the Condominium as the result of this Amendment are set forth on Exhibit "A" attached hereto and incorporated herein by reference.
 3. Pursuant to Paragraph V of the Amendment of Master Deed to Add Phase II, a copy of the Notice to the Board of Trustees of the WES-TECH INDUSTRIAL CONDOMINIUM TRUST of the modification, division and/or subdivision of Unit 67-70 is attached hereto as Exhibit "B".
-

4. **The Units herein created** will be managed and regulated by the WES-TECH INDUSTRIAL CONDOMINIUM TRUST as set forth in said Master Deed.
5. **The Master Deed is incorporated herein by reference.** Each of the Units created hereby shall be subject to the terms and provisions of the Master Deed and the Trust and By-Laws of the WES-TECH INDUSTRIAL CONDOMINIUM and the WES-TECH CONDOMINIUM TRUST, as they may be amended from time to time, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, the terms and provisions of said Master Deed of WES-TECH INDUSTRIAL CONDOMINIUM as the same has been amended shall remain in full force and effect and shall be applicable to and shall govern all units and the owners thereof, and all common areas and facilities in Phase II as well as Phase I of the WES-TECH INDUSTRIAL CONDOMINIUM and the terms and provisions of said Master Deed as the same has been amended, except as the context thereof clearly restricts portions of said Master Deed to Phase I, and are hereby incorporated by reference into this Amendment and shall apply to these newly created units, as if they had been completely set forth herein.

IN WITNESS WHEREOF, Edward J. Duffy, Trustee of the Tyng III Realty Trust, the Declarant and Unit Owner, has caused this

instrument to be executed under seal this 12th day of December, 1996.

TYNG III REALTY TRUST

By: Edward J. Duffy TR
Edward J. Duffy, Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

December 12, 1996

Then personally appeared the above-named Edward J. Duffy, Trustee of the Tyng III Realty Trust, the Declarant and Unit Owner, and made oath that the above instrument was executed as his free will and deed, before me,

Diana L. [Signature]
Notary Public
My Commission Expires: 10/16/2001



EXHIBIT A
To Amendment of Master Deed
(Amending EXHIBIT B of said Master Deed)

UNIT DESIGNATIONS
WES-TECH INDUSTRIAL CONDOMINIUM

UNIT NO.	PHASE NO.	BLDG. NO.	APPROX. SQ. FT. AREA	PROPORTIONATE INTEREST (PERCENTAGE)
1	I	1	1720	1.190%
2	I	1	1381	1.190%
3	I	1	1375	1.190%
4	I	1	1373	1.190%
5	I	1	1381	1.190%
6	I	1	1381	1.190%
7	I	1	1371	1.190%
8	I	1	1371	1.190%
9	I	1	1370	1.190%
10	I	1	1367	1.190%
11	I	1	1372	1.190%
12	I	1	1370	1.190%
13	I	1	1371	1.190%
14	I	1	1771	1.190%
15	I	1	1369	1.190%
16	I	1	1375	1.190%
17	I	1	1368	1.190%
18	I	1	1374	1.190%
19*	I	2	2272	1.190%
20*	I	2	2270	1.190%
21*	I	2	1273	1.190%
22*	I	2	1157	1.190%
23*	I	2	1155	1.190%
24*	I	2	1155	1.190%
25*	I	2	1157	1.190%
26*	I	2	1141	1.190%
27**	I	2	1396	1.190%
28**	I	2	1373	1.190%
29	I	2	1376	1.190%
30	I	2	1374	1.190%
31	I	2	1374	1.190%
32	I	2	1373	1.190%
33	I	2	1375	1.190%
34	I	2	1380	1.190%
35	I	2	1407	1.190%
36	I	2	1375	1.190%
37	I	2	1375	1.190%
38***	I	2	1923	1.190%
39***	I	2	1955	1.190%
40***	I	2	1955	1.190%
41***	I	2	1926	1.190%
42-48	II	3	8120	8.330%
49-50	II	3	2320	2.380%

51-56	II	3	5760	7.140%
57-62	II	3	5760	7.140%
63-64	II	4	2320	2.380%
65-66	II	4	2320	2.380%
67	II	4	1160	1.190%
68-70	II	4	3480	3.570%
71	II	4	1106	1.190%
72	II	4	1160	1.190%
73-74	II	4	2271	2.380%
75-82	II	4	9280	9.520%
83-84	II	4	2300	2.380%

*Units 19-26 combined are also known as "Unit 19-26" as follows:

I	2	11580	9.520%
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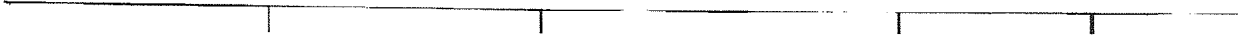
**Units 27-28 combined are also known as "Unit 27-28" as follows:

I	2	2799	2.380%
---	---	------	--------

***Units 38-41 combined are also known as "Unit 38-41" as follows:

I	2	7759	4.760%
---	---	------	--------

The immediate common area to which each unit has access is front and rear walkway.



GALLANT
HAUSLER
LAMPERT
PROFESSIONAL CORPORATION

ONE OLDE NORTH ROAD
CHELMSFORD, MA 01824
TELEPHONE 508 256-6080
TELEFAX 508 256-0515

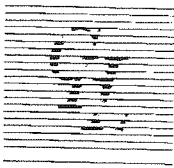


EXHIBIT B

December 12, 1996

Board of Trustees
Wes-Tech Industrial Condominium Trust
c/o Howard Hall
5 Hillcrest Drive
Chelmsford, MA 01824

Re: Notice of Modification, Division and/or Subdivision
of Unit 67-70 and Special Amendment to Master Deed

To Members of the Board of Trustees:

Enclosed is a copy of the Special Amendment of Master Deed dated December , 1996 of the WES-TECH INDUSTRIAL CONDOMINIUM pursuant to Paragraph V of the Amendment of Master Deed to Add Phase II dated March 22, 1996. As you can see, this Amendment modifies, divides and/or subdivides Unit 67-70 of Phase II of the Condominium into two separate units entitled Unit 67 and Unit 68-70. Attached to the Amendment is an Exhibit "A" showing the designation of the units of the condominium as amended by this Special Amendment.

Please do not hesitate to contact me if you have any questions or problems.

Very truly yours,

GALLANT, HAUSLER & LAMPERT, P.C.

Alan G. Lampert (SAL)
ALAN G. LAMPERT

AGL:dh

WES-TECH\LTR



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**WES-TECH INDUSTRIAL CONDOMINIUM
SPECIAL AMENDMENT OF MASTER DEED**

This SPECIAL AMENDMENT OF THE MASTER DEED of the WES-TECH INDUSTRIAL CONDOMINIUM made this 28th day of January, 1997.

WITNESSETH THAT:

WHEREAS, Edward J. Duffy, Trustee of the Tyng III Realty Trust u/d/t dated March 28, 1995 and recorded in the Middlesex North District Registry of Deeds in Book 7431, Page 119 is the Successor Declarant of the Reserved Rights contained in said Master Deed, including those contained in Paragraph 13A(g);

WHEREAS, Edward J. Duffy, Trustee of the Tyng III Realty Trust is the owner of units in Phase II of the Wes-Tech Industrial Condominium and has the rights to modify, divide and/or subdivide the units in Phase II of the Condominium which said Tyng III Realty Trust owns pursuant to Paragraph III, Paragraph V and Paragraph IX of the Amendment of Master Deed to Add Phase II, recorded in the Middlesex North District Registry of Deeds in Book 7431, Page 080, Paragraph 4(c) and Paragraph 13B of said Master Deed, as Amended by Special Amendment of Master Deed dated March 22, 1995, recorded in Middlesex North District Registry of Deeds, Book 7431, Page 059 and pursuant to the Reserved Rights of the Declarant in Paragraph 13A(g) of said Master Deed;

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02/05/97 11:48:24 5431 13.00 12



WHEREAS, Edward J. Duffy, Trustee of Tyng III Realty Trust is the owner of Unit 75-82;

WHEREAS, Edward J. Duffy, Trustee of the Tyng III Realty Trust pursuant to said rights wishes and desires to Amend the Master Deed of the WES-TECH INDUSTRIAL CONDOMINIUM to modify, divide and/or subdivide Unit 75-82 of Phase II of said Condominium.

NOW, THEREFORE, Edward J. Duffy, Trustee of the Tyng III Realty Trust as the Successor Declarant and as a Unit Owner pursuant to Paragraphs III, V and IX of said Amendment of Master Deed to Add Phase II, Paragraph 4(c) and Paragraph 13B of said Master Deed, as Amended by Special Amendment of Master Deed dated March 22, 1995, recorded in Middlesex North District Registry of Deeds in Book 7431, Page 059 and pursuant to the Reserved Rights of the Declarant as contained in Paragraph 13A(g) of said Master Deed, hereby Amends said Master Deed of the WES-TECH INDUSTRIAL CONDOMINIUM dated April 15, 1988, and recorded in said Registry of Deeds in Book 4530, Page 272 and the Amendment to Master Deed to Add Phase II recorded in said Registry in Book 7431, Page 080 as follows:

1. **Paragraph I of the Amendment of Master Deed to Add Phase II entitled "Description of Land and Buildings in Phase II" is hereby amended by deleting the second paragraph of said Paragraph I in its entirety and inserting in its place the following:**

Phase II of the Condominium consists of two (2) buildings containing fourteen (14) Units. Building 3 contains four (4) Units, Unit 42-48, Unit 49-50, Unit 51-56 and Unit



57-62. Building 4 contains ten (10) Units, Unit 63-64, Unit 65-66, Unit 67, Unit 68-70, Unit 71, Unit 73-74, Unit 75-76, Unit 77-78, Unit 79-82 and Unit 83-84.

2. **The Master Deed and the Amendment of Master Deed to Add Phase II** is hereby amended to modify, divide and/or subdivide Unit 75-82 of Phase II of the Condominium into three separate units entitled Unit 75-76, Unit 77-78 and Unit 79-82. The Units created by this Special Amendment are set forth and described on the Floor Plan for Unit 75-76, Unit 77-78 and Unit 79-82 recorded herewith. The Units of the Condominium as the result of this Amendment are set forth on Exhibit "A" attached hereto and incorporated herein by reference.
 3. **Pursuant to Paragraph V of the Amendment of Master Deed to Add Phase II**, a copy of the Notice to the Board of Trustees of the WES-TECH INDUSTRIAL CONDOMINIUM TRUST of the modification, division and/or subdivision of Unit 75-82 is attached hereto as Exhibit "B".
 4. **The Units herein created** will be managed and regulated by the WES-TECH INDUSTRIAL CONDOMINIUM TRUST as set forth in said Master Deed.
 5. **The Master Deed is incorporated herein by reference.** Each of the Units created hereby shall be subject to the terms and provisions of the Master Deed and the Trust and By-Laws of the WES-TECH INDUSTRIAL CONDOMINIUM and the WES-TECH CONDOMINIUM TRUST, as they may be amended from time to time, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, the terms and provisions
-

of said Master Deed of WES-TECH INDUSTRIAL CONDOMINIUM as the same has been amended shall remain in full force and effect and shall be applicable to and shall govern all units and the owners thereof, and all common areas and facilities in Phase II as well as Phase I of the WES-TECH INDUSTRIAL CONDOMINIUM and the terms and provisions of said Master Deed as the same has been amended, except as the context thereof clearly restricts portions of said Master Deed to Phase I, and are hereby incorporated by reference into this Amendment and shall apply to these newly created units, as if they had been completely set forth herein.

IN WITNESS WHEREOF, Edward J. Duffy, Trustee of the Tyng III Realty Trust, the Declarant and Unit Owner, has caused this instrument to be executed under seal this 28th day of January, 1997.

TYNG III REALTY TRUST

By: Edward J. Duffy, Trustee
Edward J. Duffy, Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

January 28, 1997

Then personally appeared the above-named Edward J. Duffy, Trustee of the Tyng III Realty Trust, the Declarant and Unit Owner, and made oath that the above instrument was executed as his free will and deed, before me,

Alan C. Linn
Alan C. Linn, Notary Public
My Commission Expires: 12/01/2000



EXHIBIT A
To Amendment of Master Deed
(Amending EXHIBIT B of said Master Deed)

UNIT DESIGNATIONS
WES-TECH INDUSTRIAL CONDOMINIUM

UNIT NO.	PHASE NO.	BLDG. NO.	APPROX. SQ. FT. AREA	PROPORTIONATE INTEREST (PERCENTAGE)
1	I	1	1720	1.190%
2	I	1	1381	1.190%
3	I	1	1375	1.190%
4	I	1	1373	1.190%
5	I	1	1381	1.190%
6	I	1	1381	1.190%
7	I	1	1371	1.190%
8	I	1	1371	1.190%
9	I	1	1370	1.190%
10	I	1	1367	1.190%
11	I	1	1372	1.190%
12	I	1	1370	1.190%
13	I	1	1371	1.190%
14	I	1	1771	1.190%
15	I	1	1369	1.190%
16	I	1	1375	1.190%
17	I	1	1368	1.190%
18	I	1	1374	1.190%
19*	I	2	2272	1.190%
20*	I	2	2270	1.190%
21*	I	2	1273	1.190%
22*	I	2	1157	1.190%
23*	I	2	1155	1.190%
24*	I	2	1155	1.190%
25*	I	2	1157	1.190%
26*	I	2	1141	1.190%
27**	I	2	1396	1.190%
28**	I	2	1373	1.190%
29	I	2	1376	1.190%
30	I	2	1374	1.190%
31	I	2	1374	1.190%
32	I	2	1373	1.190%
33	I	2	1375	1.190%
34	I	2	1380	1.190%
35	I	2	1407	1.190%
36	I	2	1375	1.190%
37	I	2	1375	1.190%
38***	I	2	1923	1.190%
39***	I	2	1955	1.190%
40***	I	2	1955	1.190%
41***	I	2	1926	1.190%
42-48	II	3	8120	8.330%
49-50	II	3	2320	2.380%

51-56	II	3	5760	7.140%
57-62	II	3	5760	7.140%
63-64	II	4	2320	2.380%
65-66	II	4	2320	2.380%
67	II	4	1160	1.190%
68-70	II	4	3480	3.570%
71	II	4	1106	1.190%
72	II	4	1160	1.190%
73-74	II	4	2271	2.380%
75-76	II	4	2320	2.380%
77-78	II	4	2320	2.380%
79-82	II	4	4640	4.760%
83-84	II	4	2300	2.380%

*Units 19-26 combined are also known as "Unit 19-26" as follows:
 I 2 11580 9.520%

**Units 27-28 combined are also known as "Unit 27-28" as follows:
 I 2 2799 2.380%

***Units 38-41 combined are also known as "Unit 38-41" as follows:
 I 2 7759 4.760%

The immediate common area to which each unit has access is front and rear walkway.

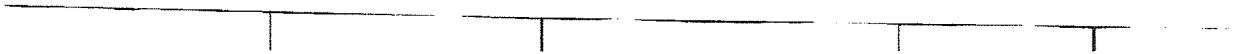


EXHIBIT B

January 28, 1997

Board of Trustees
Wes-Tech Industrial Condominium Trust
c/o Howard Hall
5 Hillcrest Drive
Chelmsford, MA 01824

Re: Notice of Modification, Division and/or Subdivision
of Unit 75-82 and Special Amendment to Master Deed

To Members of the Board of Trustees:

Enclosed is a copy of the Special Amendment of Master Deed dated January 28, 1997 of the WES-TECH INDUSTRIAL CONDOMINIUM pursuant to Paragraph V of the Amendment of Master Deed to Add Phase II dated March 22, 1996. As you can see, this Amendment modifies, divides and/or subdivides Unit 75-82 of Phase II of the Condominium into three separate units entitled Unit 75-76, Unit 77-78, and Unit 79-82. Attached to the Amendment is an Exhibit "A" showing the designation of the units of the condominium as amended by this Special Amendment.

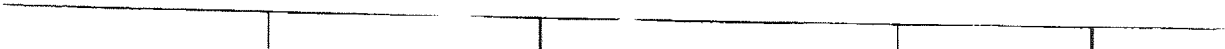
Please do not hesitate to contact me if you have any questions or problems.

Very truly yours,

GALLANT, HAUSLER & LAMPERT, P.C.

ALAN G. LAMPERT

AGL:dh



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WES-TECH INDUSTRIAL CONDOMINIUM
SPECIAL AMENDMENT OF MASTER DEED

This SPECIAL AMENDMENT OF THE MASTER DEED of the WES-TECH INDUSTRIAL CONDOMINIUM made this 4th day of March, 1997.

WITNESSETH THAT:

WHEREAS, Edward J. Duffy, Trustee of the Tyng III Realty Trust u/d/t dated March 28, 1995 and recorded in the Middlesex North District Registry of Deeds in Book 7431, Page 119 is the Successor Declarant of the Reserved Rights contained in said Master Deed, including those contained in Paragraph 13A(g);

WHEREAS, Edward J. Duffy, Trustee of the Tyng III Realty Trust is the owner of units in Phase II of the Wes-Tech Industrial Condominium and has the rights to modify, divide and/or subdivide the units in Phase II of the Condominium which said Tyng III Realty Trust owns pursuant to Paragraph III, Paragraph V and Paragraph IX of the Amendment of Master Deed to Add Phase II, recorded in the Middlesex North District Registry of Deeds in Book 7431, Page 080, Paragraph 4(c) and Paragraph 13B of said Master Deed, as Amended by Special Amendment of Master Deed dated March 22, 1995, recorded in Middlesex North District Registry of Deeds, Book 7431, Page 059 and pursuant to the Reserved Rights of the Declarant in Paragraph 13A(g) of said Master Deed;

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WHEREAS, Edward J. Duffy, Trustee of Tyng III Realty Trust is the owner of Unit 68-70;

WHEREAS, Edward J. Duffy, Trustee of the Tyng III Realty Trust pursuant to said rights wishes and desires to Amend the Master Deed of the WES-TECH INDUSTRIAL CONDOMINIUM to modify, divide and/or subdivide Unit 68-70 of Phase II of said Condominium.

NOW, THEREFORE, Edward J. Duffy, Trustee of the Tyng III Realty Trust as the Successor Declarant and as a Unit Owner pursuant to Paragraphs III, V and IX of said Amendment of Master Deed to Add Phase II, Paragraph 4(c) and Paragraph 13B of said Master Deed, as Amended by Special Amendment of Master Deed dated March 22, 1995, recorded in Middlesex North District Registry of Deeds in Book 7431, Page 059 and pursuant to the Reserved Rights of the Declarant as contained in Paragraph 13A(g) of said Master Deed, hereby Amends said Master Deed of the WES-TECH INDUSTRIAL CONDOMINIUM dated April 15, 1988, and recorded in said Registry of Deeds in Book 4530, Page 272 and the Amendment to Master Deed to Add Phase II recorded in said Registry in Book 7431, Page 080 as follows:

1. **Paragraph I of the Amendment of Master Deed to Add Phase II entitled "Description of Land and Buildings in Phase II"** is hereby amended by deleting the second paragraph of said Paragraph I in its entirety and inserting in its place the following:

Phase II of the Condominium consists of two (2) buildings containing fifteen (15) Units. Building 3 contains four (4) Units, Unit 42-48, Unit 49-50, Unit 51-56 and Unit

57-62. Building 4 contains eleven (11) Units, Unit 63-64, Unit 65-66, Unit 67, Unit 68, Unit 69-70, Unit 71, Unit 73-74, Unit 75-76, Unit 77-78, Unit 79-82 and Unit 83-84.

2. **The Master Deed and the Amendment of Master Deed to Add Phase II** is hereby amended to modify, divide and/or subdivide Unit 68-70 of Phase II of the Condominium into two separate units entitled Unit 68 and Unit 69-70. The Units created by this Special Amendment are set forth and described on the Floor Plan entitled *Phase II of Wes-Tech Industrial Condo, 02-14-97*, Plan for Unit 68 and Unit 69-70 recorded herewith. The Units of the Condominium as the result of this Amendment are set forth on Exhibit "A" attached hereto and incorporated herein by reference.
 3. Pursuant to Paragraph V of the Amendment of Master Deed to Add Phase II, a copy of the Notice to the Board of Trustees of the WES-TECH INDUSTRIAL CONDOMINIUM TRUST of the modification, division and/or subdivision of Unit 68-70 is attached hereto as Exhibit "B".
 4. The Units herein created will be managed and regulated by the WES-TECH INDUSTRIAL CONDOMINIUM TRUST as set forth in said Master Deed.
 5. The Master Deed is incorporated herein by reference. Each of the Units created hereby shall be subject to the terms and provisions of the Master Deed and the Trust and By-Laws of the WES-TECH INDUSTRIAL CONDOMINIUM and the WES-TECH CONDOMINIUM TRUST, as they may be amended from time to time, and any and all rules and regulations promulgated pursuant thereto.
-

Except as herein expressly amended, the terms and provisions of said Master Deed of WES-TECH INDUSTRIAL CONDOMINIUM as the same has been amended shall remain in full force and effect and shall be applicable to and shall govern all units and the owners thereof, and all common areas and facilities in Phase II as well as Phase I of the WES-TECH INDUSTRIAL CONDOMINIUM and the terms and provisions of said Master Deed as the same has been amended, except as the context thereof clearly restricts portions of said Master Deed to Phase I, and are hereby incorporated by reference into this Amendment and shall apply to these newly created units, as if they had been completely set forth herein.

IN WITNESS WHEREOF, Edward J. Duffy, Trustee of the Tyng III Realty Trust, the Declarant and Unit Owner, has caused this instrument to be executed under seal this 4th day of March, 1997.

TYNG III REALTY TRUST

By: Edward J. Duffy TR
Edward J. Duffy, Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

March 4, 1997

Then personally appeared the above-named Edward J. Duffy, Trustee of the Tyng III Realty Trust, the Declarant and Unit Owner, and made oath that the above instrument was executed as his free will and deed, before me,

Alan C. Lampert
ALAN C. LAMPERT, Notary Public
My Commission Expires: 12/01/00

EXHIBIT A
To Amendment of Master Deed
(Amending EXHIBIT B of said Master Deed)

UNIT DESIGNATIONS
WES-TECH INDUSTRIAL CONDOMINIUM

UNIT NO.	PHASE NO.	BLDG. NO.	APPROX. SQ. FT. AREA	PROPORTIONATE INTEREST (PERCENTAGE)
1	I	1	1720	1.190%
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10	I	1	1367	1.190%
11	I	1	1372	1.190%
12	I	1	1370	1.190%
13	I	1	1371	1.190%
14	I	1	1771	1.190%
15	I	1	1369	1.190%
16	I	1	1375	1.190%
17	I	1	1368	1.190%
18	I	1	1374	1.190%
19*	I	2	2272	1.190%
20*	I	2	2270	1.190%
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22*	I	2	1157	1.190%
23*	I	2	1155	1.190%
24*	I	2	1155	1.190%
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42-48	II	3	8120	8.330%
49-50	II	3	2320	2.380%

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71	II	4	1106	1.190%
72	II	4	1160	1.190%
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77-78	II	4	2320	2.380%
79-82	II	4	4640	4.760%
83-84	II	4	2300	2.380%

*Units 19-26 combined are also known as "Unit 19-26" as follows:
 I 2 11580 9.520%

**Units 27-28 combined are also known as "Unit 27-28" as follows:
 I 2 2799 2.380%

***Units 38-41 combined are also known as "Unit 38-41" as follows:
 I 2 7759 4.760%

The immediate common area to which each unit has access is front and rear walkway.



EXHIBIT B

March 4, 1997

Board of Trustees
Wes-Tech Industrial Condominium Trust
c/o Howard Hall
5 Hillcrest Drive
Chelmsford, MA 01824

Re: Notice of Modification, Division and/or Subdivision
of Unit 68-70 and Special Amendment to Master Deed

To Members of the Board of Trustees:

Enclosed is a copy of the Special Amendment of Master Deed dated March , 1997 of the WES-TECH INDUSTRIAL CONDOMINIUM pursuant to Paragraph V of the Amendment of Master Deed to Add Phase II dated March 22, 1996. As you can see, this Amendment modifies, divides and/or subdivides Unit 68-70 of Phase II of the Condominium into two separate units entitled Unit 68, and Unit 69-70. Attached to the Amendment is an Exhibit "A" showing the designation of the units of the condominium as amended by this Special Amendment.

Please do not hesitate to contact me if you have any questions or problems.

Very truly yours,

GALLANT, HAUSLER & LAMPERT, P.C.

ALAN G. LAMPERT

AGL:dh

WES-TECH\LTR

B 1 0 2 2 4 P 0 3 1

~~9/8~~ 7/29

WES-TECH INDUSTRIAL CONDOMINIUM
SPECIAL AMENDMENT OF MASTER DEED

This SPECIAL AMENDMENT OF THE MASTER DEED of the WES-TECH INDUSTRIAL CONDOMINIUM made this 21st day of June, 1999.

WITNESSETH THAT:

WHEREAS, Edward J. Duffy, Trustee of the Tyng III Realty Trust u/d/t dated March 28, 1995 and recorded in the Middlesex North District Registry of Deeds in Book 7431, Page 119 is the Successor Declarant of the Reserved Rights contained in said Master Deed, including those contained in Paragraph 13A(g);

WHEREAS, Edward J. Duffy, Trustee of the Tyng III Realty Trust is the owner of units in Phase II of the Wes-Tech Industrial Condominium and has the rights to modify, divide and/or subdivide the units in Phase II of the Condominium which said Tyng III Realty Trust owns pursuant to Paragraph III, Paragraph V and Paragraph IX of the Amendment of Master Deed to Add Phase II, recorded in the Middlesex North District Registry of Deeds in Book 7431, Page 080, Paragraph 4(c) and Paragraph 13B of said Master Deed, as Amended by Special Amendment of Master Deed dated March 22, 1995, recorded in Middlesex North District Registry of Deeds, Book 7431, Page 059 and pursuant to the Reserved Rights of the Declarant in Paragraph 13A(g) of said Master Deed;

6/21/99

06/21/1999 PLAN BK: 208 PAGE: 102 06/21/1999 11:00:53 45651 13.00 6

WHEREAS, Edward J. Duffy, Trustee of Tyng III Realty Trust is the owner of Unit 57-62;

WHEREAS, Edward J. Duffy, Trustee of the Tyng III Realty Trust pursuant to said rights wishes and desires to Amend the Master Deed of the WES-TECH INDUSTRIAL CONDOMINIUM to modify, divide and/or subdivide Unit 57-62 of Phase II of said Condominium.

NOW, THEREFORE, Edward J. Duffy, Trustee of the Tyng III Realty Trust as the Successor Declarant and as a Unit Owner pursuant to Paragraphs III, V and IX of said Amendment of Master Deed to Add Phase II, Paragraph 4(c) and Paragraph 13B of said Master Deed, as Amended by Special Amendment of Master Deed dated March 22, 1995, recorded in Middlesex North District Registry of Deeds in Book 7431, Page 059 and pursuant to the Reserved Rights of the Declarant as contained in Paragraph 13A(g) of said Master Deed, hereby Amends said Master Deed of the WES-TECH INDUSTRIAL CONDOMINIUM dated April 15, 1988, and recorded in said Registry of Deeds in Book 4530, Page 272 and the Amendment to Master Deed to Add Phase II recorded in said Registry in Book 7431, Page 080 as follows:

1. Paragraph I of the Amendment of Master Deed to Add Phase II entitled "Description of Land and Buildings in Phase II" is hereby amended by deleting the second paragraph of said Paragraph I in its entirety and inserting in its place the following:

Phase II of the Condominium consists of two (2) buildings containing eighteen (18) Units. Building 3 contains seven (7) Units, Unit 42-48, Unit 49-50, Unit 51-56,

Unit 57, Unit 58, Unit 59-61, and Unit 62. Building 4 contains eleven (11) Units, Unit 63-64, Unit 65-66, Unit 67, Unit 68, Unit 69-70, Unit 71, Unit 73-74, Unit 75-76, Unit 77-78, Unit 79-82 and Unit 83-84.

2. The Master Deed and the Amendment of Master Deed to Add Phase II is hereby amended to modify, divide and/or subdivide Unit 57-62 of Phase II of the Condominium into four separate units entitled Unit 57, Unit 58, Unit 59-61 and Unit 62. The Units created by this Special Amendment are set forth and described on the Floor Plan for Unit 57, Unit 58, Unit 59-61 and Unit 62 recorded herewith. The Units of the Condominium as the result of this Amendment are set forth on Exhibit "A" attached hereto and incorporated herein by reference.
3. Pursuant to Paragraph V of the Amendment of Master Deed to Add Phase II, a copy of the Notice to the Board of Trustees of the WES-TECH INDUSTRIAL CONDOMINIUM TRUST of the modification, division and/or subdivision of Unit 57-62 is attached hereto as Exhibit "B".
4. The Units herein created will be managed and regulated by the WES-TECH INDUSTRIAL CONDOMINIUM TRUST as set forth in said Master Deed.
5. The Master Deed is incorporated herein by reference. Each of the Units created hereby shall be subject to the terms and provisions of the Master Deed and the Trust and By-Laws of the WES-TECH INDUSTRIAL CONDOMINIUM and the WES-TECH CONDOMINIUM TRUST, as they may be amended from time to time, and any and all rules and regulations promulgated pursuant thereto.

Except as herein expressly amended, the terms and provisions of said Master Deed of WES-TECH INDUSTRIAL CONDOMINIUM as the same has been amended shall remain in full force and effect and shall be applicable to and shall govern all units and the owners thereof, and all common areas and facilities in Phase II as well as Phase I of the WES-TECH INDUSTRIAL CONDOMINIUM and the terms and provisions of said Master Deed as the same has been amended, except as the context thereof clearly restricts portions of said Master Deed to Phase I, and are hereby incorporated by reference into this Amendment and shall apply to these newly created units, as if they had been completely set forth herein.

IN WITNESS WHEREOF, Edward J. Duffy, Trustee of the Tyng III Realty Trust, the Declarant and Unit Owner, has caused this instrument to be executed under seal this 21st day of June, 1999.

TYNG III REALTY TRUST

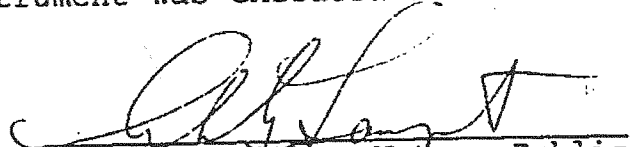
By: 
Edward J. Duffy, Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

June 21, 1999

Then personally appeared the above-named Edward J. Duffy, Trustee of the Tyng III Realty Trust, the Declarant and Unit Owner, and made oath that the above instrument was executed as his free will and deed, before me,


ALAN B. LAMPERT, Notary Public
My Commission Expires: 12/01/07

B 1 0 2 2 4 P 0 3 7

EXHIBIT B

June 21, 1999

Board of Trustees
Wes-Tech Industrial Condominium Trust
c/o Howard Hall
5 Hillcrest Drive
Chelmsford, MA 01824

Re: Notice of Modification, Division and/or Subdivision
of Unit 57-62 and Special Amendment to Master Deed

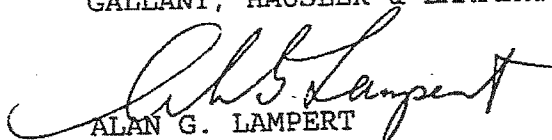
To Members of the Board of Trustees:

Enclosed is a copy of the Special Amendment of Master Deed dated June 21, 1999 of the WES-TECH INDUSTRIAL CONDOMINIUM pursuant to Paragraph V of the Amendment of Master Deed to Add Phase II dated March 22, 1996. As you can see, this Amendment modifies, divides and/or subdivides Unit 57-62 of Phase II of the Condominium into four separate units entitled Unit 57, Unit 58, Unit 59-61 and Unit 62. Attached to the Amendment is an Exhibit "A" showing the designation of the units of the condominium as amended by this Special Amendment.

Please do not hesitate to contact me if you have any questions or problems.

Very truly yours,

GALLANT, HAUSLER & LAMPERT, P.C.


ALAN G. LAMPERT

AGL:jm

WES-TECH\LTR

EXHIBIT A
To Amendment of Master Deed
(Amending EXHIBIT B of said Master Deed)

UNIT DESIGNATIONS
WES-TECH INDUSTRIAL CONDOMINIUM

UNIT NO.	PHASE NO.	BLDG. NO.	APPROX. SQ. FT. AREA	PROPORTIONATE INTEREST (PERCENTAGE)
1	I	1	1720	1.190%
2	I	1	1381	1.190%
3	I	1	1375	1.190%
4	I	1	1373	1.190%
5	I	1	1381	1.190%
6	I	1	1381	1.190%
7	I	1	1371	1.190%
8	I	1	1371	1.190%
9	I	1	1370	1.190%
10	I	1	1367	1.190%
11	I	1	1372	1.190%
12	I	1	1370	1.190%
13	I	1	1371	1.190%
14	I	1	1771	1.190%
15	I	1	1369	1.190%
16	I	1	1375	1.190%
17	I	1	1368	1.190%
18	I	1	1374	1.190%
19*	I	2	2272	1.190%
20*	I	2	2270	1.190%
21*	I	2	1273	1.190%
22*	I	2	1157	1.190%
23*	I	2	1155	1.190%
24*	I	2	1155	1.190%
25*	I	2	1157	1.190%
26*	I	2	1141	1.190%
27**	I	2	1396	1.190%
28**	I	2	1373	1.190%
29	I	2	1376	1.190%
30	I	2	1374	1.190%
31	I	2	1374	1.190%
32	I	2	1373	1.190%
33	I	2	1375	1.190%
34	I	2	1380	1.190%
35	I	2	1407	1.190%
36	I	2	1375	1.190%
37	I	2	1375	1.190%
38***	I	2	1923	1.190%
39***	I	2	1955	1.190%
40***	I	2	1955	1.190%
41***	I	2	1926	1.190%
42-48	II	3	8120	8.330%
49-50	II	3	2320	2.380%

51-56	II	3	5760	7.140%
57	II	3	960	1.190%
58	II	3	960	1.190%
59-61	II	3	2880	3.570%
62	II	3	960	1.190%
63-64	II	4	2320	2.380%
65-66	II	4	2320	2.380%
67	II	4	1160	1.190%
68	II	4	1160	1.190%
69-70	II	4	2320	2.380%
71	II	4	1106	1.190%
72	II	4	1160	1.190%
73-74	II	4	2271	2.380%
75-76	II	4	2320	2.380%
77-78	II	4	2320	2.380%
79-82	II	4	4640	4.760%
83-84	II	4	2300	2.380%

*Units 19-26 combined are also known as "Unit 19-26" as follows:
 I 2 11580 9.520%

**Units 27-28 combined are also known as "Unit 27-28" as follows:
 I 2 2799 2.380%

***Units 38-41 combined are also known as "Unit 38-41" as follows:
 I 2 7759 4.760%

The immediate common area to which each unit has access is front and rear walkway.

WES-TECH INDUSTRIAL CONDOMINIUM
SPECIAL AMENDMENT OF MASTER DEED

This SPECIAL AMENDMENT OF THE MASTER DEED of the WES-TECH INDUSTRIAL CONDOMINIUM made this 21ST day of October, 1999.

WITNESSETH THAT:

WHEREAS, Edward J. Duffy, Trustee of the Tyng III Realty Trust u/d/t dated March 28, 1995 and recorded in the Middlesex North District Registry of Deeds in Book 7431, Page 119 is the Successor Declarant of the Reserved Rights contained in said Master Deed, including those contained in Paragraph 13A(g);

WHEREAS, Edward J. Duffy, Trustee of the Tyng III Realty Trust is the owner of units in Phase II of the Wes-Tech Industrial Condominium and has the rights to modify, divide and/or subdivide the units in Phase II of the Condominium which said Tyng III Realty Trust owns pursuant to Paragraph III, Paragraph V and Paragraph IX of the Amendment of Master Deed to Add Phase II, recorded in the Middlesex North District Registry of Deeds in Book 7431, Page 080, Paragraph 4(c) and Paragraph 13B of said Master Deed, as Amended by Special Amendment of Master Deed dated March 22, 1995, recorded in Middlesex North District Registry of Deeds, Book 7431, Page 059 and pursuant to the Reserved Rights of the Declarant in Paragraph 13A(g) of said Master Deed;

10/21/1999 10:13:49 74631 15.00

10/21/99

WHEREAS, Edward J. Duffy, Trustee of Tyng III Realty Trust is the owner of Unit 51-56;

WHEREAS, Edward J. Duffy, Trustee of the Tyng III Realty Trust pursuant to said rights wishes and desires to Amend the Master Deed of the WES-TECH INDUSTRIAL CONDOMINIUM to modify, divide and/or subdivide Unit 51-56 of Phase II of said Condominium.

NOW, THEREFORE, Edward J. Duffy, Trustee of the Tyng III Realty Trust as the Successor Declarant and as a Unit Owner pursuant to Paragraphs III, V and IX of said Amendment of Master Deed to Add Phase II, Paragraph 4(c) and Paragraph 13B of said Master Deed, as Amended by Special Amendment of Master Deed dated March 22, 1995, recorded in Middlesex North District Registry of Deeds in Book 7431, Page 059 and pursuant to the Reserved Rights of the Declarant as contained in Paragraph 13A(g) of said Master Deed, hereby Amends said Master Deed of the WES-TECH INDUSTRIAL CONDOMINIUM dated April 15, 1988, and recorded in said Registry of Deeds in Book 4530, Page 272 and the Amendment to Master Deed to Add Phase II recorded in said Registry in Book 7431, Page 080 as follows:

1. Paragraph I of the Amendment of Master Deed to Add Phase II entitled "Description of Land and Buildings in Phase II" is hereby amended by deleting the second paragraph of said Paragraph I in its entirety and inserting in its place the

following:

Phase II of the Condominium consists of two (2) buildings containing eighteen (18) Units. Building 3 contains eight (8) Units, Unit 42-48, Unit 49-50, Unit 51-54, Unit 55-56, Unit 57, Unit 58, Unit 59-61, and Unit 62. Building 4 contains eleven (11) Units, Unit 63-64, Unit 65-66, Unit 67, Unit 68, Unit 69-70, Unit 71, Unit 73-74, Unit 75-76, Unit 77-78, Unit 79-82 and Unit 83-84.

2. **The Master Deed and the Amendment of Master Deed to Add Phase II** is hereby amended to modify, divide and/or subdivide Unit 51-56 of Phase II of the Condominium into two separate units entitled Unit 51-54 and Unit 55-56. The Units created by this Special Amendment are set forth and described on the Floor Plan for Unit 51-54 and Unit 55-56 recorded herewith. The Units of the Condominium as the result of this Amendment are set forth on Exhibit "A" attached hereto and incorporated herein by reference.
3. Pursuant to Paragraph V of the Amendment of Master Deed to Add Phase II, a copy of the Notice to the Board of Trustees of the WES-TECH INDUSTRIAL CONDOMINIUM TRUST of the modification, division and/or subdivision of Unit 51-56 is attached hereto as Exhibit "B".
4. The Units herein created will be managed and regulated by the WES-TECH INDUSTRIAL CONDOMINIUM TRUST as set forth in said Master Deed.

5. The Master Deed is incorporated herein by reference. Each of the Units created hereby shall be subject to the terms and provisions of the Master Deed and the Trust and By-Laws of the WES-TECH INDUSTRIAL CONDOMINIUM and the WES-TECH CONDOMINIUM TRUST, as they may be amended from time to time, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, the terms and provisions of said Master Deed of WES-TECH INDUSTRIAL CONDOMINIUM as the same has been amended shall remain in full force and effect and shall be applicable to and shall govern all units and the owners thereof, and all common areas and facilities in Phase II as well as Phase I of the WES-TECH INDUSTRIAL CONDOMINIUM and the terms and provisions of said Master Deed as the same has been amended, except as the context thereof clearly restricts portions of said Master Deed to Phase I, and are hereby incorporated by reference into this Amendment and shall apply to these newly created units, as if they had been completely set forth herein.

IN WITNESS WHEREOF, Edward J. Duffy, Trustee of the Tyng III Realty Trust, the Declarant and Unit Owner, has caused this instrument to be executed under seal this 21ST day of October, 1999.

TYNG III REALTY TRUST

By:


Edward J. Duffy, Trustee

B 1 0 4 7 4 P 0 7 8

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

October 21, 1999

Then personally appeared the above-named Edward J. Duffy, Trustee of the Tyng III Realty Trust, the Declarant and Unit Owner, and made oath that the above instrument was executed as his free will and deed, before me,

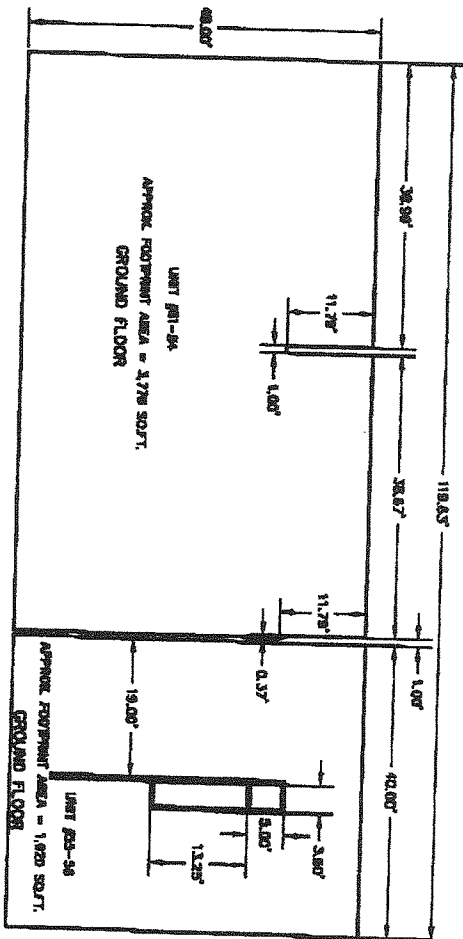

ALAN G. LAMBERT, Notary Public
My Commission Expires: 12/01/00

WESTECH\SPANEMD.051-56

B 1 0 4 7 4 P 0 7 9

UNIT #42-48

COMMON AREA



UNIT #49-50

UNIT #51-54
APPROX. FOOTPRINT AREA = 1,778 SQ.FT.
GROUND FLOOR

UNIT #55-58
APPROX. FOOTPRINT AREA = 1,620 SQ.FT.
GROUND FLOOR

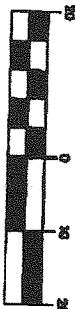
UNIT #57

I CERTIFY THAT THE ATTACHED UNIT PLAN FOR UNITS #51-54, #55-58 FULLY AND ACCURATELY SHOWS THE UNIT'S POSITION, DIMENSIONS AND APPROXIMATELY ADJACENT UNITS ITS LOCATION, DIMENSIONS AND APPROXIMATE AREA AND BARE-THAT COMMON AREAS AS SHOWN.

COMMON AREA

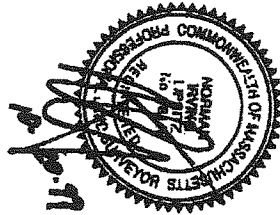
[Handwritten signature]

NOTE: AS THE RESULT OF A FINAL ON-SITE INSTRUMENT MEASUREMENTS AND/OR REVIEW OF THE ORIGINAL RECORDS, THE SURVEYOR HAS DETERMINED THAT THE UNIT'S POSITION, DIMENSIONS AND APPROXIMATELY ADJACENT UNITS ITS LOCATION, DIMENSIONS AND APPROXIMATE AREA AND BARE-THAT COMMON AREAS AS SHOWN ARE CORRECT AND PLANS RECORDED HEREON, AS THE SAME HAVE BEEN



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



BLDG #3	DATE: 10-19-99	DATE: 10-19-99
UNITS #51-54, #55-58	SCALE: 1"=20'	PHASE II OF MES-TECH INDUSTRIAL CONDO.
PROJECT NO.	NO. 1000	NO. 1000
NO. 1000	NO. 1000	NO. 1000
NO. 1000	NO. 1000	NO. 1000
NO. 1000	NO. 1000	NO. 1000

HOWE SURVEYING ASSOCIATES, INC.

DATE: 10/19/99

EXHIBIT A
To Amendment of Master Deed
(Amending EXHIBIT B of said Master Deed)

UNIT DESIGNATIONS
WES-TECH INDUSTRIAL CONDOMINIUM

UNIT NO.	PHASE NO.	BLDG. NO.	APPROX. SQ. FT. AREA	PROPORTIONATE INTEREST (PERCENTAGE)
1	I	1	1720	1.190%
2	I	1	1381	1.190%
3	I	1	1375	1.190%
4	I	1	1373	1.190%
5	I	1	1381	1.190%
6	I	1	1381	1.190%
7	I	1	1371	1.190%
8	I	1	1371	1.190%
9	I	1	1370	1.190%
10	I	1	1367	1.190%
11	I	1	1372	1.190%
12	I	1	1370	1.190%
13	I	1	1371	1.190%
14	I	1	1771	1.190%
15	I	1	1369	1.190%
16	I	1	1375	1.190%
17	I	1	1368	1.190%
18	I	1	1374	1.190%
19*	I	2	2272	1.190%
20*	I	2	2270	1.190%
21*	I	2	1273	1.190%
22*	I	2	1157	1.190%
23*	I	2	1155	1.190%
24*	I	2	1155	1.190%
25*	I	2	1157	1.190%
26*	I	2	1141	1.190%
27**	I	2	1396	1.190%
28**	I	2	1373	1.190%
29	I	2	1376	1.190%
30	I	2	1374	1.190%
31	I	2	1374	1.190%
32	I	2	1373	1.190%
33	I	2	1375	1.190%
34	I	2	1380	1.190%
35	I	2	1407	1.190%
36	I	2	1375	1.190%
37	I	2	1375	1.190%
38***	I	2	1923	1.190%
39***	I	2	1955	1.190%
40***	I	2	1955	1.190%
41***	I	2	1926	1.190%
42-48	II	3	8120	8.330%
49-50	II	3	2320	2.380%

51-54	II	3	3840	4.760%
55-56	II	3	1920	2.380%
57	II	3	960	1.190%
58	II	3	960	1.190%
59-61	II	3	2880	3.570%
62	II	3	960	1.190%
63-64	II	4	2320	2.380%
65-66	II	4	2320	2.380%
67	II	4	1160	1.190%
68	II	4	1160	1.190%
69-70	II	4	2320	2.380%
71	II	4	1106	1.190%
72	II	4	1160	1.190%
73-74	II	4	2271	2.380%
75-76	II	4	2320	2.380%
77-78	II	4	2320	2.380%
79-82	II	4	4640	4.760%
83-84	II	4	2300	2.380%

*Units 19-26 combined are also known as "Unit 19-26" as follows:
 I 2 11580 9.520%

**Units 27-28 combined are also known as "Unit 27-28" as follows:
 I 2 2799 2.380%

***Units 38-41 combined are also known as "Unit 38-41" as follows:
 I 2 7759 4.760%

The immediate common area to which each unit has access is front and rear walkway.

EXHIBIT B

October 21, 1999

Board of Trustees
Wes-Tech Industrial Condominium Trust
c/o Howard Hall
5 Hillcrest Drive
Chelmsford, MA 01824

Re: Notice of Modification, Division and/or Subdivision
of Unit 51-56 and Special Amendment to Master Deed

To Members of the Board of Trustees:

Enclosed is a copy of the Special Amendment of Master Deed dated October 21, 1999 of the WES-TECH INDUSTRIAL CONDOMINIUM pursuant to Paragraph V of the Amendment of Master Deed to Add Phase II dated March 22, 1996. As you can see, this Amendment modifies, divides and/or subdivides Unit 51-56 of Phase II of the Condominium into two separate units entitled Unit 51-54 and Unit 55-56. Attached to the Amendment is an Exhibit "A" showing the designation of the units of the condominium as amended by this Special Amendment.

Please do not hesitate to contact me if you have any questions or problems.

Very truly yours,

GALLANT, HAUSLER & LAMPERT, P.C.



ALAN G. LAMPERT

AGL:jm

WES-TECH\LTR U55-56

DR

**WES-TECH INDUSTRIAL CONDOMINIUM
SPECIAL AMENDMENT OF MASTER DEED**

This SPECIAL AMENDMENT OF THE MASTER DEED of the WES-TECH INDUSTRIAL CONDOMINIUM made this 8th day of December, 1999.

WITNESSETH THAT:

WHEREAS, Edward J. Duffy, Trustee of the Tyng III Realty Trust u/d/t dated March 28, 1995 and recorded in the Middlesex North District Registry of Deeds in Book 7431, Page 119 is the Successor Declarant of the Reserved Rights contained in said Master Deed, including those contained in Paragraph 13A(g);

WHEREAS, Edward J. Duffy, Trustee of the Tyng III Realty Trust is the owner of units in Phase II of the Wes-Tech Industrial Condominium and has the rights to modify, divide and/or subdivide the units in Phase II of the Condominium which the said Trustee owns pursuant to Paragraph III, Paragraph V and Paragraph IX of the Amendment of Master Deed to Add Phase II, recorded in the Middlesex North District Registry of Deeds in Book 7431, Page 080, Paragraph 4(c) and Paragraph 13B of said Master Deed, as Amended by Special Amendment of Master Deed dated March 22, 1995, recorded in Middlesex North District Registry of Deeds, Book 7431, Page 059 and pursuant to the Reserved Rights of the Declarant in Paragraph 13A(g) of said Master Deed;

12/08/1999 11:45:49 84961 15.00

12/8/99

WHEREAS, Edward J. Duffy, Trustee of Tyng III Realty Trust is the owner of Unit 79-82;

WHEREAS, Edward J. Duffy, Trustee of the Tyng III Realty Trust pursuant to said rights wishes and desires to Amend the Master Deed of the WES-TECH INDUSTRIAL CONDOMINIUM to modify, divide and/or subdivide Unit 79-82 of Phase II of said Condominium.

NOW, THEREFORE, Edward J. Duffy, Trustee of the Tyng III Realty Trust as the Successor Declarant and as a Unit Owner pursuant to Paragraphs III, V and IX of said Amendment of Master Deed to Add Phase II, Paragraph 4(c) and Paragraph 13B of said Master Deed, as Amended by Special Amendment of Master Deed dated March 22, 1995, recorded in Middlesex North District Registry of Deeds in Book 7431, Page 059 and pursuant to the Reserved Rights of the Declarant as contained in Paragraph 13A(g) of said Master Deed, hereby Amends said Master Deed of the WES-TECH INDUSTRIAL CONDOMINIUM dated April 15, 1988, and recorded in said Registry of Deeds in Book 4530, Page 272 and the Amendment to Master Deed to Add Phase II recorded in said Registry in Book 7431, Page 080 as follows:

1. Paragraph I of the Amendment of Master Deed to Add Phase II entitled "Description of Land and Buildings in Phase II" is hereby amended by deleting the second paragraph of said Paragraph I in its entirety and inserting in its place the following:
-

Phase II of the Condominium consists of two (2) buildings containing eighteen (18) Units. Building 3 contains eight (8) Units, Unit 42-48, Unit 49-50, Unit 51-54, Unit 55-56, Unit 57, Unit 58, Unit 59-61, and Unit 62. Building 4 contains fourteen (14) Units, Unit 63-64, Unit 65-66, Unit 67, Unit 68, Unit 69-70, Unit 71, Unit 73-74, Unit 75-76, Unit 77-78, Unit 79, Unit 80, Unit 81, Unit 82 and Unit 83-84.

2. **The Master Deed and the Amendment of Master Deed to Add Phase II** are hereby amended to modify, divide and/or subdivide Unit 79-82 of Phase II of the Condominium into four separate units entitled Unit 79, Unit 80, Unit 81 and Unit 82. The Units created by this Special Amendment are set forth and described on the Floor Plan for Unit 79, Unit 80, Unit 81 and Unit 82 recorded herewith. The Units of the Condominium as the result of this Amendment are set forth on Exhibit "A" attached hereto and incorporated herein by reference.
 3. Pursuant to Paragraph V of the Amendment of Master Deed to Add Phase II, a copy of the Notice to the Board of Trustees of the WES-TECH INDUSTRIAL CONDOMINIUM TRUST of the modification, division and/or subdivision of Unit 79-82 is attached hereto as Exhibit "B".
 4. **The Units herein created** will be managed and regulated by the WES-TECH INDUSTRIAL CONDOMINIUM TRUST as set forth in said Master Deed.
-

5. The Master Deed is incorporated herein by reference. Each of the Units created hereby shall be subject to the terms and provisions of the Master Deed and the Declaration of Trust and By-Laws of the WES-TECH INDUSTRIAL CONDOMINIUM and the WES-TECH CONDOMINIUM TRUST, as they may be amended from time to time, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, the terms and provisions of said Master Deed of WES-TECH INDUSTRIAL CONDOMINIUM as the same has been amended shall remain in full force and effect and shall be applicable to and shall govern all units and the owners thereof, and all common areas and facilities in Phase II as well as Phase I of the WES-TECH INDUSTRIAL CONDOMINIUM and the terms and provisions of said Master Deed as the same has been amended, except as the context thereof clearly restricts portions of said Master Deed to Phase I, and are hereby incorporated by reference into this Amendment and shall apply to these newly created units, as if they had been completely set forth herein.

IN WITNESS WHEREOF, Edward J. Duffy, Trustee of the Tyng III Realty Trust, the Declarant and Unit Owner, has caused this instrument to be executed under seal this 8th day of December, 1999.


Edward J. Duffy, Trustee of
TYNG III REALTY TRUST

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

December 8, 1999

Then personally appeared the above-named Edward J. Duffy, Trustee of the Tyng III Realty Trust, the Declarant and Unit Owner, and acknowledged the foregoing instrument to be his free act and deed as such Trustee, before me,

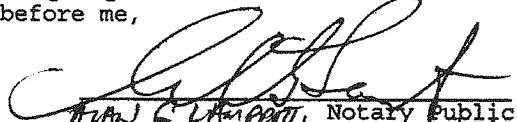

FRAN G. LAMONT, Notary Public
My Commission Expires: 12/31/00

EXHIBIT A
To Amendment of Master Deed
(Amending EXHIBIT B of said Master Deed)

UNIT DESIGNATIONS
WES-TECH INDUSTRIAL CONDOMINIUM

UNIT NO.	PHASE NO.	BLDG. NO.	APPROX. SQ. FT. AREA	PROPORTIONATE INTEREST (PERCENTAGE)
1	I	1	1720	1.190%
2	I	1	1381	1.190%
3	I	1	1375	1.190%
4	I	1	1373	1.190%
5	I	1	1381	1.190%
6	I	1	1381	1.190%
7	I	1	1371	1.190%
8	I	1	1371	1.190%
9	I	1	1370	1.190%
10	I	1	1367	1.190%
11	I	1	1372	1.190%
12	I	1	1370	1.190%
13	I	1	1371	1.190%
14	I	1	1771	1.190%
15	I	1	1369	1.190%
16	I	1	1375	1.190%
17	I	1	1368	1.190%
18	I	1	1374	1.190%
19*	I	2	2272	1.190%
20*	I	2	2270	1.190%
21*	I	2	1273	1.190%
22*	I	2	1157	1.190%
23*	I	2	1155	1.190%
24*	I	2	1155	1.190%
25*	I	2	1157	1.190%
26*	I	2	1141	1.190%
27**	I	2	1396	1.190%
28**	I	2	1373	1.190%
29	I	2	1376	1.190%
30	I	2	1374	1.190%
31	I	2	1374	1.190%
32	I	2	1373	1.190%
33	I	2	1375	1.190%
34	I	2	1380	1.190%
35	I	2	1407	1.190%
36	I	2	1375	1.190%
37	I	2	1375	1.190%
38***	I	2	1923	1.190%
39***	I	2	1955	1.190%
40***	I	2	1955	1.190%
41***	I	2	1926	1.190%
42-48	II	3	8120	8.330%
49-50	II	3	2320	2.380%

51-54	II	3	3840	4.760%
55-56	II	3	1920	2.380%
57	II	3	960	1.190%
58	II	3	960	1.190%
59-61	II	3	2880	3.570%
62	II	3	960	1.190%
63-64	II	4	2320	2.380%
65-66	II	4	2320	2.380%
67	II	4	1160	1.190%
68	II	4	1160	1.190%
69-70	II	4	2320	2.380%
71	II	4	1106	1.190%
72	II	4	1160	1.190%
73-74	II	4	2271	2.380%
75-76	II	4	2320	2.380%
77-78	II	4	2320	2.380%
79	II	4	1160	1.190%
80	II	4	1160	1.190%
81	II	4	1160	1.190%
82	II	4	1160	1.190%
83-84	II	4	2300	2.380%

*Units 19-26 combined are also known as "Unit 19-26" as follows:

I	2	11580	9.520%
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**Units 27-28 combined are also known as "Unit 27-28" as follows:

I	2	2799	2.380%
---	---	------	--------

***Units 38-41 combined are also known as "Unit 38-41" as follows:

I	2	7759	4.760%
---	---	------	--------

The immediate common area to which each unit has access is front and rear walkway.

EXHIBIT B

December 8, 1999

Board of Trustees
Wes-Tech Industrial Condominium Trust
c/o Howard Hall
5 Hillcrest Drive
Chelmsford, MA 01824

Re: Notice of Modification, Division and/or Subdivision
of Unit 79-82 and Special Amendment to Master Deed

To Members of the Board of Trustees:

Enclosed is a copy of the Special Amendment of Master Deed dated December 8, 1999 of the WES-TECH INDUSTRIAL CONDOMINIUM pursuant to Paragraph V of the Amendment of Master Deed to Add Phase II dated March 22, 1995. As you can see, this Amendment modifies, divides and/or subdivides Unit 79-82 of Phase II of the Condominium into four separate units entitled Unit 79, Unit 80, Unit 81 and Unit 82. Attached to the Amendment is an Exhibit "A" showing the designation of the units of the condominium as amended by this Special Amendment.

Please do not hesitate to contact me if you have any questions or problems.

Very truly yours,

GALLANT, HAUSLER & LAMPERT, P.C.

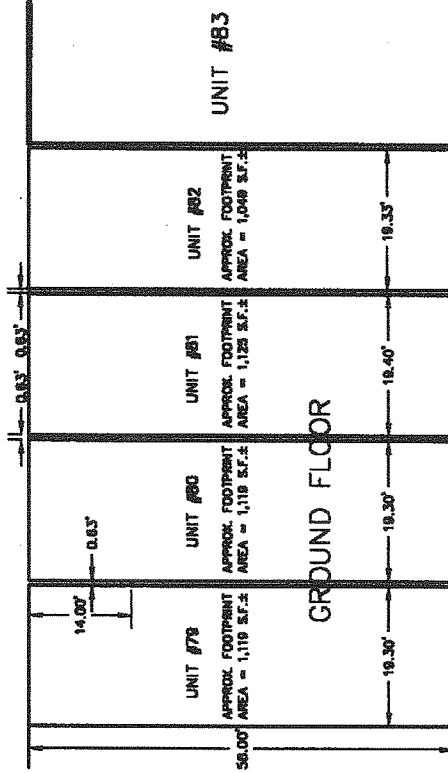


ALAN G. LAMPERT

AGL:jm

WES-TECH\LTR

COMMON AREA



UNIT #78

UNIT #79
APPROX. FOOTPRINT AREA = 1,119 S.F.±

UNIT #80
APPROX. FOOTPRINT AREA = 1,119 S.F.±

UNIT #81
APPROX. FOOTPRINT AREA = 1,128 S.F.±

UNIT #82
APPROX. FOOTPRINT AREA = 1,048 S.F.±

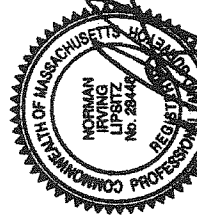
UNIT #83

GROUND FLOOR

COMMON AREA

I CERTIFY THAT THE ATTACHED UNIT PLAN FOR UNITS #78, 80, 81, 82 FULLY AND ACCURATELY SHOWS THE UNITS DESIGNATION AND IMMEDIATELY ADJOINING UNITS, ITS LOCATION, DIMENSIONS, APPROXIMATE AREA AND IMMEDIATE COMMON AREAS AS-BUILT

Dec 2, 1977
PROFESSIONAL LAND SURVEYOR



NOTE: AS THE RESULT OF ACTUAL ON-SITE INSTRUMENT MEASUREMENTS AND/OR INTERIOR DIMENSIONS TO THE UNIT MADE IN ACCORDANCE WITH THE MASTER DEED AND AS SHOWN ON THIS UNIT PLAN, THERE MAY BE A VARIATION IN THE APPROXIMATE AREA DIMENSIONS SHOWN FOR INTERIOR CONFIGURATION OF THE UNIT AS SET FORTH ON THIS UNIT PLAN FROM THE MASTER DEED AND PLANS RECORDED THEREWITH, AS THE SAME HAVE BEEN AMENDED.

BLDG. #4	UNITS #79, 80, 81, 82
SCALE: 1"=20'	DATE: 12-02-82
PHASE II OF VES-TECH INDUSTRIAL CONDO.	
PREPARED FOR: TING H REALTY TRUST 30 TOWNSEND AVENUE NO. CHELSEA, MA 02156	
DATE: 12-02-82	
SHEET NO. 10/1	
HOWE ASSOCIATES, INC. 120 PONDVIEW ST., WILMINGTON, MA 01897	

WES-TECH INDUSTRIAL CONDOMINIUM
 CONFIRMATORY AMENDMENT OF MASTER DEED

We, ROBERT F. BROWN, RONALD D. GREENWOOD and JAMES W. McCLUTCHY, all as Trustee of Wes-Tech Realty Trust u/d/t dated March 28, 1988 and recorded with the Middlesex North District Registry of Deeds in Book 4530, Page 328, all of Chelmsford, Middlesex County, Massachusetts, Owners of Units of WES-TECH INDUSTRIAL CONDOMINIUM holding one hundred (100%) percent of the total voting power of the Unit Owners hereby amend the Master Deed of WES-TECH INDUSTRIAL CONDOMINIUM dated April 15, 1988 and recorded at Middlesex North District Registry of Deeds in Book 4530, Page 272, as follows:

Subparagraph 4(c)(i) is amended by deleting the word "upper" and substituting in place thereof the word "lower".

Subparagraph 4(d) is amended by deleting the words "concrete floor slabs".

Subparagraph 9(a) is amended by inserting an additional subsection as follows "(vii) Use and grant easements to use the Common Areas to provide access to and utilities service for property or properties which are not a part of the Condominium. It is expressly understood and agreed that no such easement shall require the consent, approval or signature in any manner by any Unit Owner, any person claiming by, through or under any Unit Owner (including the holder of any mortgage or other encumbrance with respect to any Unit) or any other party whatsoever, and the only consent, approval or signature which shall be required on any such amendment is that of the Declarant. Any such easement, when executed by the Declarant and recorded with the Registry of Deeds, shall be conclusive evidence of all facts recited therein and of compliance with all prerequisites to the validity of such easement in favor of all person who rely thereon without actual knowledge that such facts are not true or that such easement is not valid."

Paragraph 11 is amended to state that the mailing address of the Trust is "P.O. Box 551, Tyngsboro, Massachusetts 01879" and that "the ANNUAL MEETING of the Trust shall be at 7:30 p.m. on the first Wednesday in April of each year" and that the FISCAL YEAR of the Trust shall begin on "June 1 of each year".

This Confirmatory Amendment to the Master Deed is recorded for the purpose of clarifying the record that the original amendment dated the 2nd day of June, 1988 and recorded with the Middlesex North District Registry of Deeds was executed in their capacity as Trustees of the Wes-Tech Realty Trust aforesaid.
 in Book 4539, Page 215

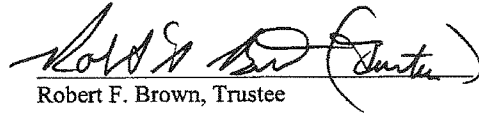
MARGINAL REFERENCE REQUESTED

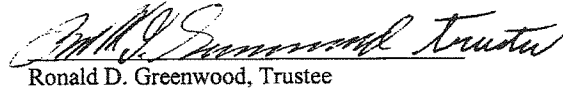
BK 4530 PG 272 DOC TYPE Mas Deed

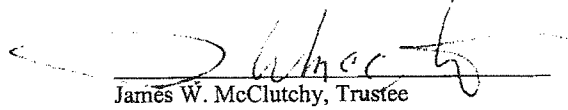
BK 4539 PG 215 DOC TYPE Amend

09/17/2006 09:56:26 43037 12.52

Witness our hands and seals this 21st day of March, 2000.


Robert F. Brown, Trustee


Ronald D. Greenwood, Trustee


James W. McClutchy, Trustee

~~COMMONWEALTH OF MASSACHUSETTS~~

~~Middlesex~~

~~March 21, 2000~~

~~Then personally appeared the above named Robert F. Brown, Trustee, as aforesaid and acknowledged the foregoing instruments to be their free act and deeds, before me.~~

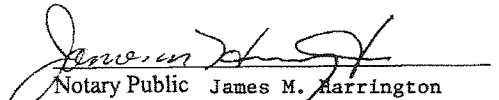
~~XX
Notary Public
My Commission Expires~~

COMMONWEALTH OF MASSACHUSETTS

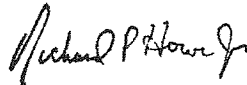
Middlesex, ss.

March 21, 2000

Then personally appeared the above named Ronald D. Greenwood, Trustee as aforesaid and acknowledged the foregoing instruments to be their free act and deeds, before me,


Notary Public James M. Harrington
My Commission Expires: 12/16/05

END OF DOCUMENT



**Wes-Tech Industrial Condominium
Special Amendment to Master Deed**

Reference is hereby made to the Master Deed of the Wes-Tech Industrial Condominium dated April 15, 1988 and recorded with the Middlesex North County Registry of Deeds (the "Registry") in Book 4530, Page 272, as affected by Special Amendment dated March 22, 1995 and recorded with the Registry in Book 7431, Page 59, and as further amended of record (the "Master Deed").

Whereas, pursuant to Paragraph 13B the Master Deed, any Unit Owner modifying, dividing, subdividing or combining units in the condominium as provided in Paragraph 16(b) shall be entitled to prepare and record a Special Amendment to the Master Deed without the approval or consent of the Board, the other Unit Owners or any Mortgagees. Said Special Amendment is to be recorded together with an Amended Floor Plan showing such modification, division, subdivision or combination; and

Whereas, Units 19-20 of the condominium were originally establish both as individual units and as part of a combined unit 19-26; and

Whereas through error or omission, Edward J. Duffy, Trustee of Tyng III Realty Trust, the then successor to the Declarant under the Master Deed and the then owner of Unit 19-26, failed to record a Special Amendment in compliance with Paragraph 13B to subdivide Units 19 and 20 from combined units 19-26 and to consolidate such units into a separate Unit 19-20 when conveying Unit 19-20 to Herbert W. Waugh, et al, Trustees, Sigma Realty Trust, by deed recorded in Book 8210, Page 81; and

Whereas, Herbert W. Waugh, et al, as Trustees of Sigma Realty Trust, the current owners of Unit 19-20 (a/k/a Units 19 and 20) are desirous of causing such Special Amendment to be recorded in order amend the Master Deed to allow for the subdivision of a portion Unit 19-26 into Unit 19-20;

Now, therefore, the undersigned, Edward J. Duffy, Trustee of Tyng III Realty Trust hereby amends said Master Deed as follows:

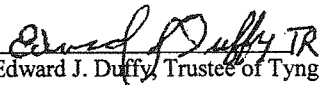
- a. The Master Deed, as amended, is hereby further amended to modify, and/or subdivide Units 19 and 20 from Unit 19-26 to create a separate, combined, Unit 19-20.
- b. Exhibit B of the Master Deed is hereby amended with respect to the percentage interest for the combined Unit 19-20 now being 2.38% and the balance attributable to the remaining combined unit 21-26 as 7.14%

The Unit created by this Special Amendment is depicted in the floor plans for Unit 19-20, recorded herewith as Exhibit A.

A copy of the Notice to the Board of Trustees of the Wes-Tech Industrial Condominium Trust of the subdivision of a portion of the combined unit 19-26 into Unit 19-20 is attached hereto as Exhibit B.

Unless otherwise modified herein the terms of Master Deed are hereby incorporated by reference.

Signed this 13th day of July, 2009


Edward J. Duffy, Trustee of Tyng III Realty Trust

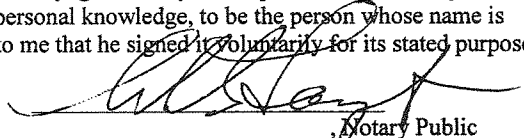
Middlesex, SS

July 13, 2009

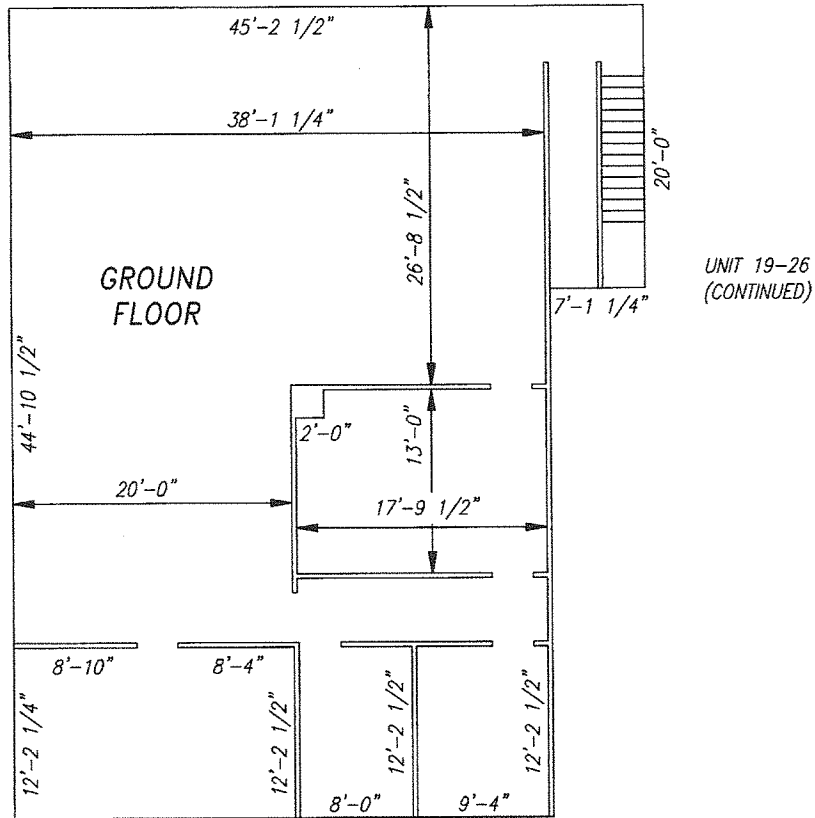
On this 13th day of July, 2009, before me, the undersigned notary public, personally appeared Edward J. Duffy, Trustee of Tyng III Realty Trust, proved to me through satisfactory evidence, which was personal knowledge, to be the person whose name is signed above, and acknowledged to me that he signed it voluntarily for its stated purpose.



ALAN G. LAMPERT
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 5, 2014

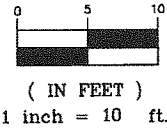

Notary Public

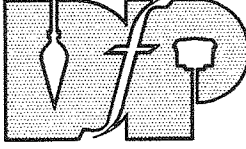
My Commission Expires:

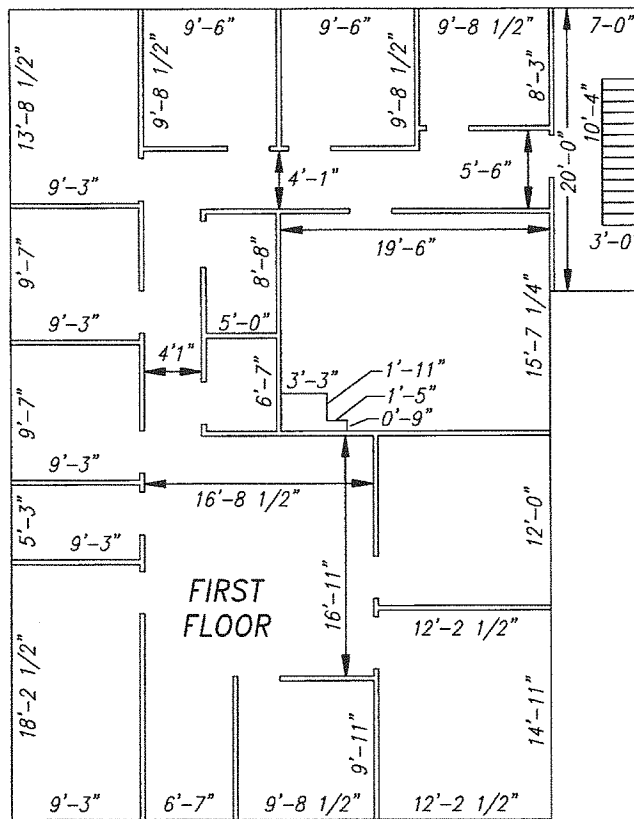


NOTES:

1. THE INFORMATION SHOWN HEREON HAS BEEN REPRODUCED FROM PLANS BY HOWE SURVEYING ASSOCIATES, INC. DATED MARCH 25, 1995.
2. DANA F. PERKINS, INC. HAS NOT PERFORMED ANY MEASUREMENTS INSIDE OF THE CONDOMINIUM UNIT AND MAKES NO GUARANTEE THAT THE MEASUREMENTS SHOWN HEREON ARE ACCURATE.



<p>EXHIBIT "A" BUILDING #2 ~ UNIT 19-20 WES-TECH INDUSTRIAL CONDOS TYNGSBOROUGH, MASSACHUSETTS</p>	<p>DANA F. PERKINS, Inc. <i>Consulting Engineers & Land Surveyors</i> 1049 EAST STREET TEWKSBURY, MASSACHUSETTS 01876</p> <p>PREPARED FOR: LAMPERT HAUSLER & RODMAN 10 NORTH ROAD CHELMSFORD, MA 01824</p>	
SCALE: 1" = 10'	DATE: JULY 8, 2009	JOB NO. UNIT 19-20 SHEET 1 OF 2
COPYRIGHT © 2009 BY DANA F. PERKINS, Inc.		



UNIT 19-26
(CONTINUED)

NOTES:

1. THE INFORMATION SHOWN HEREON HAS BEEN REPRODUCED FROM PLANS BY HOWE SURVEYING ASSOCIATES, INC. DATED MARCH 25, 1995.
2. DANA F. PERKINS, INC. HAS NOT PERFORMED ANY MEASUREMENTS INSIDE OF THE CONDOMINIUM UNIT AND MAKES NO GUARANTEE THAT THE MEASUREMENTS SHOWN HEREON ARE ACCURATE.

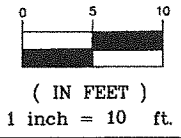


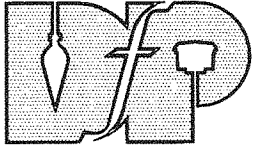
EXHIBIT "A" BUILDING #2 ~ UNIT 19-20 WES-TECH INDUSTRIAL CONDOS TYNGSBOROUGH, MASSACHUSETTS		DANA F. PERKINS, Inc. <i>Consulting Engineers & Land Surveyors</i> 1049 EAST STREET TEWKSBURY, MASSACHUSETTS 01876	
SCALE: 1" = 10' DATE: JULY 8, 2009		PREPARED FOR: LAMPERT HAUSLER & RODMAN 10 NORTH ROAD CHELMSFORD, MA 01824	
JOB NO. UNIT 19-20		SHEET 2 OF 2	
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EXHIBIT B

July 13, 2009


Board of Trustees
Wes-Tech Industrial Condominium Trust
c/o Howard Hall
5 Hillcrest Dr.
Chelmsford, MA 01824

Re: Notice of Modification, Division and/or Subdivision of
Combined Unit 19-26 and Special Amendment to Master Deed

To the Members of the Board of Trustees:

Enclosed is a copy of the Special Amendment of Master Deed dated July 13, 2009 of the Wes-Tech Industrial Condominium, pursuant to Paragraph V of the Amendment to Master Deed to Add Phase II dated March 22, 1995 and recorded in Book 7431, Page 80. As you can see, the attached Amendment modifies, divides and/or subdivides Unit 19-26, thereby creating Unit 19-20. Attached as Exhibit A to the Special Amendment is a floor plan showing the designation of the Unit 19-20.

Sincerely,


Edward J. Duffy, Trustee of Tyng III Realty Trust