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Middlesex South Registry of Deeds
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THE VILLAGE AT BEDFORD WOODS CONDOMINIUM**PHASING AMENDMENT TO MASTER DEED**

(adding Phase 2)

Village at Bedford Woods LLC, a Massachusetts limited liability company with a principal office at 100 Tower Office Park, Suite 1, Woburn, MA 01801 (the "Declarant") being the successor in interest to the original Declarant of The Village at Bedford Woods Condominium, a condominium established pursuant to Massachusetts General Laws, Chapter 183A, by a Master Deed dated September 21, 2006 and recorded with the Middlesex County South District Registry of Deeds in Book 48312, Page 293 ("Master Deed"), by this Phasing Amendment to the Master Deed and pursuant to and in accordance with the provisions of said Master Deed, and in particular the authority granted by section (h) III of the Master Deed, hereby amends the Master Deed to create Phase 2 of the Condominium to be governed by and subject to the provisions of M.G.L. chapter 183A. A total of four phases is anticipated, resulting in a total of 56 units in the condominium and at upon completion of 56 units, the provisions of section (h) III shall be terminated.

1. All references to future phases and buildings at 2000 Albion Road and 3000 Albion Road are hereby replaced with reference to Phase 2 and future phases containing three buildings known as Building B (200 Albion Road), Building D (300 Albion Road) and Building C (400 Albion Road), consistent with the Amended Comprehensive Permit granted to Village at Bedford Woods, LLC as successor declarant to Middlesex Point, LLC, by the Bedford Zoning Board of Appeals and recorded August 15, 2019 in Middlesex South District Registry of Deeds in Book 73117 Page 238.
2. **Section (a) II. Condominium Phasing** is hereby deleted and replaced with the following:

(a) II. Condominium Phasing.

The Condominium has been constructed as a phased condominium. Phase 1 consists of Building A located at 1000 Albion Road ("1000 Albion Road") containing 30 units as defined in the Master Deed. In accordance with the original provisions of the Master Deed, including Section (a) II and Section (h) III, the successor Declarant hereby adds Phase 2, which consists of Building B, which includes 12 townhouse units as described on Exhibits A, B, and C as they are amended, each of which are hereby incorporated by reference as follows:

(a) Exhibit A is hereby deleted and replaced with Exhibit A of this Phasing Amendment,

describing the land.

- (b) Exhibit B is hereby deleted and replaced with Exhibit B of this Phasing Amendment, describing the Buildings.
- (c) Exhibit C is hereby deleted and replaced with Exhibit C of this Phasing Amendment, describing the Units.
- (d) Exhibit D is the site plan attached to this Phasing Amendment.

The Land described in Section (b) and the Units in 1000 Albion Road (Phase 1) and 200 Albion Road (Phase 2), now extant are described in Section (c). Two additional buildings at 300 and 400 Albion Road are anticipated as Phase 3 and Phase 4.

3. **Section (c) Description of Buildings** is hereby deleted and replaced with the following:

(c) Description of Buildings.

There are two (2) Buildings on the Land. Building A - 1000 Albion Road and Building B - 200 Albion Road. Two additional buildings at 300 and 400 Albion Road are anticipated as Phase 3 and Phase 4. The Buildings are described on Exhibit B which is attached hereto and is hereby incorporated herein by this reference and made apart hereof. 1000 Albion Road contains three (3) stories, plus an underground garage level and was constructed during Phase 1 containing 30 units. 200 Albion Road contains 12 units of three (3) stories and attached garages. The Phase 2, Phase 3 and Phase 4 Buildings are wood, with wood joists. The interior walls are a combination of drywall and plaster. The roofs are asphalt shingle. With inclusion of this Phase 2, the buildings will contain a total of forty-two (42) units.

4. **Section (d) I.** is hereby amended to add, after the last sentence: “Notwithstanding the above provisions contained in Section (d) I. (i)-(iii) which apply to Phase 1 Units (the “Garden Units” or “Garden Unit”), for Units within Phase 2 (the “Townhouse Units” or “Townhouse Unit”), the provisions for walls and ceilings shall apply only in such instances as said wall or ceiling represents a common wall or ceiling/floor; otherwise, the ceilings, floors and walls are included as part of the Unit. Demising walls/ceilings are common, outside walls of Townhouse Units are Unit. All common walls/ceilings between separate units are fire rated and shall be limited common area of the Garden Units or Townhouse Units respectively.
5. **Section (d) II. Decks** is here by amended to add, after the last sentence: “Notwithstanding the above, all Garden Units have direct access to a deck which are Exclusive Use Area; however, none of the Townhouse Units have access to a deck.
6. **Section (d) III. Heating and Cooling System** is here by amended to add, after the first sentence in the fourth paragraph: “Notwithstanding the above, only Garden Units have HVAC facilities for common areas, which shall be Garden Unit limited common facilities.”
7. **Section (d) IV.** is hereby amended to add, after the last sentence: “Underground parking spaces shall relate only to Phase 1. All unassigned parking spaces in the underground

garage shall be common area exclusive to the Garden Units available for use by Garden Unit owners by rental agreement between the condominium trust and Phase I unit owners wishing to rent additional space. All unassigned parking spaces in 1000 Albion Road will become the sole common area of the Garden Units and the funds derived from any rentals thereof shall be used for common expenses of Garden Units only. Phase 2 parking shall include garage parking attached to the unit for each unit in Phase 2, which shall be included as part of the Unit of the Townhouse Units and shall not be deemed common area. Driveway parking spaces located in front of Townhouse Unit garages shall be Townhouse Unit limited common area, subject to the exclusive use of the individual Townhouse Unit owners.

8. **Section (e)** is hereby amended to add, after the last sentence “All Exclusive Use Areas (EUA) defined herein or later defined shall be exclusive to the unit(s) to which they are assigned and expenses accruing thereto shall be the sole responsibility of said unit owner(s).”
9. **Section (e) (ii)** is hereby amended to add, after the last sentence “Notwithstanding the provisions of this section, elevators and elevator shaft, and all structural portions of the Garden Units Building, and stairwells and corridors in the Garden Units Building (other than stairwells and corridors located entirely within a Unit) shall be Garden Units limited common area and facilities as Townhouse Units have none of these elements.”
10. **Section (e) (iii)** is hereby amended to add, after the last sentence “Such central services within the Garden Units Building and exclusively serving the Garden Units Building that are not part of the Unit shall be Garden Units limited common facilities; only such central services serving outdoor common areas such as parking lot lighting, power, and drainage shall be Common Area and Facilities.”
11. **Section (e) (iv)** is hereby amended to add, after the last sentence “The utilities described herein serving areas other than individual Units shall be deemed either Garden Units limited common facilities or Townhouse Unit limited common facilities, excepting only service to outdoor common areas described in Exhibit D such as parking lots, courtyard or landscape areas which shall be shared Common Area facilities and subject to shared use and shared expenses by all owners and their invitees.”
12. **Section (e) (v)** is replaced by the following: “exterior lighting devices and wires, and poles serving the same, except that exterior lighting attached to and exclusively serving the exterior of Units in Buildings 200, 300 and 400 shall be part of the Unit and lighting attached to and exclusively serving Building 1000 shall be Garden Unit common area;”
13. **Section (e) (vii)** is replaced by the following: “entrance foyers and vestibules, mailrooms, lobbies, trash rooms, dumpster and dumpster enclosure, mechanical and electrical rooms shall be Garden Unit common area or Townhouse Unit common area based on building in which they are located or serve; transformer pads (and transformers to

the extent same are the property of the Condominium) serving all buildings in the Condominium shall be Common Area Facilities.”

14. A new **Section (e) (ix)** is hereby added as follows:

- (ix) In addition to the provisions of the Village at Bedford Woods Condominium Trust Paragraph 2 (D) providing that the Condominium Trustees are responsible for establishing an annual budget for the general common areas shared by the entire condominium, Phase One of this Condominium shall have a separate budget for those areas denoted Limited Common Element (also known as Exclusive Use Areas) segregated from a separate budget for those areas denoted Limited Common Element (also known as Exclusive Use Areas) of all combined other Phases. All reserve funds held by the Condominium prior to the addition of Phase Two to this Condominium shall be funds deemed exclusive to Phase One. Going forward, all groups (Garden, Townhouse and Common) will each have their own separate Reserve Funds, for their exclusive use, as designated in their respective budgets. Whereas control of the underground garage is an exclusive use area for the Phase One building numbered 1000, the maintenance, repair and replacement thereof is attributable solely to said building.

15. **Section (m)** is hereby amended by insertion of Section (m) 6.

“(m) 6. The provision of the Comprehensive Permit Amendment granted by the Town of Bedford Zoning Board of Appeals dated June 13, 2019 and recorded with Middlesex County South Registry of Deeds in Book 73117 at Page 238 shall supersede any inconsistent provisions of the Master Deed relating to the condominium or the Comprehensive Permit described in this section (m).”

Except as described and amended herein, the Phase 2 Units and the Exclusive Use Areas and the Common Areas and Facilities appurtenant to the Phase 2 Units shall have the benefit of and be subject to all of the provisions of the Master Deed. The provisions of the Master Deed (except as the context thereof clearly indicates to the contrary) are hereby incorporated by reference into this Phase 2 Amendment to the Master Deed as is set forth fully therein.

[signatures follow on next page]

Executed as a sealed instrument, this 28th day of January 2022.

VILLAGE AT BEDFORD WOODS, LLC
Successor Declarant to Middlesex Point, LLC

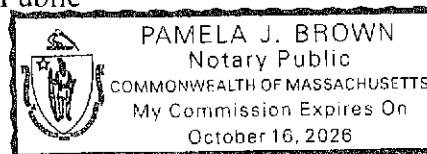
by: Siddharth Gehlot, Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 28th day of January 2022, before me, the undersigned notary public, personally appeared Siddharth Gehlot, the manager of Village at Bedford Woods, LLC, proved to me through satisfactory evidence of identification, which were a Massachusetts driver's license, to be the person whose name is signed on the preceding document and acknowledged to me that he signed it as his free act and deed of Village at Bedford Woods LLC, as successor Declarant under the Master Deed.

Pamela J. Brown
Notary Public



THE VILLAGE AT BEDFORD WOODS CONDOMINIUM
ALBION ROAD
BEDFORD, MASSACHUSETTS

EXHIBIT A

(Phasing Amendment, Adding Phase 2)

Incorporated by reference into and made a part of the Master Deed of The Village at Bedford Woods Condominium, Albion Road, Bedford, Middlesex County, Massachusetts.

DESCRIPTION OF LAND

The land located in the Town of Bedford, County of Middlesex, Commonwealth of Massachusetts, more particularly bounded and described as follows and shown as Lot A2 on Plan 981 of 1990:

Southerly	by Albion Road, 584.75 feet;
Southwesterly	by land now or formerly of Middlesex Point Condominium Trust, 356.76 feet;
Northwesterly	by Wyman Road by three courses measuring respectively 103.96 feet, 338.69 feet, and 222.84 feet; and
Northeasterly	by land now or formerly of Stiles Realty Trust, 731.83 feet.

Said land is also shown on the Site Plan attached hereto. For title reference, see deed from AM-US, Inc., and Arturo J. Gutierrez and John A. Cataldo, Trustees, to the Declarant dated September 27, 2004 recorded in the Middlesex South District Registry of Deeds in Book 43879 at Page 317 and foreclosure deed from Century Bank and Trust Company to Village at Bedford Woods, LLC dated July 17, 2018 recorded in said Deeds Book 71346 at Page 467, conveying future development rights of Declarant.

The above-described land has the benefit of and is and are subject to rights, restrictions, easements, and agreements of record, if any, so far as are now in force and applicable. Said premises are also subject to easements for utility and telephone services granted to any public utility or telephone company by the Declarant, whether granted heretofore or hereafter, to the extent that the same are now or hereafter in force and applicable. The Trustees of the Condominium Trust shall have the right to grant permits, licenses and easements over the common areas and facilities for utilities and other purposes reasonably necessary or useful for the proper maintenance or operation of the condominium project.

THE VILLAGE AT BEDFORD WOODS CONDOMINIUM
ALBION ROAD
BEDFORD, MASSACHUSETTS

EXHIBIT B (Phasing Amendment, Adding Phase 2)

Incorporated by reference into and made a part of the Master Deed of The Village at Bedford Woods Condominium, Albion Road, Bedford, Middlesex County, Massachusetts.

DESCRIPTION OF BUILDINGS

There are two (2) buildings on the Land which is described on Exhibit A to this Master Deed. 1000 Albion Road contains three (3) stories, plus an underground garage level which was constructed as Phase 1. Phase 2 includes 200 Albion Road containing three (3) stories. The Buildings are wood, with wood joists.

The interior walls are drywall. The roofs are asphalt shingle. 1000 Albion Road contains thirty (30) Units; 200 Albion Road contains twelve (12) townhouse units. The two (2) Buildings contain a total of forty-two (42) Units.

Phase 1 - 1000 Albion Road (Building A)

1000 Albion Road contains a total of thirty (30) Units and has an underground parking garage, all of which is Garden Units common area, and the parking spaces are governed by the provisions of Section (d)IV hereof. The parking garage level contains an elevator lobby, electrical machine/meter room, fire sprinkler/water meter room, telecommunications room, mechanical room, trash room elevator machine room, a portion of three (3) stairways, and a portion of the elevator shaft, all of which are common to the Garden Units. The parking garage level also contains parking spaces 1 through 71, inclusive. Some of the parking spaces are tandem parking spaces, comprised of one space behind another.

The First Floor contains the main entry to the Building, an entry vestibule/mailroom, lobby, trash room, mechanical/electrical room, a portion of two (2) stairways, a portion of the elevator shaft, an elevator lobby, and a corridor, all of which are common to the Garden Units.

The First Floor also contains Units 1101 Albion Road, 1102 Albion Road, 1103 Albion Road, 1104 Albion Road, 1105 Albion Road, 1106 Albion Road, 1107 Albion Road, 1108 Albion Road, 1109 Albion Road, and 1110 Albion Road.

The Second Floor contains a portion of two (2) stairways, a portion of the elevator shaft, mechanical room, a trash room, and a corridor, all of which are common to the Garden Units.

The Second Floor also contains Units 1201 Albion Road, 1202 Albion Road, 1203 Albion Road,

1204 Albion Road, 1205 Albion Road, 1206 Albion Road, 1207 Albion Road, 1208 Albion Road, 1209 Albion Road, and 1210 Albion Road.

The Third Floor contains a portion of two (2) stairways, a portion of the elevator shaft, mechanical room, a trash room, and a corridor, all of which are common to the Garden Units.

The Third Floor also contains Units 1301 Albion Road, 1302 Albion Road, 1303 Albion Road, 1304 Albion Road, 1305 Albion Road, 1306 Albion Road, 1307 Albion Road, 1308 Albion Road, 1309 Albion Road, and 1310 Albion Road.

Phase 2 – 200 Albion Road (Building B)

200 Albion Road contains twelve (12) Townhouse Units, each with a private entrance on the first floor and containing three stories as described in Exhibit C, a private one-car garage (part of the Unit) and a surface parking space in front of the garage, which is common to the Townhouse Units and subject to exclusive use by the Townhouse Units owner. 200 Albion Road contains common areas subject to exclusive use by individual Townhouse Unit Owners to the land adjacent to the driveway and immediately to the rear of the unit as shown on the Site Plan attached hereto in Exhibit A; each unit has direct access to outside at the first-floor level.

Building B contains Units 201 Albion Road, 202 Albion Road, 203 Albion Road, 204 Albion Road, 205 Albion Road, 206 Albion Road, 207 Albion Road, 208 Albion Road, 209 Albion Road, 210 Albion Road, 211 Albion Road, and 212 Albion Road.

THE VILLAGE AT BEDFORD WOODS CONDOMINIUM
ALBION ROAD
BEDFORD, MASSACHUSETTS

EXHIBIT C

(Phasing Amendment, Adding Phase 2)

Incorporated by reference into and made a part of the Master Deed of The Village at Bedford Woods Condominium, Albion Road, Bedford, Middlesex County, Massachusetts.

DESCRIPTION OF UNITS

The description of each Unit, and statement of its location, approximate area, number and designation of rooms, and immediate common area to which it has access, and its proportionate interest in the common areas and facilities of the Condominium, are as set forth in this Exhibit C:

Phase 1 - There are ten (10) unit types within Building A (1000 Albion Road), as follows:

Type A Units contain a kitchen, bedroom, living area, dining area, bath, laundry room, powder room, foyer, and deck, a total of 9 rooms.

Type B Units contain a kitchen, two bedrooms, living area, dining area, two bathrooms, laundry room, foyer, and deck, a total of 10 rooms.

Type B-1 Units contain a kitchen, two bedrooms, living area, dining area, two bathrooms, laundry room, foyer, and a deck, a total of 10 rooms.

Type C Units contain a kitchen, breakfast room, two bedrooms, living area, dining area, dressing area, two bathrooms, powder room, laundry room, foyer, and a deck, a total of 13 rooms.

Type D Units contain a kitchen, breakfast room, two bedrooms, living area, dining area, library, two bathrooms, powder room, laundry room, foyer, and a deck, a total of 13 rooms.

Type E Units contain a kitchen, breakfast room, two bedrooms, living area, dining area, library, two bathrooms, powder room, laundry room, foyer, and a deck, a total of 13 rooms.

Type F Units contain a kitchen, nook, two bedrooms, living area, dining area, library, two bathrooms, powder room, laundry room, foyer, and a deck, a total of 13 rooms.

Type G Units contain a kitchen, nook, two bedrooms, living area, dining area, library, two bathrooms, powder room, laundry room, foyer, and a deck, a total of 13 rooms.

Type I Units contain a kitchen, breakfast room, bedroom, living area, dining area, bathroom, powder room/laundry, foyer, and a deck, a total of 9 rooms.

Type J Units contain a kitchen, bedroom, living area, dining area, den, bathroom, powder room, laundry room, foyer, and a deck, a total of 10 rooms.

Phase 2 - There are two (2) unit types within the townhouse building located at 200 Albion Road, as follows:

Townhouse A Units contain a kitchen, living room, dining room, foyer, three bedrooms, two and one-half bathrooms (one with laundry), bonus room, a total of 11 rooms plus garage with storage room.

Townhouse B Units contain a kitchen, living room, dining room, three bedrooms, three bathrooms (one with laundry), office, attic loft, a total of 11 rooms plus garage with storage room.

The floor plans of the units are all as shown on plans recorded in Middlesex South Registry of Deeds on Plan 41 of 2022 and Plan 59 of 2022

Percentage Interest of Units in the Common Elements for Condominium Phase 2:

Reference to “Percentage Interest of Units in the Common Elements” or the “common areas and facilities” shall in each case mean only such common areas, elements or facilities shared by both the Garden Units and the Townhouse Units. By virtue of the recording of this Phasing Amendment, the Condominium shall be expanded and shall consist of forty-two (42) units in two (2) buildings with twelve (12) unit types, as set forth in the following manner:

Unit	Unit Type	Unit Location	Unit Area (SF) ¹	Immediate Common Area to Which Unit has Access	Percentage Interest of Unit in the Common Elements
1101	J	First Floor – 1000 Albion Road	1,345	Corridor, Building doors	2.17%
1102	I	First Floor – 1000 Albion Road	1,064	Corridor, Building doors	1.72%
1103	E	First Floor – 1000 Albion Road	1,748	Corridor, Building doors	2.77%
1104	F	First Floor – 1000 Albion Road	1,832	Corridor, Building doors	2.90%
1105	A	First Floor – 1000 Albion Road	1,208	Corridor, Building doors	0.75%
1106	D	First Floor – 1000 Albion Road	1,708	Corridor, Building doors	2.71%
1107	D	First Floor – 1000 Albion Road	1,708	Corridor, Building doors	2.71%
1108	F	First Floor – 1000 Albion Road	1,832	Corridor, Building doors	2.90%
1109	G	First Floor – 1000 Albion Road	2,144	Corridor, Building doors	3.40%
1110	B	First Floor – 1000 Albion Road	1,450	Corridor, Building doors	0.87%

1201	B-1	Second Floor – 1000 Albion Road	1,446	Corridor, stairway	0.87%
1202	C	Second Floor – 1000 Albion Road	1,617	Corridor, stairway	2.56%
1203	E	Second Floor – 1000 Albion Road	1,748	Corridor, stairway	2.77%
1204	F	Second Floor – 1000 Albion Road	1,832	Corridor, stairway	2.90%
1205	A	Second Floor – 1000 Albion Road	1,208	Corridor, stairway	0.75%
1206	D	Second Floor – 1000 Albion Road	1,708	Corridor, stairway	2.71%
1207	D	Second Floor – 1000 Albion Road	1,708	Corridor, stairway	2.71%
1208	F	Second Floor – 1000 Albion Road	1,832	Corridor, stairway	2.90%
1209	G	Second Floor – 1000 Albion Road	2,144	Corridor, stairway	3.40%
1210	B	Second Floor – 1000 Albion Road	1,450	Corridor, stairway	0.87%
1301	B-1	Third Floor – 1000 Albion Road	1,446	Corridor, stairway	0.87%
1302	C	Third Floor – 1000 Albion Road	1,617	Corridor, stairway	2.56%
1303	E	Third Floor – 1000 Albion Road	1,748	Corridor, stairway	2.77%
1304	F	Third Floor – 1000 Albion Road	1,832	Corridor, stairway	2.91%
1305	A	Third Floor – 1000 Albion Road	1,208	Corridor, stairway	0.75%
1306	D	Third Floor – 1000 Albion Road	1,708	Corridor, stairway	2.71%
1307	D	Third Floor – 1000 Albion Road	1,708	Corridor, stairway	2.71%
1308	F	Third Floor – 1000 Albion Road	1,832	Corridor, stairway	2.91%
1309	G	Third Floor – 1000 Albion Road	2,144	Corridor, stairway	3.40%
1310	B	Third Floor – 1000 Albion Road	1,450	Corridor, stairway	0.87%
201	TH-A	Building B 200 Albion	2,360	Street	2.90%
202	TH-B	Building B 200 Albion	2,930	Street	3.34%

203	TH-A	Building B 200 Albion	2,360	Street	0.94%
204	TH-A	Building B 200 Albion	2,360	Street	2.90%
205	TH-B	Building B 200 Albion	2,930	Street	3.34%
206	TH-A	Building B 200 Albion	2,360	Street	2.90%
207	TH-A	Building B 200 Albion	2,360	Street	2.90%
208	TH-B	Building B 200 Albion	2,930	Street	0.94%
209	TH-A	Building B 200 Albion	2,360	Street	2.90%
210	TH-A	Building B 200 Albion	2,360	Street	2.90%
211	TH-B	Building B 200 Albion	2,930	Street	3.34%
212	TH-A	Building B 200 Albion	2,360	Street	2.90%
42 units in 2 buildings (1000 and 200 Albion Road)					100.0%

¹ The Square Footage of each unit includes the First, Second and Third Floor (if finished) interior space and does not include the basement, garage, stoop, deck or porch appurtenant to the Unit.

The immediately accessible common area shall be the interior corridors, stairways and building doors in Phase 1 and the Street/Land of the Condominium as shown on the Site Plan for Phase 2. Each unit is constructed of a poured concrete foundation, wood frame, vinyl siding, asphalt shingle roof and composite PVC coated trim.

Garden Units % contribution to Common	67.8%
Townhouse Units % contribution to Common	32.2%
** Percentages will change as phases are added	

Percentage Interest of Garden Units in the Garden Unit Common Elements for Phase 2:

Reference to “Percentage Interest of Units in the Common Elements” or the “common areas and facilities” shall in each case mean only such common areas, elements or facilities shared only by the Garden Units. By virtue of the recording of this Phasing Amendment, the Garden portion of the Condominium shall continue to consist of thirty (30) units in one (1) building with ten (10) unit types, as set forth in the following manner:

Unit	Unit Type	Unit Location	Unit Area (SF)¹	Immediate Common Area to Which Unit has Access	Percentage Interest of Unit in the Garden Common Elements
1101	J	First Floor – 1000 Albion Road	1,345	Corridor, Building doors	3.21%
1102	I	First Floor – 1000 Albion Road	1,064	Corridor, Building doors	2.63%
1103	E	First Floor – 1000 Albion Road	1,748	Corridor, Building doors	4.04%
1104	F	First Floor – 1000 Albion Road	1,832	Corridor, Building doors	4.45%
1105	A	First Floor – 1000 Albion Road	1,208	Corridor, Building doors	1.16%
1106	D	First Floor – 1000 Albion Road	1,708	Corridor, Building doors	3.81%
1107	D	First Floor – 1000 Albion Road	1,708	Corridor, Building doors	3.81%
1108	F	First Floor – 1000 Albion Road	1,832	Corridor, Building doors	4.24%
1109	G	First Floor – 1000 Albion Road	2,144	Corridor, Building doors	4.96%
1110	B	First Floor – 1000 Albion Road	1,450	Corridor, Building doors	1.32%
1201	B-1	Second Floor – 1000 Albion Road	1,446	Corridor, stairway	1.32%
1202	C	Second Floor – 1000 Albion Road	1,617	Corridor, stairway	3.64%
1203	E	Second Floor – 1000 Albion Road	1,748	Corridor, stairway	4.11%
1204	F	Second Floor – 1000 Albion Road	1,832	Corridor, stairway	4.31%
1205	A	Second Floor – 1000 Albion Road	1,208	Corridor, stairway	1.16%
1206	D	Second Floor – 1000 Albion Road	1,708	Corridor, stairway	3.86%
1207	D	Second Floor – 1000 Albion Road	1,708	Corridor, stairway	3.86%

1208	F	Second Floor – 1000 Albion Road	1,832	Corridor, stairway	4.31%
1209	G	Second Floor – 1000 Albion Road	2,144	Corridor, stairway	5.05%
1210	B	Second Floor – 1000 Albion Road	1,450	Corridor, stairway	1.32%
1301	B-1	Third Floor – 1000 Albion Road	1,446	Corridor, stairway	1.32%
1302	C	Third Floor – 1000 Albion Road	1,617	Corridor, stairway	3.70%
1303	E	Third Floor – 1000 Albion Road	1,748	Corridor, stairway	4.19%
1304	F	Third Floor – 1000 Albion Road	1,832	Corridor, stairway	4.38%
1305	A	Third Floor – 1000 Albion Road	1,208	Corridor, stairway	1.16%
1306	D	Third Floor – 1000 Albion Road	1,708	Corridor, stairway	3.92%
1307	D	Third Floor – 1000 Albion Road	1,708	Corridor, stairway	3.92%
1308	F	Third Floor – 1000 Albion Road	1,832	Corridor, stairway	4.38%
1309	G	Third Floor – 1000 Albion Road	2,144	Corridor, stairway	5.14%
1310	B	Third Floor – 1000 Albion Road	1,450	Corridor, stairway	1.32%
30 units in 1 building (1000 Albion Road)					100.0%

Percentage Interest of Townhouse Units in the Townhouse Common Elements for Phase 2:

Reference to “Percentage Interest of Units in the Common Elements” or the “common areas and facilities” shall in each case mean only such common areas, elements or facilities shared only by the Townhouse Units. By virtue of the recording of this Phasing Amendment, the Townhouse portion of the Condominium shall consist of twelve (12) units in one (1) building with two (2) unit types, as set forth in the following manner:

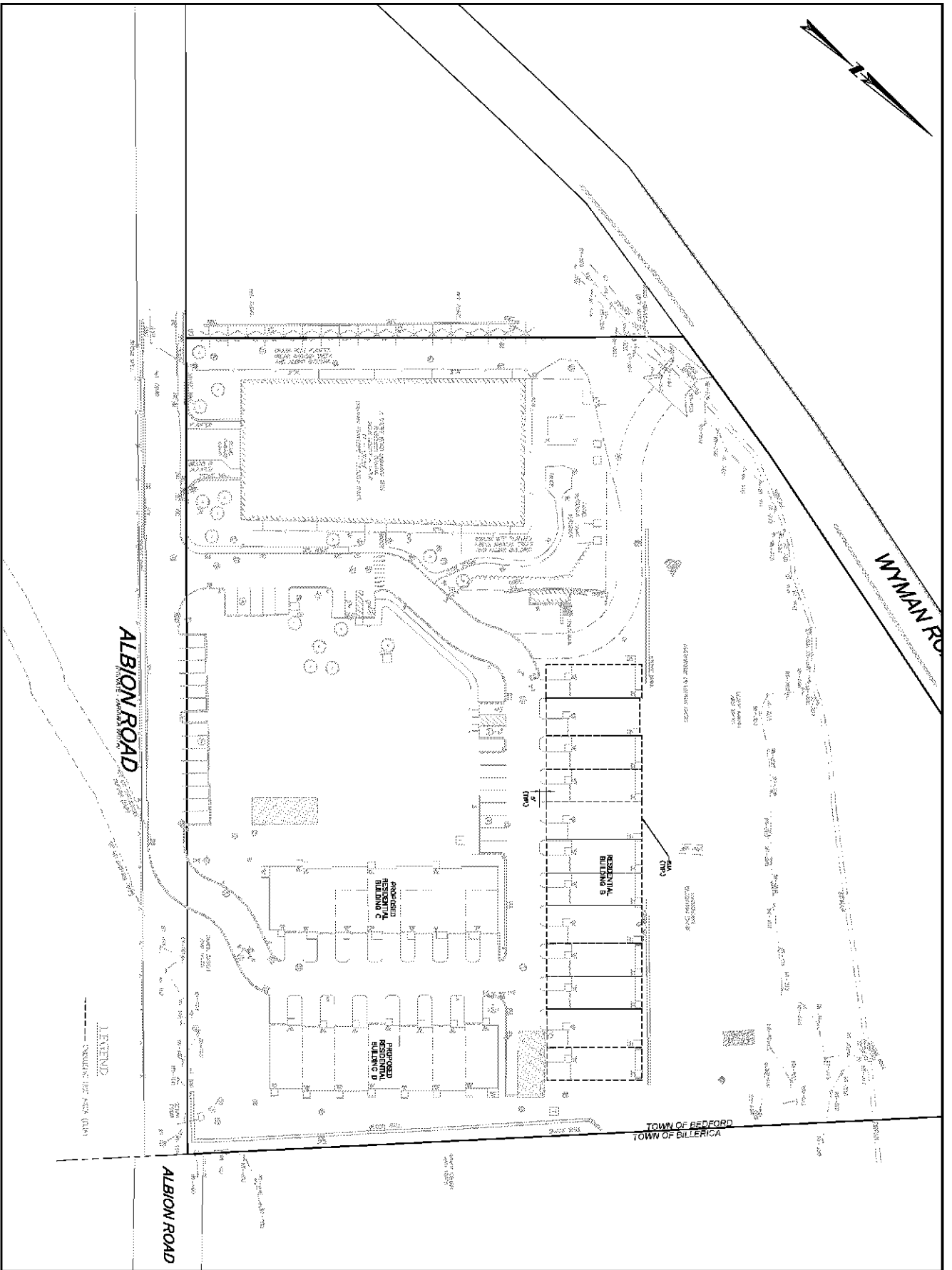
Unit	Unit Type	Unit Location	Unit Area (SF) ¹	Immediate Common Area to Which Unit has Access	Percentage Interest of Unit in the TH Common Elements
201	TH-A	Building B 200 Albion	2,360	Street	9.00%
202	TH-B	Building B 200 Albion	2,930	Street	10.39%
203	TH-A	Building B 200 Albion	2,360	Street	2.91%
204	TH-A	Building B 200 Albion	2,360	Street	9.00%
205	TH-B	Building B 200 Albion	2,930	Street	10.39%
206	TH-A	Building B 200 Albion	2,360	Street	9.00%
207	TH-A	Building B 200 Albion	2,360	Street	9.00%
208	TH-B	Building B 200 Albion	2,930	Street	2.91%
209	TH-A	Building B 200 Albion	2,360	Street	9.00%
210	TH-A	Building B 200 Albion	2,360	Street	9.00%
211	TH-B	Building B 200 Albion	2,930	Street	10.39%
212	TH-A	Building B 200 Albion	2,360	Street	9.00%
12 units in 1 building (200 Albion Road)					100.0%

**THE VILLAGE AT BEDFORD WOODS CONDOMINIUM
ALBION ROAD
BEDFORD, MASSACHUSETTS**

EXHIBIT D

SITE PLAN

(Phasing Amendment, Adding Phase 2)



<p style="text-align: center;">THE VILLAGE AT BEDFORD WOODS</p> <p style="text-align: center;">ALBION ROAD IN BEDFORD MASSACHUSETTS (MIDDLESEX COUNTY)</p> <p style="text-align: center;">EXCLUSIVE USE AREA PLAN - BUILDING B</p> <p style="text-align: center;">DECEMBER 13, 2021</p>	<p>PROFESSIONAL ENGINEER _____ DATE _____</p> <p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION												
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<p>PREPARED FOR:</p> <p>WILAGE AT BEDFORD WOODS LLC 100 TOWER OFFICE PARK SUITE 1 WILMINGTON, MA 01891</p>																
<p>DESIGNED BY:</p> <p>BSC GROUP 300 Summer Street Boston, Massachusetts 02127 617-896-0300</p>																
<p>SCALE: 1" = 30'</p> <p>DATE: 12/13/21</p> <p>FILE: 23358.DWG</p> <p>DWG: 23358.DWG</p> <p>SHEET 1 OF 1</p>																