



FIRST AMENDMENT TO MASTER DEED OF ST. MORITZ
VILLAGE CONDOMINIUM II


JOHN P. ALBANESE, Trustee of and Declarant under St. Moritz Village Realty Trust, which Trust is dated February 5, 1980, recorded with Norfolk County Registry of Deeds, Book 5705, Page 139 and JOHN P. ALBANESE and J. MICHAEL ALBANESE, Trustees of St. Moritz Village Condominium II Trust, a Declaration of Trust dated May 12, 1980, recorded with Norfolk County Registry of Deeds, Book 5735, Page 470, in accordance with the provisions of Paragraph 11 of said Master Deed of St. Moritz Village Condominium II, a condominium created by Master Deed dated May 12, 1980 and recorded with Norfolk County Registry of Deeds, Book 5735, Page 455, do hereby amend said Master Deed as follows (there being no conveyances under said Master Deed):

MASTER DEED

1. In Paragraph 6 AUTOMOBILE PARKING FACILITIES by striking the reference to "Plan #216 of 1980" therein and inserting in its place "Plan # 643 of 1980".


John P. Albanese, as Trustee of and
Declarant under St. Moritz Village
Realty Trust, and not individually


John P. Albanese, as Trustee of St.
Moritz Village Condominium II Trust,
and not individually

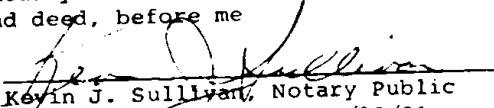

J. Michael Albanese, as Trustee of
St. Moritz Village Condominium II
Trust, and not individually

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS

August 20, 1980

Then personally appeared the above named John P. Albanese, Trustee of St. Moritz Village Realty Trust and acknowledged the foregoing to be his free act and deed, before me

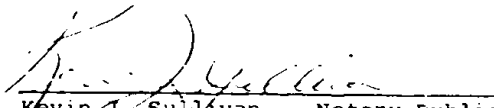

 Kevin J. Sullivan, Notary Public
 My commission expires: 4/18/85

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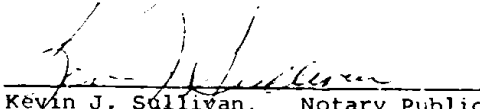

 Kevin J. Sullivan, Notary Public
 My commission expires: 4/18/86

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS

August 20, 1980

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 Kevin J. Sullivan, Notary Public
 My commission expires: 4/18/86

Recorded Aug. 20, 1980 at 10h. 06m. A. M.