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**CONDOMINIUM MASTER DEED
693 WESTERN AVE CONDOMINIUM**

Patrick J. McGrath, Trustee of McGrath Realty Trust, u/d/t dated May 2, 2006, a Certificate of which is recorded with the Essex South District Registry of Deeds in Book 25633, Page 429, of 28 Oakville Street, Lynn, Essex County, Massachusetts (hereinafter referred to as the "Declarant"), being the sole owner of the land and building located at 693 Western Avenue, Lynn, Essex County, Massachusetts, described in Exhibit "A" by duly executing and recording this Master Deed, hereby submits the land, together with the buildings and improvements erected thereon, and all easements, rights and appurtenances belonging thereto (hereinafter referred to as the "Condominium"), to the provisions of Massachusetts General Law Chapter 183A and states that they hereby create a Condominium to be governed by and subject to the provisions of said Chapter 183A.

1. **Description of Building**

There is one (1) building (hereinafter referred to as the "Buildings") located on the land described on Exhibit "A." There are twenty-four (24) dwelling units in the Building. The Building is constructed of a wood frame with vinyl siding and composite brick. The foundation of the Building is concrete. The roof of the Building is a rubber roof with asphalt roof shingles at the mansard roof portion. The street address of the Building is 693 Western Avenue, Lynn, Essex County, Massachusetts.

2. **Description of Units.**

The designation of each Condominium unit (the "Units") in the Building, a statement of its location, approximate area, number of rooms, the immediate common area to which it has access, and its proportionate interest in the common areas and facilities, are set forth on Exhibit "B" annexed hereto and made a part hereof. The boundaries of each of the Units with respect to the floors, ceilings, walls, doors and windows thereof, are as follows:

- (a) Floors: The plane of the upper surface of the floor joists.
- (b) Ceilings: The plane of the lower surface of the ceiling joists.
- (c) Interior Walls: The plane of the interior surface of the wall studs facing such Unit.
- (d) Exterior Doors and Windows: As to doors, the exterior surface thereof; and as to windows, the exterior surface of the glass and of the window frames.

3. **Description of Common Areas and Facilities.**

The common areas and facilities of the Condominium (the "Common Elements") consist

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of the entire Condominium, including all parts of the Building other than the Units, and include, without limitation, the following:

(a) The land above described, together with the benefit of and subject to all rights, easements, restrictions and agreements of record, insofar as the same may be in force and applicable.

(b) The foundation, basement, structural columns, girders, beams, supports, exterior walls, roof, entrances and exits of the Building, and common walls within the Building.

(c) Installations of central services, such as electric service, water, and common sewer service including all equipment attendant thereto (but not including equipment contained within and servicing a single Unit).

(d) All conduits, chutes, ducts, plumbing, wiring, flues and other facilities for the furnishing of; utility services or waste removal which are contained in portions of the Building contributing to the structure or support thereof, and all such facilities contained within any Unit which serve parts of the Building other than the Unit within which such facilities are contained.

(e) The yards, lawns, gardens, roads, walkways, and the improvements thereon and thereof, including walls, bulkheads, railings, steps, lighting fixtures and planters unless indicated for the exclusive use of a unit as shown on the plans.

(f) All plumbing equipment and other apparatus and installations existing in the Building for the common use, or necessary or convenient for the existence, maintenance or safety of the Building.

(g) The walkway areas as shown on floor plan, entitled "Condominium Floor Plan of 693 Western Ave Condominium Plan of Land located in Lynn, Massachusetts" prepared by Daniel F. DiLullo, Registered Architect, Melrose, Massachusetts dated: July 10, 2019, Scale: 3/16"=1'0" for Floor Plans.

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

4. **Floor Plans**

Simultaneously with the recording of this Master Deed a set of master site and floor plans of the Building, entitled "693 Western Ave Condominium Floor Plan of 693 Western Ave Condominium Plan of Land located in Lynn, Massachusetts" prepared by Daniel F. DiLullo, Registered Architect, Melrose, Massachusetts, Dated: July 10, 2019, Scale: 3/16"=1'0" for Floor Plans. See also the Site Plan for 693 Western Ave Condominium Lynn, Mass, prepared by Charles D. Faia, Land Surveyor, of Parsons and Faia, Inc. dated September 9, 2019, Scale 1"=20' for Site Plan.

The master plan showing the layout, location, unit numbers and dimensions of the Units, and the finished floor elevations, and stating the name of the Building, and bearing the verified statement of Daniel F. DiLullo, Registered Architect, certifying that the plans fully and accurately depict the layout, location, unit numbers and dimensions of the Units as built.

5. Use of Building and Units

(a) The Units are intended only for residential purposes and for home office purposes. No other use may be made of any Unit without the prior written consent of the Trustees of the Condominium Trust, which trust is hereinafter described. The Building (other than the Units) and the other Common Elements may be used only for such ancillary uses as are required in connection with such purposes.

(b) The architectural integrity of the Building shall be preserved without modification, and to that end, except only as expressly permitted in the Condominium Trust no awning, screen, antenna, banner, flagpole, decal, electrical or cable television utility cabinet or box or other device and no exterior change, addition, structure, projection, decoration or other feature shall be hereafter erected or placed upon or attached to the Building or any unit or any part of either without the prior written consent of the Condominium Trust.

(c) The non-load-bearing interior walls of said units, may be altered by the unit owners provided that the same shall, in each instance, not be in violation of applicable State or municipal law, by-law, ordinance and regulation. This subparagraph (b) shall not restrict the right of unit owners to decorate the interior of their units as they may desire.

(d) Each unit shall be used only for such purposes and to such extent as will not overload the structure of the Building or the foundation, unreasonably overload the capacity of any utility furnished to the Building, including but not limited to water, sewer, electricity, gas and telephone. No unit shall be used in violation of its fire capacity.

(e) No signs, identification or decoration shall be permitted on the common areas and facilities leading to the Units nor on the exterior doors and windows of any Units, except only as expressly permitted in this Section, and in the Condominium Trust, and the By-Laws and rules and regulations created thereunder.

(f) No unit owner or occupant shall permit or suffer any violation of any insurance policies taken out by the Condominium Trust or individual unit owners, or do, permit or suffer anything to be done, or keep or permit or suffer anything to be kept, or permit or suffer any condition to exist which might (i) result in termination of any of such policies, or (ii) adversely affect the right of recovery thereunder, or (iii) result in reputable insurance companies refusing to provide insurance as required or permitted by the By-Laws of the Condominium Trust, or refusing to provide insurance to individual unit

owners, or (iv) in an increase in the insurance rate or premium with respect to both the master policy or policies, and also with respect to any other unit owner's policy or policies, unless, in the case of such increase, the unit owner responsible for such increases shall pay the same.

(g) No nuisances shall be allowed on the property nor shall any use or practice be allowed which is a source of annoyance to its residents or which interferes with the peaceful possession of proper use of this property by its residents.

(h) No portion of a Unit (other than the entire Unit) may be rented, and no Unit may be leased or rented for a period of less than thirty (30) days. All leases or rental agreements shall in writing and shall be specifically made subject to the provisions of (i) Chapter 183A; (ii) this Master Deed and the Condominium Trust recorded herewith; (iii) any Rules and Regulations of the Condominium created together with this Master Deed or at any time thereafter and (iv) the provisions of M.G.L. ch. 183A §6(d) which provide for the collection of unpaid common area expenses directly from a tenant after notice and compliance with the provisions set forth in said Statute.

(i) These restrictions shall be for the benefit of all unit owners and shall be administered on behalf of the unit owners by the Trustees of the Condominium Trust and shall be enforceable solely by one or more unit owners or the Condominium Trust, insofar as permitted by law, and insofar as permitted by law, shall be perpetual for so long as the Condominium exists; and to that end may be extended at such time or times and in such manner as permitted or required by law for the continued enforceability thereof. No unit owner shall be liable for any breach of the provisions of this section except such as occur during his ownership.

6. Amendment of Master Deed

This Deed may be amended by vote of at least seventy-five (75%) in beneficial interest of all Unit Owners, cast in person or by proxy at a meeting duly held in accordance with the provisions of the Condominium Declaration of Trust; or in lieu of a meeting, any amendment may be approved in writing by 100% in beneficial interest of all Unit Owners.

Notwithstanding anything to the contrary herein, so long as the Declarant owns any unit in the Condominium, the Declarant shall have the right, at any time and from time to time, to amend this Master Deed without the consent of any other Unit Owners or any of the Trustees of the Condominium Trust, to meet the requirements of any governmental or quasi-governmental body or agency, or the requirements of any insurance company or insurance underwriting office or organization, or the requirements of Federal National Mortgage Association, Federal Home Loan Mortgage Corporation, the secondary mortgage market, any lender, or to correct typographical or clerical errors, or to cure any ambiguity, inconsistency or formal defect or omission.

7. **Name of Condominium.**

The Condominium is to be known as the “**693 Western Ave Condominium**”. A trust through which the Unit Owners will manage and regulate the Condominium has been formed pursuant to said Chapter 183A. The name of the trust is the “693 Western Ave Condominium Trust”. The name of the initial Trustee of the Trust is Patrick J. McGrath. The Declaration of Trust contains by-laws enacted pursuant to said Chapter 183A.

8. **Determination of Percentages in Common Elements**

The percentages of interest of the respective Units in the Common Elements have been determined upon the basis of the approximate relation which the fair value of each Unit on the date hereof bears to the aggregate fair value of all of the Units on this date.

9. **Encroachments**

If any portion of the Common Elements now encroaches upon any Unit, or if any Unit now encroaches upon any other Unit or upon any portion of the Common Elements, or if any such encroachment shall occur hereafter as a result of: (a) settling of the Building, or (b) alteration or repair to the Common Elements, or (c) as a result of repair or restoration of the Building or a Unit after damage by fire or other casualty, or (d) as a result of condemnation or eminent domain proceedings—a valid easement shall exist for such encroachment and for the maintenance of the same so long as such Building stands.

10. **Pipes, Wires, Flues, Ducts, Cables, Conduits, Public Utility Lines, and other Common Elements Located Inside of Units**

There will be excluded from the conveyance of each of the Units so much of the Common Elements as is located within each Unit. Each Unit Owner shall have an easement in common with the owners of all other Units to use all pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Elements located in any of the other Units and serving his Unit. Each Unit shall be subject to an easement in favor of the owners of all other Units to use the pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Elements serving such other Units and located in such Unit. The Condominium Trustees shall have a right of access to each Unit to inspect the same, to remove violations from any unit, and to maintain, repair or replace the Common Elements contained therein or elsewhere in the Building.

11. **Units Subject to Master Deed, Unit Deed, Declaration of Trust, and Rules and Regulations**

All present and future owners, tenants, visitors, servants, and occupants of Units shall be subject to, and shall comply with, the provision of the Master Deed, the Unit, the Condominium Declaration of Trust, and the Rules and Regulations, as they may be amended from time to time, and the items affecting the title to the Condominium as set forth in Paragraph 1 above. The recordation of a deed or the entering into occupancy of any Unit shall constitute an agreement that: (a) the provisions of this Master Deed, the Unit Deed, the Condominium Declaration of Trust, the Rules and Regulations, annexed to the Condominium Declaration of Trust, and the floor plans of the Condominium recorded simultaneously with and as a part of this Master Deed, as the foregoing may be amended from time to time, and the said items affecting title to the Condominium, are accepted and ratified by such owner, tenant, visitor, servant, occupant, or any person having at any time any interest or estate in the Unit, and all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, as though such provisions were recited and stipulated at length in each and every deed or conveyance or lease thereof; and (b) a violation of the provisions of this Master Deed, the Unit Deed, Condominium Declaration of Trust, or Rules and Regulations by any such person shall be deemed a substantial violation of the duties of the Condominium Unit Owner.

12. **Sale, Rental and Mortgaging of Units**

The Declarant reserves to himself and his successors and assigns (a) the right to sell, rent or mortgage Units to any purchaser, lessee or mortgagee upon such terms and conditions as it may deem acceptable without procuring the consent of other Unit Owners or of the Condominium Trustees; (b) the right to transact any business within the Condominium to accomplish the foregoing; and (c) the right to use any Units owned by the Declarant as models for display for the purpose of selling or leasing Units. In the event that there are unsold Units, the Declarant shall have the same rights, as owner of unsold Units, as any other Unit Owner.

13. **Invalidity**

The invalidity of any provision of this Master Deed shall not be deemed to impair or affect the validity of the remainder of this Master Deed, and in such event, all of the other provisions of this Master Deed shall continue in full force and effect as if such invalid provision had never been included herein.

14. **Waiver**

No provision contained in this Master Deed shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

15. **Captions**

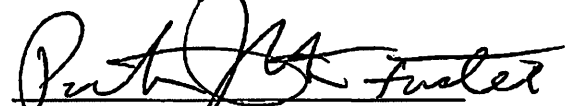
The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of this Master Deed nor the intent of any provision hereof.

16. **Conflicts**

Master Deed is set forth to comply with the requirements of Massachusetts General Laws Chapter 183A. In case any of the provisions stated above conflict with the provisions of said statute, the provisions of said statute shall control.

Executed under seal this 13th day of September, 2019.

McGrath Realty Trust


Patrick J. McGrath, Trustee

COMMONWEALTH OF MASSACHUSETTS

Essex County, ss.

On this 12th day of September, 2019, before me, the undersigned Notary Public, personally appeared Patrick J. McGrath, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which were (check as appropriate) ☐ a current document issued by a Federal or State government agency bearing the photographic image of the individual's face and signature, ☐ on the oath or affirmation of a credible witness unaffected by the document or transaction, who is personally known to me and who personally knows the individual, ☒ known by me personally to be the person, whose name is signed above or on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.


Notary Public,

My Commission Expires:

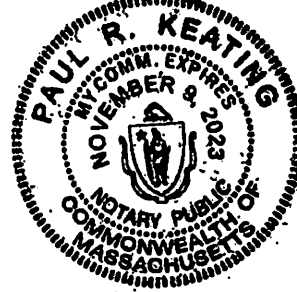


EXHIBIT "A"

Property Address: 693 Western Avenue, Lynn, MA 01905.

For title reference, see Deed recorded at the Essex County South District Registry of Deeds in Book 36935, Page 9.

The land in said Lynn with the buildings thereon bounded and described as follows:

SOUTHEASTERLY	by Western Avenue, Ninety-four and 98/100 (94.98) feet;
SOUTHWESTERLY	by land formerly of J.M. Nye, Two Hundred Seventy-Three and 28/100 (273.28) feet;
NORTHWESTERLY	by land formerly of Pool and Brookvale Street, Eighty-One (81) feet; and
NORTHEASTERLY	by Brookvale Street, Two Hundred Forty-Two and 88/100 (242.88) feet.

Said property has the address of 693 Western Avenue, Lynn, Massachusetts

EXHIBIT "B"
to
693 Western Ave Condominium

Unit No.	Location	Approximate Area (s.f.)	Number of Rooms	Immediate Common Area to Which Unit has Access	Proportionate Interest
100	693 Western Ave First Floor	855 s.f.	4	Hallway	4.03%
101	693 Western Ave First Floor	922 s.f.	4	Hallway	4.36%
102	693 Western Ave First Floor	929 s.f.	4	Hallway	4.36 %
103	693 Western Ave First Floor	927 s.f.	4	Hallway	4.36 %
104	693 Western Ave First Floor	685 s.f.	3	Hallway	3.57%
105	693 Western Ave First Floor	926 s.f.	4	Hallway	4.36%
200	693 Western Ave Second Floor	838 s.f.	4	Hallway/Stairwell	4.03%
201	693 Western Ave Second Floor	926 s.f.	3	Hallway/Stairwell	4.36%
202	693 Western Ave Second Floor	929 s.f.	4	Hallway/Stairwell	4.36%
203	693 Western Ave Second Floor	927 s.f.	3	Hallway/Stairwell	4.36%
204	693 Western Ave Second Floor	685 s.f.	3	Hallway/Stairwell	3.57%
205	693 Western Ave Second Floor	1,021 s.f.	4	Hallway/Stairwell	4.69%

300	693 Western Ave Third Floor	838 s.f.	4	Hallway/Stairwell	4.03%
301	693 Western Ave Third Floor	926 s.f.	4	Hallway/Stairwell	4.36%
302	693 Western Ave Third Floor	929 s.f.	4	Hallway/Stairwell	4.36%
303	693 Western Ave Third Floor	927 s.f.	4	Hallway/Stairwell	4.36%
304	693 Western Ave Third Floor	685 s.f.	3	Hallway/Stairwell	3.57%
305	693 Western Ave Third Floor	1,021 s.f.	4	Hallway/Stairwell	4.69%
400	693 Western Ave Fourth Floor	795 s.f.	4	Hallway	3.84%
401	693 Western Ave Fourth Floor	884 s.f.	4	Hallway	4.03%
402	693 Western Ave Fourth Floor	911 s.f.	4	Hallway	4.10%
403	693 Western Ave Fourth Floor	911 s.f.	4	Hallway	4.10%
404	693 Western Ave Fourth Floor	634 s.f.	3	Hallway	3.44%
405	693 Western Ave Fourth Floor	976 s.f.	4	Hallway	4.69%

Unit 100 shall have the exclusive use of the basement storage area shown in the basement level storage unit on said Plan, entitled "Condominium Floor Plan of Land Located in Lynn, Mass. prepared by Daniel F. DiLullo, Registered Architect, dated July 10, 2019, 693 Western Ave Condominium". In addition, Unit 100 shall have the exclusive use of the parking space area number 25 as shown on the Site Plan for 693 Western Ave Condominium, Lynn, Mass. dated September 9, 2019, prepared by Charles D. Faia, Land Surveyor, of Parsons and Faia, Inc.

Unit 101 shall have the exclusive use of the basement storage area shown in the basement level storage unit on said Plan, entitled "Condominium Floor Plan of Land Located in Lynn, Mass. prepared by Daniel F. DiLullo, Registered Architect, dated July 10, 2019, 693 Western Ave Condominium". In addition, Unit 101 shall have the exclusive use of the parking space area number 14 as shown on the Site Plan for 693 Western Ave Condominium, Lynn, Mass. dated September 9, 2019, prepared by Charles D. Faia, Land Surveyor, of Parsons and Faia, Inc.

Unit 102 shall have the exclusive use of the basement storage area shown in the basement level storage unit on said Plan, entitled "Condominium Floor Plan of Land Located in Lynn, Mass. prepared by Daniel F. DiLullo, Registered Architect, dated July 10, 2019, 693 Western Ave Condominium". In addition, Unit 102 shall have the exclusive use of the parking space area number 13 as shown on the Site Plan for 693 Western Ave Condominium, Lynn, Mass. dated September 9, 2019, prepared by Charles D. Faia, Land Surveyor, of Parsons and Faia, Inc.

Unit 103 shall have the exclusive use of the basement storage area shown in the basement level storage unit on said Plan, entitled "Condominium Floor Plan of Land Located in Lynn, Mass. prepared by Daniel F. DiLullo, Registered Architect, dated July 10, 2019, 693 Western Ave Condominium". In addition, Unit 103 shall have the exclusive use of the parking space area number 27 as shown on the Site Plan for 693 Western Ave Condominium, Lynn, Mass. dated September 9, 2019, prepared by Charles D. Faia, Land Surveyor, of Parsons and Faia, Inc.

Unit 104 shall have the exclusive use of the basement storage area shown in the basement level storage unit on said Plan, entitled "Condominium Floor Plan of Land Located in Lynn, Mass. prepared by Daniel F. DiLullo, Registered Architect, dated July 10, 2019, 693 Western Ave Condominium". In addition, Unit 104 shall have the exclusive use of the parking space area number 16 as shown on the Site Plan for 693 Western Ave Condominium, Lynn, Mass. dated September 9, 2019, prepared by Charles D. Faia, Land Surveyor, of Parsons and Faia, Inc.

Unit 105 shall have the exclusive use of the basement storage area shown in the basement level storage unit on said Plan, entitled "Condominium Floor Plan of Land Located in Lynn, Mass. prepared by Daniel F. DiLullo, Registered Architect, dated July 10, 2019, 693 Western Ave Condominium". In addition, Unit 105 shall have the exclusive use of the parking space area number 12 as shown on the Site Plan for 693 Western Ave Condominium, Lynn, Mass. dated September 9, 2019, prepared by Charles D. Faia, Land Surveyor, of Parsons and Faia, Inc.

Unit 200 shall have the exclusive use of the basement storage area shown in the basement level storage unit on said Plan, entitled "Condominium Floor Plan of Land Located in Lynn, Mass. prepared by Daniel F. DiLullo, Registered Architect, dated July 10, 2019, 693 Western Ave Condominium". In addition, Unit 200 shall have the exclusive use of the parking space area number 15 as shown on the Site Plan for 693 Western Ave Condominium, Lynn, Mass. dated September 9, 2019, prepared by Charles D. Faia, Land Surveyor, of Parsons and Faia, Inc.

Unit 201 shall have the exclusive use of the basement storage area shown in the basement level storage unit on said Plan, entitled "Condominium Floor Plan of Land Located in Lynn, Mass. prepared by Daniel F. DiLullo, Registered Architect, dated July 10, 2019, 693 Western Ave Condominium". In addition, Unit 201 shall have the exclusive use of the parking space area number 17 as shown on the Site Plan for 693 Western Ave Condominium, Lynn, Mass. dated September 9, 2019, prepared by Charles D. Faia, Land Surveyor, of Parsons and Faia, Inc.

Unit 202 shall have the exclusive use of the basement storage area shown in the basement level storage unit on said Plan, entitled "Condominium Floor Plan of Land Located in Lynn, Mass. prepared by Daniel F. DiLullo, Registered Architect, dated July 10, 2019, 693 Western Ave Condominium". In addition, Unit 202 shall have the exclusive use of the parking space area number 11 as shown on the Site Plan for 693 Western Ave Condominium, Lynn, Mass. dated September 9, 2019, prepared by Charles D. Faia, Land Surveyor, of Parsons and Faia, Inc.

Unit 203 shall have the exclusive use of the basement storage area shown in the basement level storage unit on said Plan, entitled "Condominium Floor Plan of Land Located in Lynn, Mass. prepared by Daniel F. DiLullo, Registered Architect, dated July 10, 2019, 693 Western Ave Condominium". In addition, Unit 203 shall have the exclusive use of the parking space area number 10 as shown on the Site Plan for 693 Western Ave Condominium, Lynn, Mass. dated September 9, 2019, prepared by Charles D. Faia, Land Surveyor, of Parsons and Faia, Inc.

Unit 204 shall have the exclusive use of the basement storage area shown in the basement level storage unit on said Plan, entitled "Condominium Floor Plan of Land Located in Lynn, Mass. prepared by Daniel F. DiLullo, Registered Architect, dated July 10, 2019, 693 Western Ave Condominium". In addition, Unit 204 shall have the exclusive use of the parking space area number 23 as shown on the Site Plan for 693 Western Ave Condominium, Lynn, Mass. dated September 9, 2019, prepared by Charles D. Faia, Land Surveyor, of Parsons and Faia, Inc.

Unit 205 shall have the exclusive use of the basement storage area shown in the basement level storage unit on said Plan, entitled "Condominium Floor Plan of Land Located in Lynn, Mass. prepared by Daniel F. DiLullo, Registered Architect, dated July 10, 2019, 693 Western Ave Condominium". In addition, Unit 205 shall have the exclusive use of the parking space area number 3 as shown on the Site Plan for 693 Western Ave Condominium, Lynn, Mass. dated September 9, 2019, prepared by Charles D. Faia, Land Surveyor, of Parsons and Faia, Inc.

Unit 300 shall have the exclusive use of the basement storage area shown in the basement level storage unit on said Plan, entitled "Condominium Floor Plan of Land Located in Lynn, Mass. prepared by Daniel F. DiLullo, Registered Architect, dated July 10, 2019, 693 Western Ave Condominium". In addition, Unit 300 shall have the exclusive use of the parking space area number 18 as shown on the Site Plan for 693 Western Ave Condominium, Lynn, Mass. dated September 9, 2019, prepared by Charles D. Faia, Land Surveyor, of Parsons and Faia, Inc.

Unit 301 shall have the exclusive use of the basement storage area shown in the basement level storage unit on said Plan, entitled "Condominium Floor Plan of Land Located in Lynn, Mass. prepared by Daniel F. DiLullo, Registered Architect, dated July 10, 2019, 693 Western Ave Condominium". In addition, Unit 301 shall have the exclusive use of the parking space area number 9 as shown on the Site Plan for 693 Western Ave Condominium, Lynn, Mass. dated September 9, 2019, prepared by Charles D. Faia, Land Surveyor, of Parsons and Faia, Inc.

Unit 302 shall have the exclusive use of the basement storage area shown in the basement level storage unit on said Plan, entitled "Condominium Floor Plan of Land Located in Lynn, Mass. prepared by Daniel F. DiLullo, Registered Architect, dated July 10, 2019, 693 Western Ave Condominium". In addition, Unit 302 shall have the exclusive use of the parking space area number 19 as shown on the Site Plan for 693 Western Ave Condominium, Lynn, Mass. dated September 9, 2019, prepared by Charles D. Faia, Land Surveyor, of Parsons and Faia, Inc.

Unit 303 shall have the exclusive use of the basement storage area shown in the basement level storage unit on said Plan, entitled "Condominium Floor Plan of Land Located in Lynn, Mass. prepared by Daniel F. DiLullo, Registered Architect, dated July 10, 2019, 693 Western Ave Condominium". In addition, Unit 303 shall have the exclusive use of the parking space area number 5 as shown on the Site Plan for 693 Western Ave Condominium, Lynn, Mass. dated September 9, 2019, prepared by Charles D. Faia, Land Surveyor, of Parsons and Faia, Inc.

Unit 304 shall have the exclusive use of the basement storage area shown in the basement level storage unit on said Plan, entitled "Condominium Floor Plan of Land Located in Lynn, Mass. prepared by Daniel F. DiLullo, Registered Architect, dated July 10, 2019, 693 Western Ave Condominium". In addition, Unit 304 shall have the exclusive use of the parking space area number 20 as shown on the Site Plan for 693 Western Ave Condominium, Lynn, Mass. dated September 9, 2019, prepared by Charles D. Faia, Land Surveyor, of Parsons and Faia, Inc.

Unit 305 shall have the exclusive use of the basement storage area shown in the basement level storage unit on said Plan, entitled "Condominium Floor Plan of Land Located in Lynn, Mass. prepared by Daniel F. DiLullo, Registered Architect, dated July 10, 2019, 693 Western Ave Condominium". In addition, Unit 305 shall have the exclusive use of the parking space area number 4 as shown on the Site Plan for 693 Western Ave Condominium, Lynn, Mass. dated September 9, 2019, prepared by Charles D. Faia, Land Surveyor, of Parsons and Faia, Inc.

Unit 400 shall have the exclusive use of the basement storage area shown in the basement level storage unit on said Plan, entitled "Condominium Floor Plan of Land Located in Lynn, Mass. prepared by Daniel F. DiLullo, Registered Architect, dated July 10, 2019, 693 Western Ave Condominium". In addition, Unit 400 shall have the exclusive use of the parking space area number 21 as shown on the Site Plan for 693 Western Ave Condominium, Lynn, Mass. dated September 9, 2019, prepared by Charles D. Faia, Land Surveyor, of Parsons and Faia, Inc.

Unit 401 shall have the exclusive use of the basement storage area shown in the basement level storage unit on said Plan, entitled "Condominium Floor Plan of Land Located in Lynn, Mass. prepared by Daniel F. DiLullo, Registered Architect, dated July 10, 2019, 693 Western Ave Condominium". In addition, Unit 401 shall have the exclusive use of the parking space area number 24 as shown on the Site Plan for 693 Western Ave Condominium, Lynn, Mass. dated September 9, 2019, prepared by Charles D. Faia, Land Surveyor, of Parsons and Faia, Inc.

Unit 402 shall have the exclusive use of the basement storage area shown in the basement level storage unit on said Plan, entitled "Condominium Floor Plan of Land Located in Lynn, Mass. prepared by Daniel F. DiLullo, Registered Architect, dated July 10, 2019, 693 Western Ave Condominium". In addition, Unit 402 shall have the exclusive use of the parking space area number 22 as shown on the Site Plan for 693 Western Ave Condominium, Lynn, Mass. dated September 9, 2019, prepared by Charles D. Faia, Land Surveyor, of Parsons and Faia, Inc.

Unit 403 shall have the exclusive use of the basement storage area shown in the basement level storage unit on said Plan, entitled "Condominium Floor Plan of Land Located in Lynn, Mass. prepared by Daniel F. DiLullo, Registered Architect, dated July 10, 2019, 693 Western Ave Condominium". In addition, Unit 403 shall have the exclusive use of the parking space area number 6 as shown on the Site Plan for 693 Western Ave Condominium, Lynn, Mass. dated September 9, 2019, prepared by Charles D. Faia, Land Surveyor, of Parsons and Faia, Inc.

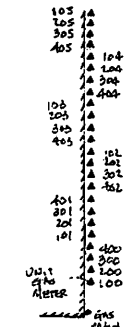
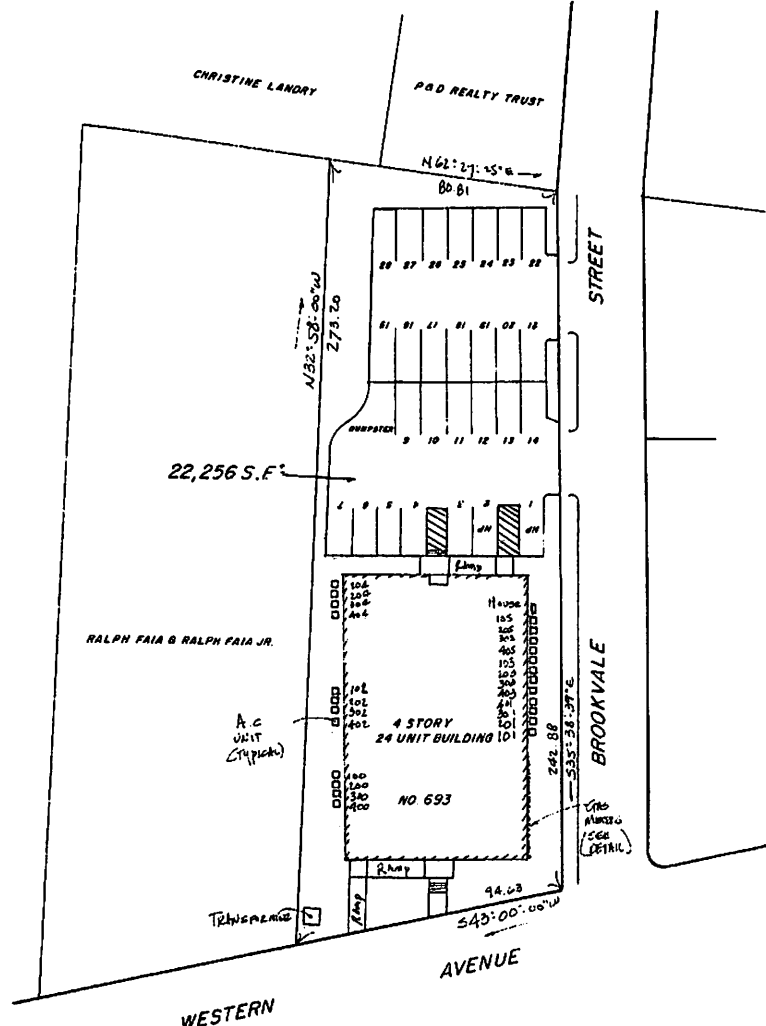
Unit 404 shall have the exclusive use of the basement storage area shown in the basement level storage unit on said Plan, entitled "Condominium Floor Plan of Land Located in Lynn, Mass. prepared by Daniel F. DiLullo, Registered Architect, dated July 10, 2019, 693 Western Ave Condominium". In addition, Unit 404 shall have the exclusive use of the parking space area number 7 as shown on the Site Plan for 693 Western Ave Condominium, Lynn, Mass. dated September 9, 2019, prepared by Charles D. Faia, Land Surveyor, of Parsons and Faia, Inc.

Unit 405 shall have the exclusive use of the basement storage area shown in the basement level storage unit on said Plan, entitled "Condominium Floor Plan of Land Located in Lynn, Mass. prepared by Daniel F. DiLullo, Registered Architect, dated July 10, 2019, 693 Western Ave Condominium". In addition, Unit 405 shall have the exclusive use of the parking space area numbers 18 and 28 as shown on the Site Plan for 693 Western Ave Condominium, Lynn, Mass. dated September 9, 2019, prepared by Charles D. Faia, Land Surveyor, of Parsons and Faia, Inc.

59/473
(6 Plans)

PLAN BOOK 473 PLANS 59
 Received September 13, 2019
 with NOED 693 Western
 Ave Condominium
 Am. B 2232 P 562
 Attest [Signature]
 Register of Deeds

UNIT NUMBER	EXCLUSIVE USE PARKING SPACE
100	25
101	26
200	13
102	27
103	18
104	19
201	15
105	16
202	17
106	11
107	12
108	23
203	3
204	10
205	9
206	18
109	8
207	20
208	6
400	21
401	24
402	22
403	5
404	7
405	14, 20
SPACES 2 & 20 FOR SALE	



UNIT GAS METERS
N.T.S.

SITE PLAN
 693 WESTERN AVE CONDOMINIUM
 LYNN, MASSACHUSETTS
 SCALE: 1"=20' SEPTEMBER 5, 2019
 PARSONS AND FAIA INC.
 135 RANGE HEIGHTS ROAD
 LYNN, MASS



I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

[Signature]

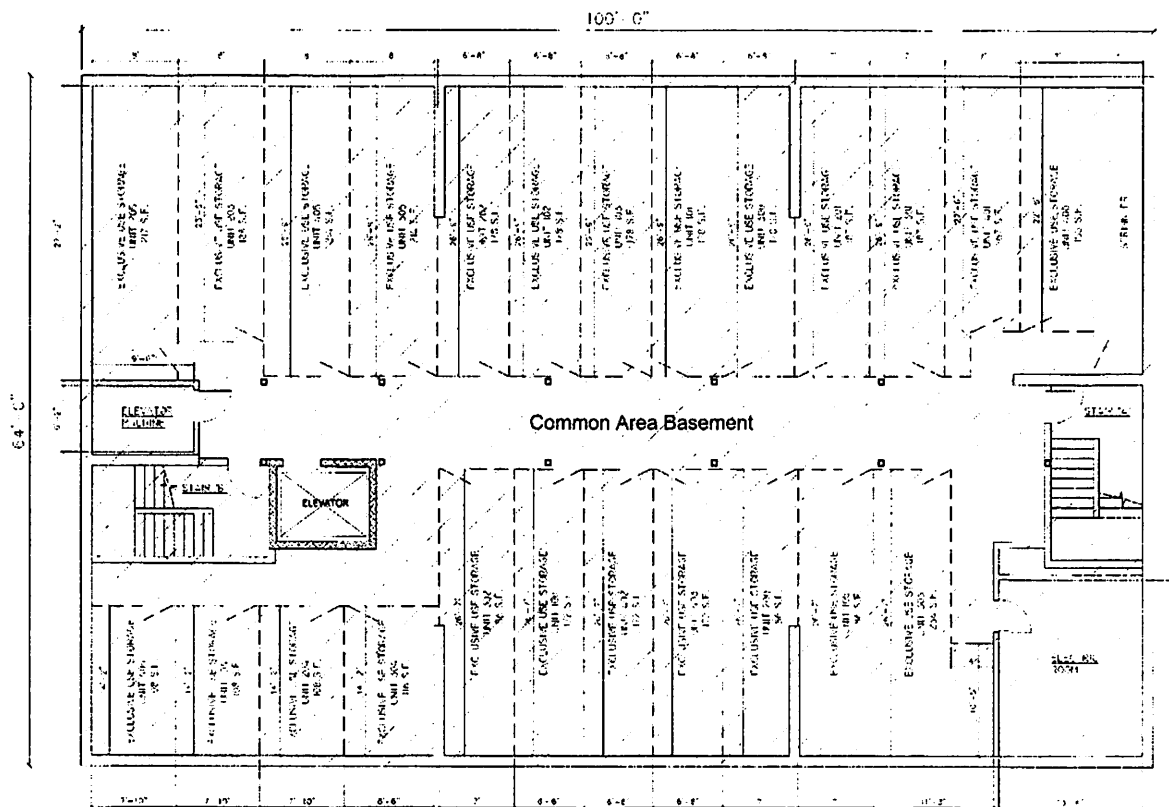
I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

[Signature]



9/9/2019

59
473
(6 Plans)



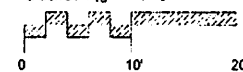
BASEMENT

SCALE: $\frac{3}{16}" = 1'-0"$

COMMON AREA - FLOOR AREA	
BASEMENT	6,400 SQ. FT.
FIRST FLOOR	1,080 SQ. FT.
SECOND FLOOR	992 SQ. FT.
THIRD FLOOR	992 SQ. FT.
FOURTH FLOOR	963 SQ. FT.
TOTAL	10,407 SQ. FT.

FLOOR PLANS

Scale: $\frac{3}{16}" = 1'-0"$



□ = Common Area

--- = CHAINLINK FENCE

693 Western Ave Condominium

693 Western Ave. Lynn, Massachusetts 01905
July 10, 2019

I hereby certify that the plan shows the true designation of the unit being conveyed and of immediately adjoining units, and shall fully and accurately depict the layout of the unit, its location, unit number and appurtenances of the unit, numbered 100, 101, 102, 103, 104, 105, 200, 201, 202, 203, 204, 205, 300, 301, 302, 303, 304, 305, 401, 402, 403, 404 & 405 as built, approximate area, main entrance and immediate common area to which it has access in building at 693 Western Ave as built, and that this plan has been prepared in accordance with the Registry of Deeds and the Commonwealth of Massachusetts.



Reserved for Registry Use

PLAN BOOK 473 PLANS

Revised September 13, 2019

with 693B, 695 Western

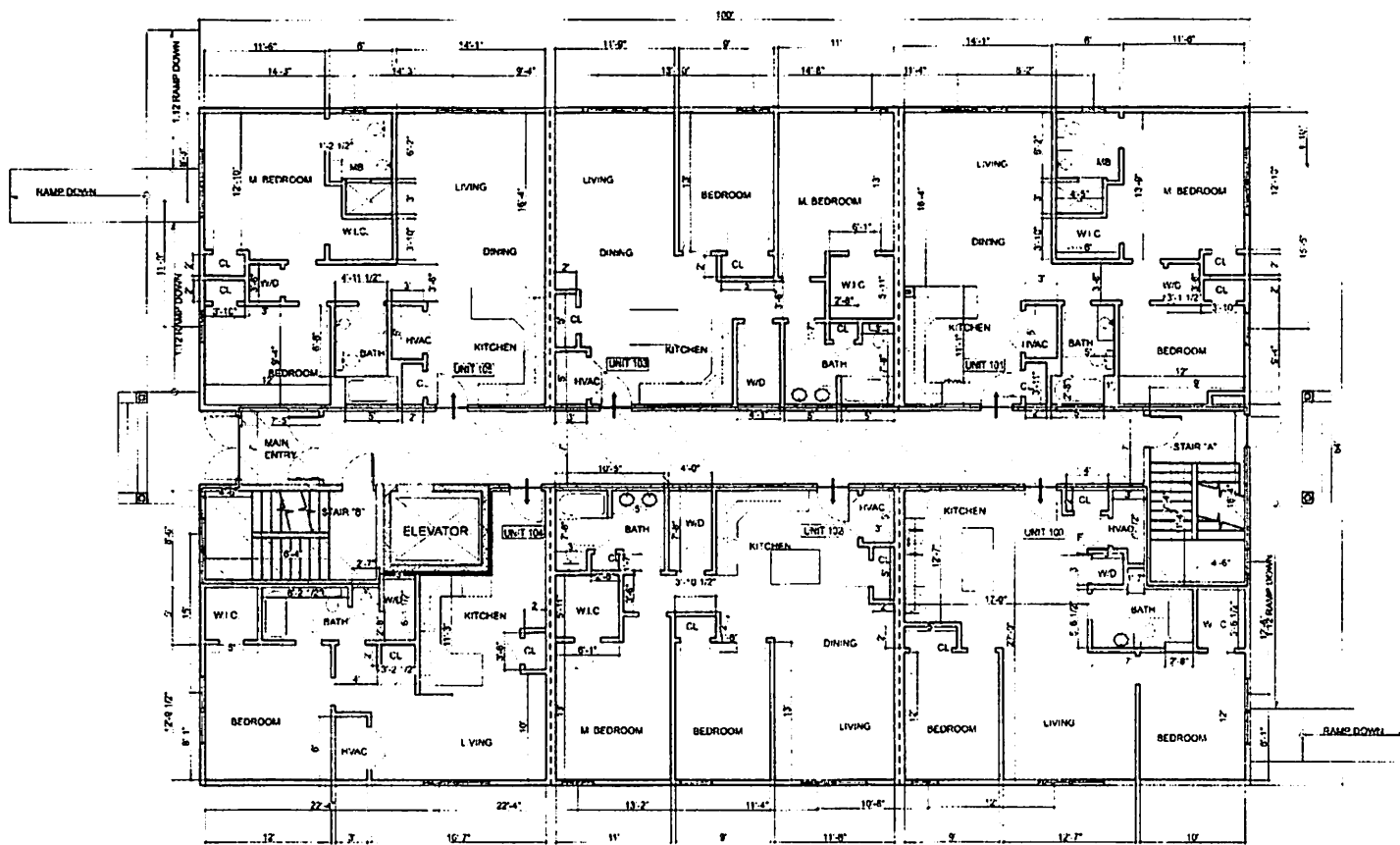
As indicated

Ref: 631822 P 532

Signature of Clerk

(6 Plans)

59
473
(C.P.M.C.)



FIRST FLOOR - COMMON AREA
1,060 SQ. FT.

UNIT 100 - FIRST FLOOR
838 SQ. FT.

UNIT 101 - FIRST FLOOR
922 SQ. FT.

UNIT 102 - FIRST FLOOR
929 SQ. FT.

UNIT 103 - FIRST FLOOR
927 SQ. FT.

UNIT 104 - FIRST FLOOR
885 SQ. FT.

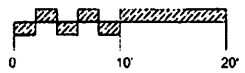
UNIT 105 - FIRST FLOOR
926 SQ. FT.

COMMON AREA - FLOOR AREA

BASEMENT	6,400 SQ. FT.
FIRST FLOOR	1,060 SQ. FT.
SECOND FLOOR	992 SQ. FT.
THIRD FLOOR	992 SQ. FT.
FOURTH FLOOR	963 SQ. FT.
TOTAL	10,407 SQ. FT.

FLOOR PLANS

Scale: 3/16" = 1'-0"



- = Common Area
- = Unit Access
- = Unit Separation Wall

Reserved for Reg. 177 Use

FIRST FLOOR

SCALE: 3/16" = 1'-0"

693 Western Ave Condominium

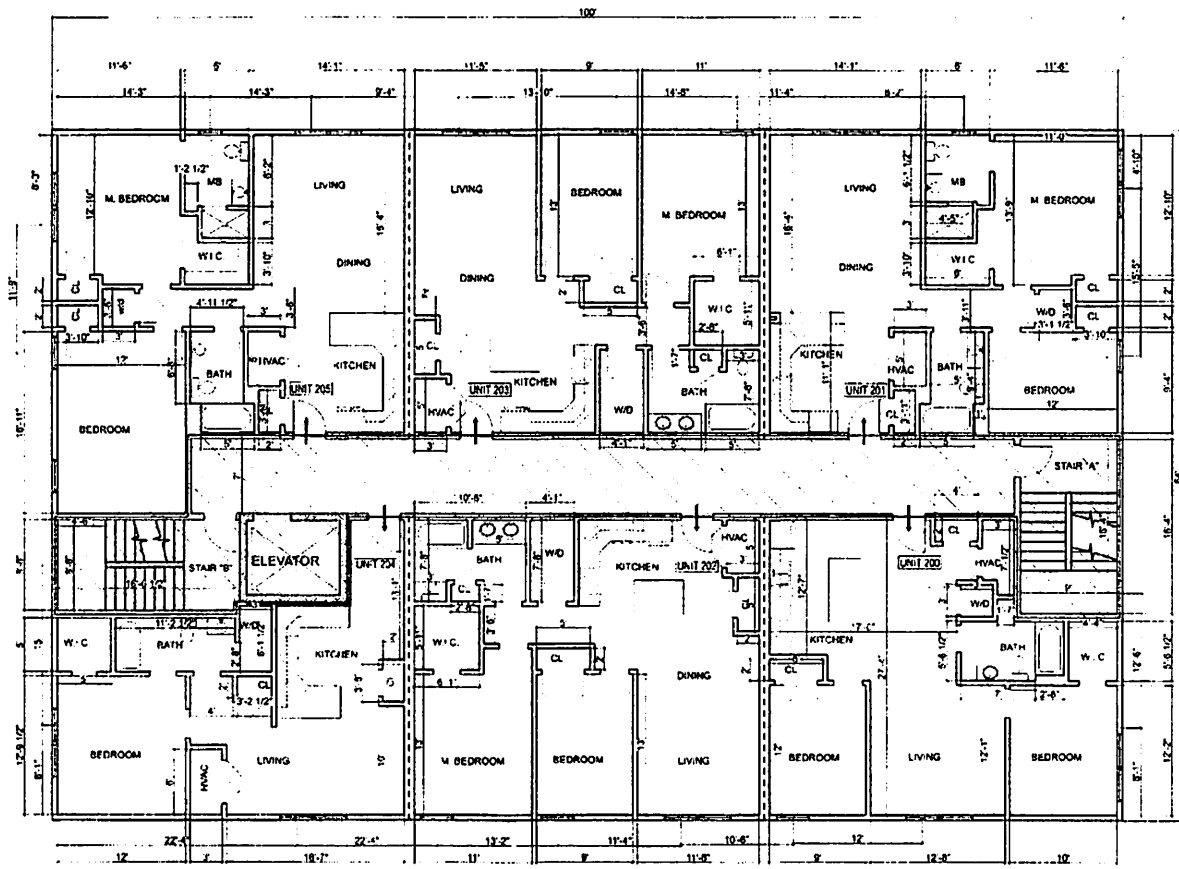
693 Western Ave, Lynn, Massachusetts 01905
August 29, 2019



I hereby certify that this plan shows the unit designation of the unit being conveyed and of immediately adjoining units, and that it fully and accurately depicts the layout of the unit, its location, unit number and dimensions of the units numbered 100, 101, 102, 103, 104, 105, 203, 201, 202, 203, 204, 205, 300, 301, 302, 303, 304, 305, 401, 402, 403, 404 & 405 as well as their approximate area, main entrance and immediate common area to which it has access, in building at 693 Western Ave as built, and that this plan has been prepared in accordance with the Registry of Deeds and the Commonwealth of Massachusetts.

PLAN BOOK 473 PLAN 59
RECEIVED SEPTEMBER 13 2019
W. B. B. 693 Western Ave
Architect
Signature of Architect

59-473
(G.D.W.)



SECOND FLOOR

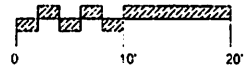
SCALE: 3/16" = 1'-0"

SECOND FLOOR - COMMON AREA	
	992 SQ. FT.
UNIT 200 - SECOND FLOOR	
	838 SQ. FT.
UNIT 201 - SECOND FLOOR	
	926 SQ. FT.
UNIT 202 - SECOND FLOOR	
	929 SQ. FT.
UNIT 203 - SECOND FLOOR	
	927 SQ. FT.
UNIT 204 - SECOND FLOOR	
	685 SQ. FT.
UNIT 205 - SECOND FLOOR	
	1,021 SQ. FT.

COMMON AREA - FLOOR AREA	
BASEMENT	6,400 SQ. FT.
FIRST FLOOR	1,060 SQ. FT.
SECOND FLOOR	992 SQ. FT.
THIRD FLOOR	992 SQ. FT.
FOURTH FLOOR	983 SQ. FT.
TOTAL:	10,407 SQ. FT.

FLOOR PLANS

Scale: 3/16" = 1'-0"



- [Hatched Box] = Common Area
- [Arrow] = Unit Access
- [Dashed Line] = Unit Separation Wall



Reserved for Registry Use

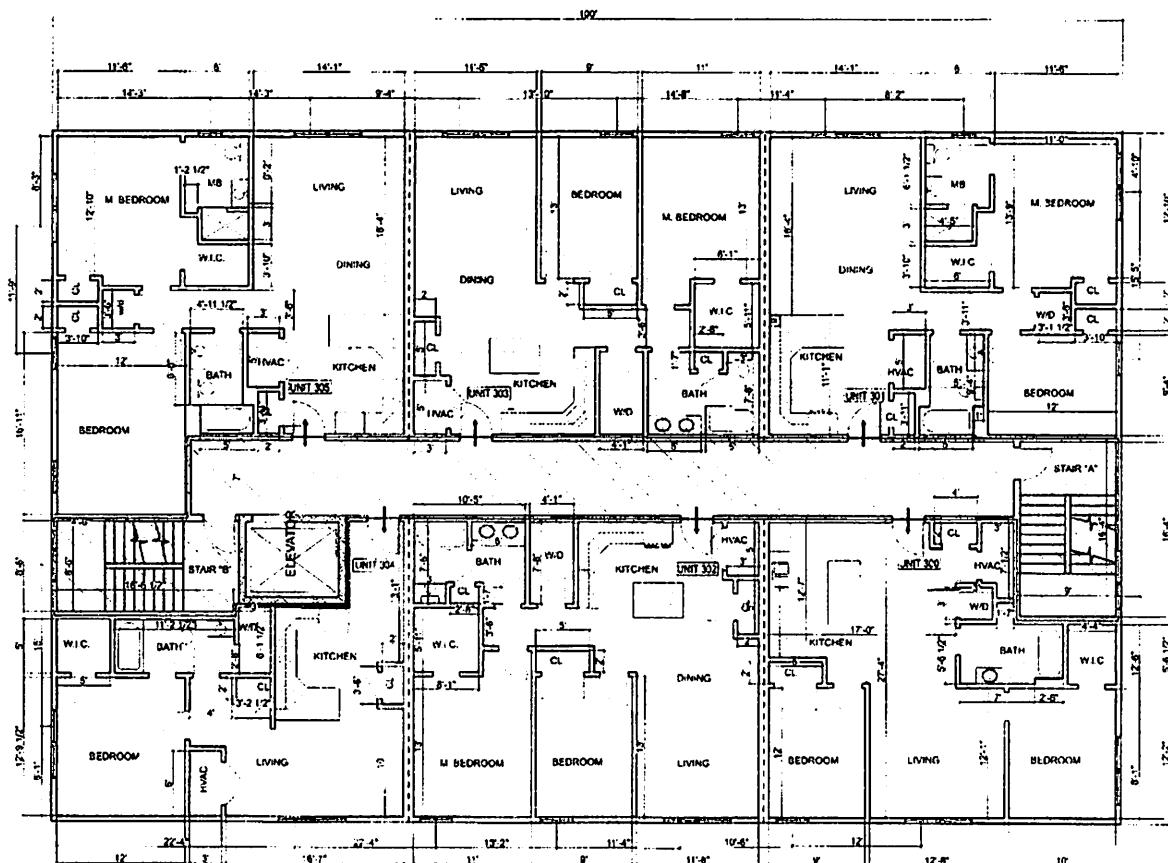
PLAN 800K 473 PLAN 59
 Received September 13, 2019
 693 Western Ave. Condominium
 No. 8 12322-0-262
 [Signature]
 Registry of Deeds

I hereby certify that this plan shows the unit designation of the unit being conveyed and of immediately adjoining units, and that it fully and accurately depicts the layout of the unit, its location, unit number and dimensions of the units numbered 100, 101, 102, 103, 104, 105, 200, 201, 202, 203, 204, 205, 300, 301, 302, 303, 304, 305, 401, 402, 403, 404, & 405 as built, approximate area, main entrance and immediate common area to which it has access, its building at 693 Western Ave as built, and that this plan has been prepared in accordance with the Registry of Deeds and the Commonwealth of Massachusetts.

693 Western Ave Condominium
 693 Western Ave, Lynn, Massachusetts 01905
 August 29, 2019

(G.D.W.)

59
4/93
(6 Pgs)



THIRD FLOOR

SCALE: 3/16" = 1'-0"

THIRD FLOOR - COMMON AREA
992 SQ. FT.

UNIT 300 - THIRD FLOOR
838 SQ. FT.

UNIT 301 - THIRD FLOOR
926 SQ. FT.

UNIT 302 - THIRD FLOOR
929 SQ. FT.

UNIT 303 - THIRD FLOOR
927 SQ. FT.

UNIT 304 - THIRD FLOOR
685 SQ. FT.

UNIT 305 - THIRD FLOOR
1,021 SQ. FT.

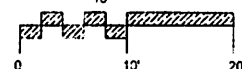
COMMON AREA - FLOOR AREA

BASEMENT	6,400 SQ. FT.
FIRST FLOOR	1,080 SQ. FT.
SECOND FLOOR	992 SQ. FT.
THIRD FLOOR	992 SQ. FT.
FOURTH FLOOR	953 SQ. FT.

TOTAL: 10,407 SQ. FT.

FLOOR PLANS

Scale: 3/16" = 1'-0"



- [Solid Line] = Common Area
- [Dashed Line] = Unit Access
- [Dotted Line] = Unit Separation Wall



I hereby certify that this plan shows the unit designation of the unit being conveyed and of immediately adjoining units, and that it fully and accurately depicts the layout of the unit, its location, unit number and dimensions of the units numbered 100, 101, 102, 103, 104, 105, 200, 201, 202, 203, 204, 205, 300, 301, 302, 303, 304, 305, 401, 402, 403, 404, 3, 405 as built, approximate area, main entrance and immediate common area to which it has access, in building at 693 Western Ave. as built, and that this plan has been prepared in accordance with the Registry of Deeds and the Commonwealth of Massachusetts.

Reserved for Registry Use

PLAN BOOK 493 PLANS 9

LAST AMENDED BY DEED, NO. 81237, P. 563

Amended September 13, 1993

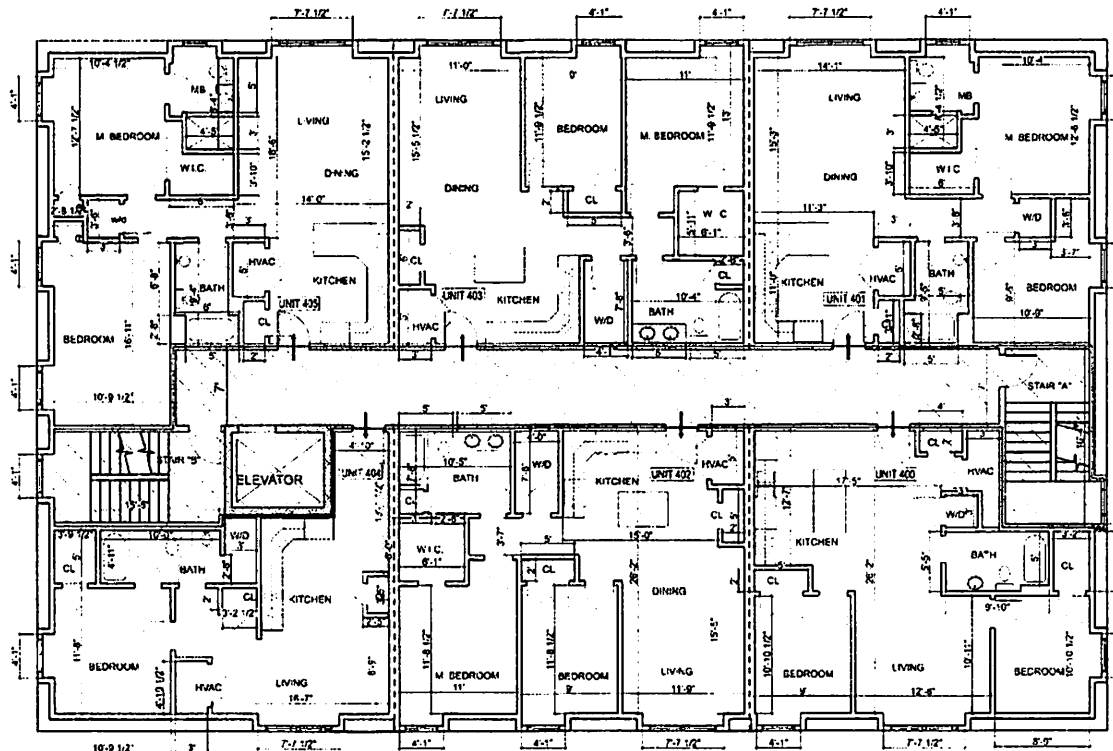
with MODEL 693 Western Ave. Condominiums

See 81237, P. 563

Attest

[Signature]
Notary of Deeds

(6 Pgs)



FOURTH FLOOR

SCALE: $\frac{3}{16}" = 1'-0"$

FOURTH FLOOR - COMMON AREA
963 SQ. FT.

UNIT 400 - FOURTH FLOOR
795 SQ. FT.

UNIT 401 - FOURTH FLOOR
884 SQ. FT.

UNIT 402 - FOURTH FLOOR
911 SQ. FT.

UNIT 403 - FOURTH FLOOR
911 SQ. FT.

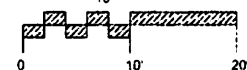
UNIT 404 - FOURTH FLOOR
634 SQ. FT.

UNIT 405 - FOURTH FLOOR
976 SQ. FT.

COMMON AREA - FLOOR AREA	
BASEMENT	6,400 SQ. FT.
FIRST FLOOR	1,061 SQ. FT.
SECOND FLOOR	992 SQ. FT.
THIRD FLOOR	992 SQ. FT.
FOURTH FLOOR	963 SQ. FT.
TOTAL	10,407 SQ. FT.

FLOOR PLANS

Scale: $\frac{3}{16}" = 1'-0"$



□ = Common Area

→ = Unit Access

--- = Unit Separation Wall



I hereby certify that this plan shows the unit designation of the unit being conveyed and of immediately adjoining units and that it fully and accurately depicts the layout of the unit, its location, unit number and dimensions of the units numbered 100, 101, 102, 103, 104, 105, 200, 201, 202, 203, 204, 205, 300, 301, 302, 303, 304, 305, 401, 402, 103, 404, & 405 as built, approximate area, main entrance and immediate common area to which it has access, in building at 693 Western Ave as built, and that this plan has been prepared in accordance with the Registry of Deeds and the Commonwealth of Massachusetts:

Reserved for Registry Use

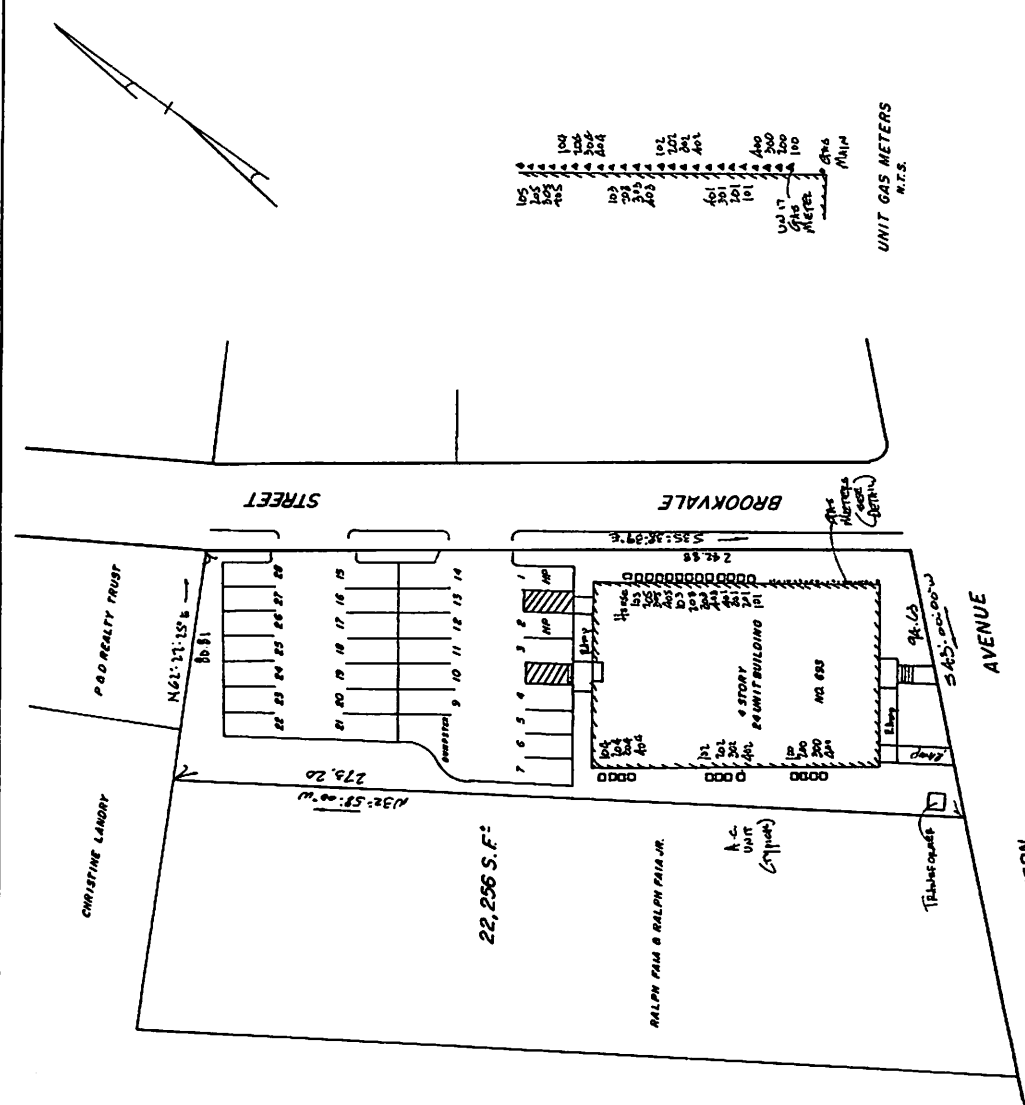
PLAN BOOK 473 PLAN 59
THIS PLAN IS FILED IN THE
LAND RECORDS

Notarized September 15, 2019
by David Smith, Notary Public
David Smith
Notary Public

693 Western Ave Condominium
693 Western Ave, Lynn, Massachusetts 01905
August 29, 2019

75/413

PLAN BOOK 413 PLANTS
 PREPARED BY
 PARSONS AND FAIA INC.
 with APTA AND WESTCO
 AGE CONSTRUCTION
 150 RANGE HEIGHTS ROAD
 LYNN, MASS.
 9/18/2019



AMENDED
 SITE PLAN
 693 WESTERN AVE CONDOMINIUM
 LYNN, MASSACHUSETTS
 SCALE: 1"=20' SEPTEMBER 17, 2019
 PARSONS AND FAIA INC.
 150 RANGE HEIGHTS ROAD
 LYNN, MASS.



I CERTIFY THAT THIS PLAN WAS PREPARED IN
 ACCORDANCE WITH THE RULES AND REGULATIONS
 OF THE REGISTER OF DEEDS.

THIS PLAN ONLY AMENDS THE PARKING LAYOUT
 AS SHOWN ON PLANDOOK 473 PLAN 59.

I CERTIFY THAT THE PROPERTY LINES SHOWN
 ON THIS PLAN ARE THE LINES DIVIDING
 EXISTING OWNERSHIPS, AND THE LINES OF
 EXISTING AND PROPOSED STREETS, ALLEYS,
 PUBLIC OR PRIVATE STREETS ORWAYS
 ALREADY ESTABLISHED AND THAT NO NEW
 LINES FOR DIVISION OF EXISTING OWNERSHIPS
 OR FOR NEW WAYS ARE SHOWN.

UNIT NUMBER	EXCLUSIVE PARKING SPACE
100	27
101	14
102	13
103	27
104	18
105	12
200	13
201	17
202	11
203	10
204	28
205	3
300	18
301	9
302	19
303	5
304	20
305	4
400	21
401	24
402	22
403	9
404	7
405	1 AND 28
SPACES AND IN FOR SALE	