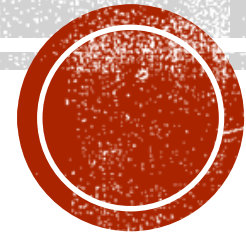


456 SHAWMUT AVENUE



Discussion of Roof Border wall on front roof on each side of the roof at the property line.

456 SHAWMUT AVENUE

**TO THE LEFT ON THE PICTURE IS
24 RUTLAND ST**

**TO THE RIGHT ON THE PICTURE
IS 458 SHAWMUT AVE**



**Asphalt shingles on 458
Shawmut overlapping slate
at 456 Shawmut.**

**Border is on right side of
chimney.**



**OVERLAPPING
SHINGLES ON
TOP OF SLATE
IN FRONT OF
THE RIGHT
CHIMNEY**



**VIEW FROM PEAK
OF ROOF LOOKING
DOWN ON RIGHT
CHIMNEY
(BETWEEN 456
AND 458
SHAWMUT)**



**VIEW FROM DORMER
WINDOW OF 456
SHAWMUT LOOKING
AT FRONT ROOF
BETWEEN PROPERTIES
SHOWING
OVERLAPPING
SHINGLES**



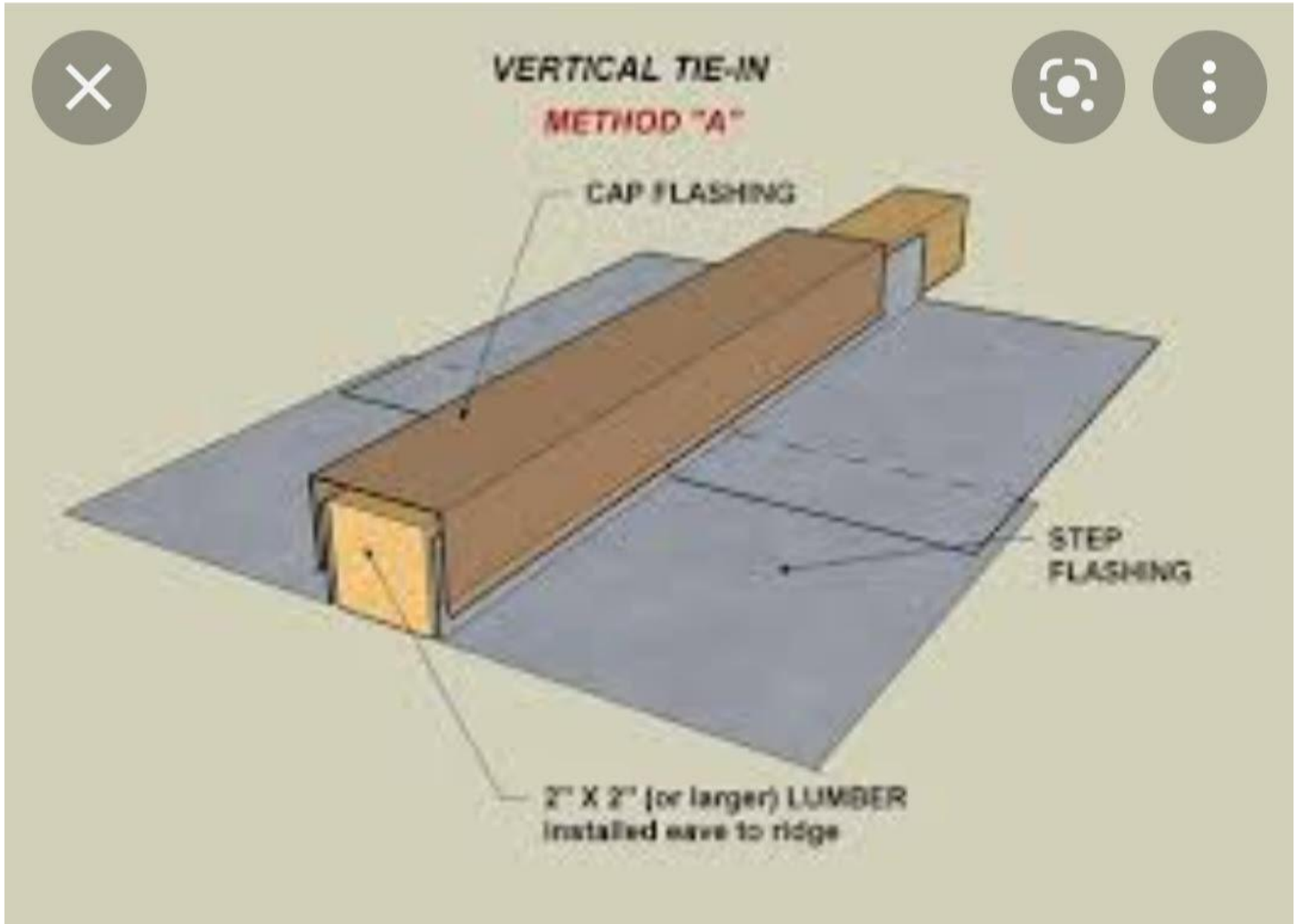
**VIEW FROM
SHAWMUT AVE
SHOWING THE
PROPERTY LINE
BETWEEN 456
SHAWMUT AND
24 RUTLAND ST**



**COPPER CAP
STEP FLASHING**

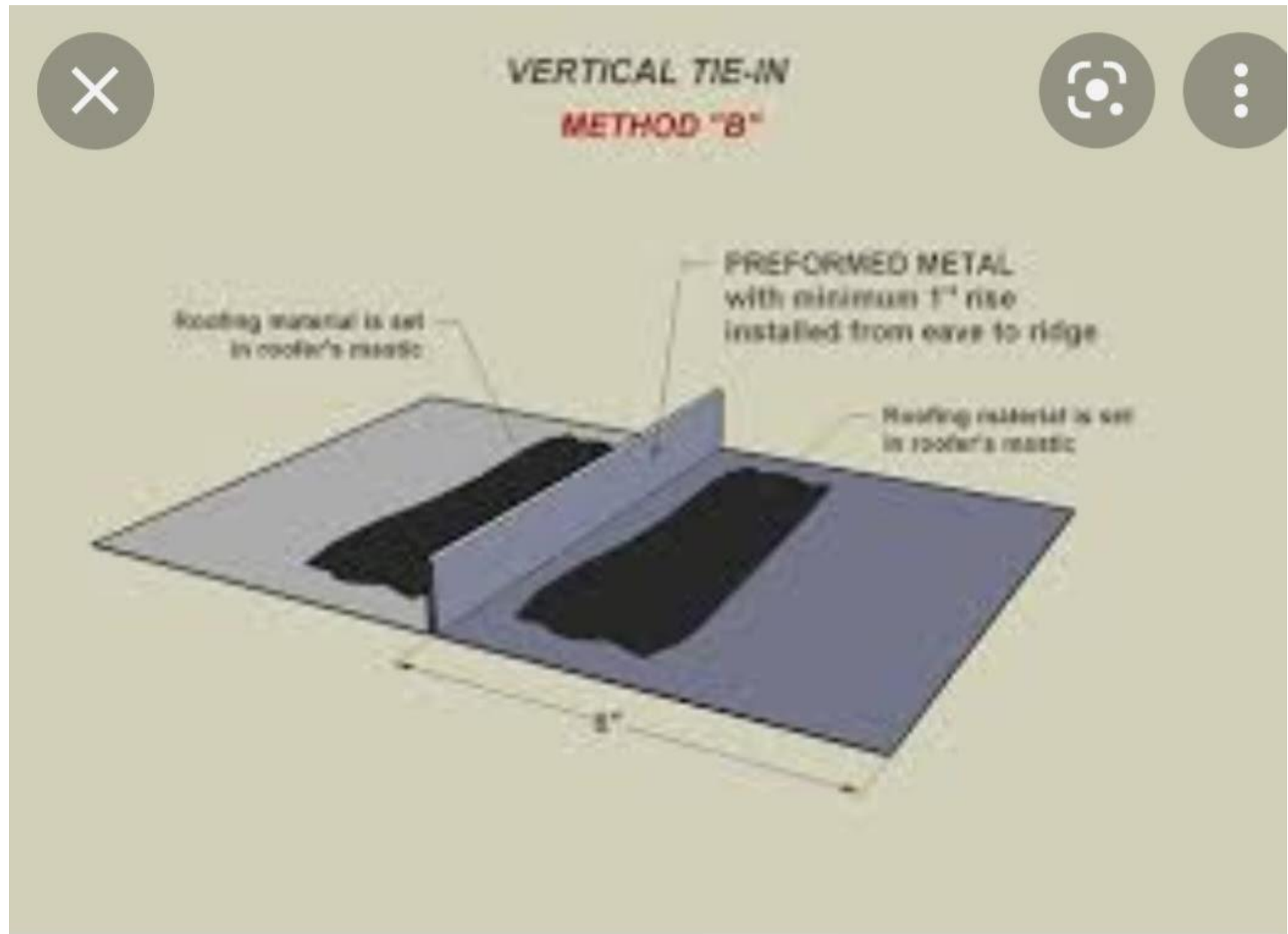
- OPTION ONE: 6 X6 WALL**
- OPTION TWO: 3X4 WALL**
- OPTION THREE: 2X2 WALL**

OPTION FOUR: NEXT PHOTO

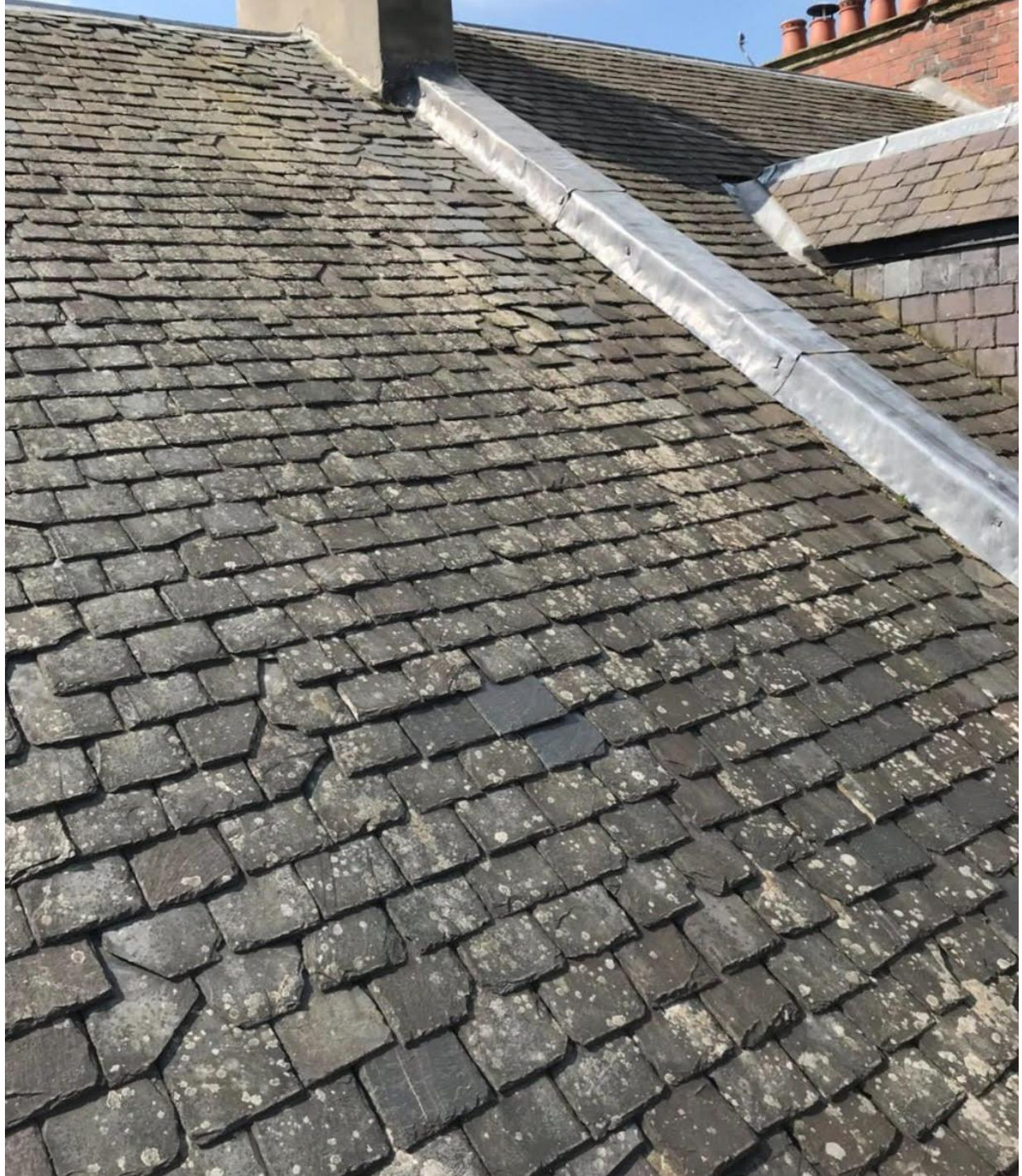


OPTION FOUR –

SHEET OF COPPER ON EACH PROPERTY BENT TO CREATE A BARRIER TO DIVIDE THE PROPERTIES



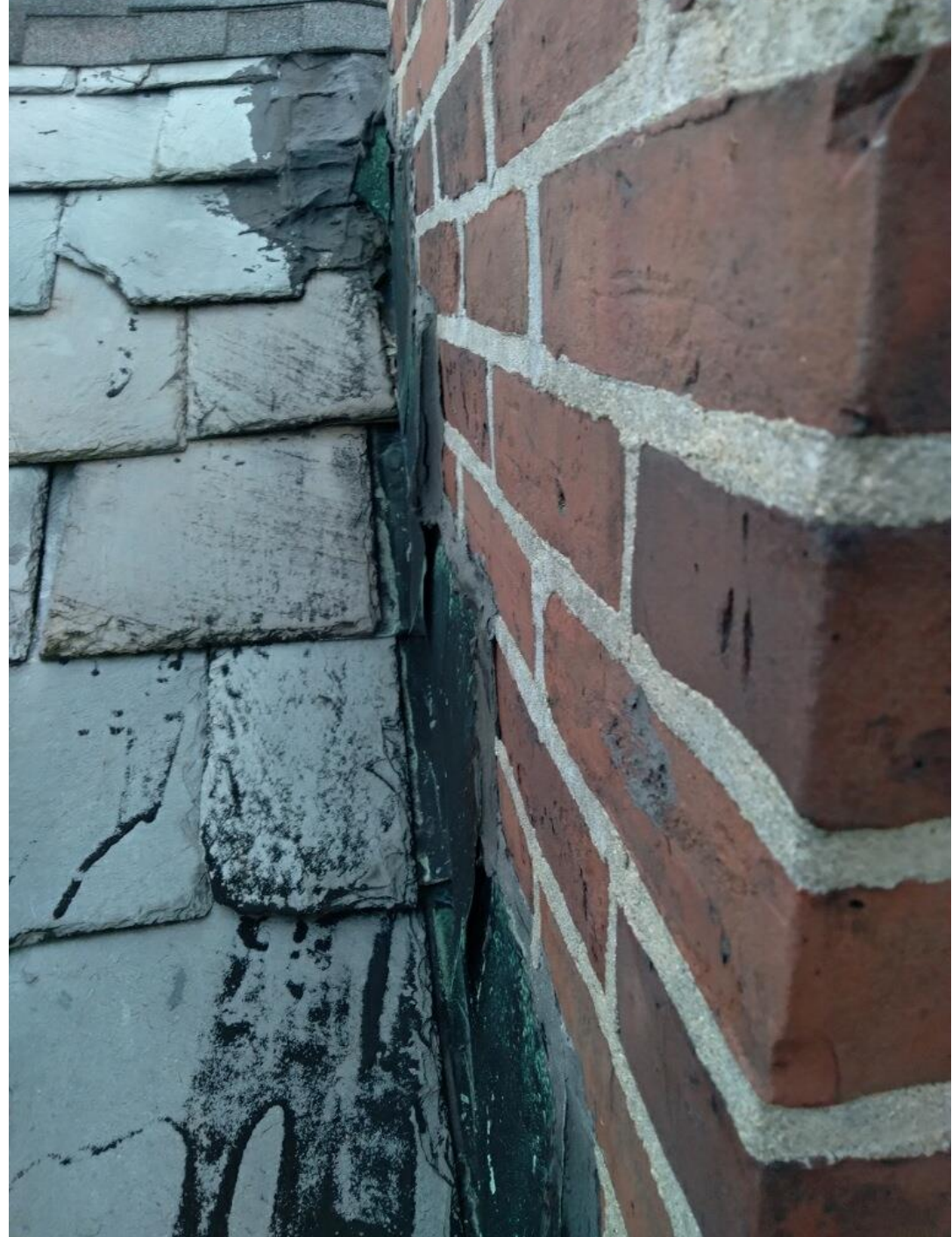
**EXAMPLE OF
A BORDER
WALL (NOT
COPPER)**



THANK YOU



**CONDITION
OF SLATE
NEXT TO
THE
CHIMNEY**



EXAMPLE OF NEW
WATER DAMAGE

ROOM 1



EXAMPLE OF NEW
WATER DAMAGE -
ROOM 2



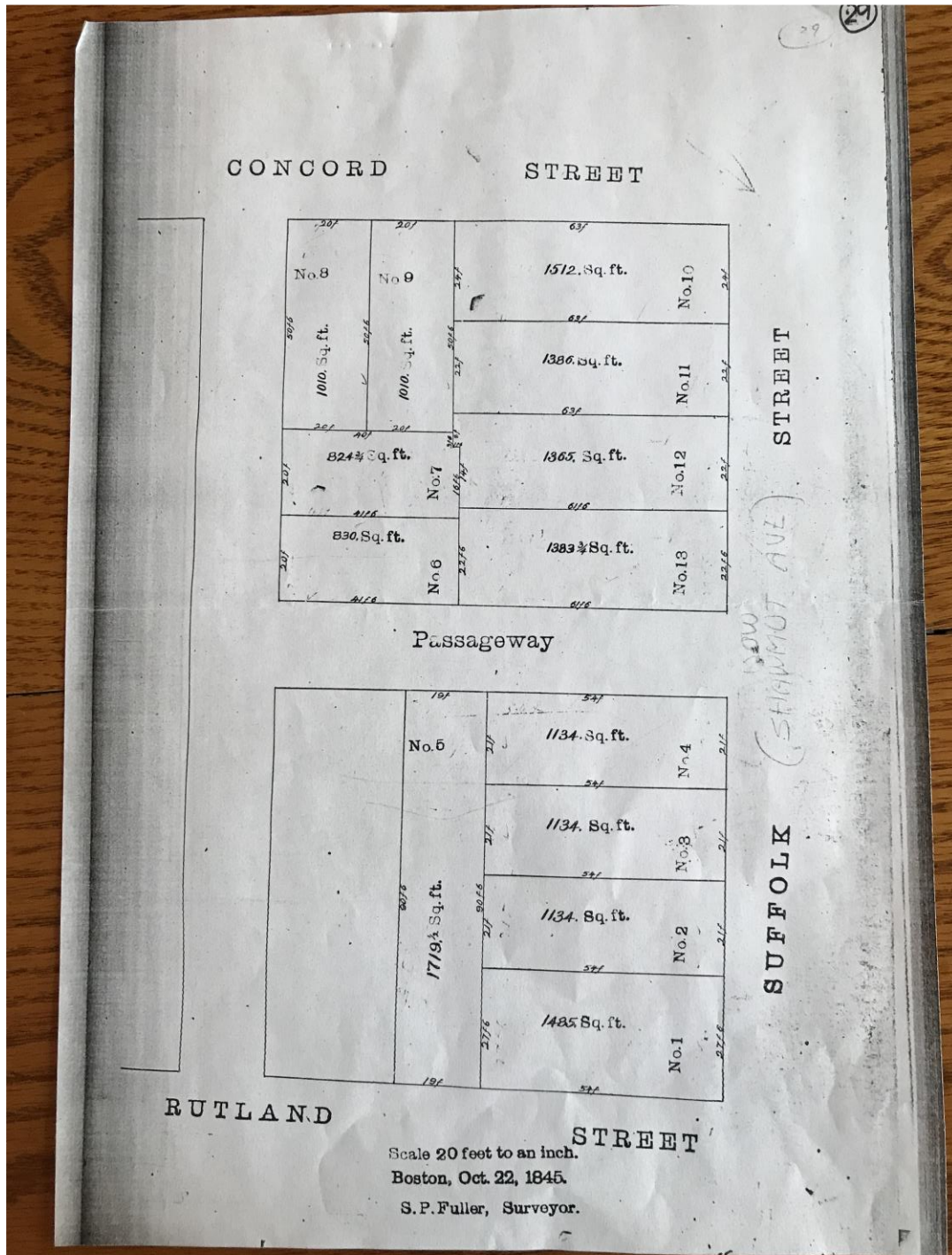
Example of new
water damage
ROOM 2



Example of new
water damage -
ROOM 3



**PLAN MADE BY
SURVEYOR SP
FULLER DATED
OCTOBER 22, 1845
RECORDED IN THE
BOOK OF PLANS OF
CITY LANDS**



**MASTER DEED
PAGE ONE, 456
SHAWMUT
AVE DATED
MAY 22, 2002
REFERENCES
EXHIBIT A TO
THE MASTER
DEED**

456 SHAWMUT AVENUE CONDOMINIUM
MASTER DEED

The undersigned, Eric H. Hannelius and Karla M. Knight, Declarants of the 456 Shawmut Avenue Condominium, of Boston, Suffolk County, Massachusetts, being known as the "Declarants", being the sole owner of the land with the building thereon known as and numbered 456 Shawmut Avenue Boston, Suffolk County, Massachusetts, described on Exhibit A which is attached hereto and hereby incorporated herein by this reference and made a part hereof, do hereby, by duly executing and recording this Master Deed, submit said land, together with the building and improvements erected thereon, and all easements, rights and appurtenances belonging thereto, hereinafter called the "Subject Property", to the provisions of Massachusetts General Laws, Chapter 183A ("Condominiums"), and do hereby state they propose to create, and do hereby create, a condominium with respect to the Subject Property, to be governed by and subject to the provisions of said Chapter 183A.

Section 1. DESCRIPTION OF LAND

The premises which constitute the Condominium consists of the land described on Exhibit A which is attached hereto and is hereby incorporated herein by this reference and made a part hereof, together with the building (hereinafter referred to as the "Building") and improvements thereon. The Condominium is comprised of one Building located on the land described above. The Building comprising the condominium contains (2) units and is a four-story Building plus basement, which is a part of Unit 1.

Section 2. DESCRIPTION OF PROPERTY

The Building on said land is described on Exhibit B, which is attached hereto and is hereby incorporated herein by this reference and made a part hereof.

Section 3. DESCRIPTION OF UNITS AND BOUNDARIES

3.1 Units

The unit designation of each unit, and statement of its location, approximate area, number 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 on Exhibit C which is attached hereto and is hereby incorporated herein by this reference 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:

- (i) **Floors:** The upper surface of the subflooring;
- (ii) **Ceilings:** With respect to all units except the top floor unit, the plane of the bottommost surface of the floor joists, and other structural members appurtenant to



**EXHIBIT A TO THE
MASTER DEED 456
SHAWMUT AVE.
REFERENCES THE
SP FULLER PLAN
OF OCTOBER 22,
1845**

EXHIBIT A

Incorporated by reference into and made a part of the Master Deed of 456 Shawmut Avenue Condominium, Boston, Suffolk County, Massachusetts.

DESCRIPTION OF LAND

The land with Buildings thereon, situated in Boston, Suffolk County, Massachusetts, A certain parcel of land with the buildings and improvements thereon situated in Boston, Suffolk County, Massachusetts, situated at and now known and numbered as 456 Shawmut Avenue and being bounded and described as follows:

NORTHWESTERLY	by Shawmut Avenue, twenty-one (21.00) feet;
NORTHEASTERLY	by Lot numbered one (1) on a plan made by S.P. Fuller dated October 22, 1845, and recorded in the Book of Plans of City Lands folio 29, there measuring fifty-four (54.00) feet;
SOUTHEASTERLY	by Lot numbered five (5) on said plan, twenty-one (21.00) feet; and
SOUTHWESTERLY	by Lot numbered three (3) on said plan fifty-four (54.00) feet.

Subject to and together with rights, easements and restrictions of record in so far as the same may now be in force and applicable.

For Grantor's title, see deed from Anthony J. Japour to Eric H. Hannelius and Karla M. Knight, dated November 20, 1996 and recorded with Suffolk Registry of Deeds at Book 21099, Page 189.

