

GARDENS OF WILBRAHAM CONDOMINIUM

PURCHASE AND SALE AGREEMENT

This Agreement is made by and between **2301 BOSTON ROAD, LLC**, a Massachusetts limited liability company with a principal place of business at 2301 Boston Road, Wilbraham, Massachusetts 01095 (hereinafter referred to as “SELLER”) and _____ of _____ (hereinafter referred to as “BUYER”).

1. Agreement to Sell and Purchase. Subject to the terms of this Agreement, SELLER agrees to sell and convey, and BUYER agrees to purchase the following Premises at the GARDENS OF WILBRAHAM CONDOMINIUM (the “Condominium”), which is located at 2301 Boston Road, Wilbraham, Hampden County, Massachusetts:

Unit No. _____ at the Condominium (the “Condominium Unit”) constructed or to be constructed according to the plans and specifications of the Condominium and the Condominium Site Plan, together with an approximate _____ percent (____%) undivided interest in the Common Elements of the Condominium appurtenant thereto (collectively, the “Premises”). The undivided interest in the Common Elements of the Condominium is subject to change, as more fully set forth in Section 17 below. The Premises are more fully described and identified in the Master Deed of the Gardens of Wilbraham Condominium (the “Master Deed”) to be recorded in the Hampden County Registry of Deeds, including such surveys, plans, schedules or exhibits annexed thereto or referred to therein, and The Gardens of Wilbraham Condominium Trust pertaining thereto (the “Condominium Trust”) to be recorded in the Hampden County Registry of Deeds, all of which are incorporated herein by reference and made a part of this Agreement. A reduced copy of the Condominium Site Plan showing the Condominium Unit is attached hereto as Exhibit A. A copy of the Master Deed is attached hereto as Exhibit B. A copy of the Condominium Trust, which includes the Condominium’s Bylaws and Rules and Regulations, is attached hereto as Exhibit C.

BUYER understands that if all structural components of the Building containing the Unit are not substantially completed as of the date of this Agreement, then the Condominium Unit may not now be a part of the Condominium, but will be added to the Condominium by recordation of or amendment to the Master Deed prior to the delivery of the Unit Deed.

2. Purchase Price; Deposits.

- A. The BUYER will purchase the Premises for \$_____.
- B. SELLER acknowledges receipt of a deposit in the amount of \$_____, consisting of 10% of the base purchase price of the Unit.
- C. The balance of the purchase price in the amount of \$_____, subject to adjustments, is to be paid in cash or by certified or bank check or attorney's IOLTA check at the time of delivery of the Unit Deed.
- D. All deposits made hereunder shall be made payable to SELLER, 2301 BOSTON ROAD, LLC, and held by SELLER as earnest money to secure the performance of this Agreement on the part of BUYER pursuant to its terms, and shall be duly accounted for at the time of conveyance. BUYER understands that SELLER will not place BUYER'S deposit in an interest bearing account, therefore BUYER will not be entitled to nor receive any interest on the deposit.

3. Closing of Title and Possession. The closing (the "Closing") shall take place on _____ at _____ A.M./P.M., at the Hampden County Registry of Deeds, or at any other mutually agreed upon time and place.

If SELLER shall be unable for any reason whatsoever to obtain a Certificate of Occupancy on or before the Closing, SELLER shall have the right to extend the date of Closing for a period of up to ninety (90) days. However, if substantial completion of the Unit is prevented by any changes, options, or extras ordered by BUYER, or by strikes, picketing, lockouts or other labor disputes, unusual delays in transportation, unavailability of materials, war or acts of God, riots, civil commotion, weather conditions, or any other act beyond the reasonable control of SELLER, the date of the Closing may be further extended for the period or periods equivalent to the duration of any or all of the aforesaid causes. In the event that the Closing is extended as provided herein, the Closing will take place within ten (10) days after the date of mailing or delivery of written notice from SELLER to BUYER stating that the Unit is substantially completed and specifying the date of such Closing.

Should BUYER request an extension of the date of Closing for any reason including but not limited to inspections or appraisals required by BUYER'S mortgage lender, the inability to schedule movers, to obtain final financing documents, or the unavailability of either BUYER or BUYER'S attorney, SELLER may, in its sole discretion, grant an extension for a period determined by SELLER, and BUYER shall pay at Closing One Hundred and 00/100 Dollars (\$100) per day for each day of delay beginning five (5) business days after the date set for Closing herein, through and including the delivery of the Unit Deed.

To enable SELLER to make conveyance as herein provided, SELLER may, at the time of the Closing, use the purchase money or any portion thereof to clear the title of any and all encumbrances or interests; and all instruments so procured to clear title shall be recorded within a reasonable time after the Closing.

Simultaneously with the Closing, SELLER agrees to execute and deliver such certifications as may be reasonably required by BUYER'S attorney or BUYER'S mortgage lender including, without limitation, documents relating to the absence of tenants in the Condominium Unit, the absence of mechanic's or materialman's liens, the payment of municipal liens, the absence of UFFI at the Condominium Unit and SELLER'S compliance with the requirements imposed upon residential sellers with respect to UFFI by statute and applicable regulations, the underlying financial terms of the purchase and sale, the fact that SELLER is not a foreign entity, and SELLER'S employer identification number and address.

4. Closing Costs and Fees. BUYER acknowledges BUYER's responsibility to pay, at the time of Closing, in addition to any other closings costs and fees, the following expenses:

A. the cost of recording the Unit Deed, the Certificate of No Unpaid Common Charges (also known as the "6(d) Certificate") and any mortgage documents pertaining to BUYER'S financing;

B. one (1) month's Common Charges attributable to the Premises, to be paid to and held by the Trustees of the Condominium Trust in a replacement reserve account, according to the terms of the Condominium Trust; and

C. an amount equal to the Common Charges attributable to the Premises for the first full month of occupancy and for a pro-rata amount of the current monthly Common Charges in the event conveyance occurs on a date other than the first of any month, to be paid to and held by the Trustees of the Condominium Trust.

5. Construction of Unit. SELLER agrees to construct or has constructed the Condominium Unit substantially in accordance with the sales brochures and the plans and specifications relating to the Condominium Unit on file with the Building Department of the Town of Wilbraham (the "Plans and Specifications"). A copy of the plans and specifications prepared by the general contractor is attached hereto as Exhibit D.

BUYER agrees not to interfere with SELLER or with SELLER'S contractors, subcontractors and workmen during the course of construction of the Condominium Unit or other improvements in the Condominium. No changes, alterations, substitutions or extra work shall be required to be performed by SELLER under the terms of this Agreement without a written change order signed by SELLER and BUYER, which change order shall expressly describe the nature

and extent of such changes, alterations, substitutions or extra work and the cost therefore. SELLER reserves the right to (a) make changes or substitutions of design, construction, and materials (including fixtures and appliances) for items as set forth in the Plans and Specifications, this Agreement, or the offering sales brochure, provided any such changes or substitutions are of similar value or quality to those originally specified; and (b) determine the grading of the land and the elevation, location and design of the building foundation and stairs to conform with topographical conditions.

6. Title. SELLER will convey good, clear record and marketable title to the Premises, free from all encumbrances except:

- A. provisions of existing building, zoning, and other laws;
- B. the provisions of Chapter 183A of the Massachusetts General Laws as amended (the "Condominium Act");
- C. the provisions of the Master Deed, Condominium Trust, By-laws, and the Rules and Regulations of the Condominium, all as amended (collectively, the "Condominium Instruments");
- D. such taxes as are attributable to the Unit for the then current fiscal year as are not delinquent on the date of Closing;
- E. rights, obligations, and easements in common with others as described in the Master Deed;
- F. any liens for municipal assessments and/or orders for which assessments may be made after the date of this Agreement;
- G. easements and restrictions of record;
- H. any contracts for building maintenance or services related to the Condominium entered into by SELLER or the Condominium Trust and payable by the Condominium Trust; and
- I. any state of facts an accurate survey or personal inspection of the Condominium Unit and the Condominium may reveal.

7. Substantial Completion. No conveyance shall take place until there has been substantial completion of the individual Condominium Unit. SELLER shall be deemed to have complied with the substantial completion requirement of this Agreement provided SELLER is able to obtain a Certificate of Occupancy from the Town of Wilbraham with respect to the individual Condominium Unit.

8. Mortgage Contingency. This Agreement is contingent on the BUYER'S ability to obtain a mortgage loan commitment of \$_____. If, despite the BUYER'S diligent efforts, a commitment for such loan cannot be obtained on or before _____, **2010, time being of the essence**, the BUYER shall so advise the Listing Broker, Coldwell Banker Residential Brokerage, in writing and this Agreement shall become null and void, and all deposits made hereunder, less the deposit for the cost of the upgrades to the Unit, shall be refunded and all obligations to each other shall cease. If such written notice is not received on or before the expiration date hereinabove specified, the BUYER shall be bound to perform the BUYER'S obligations under this Agreement. Further, the BUYER agrees to provide such reasonable documentation of the BUYER'S failure to obtain such loan commitment as the SELLER may request. In no event shall the BUYER be deemed to have used "diligent efforts" to obtain such commitment unless the BUYER submits a complete mortgage loan application conforming to the foregoing provisions forthwith.

9. Adjustments. The real estate taxes for the then current fiscal year shall be apportioned as of the Closing, and the net amount thereof shall be added to or deducted from, as the case may be, the Purchase Price payable by BUYER at the Closing. If the amount of said taxes is not known at the time of the Closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained. This latter provision shall survive the Closing.

10. Municipal Assessments. BUYER shall not be responsible for any special municipal assessments for improvements payable in the future for initial installment of improvements included in the Plans and Specifications, or commenced or completed at the time of this Agreement, such as streets, sidewalks, curbs, gutters and sewers. BUYER will be responsible, pro rata, for any other assessments or any new tax assessed against the Premises after the date of this Agreement, including any increases of real property taxes because of a re-assessment after issuance of the Certificate of Occupancy.

11. Condominium Instruments. BUYER acknowledges receipt of and acceptance of the Condominium Instruments attached hereto as Exhibits B and C. The BUYER acknowledges that BUYER has had an opportunity to review the Condominium Instruments and BUYER is satisfied with the Condominium Instruments. All of the terms and provisions of the Condominium Instruments, as now or hereafter from time to time amended, are hereby incorporated into and made part of this Agreement by reference. Unless otherwise expressly provided herein, the definitions of terms set forth in the Condominium Instruments or the Condominium Act shall apply to this Agreement.

It is agreed that SELLER shall have the right at any time, as provided in the Condominium Instruments, to make such changes or modifications to the Condominium Instruments as SELLER shall deem reasonably necessary or

desirable to fulfill requirements of applicable laws and governmental regulations, to satisfy lending institutions or for such other reasons as SELLER may determine. If any such change or modification made prior to the Closing shall materially alter the size, layout, location or features of the Condominium Unit or the rights and duties of Unit Owners, BUYER shall have five (5) days after a copy of such change or modification is mailed to BUYER to notify SELLER in writing of BUYER'S intent to terminate this Agreement. BUYER must send such written notification by certified or registered mail, return receipt requested. Upon receipt of such notice by SELLER, this Agreement shall be terminated and the deposit refunded to BUYER, and all obligations of either party to the other shall cease.

12. Organization of Unit Owners. By accepting the Deed, BUYER agrees to become a member of the organization of Unit Owners as more fully described in the Condominium Trust. BUYER will be subject to the Condominium Bylaws and the Condominium Rules and Regulations. BUYER also covenants and agrees to maintain membership in the organization of Unit Owners as long as BUYER retains any interest whatsoever in the Premises. This provision binds BUYER and BUYER'S heirs, successors and assigns, and shall survive the Closing.

13. Inspection of Unit. BUYER shall be allowed to inspect the Condominium Unit at a time to be set by SELLER prior to the time of Closing. BUYER shall contact the SELLER or the SELLER'S representative prior to the Closing to arrange a mutually convenient time to inspect the Unit, and upon such inspection BUYER shall furnish SELLER with a written punch list of any unfinished items, and shall specify, by notice in writing given to SELLER at Closing or not more than twenty-four (24) hours after the time of inspection, whichever is sooner, any manner in which BUYER claims the Condominium Unit does not conform to the requirements of this Agreement. SELLER shall complete such unfinished items within a reasonable time thereafter. This latter provision shall survive the Closing. **SELLER WILL NOT AGREE TO ANY HOLDBACKS.**

14. Entry and Control Prior to Closing. BUYER may not enter upon the Condominium, other than the model units and sales office, unless accompanied by a representative of SELLER, nor shall BUYER interfere with workmen or exercise control over or take possession of the Condominium Unit prior to Closing.

15. Assignment. BUYER has no right to assign this Agreement without SELLER'S prior written consent. Any purported assignment without SELLER'S prior written consent is voidable at SELLER'S option. SELLER may assign its rights hereunder without the consent of BUYER. BUYER represents that the Condominium Unit is not being purchased for short term speculation. This latter provision shall survive the Closing.

16. Default. If BUYER breaches BUYER'S obligations hereunder, SELLER shall be entitled to terminate this Agreement and retain any deposits BUYER has paid as liquidated damages. The retention of BUYER'S deposit shall be

SELLER'S sole remedy, either at law or in equity, for BUYER'S breach of this Agreement; provided, however, that in the event the amount of the BUYER'S deposit(s) is less than ten percent (10%) of the base purchase price of the Unit, plus fifty percent (50%) of the cost of the upgrades to the Unit, then the BUYER shall pay to the SELLER as liquidated damages, in addition to the SELLER'S retention of the BUYER'S deposit(s), the difference between (a) ten percent (10%) of the base purchase price of the Unit, plus fifty percent (50%) of the cost of the upgrades to the Unit and (b) the amount of the BUYER'S deposit(s), plus reasonable attorney's fees, court costs and expenses incurred by the SELLER in collecting such additional amount.

17. Condominium Phasing Rights. BUYER understands and agrees that the Condominium Unit being purchased is part of a Condominium, and that the Condominium Instruments contain certain rights reserved by SELLER as the developer of the Condominium project, including, without limitation, rights to add additional phases to the Condominium, all as more particularly described in the Condominium Instruments. These rights may be transferred, in whole or in part, by SELLER, and the exercise of any of such rights, in whole or in part, by SELLER or by any transferee, shall not discharge or modify BUYER'S obligations hereunder.

BUYER further understands that as additional phases are added to the Condominium, BUYER'S percentage interest in the Common Elements of the Condominium will decrease. Attached hereto as Exhibit E is a schedule showing the contemplated approximate undivided percentage interest in the Common Elements of the Condominium for each Unit upon completion of the entire Condominium. BUYER acknowledges that the information set forth in said schedule is provided for informational purposes only, and the information on said schedule is subject to change. The provisions set forth in this paragraph shall survive the Closing.

18. Prohibition Against Recording. BUYER will not record this Agreement or notice of this Agreement in the Hampden County Registry of Deeds or elsewhere. If BUYER does record this Agreement, or notice of this Agreement, this Agreement shall be voidable by SELLER.

19. No Oral Agreements. This Agreement binds both BUYER and SELLER and their respective successors and assigns. It replaces any prior understandings and agreements between the parties hereto (including oral agreements and promises). This document contains the entire agreement between the parties. SELLER is not bound by any representations, agreements, or promises which are not a part of this Agreement or the Condominium Instruments. This Agreement may only be changed or terminated in writing. The provisions set forth in this paragraph shall survive the Closing.

20. Risk of Loss. If the Premises are damaged or destroyed by fire or other casualty prior to the Closing, and SELLER does not repair or replace the Premises prior to the Closing, BUYER may either accept the damaged Premises without modification of the price, or reject the same by written notice to SELLER prior to the date of conveyance. If BUYER rejects the Premises, SELLER will refund all deposits paid by BUYER under this Agreement, without interest, and all rights and obligations of the parties under this Agreement shall terminate.

21. Seller's Warranty. Except as otherwise set forth herein, SELLER warrants to BUYER the materials and workmanship in the Condominium Unit purchased hereunder and contract extras and alterations installed in the Condominium Unit at BUYER'S request for a period of one (1) year after the Closing. All materials and workmanship are warranted in accordance with the standards of the construction industry prevailing in Wilbraham, Hampden County, Massachusetts, but are NOT warranted against abnormal use or normal wear and tear, or defects which are common in the materials used. BUYER is cautioned to realize that the Condominium Unit is made of a substantial amount of natural material which is subject to drying, aging, shrinkage, expansion and settlement and is affected by weather and the elements. The warranty set forth herein shall not be transferable or assignable by BUYER. SELLER does NOT warrant any appliances; however, where the manufacturer of said appliances has provided its own warranty, SELLER will provide BUYER with all written materials and instructions pertaining to such warranty. The provisions set forth in this paragraph shall survive the Closing.

22. Exclusion of Warranties. BUYER has not relied upon:

- A. any oral affirmation of fact or promise which relates to the Condominium Unit, its use, or rights appurtenant thereto, area improvements to the Condominium that would directly benefit the Condominium Unit, or the right to use or have the benefit of facilities not located in the Condominium;
- B. any oral statement regarding the model unit or description of the physical characteristics of the Condominium; or
- C. any oral description of the quantity or extent of the real property comprising the Condominium.

THE EXHIBITION TO BUYER OF ANY MODEL CONDOMINIUM UNIT(S) AND/OR RENDERINGS IS FOR DISPLAY PURPOSES ONLY, AND ANY SUCH EXHIBITION DOES NOT CONSTITUTE A REPRESENTATION BY SELLER THAT THE UNIT BEING PURCHASED WILL BE COMPARABLY EQUIPPED OR FURNISHED OR WILL OTHERWISE CONFORM TO SUCH MODEL UNIT(S), EXCEPT AS SET FORTH IN THE SALES BROCHURE, PLANS AND SPECIFICATIONS OR CONDOMINIUM INSTRUMENTS.

NO WARRANTIES ARE MADE BY SELLER AS TO THE CONDITION OF ANY HOT WATER HEATER, AIR CONDITIONER, KITCHEN EQUIPMENT OR APPLIANCE OR OTHER ITEMS CONSIDERED CONSUMER PRODUCTS UNDER THE MAGNUSON-MOSS FEDERAL TRADE COMMISSION IMPROVEMENT ACT. SELLER WILL TRANSFER ANY MANUFACTURER'S WARRANTIES ON SAID CONSUMER PRODUCTS TO BUYER AT CLOSING.

IMPROVEMENTS AND APPLIANCES INSTALLED BY SELLER AT BUYER'S REQUEST AND EXPENSE, IF ANY, SHALL BE COVERED BY THE MANUFACTURER'S OR CONTRACTOR'S WARRANTY, IF ANY, AND SELLER MAKES NO WARRANTIES WITH RESPECT TO SUCH IMPROVEMENTS AND APPLIANCES.

NO ADDITIONAL EXPRESS OR IMPLIED WARRANTIES, UNLESS REQUIRED BY LAW, ARE MADE BY SELLER.

23. Maintenance. Upon recordation of the Unit Deed, maintenance of the interior of the Condominium Unit, the Condominium Unit windows and doors and the HVAC system servicing the Condominium Unit will become BUYER'S responsibility. The maintenance obligations of the Trustees of the Condominium Trust are set forth in the Master Deed. SELLER is **not** responsible for maintenance after the Closing. The provisions set forth in this paragraph shall survive the Closing.

24. Possession. Full possession of the Premises is to be delivered to BUYER at the time of Closing and payment of the balance of the purchase price due hereunder.

25. Personal Residential Use and Housing for Older Persons. BUYER warrants that BUYER is purchasing the Premises for BUYER'S own personal residential use. BUYER further warrants that at least one of BUYERS is age fifty-five (55) or older and that BUYER will adhere to the requirements of the Master Deed in order that the Condominium continue to qualify as Housing for Older Persons, as that term is defined in the Fair Housing Act, Chapter 45 of Title 42 of the United States Code, as amended. The provisions set forth in this paragraph shall survive the Closing.

26. Work in Progress. BUYER may not refuse to accept delivery of the Unit Deed due to improvements, whether in-progress or pending, with respect to other Units or the Common Elements of the Condominium, but SELLER shall indemnify and hold BUYER harmless from claims for damage to persons or property arising out of such work. This latter provision shall survive the Closing.

27. Certificates. At or prior to Closing, the following certificates shall be delivered to BUYER or BUYER'S attorney:
- A. A Certificate of Occupancy from the Town of Wilbraham, which also evidences compliance with M.G.L. Chapter 148, Sections 26F and 26F½ concerning smoke and carbon monoxide detectors.
 - B. A Certificate of Paid Assessments as required by M.G.L. c. 183A, Section 6(d) and Non-Exercise of Right of First Refusal duly executed by the Trustees of the Condominium Trust in a form suitable for recordation with the Hampden County Registry of Deeds.
28. Absence of Additional Representations. BUYER acknowledges that no representations have been made to BUYER with respect to work to be done to the Condominium Unit or the Common Elements of the Condominium unless they have been included herein or in a written addendum attached hereto and signed by both BUYER and SELLER. BUYER also acknowledges that no representations have been made with respect to the present and future operations of the Condominium or which grant any additional rights to Unit Owners, except as specifically set forth and contained in this Agreement or the Condominium Instruments. The provisions set forth in this paragraph shall survive the Closing.
29. BUYER'S Monthly Cost. BUYER acknowledges that the only information which SELLER has supplied, if any, concerning the amount of the approximate monthly Condominium charges and expenses is as set forth in SELLER'S sales brochures and materials, and BUYER further acknowledges that the information set forth therein is SELLER'S good faith estimate thereof and is not made or accepted as a representation, warranty or guaranty of any kind. The provisions set forth in this paragraph shall survive the Closing.
30. Notices. Except as otherwise specifically set forth herein, any notices hereunder shall be deemed to have been duly given if in writing and mailed by registered or certified mail, return receipt requested, all charges prepaid, addressed to the addresses first set forth above.
31. Subordination. BUYER agrees that this Agreement is and shall be subordinate to any existing or future mortgages now or hereafter placed upon the Condominium by SELLER, and without in any manner limiting the self-operative nature of this Section, BUYER further agrees, upon SELLER'S request, to execute any and all documents which may be necessary or desirable in order to evidence or confirm such subordination. The Condominium Unit will be conveyed to BUYER free and clear of any such mortgages.
32. Waiver. The waiver or breach of any term, condition, covenant, obligation or agreement of this Agreement shall not be considered to be a waiver or breach of

any remaining portion of that or any other term, condition, covenant, obligation or agreement, or of any subsequent breach of any of the foregoing.

33. Merger. The acceptance of the Unit Deed by the BUYER shall be deemed to be a full performance and discharge of every agreement and obligation of the SELLER herein contained or expressed, except such as are, by the terms hereof, to survive the Closing.

34. Severability. It is understood and agreed by the parties that if any part, term or provision of this Agreement is held by any court having jurisdiction to be invalid, illegal, unenforceable or in conflict with any applicable law, then such term or provision shall be deemed automatically amended and the parties hereto agree to execute any and all documents necessary to evidence such amendment to eliminate the invalid portions of this Agreement and render it valid and enforceable in all respects. Furthermore, the remaining portions or provisions of this Agreement shall remain valid and in full force and effect.

35. Construction of Agreement. This Agreement has been executed in one or more counterparts and each executed copy shall be deemed to be an original, is to be construed under the laws of Massachusetts, is to take effect as a sealed instrument, sets forth the entire agreement between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns and may be canceled, modified or amended only by a written instrument executed by the parties hereto or their legal representatives. If two or more persons are named herein as BUYER, their obligations hereunder shall be joint and several.

36. Personal Liability. SELLER is a duly established Massachusetts Limited Liability Company with full power and authority to enter into this Agreement. BUYER understands and agrees that BUYER shall have no recourse, course of action or claim against, nor shall any personal liability accrue or be charged to the Condominium Trustees, or the Members or Managers of SELLER as individuals, by reason of this Agreement or any obligation of SELLER to BUYER contained herein. The provisions set forth in this paragraph shall survive the Closing.

37. Disputes. The parties shall negotiate any disputes in good faith and if unable to resolve same, they shall submit such disputes to binding arbitration before a single arbitrator in Springfield, Massachusetts. The arbitrator will be selected as follows. SELLER will choose the names of three (3) arbitrators from the list offered by the Hampden County Bar Association Mediation and Arbitration Service, and submit those names to BUYER. BUYER will then select one (1) arbitrator from the list submitted by SELLER. The arbitration will be conducted in accordance with the rules of the Uniform Arbitration Act, as enacted in Massachusetts, M.G.L. c. 251, as amended from time to time. This paragraph shall not apply to a collection action by SELLER with respect to the BUYER'S default as set forth in Section 16 above.

38. Exhibit List.

- Exhibit A – Condominium Site Plan (reduced size)
- Exhibit B – Master Deed
- Exhibit C – Declaration of Trust
- Exhibit D – Plans and Specifications from General Contractor
- Exhibit E – Schedule of Undivided Interests in Common Elements of Condominium Upon Completion of Condominium

This Agreement has been executed in duplicate by SELLER and BUYER
this _____ day of _____, 2009.

SELLER:
2301 BOSTON ROAD, LLC

By: _____
Its

BUYER:

