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SECOND AMENDMENT
MASTER DEED
OF
RIVERWALK CONDOMINIUM

(Phase II)

The undersigned, Bay View Station LLC, a Massachusetts limited liability company, having a principal place of business at 18 Franklin Street, Salem, Essex County, Massachusetts, being the Declarant in a Master Deed of RIVERWALK CONDOMINIUM, dated October 30, 2025 and recorded with the Essex South District Registry of Deeds in Book 43059, Page 16, in accordance with the provisions of said Master Deed as amended, including but not limited to Sections (a), (c), (d), (e), and (h) of said Master Deed does hereby amend the Master Deed of RIVERWALK CONDOMINIUM to create Phase II of said Condominium to be governed by and subject to the provisions of the Master Deed, as amended to date, the By-Laws and the Massachusetts General Laws, Chapter 183A, as amended.

1. DESCRIPTION OF PREMISES. Said Phase II is located on land on Franklin Street in Salem, Essex County, Massachusetts, as described in Exhibit A of the aforesaid Master Deed and is shown as Phase 2 on that certain plan entitled, "Condominium Site Plan, 16 Franklin Street Salem Prepared for Riverwalk Condominium, Phase 2" prepared by North Shore Survey Corporation, Scale 1"=20' dated April 13, 2026 and recorded with the Essex South District Registry of Deeds herewith. The Site Plan and Phase II as-built floor plans referred to in Section 2 hereof shall hereinafter collectively be referred to as the Condominium Plans.

2. DESCRIPTION OF BUILDING. Phase II of the Condominium consists of one building containing twelve (12) units, as shown on the as-built floor plans entitled "Riverwalk Condominium, Phase 2 Building 1, 16 Franklin Street, Salem, Massachusetts 01970" prepared by LYF Architects dated May 18, 2026, and recorded herewith.

3. DESIGNATION OF UNITS. Unit Designation, Number of Rooms, Approximate Area and other descriptive information are shown on the attached Exhibit B and the Condominium Plans. The Exhibit B attached hereto replaces Exhibit B to the Master Deed.

4. INTEREST OF UNIT OWNER. The Owners of the Units shall be entitled to an undivided interest in the Common Areas and Facilities of the Condominium in the percentages as set forth in the attached Exhibit B. If and when all Units in the Condominium are completed, the eventual undivided interest of the Units would be as shown on Exhibit C attached hereto replacing Exhibit C to the Master Deed.

5. BOUNDARIES OF UNITS. The boundaries of the Units are as set forth in Section (d) of the said Master Deed.

6. RESTRICTION ON USE OF UNITS. The Units are subject to the restrictions as set forth in Section (g) of the Master Deed.

7. UNIT APPURTENANCES. The Units shall have appurtenant thereto, in common with each other, the right and easement to use the Common Areas and Facilities, subject to and in accordance with the restrictions, limitations, provisions, and conditions as hereinbefore and hereinafter set forth in the Master Deed, as amended, and the provisions of the By-Laws of the Condominium Trust and Rules and Regulations promulgated under the By-Laws. The exclusive use common areas described in Section (d) of the Master Deed appurtenant to the Units are shown on the Condominium Plans.

8. COMMON AREAS AND FACILITIES. The Common Areas and Facilities are as set forth in Section (e) of the Master Deed and are further subject to the rights of the Declarant to construct subsequent Phases of the Condominium as provided therein. Notwithstanding anything to the contrary contained in Section (e) II of the Master Deed, the Trustees and or the Declarant shall have the obligation to maintain any trees along riverfront of the property of the Condominium at a height not in excess of eighteen (18) feet.

9. INCORPORATION OF PROVISIONS OF THE MASTER DEED. The Units in Phase II are subject to all of the provisions of said Master Deed, the By-Laws of the Riverwalk Condominium Trust, any other instruments of record, and any such Rules and Regulations as may now or hereafter be established.

EXECUTED as an instrument under seal this 21st day of May, 2026.

BAY VIEW STATION LLC

Marc Tranos, Manager

COMMONWEALTH OF MASSACHUSETTS

Essex, ss. May 21, 2026

On this 21 day of May, 2026 before me, the undersigned notary public, personally appeared Marc Tranos, Manager of Bay View Station LLC proved to me through satisfactory evidence of identification, which was his MA driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

SMG

Scott M. Grover, Notary Public
My Commission Expires: 02/10/2028

Scott M. Grover
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
February 10, 2028

EXHIBIT "B"

TO THE MASTER DEED
OF
RIVERWALK CONDOMINIUM

The Unit designation of each Unit, 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 follows:

Key: BR – Bedroom; DR/K = Combination Living Room and Kitchen; LR = Living Room; K = Kitchen; B = Bathroom; D = Den

Unit No.	Approx. Area In square feet	Number and Designation Of rooms	Immediate Common Area to which Unit has access	Unit Interest in Common Areas
1201	1571.34	3BR, LR DR/K, 2B	Common Hallway	4.28%
1202	1449.03	3BR, LR DR/K, 2B	Common Hallway	4.13%
1203	1482.76	3BR, LR, K, DR 2B	Common Hallway	2.63%
1301	1588.61	3BR, LR DR/K, 2B,	Common Hallway	4.53%
1302	1449.74	2BR, LR DR/K, 2B	Common Hallway	4.17%
1303	1503.72	3BR, LR,DR/ K, 2B	Common Hallway	4.43%
1401	1569.64	3BR, LR DR/K, 2B	Common Hallway	4.47%
1402	1428	3BR, LR DR/K, 2B	Common Hallway	4.17%
1403	1499.84	3BR, LR, K, DR, 2B	Common Hallway	2.63%
1501	1573.42	2BR, LR, DR/K, 2B	Common Hallway	4.47%
1502	1429.28	2BR, LR, DR/K, 2B	Common Hallway	4.13%
1503	1466.34	3BR, LR, K, DR, 2B	Common Hallway	4.28%
2201	1578.53	2BR, LR, DR/K, 2B, D	Common Hallway	4.28%
2202	1435.72	2BR, LR, DR/K, 2B, D	Common Hallway	4.13%
2203	1479.43	3BR, LR, K, DR, 2B	Common Hallway	4.28%
2301	1579.87	2BR, LR, DR/K, 2B, D	Common Hallway	4.53%
2302	1455.47	2BR, LR, DR/K, 2B, D	Common Hallway	4.17%
2303	1531.90	3BR, LR, K, DR, 2B	Common Hallway	4.43%
2401	1567.03	2BR, LR, DR/K, 2B, D	Common Hallway	4.53%
2402	1449.98	2BR, LR, DR/K, 2B, D	Common Hallway	4.17%

2403	1505.71	3BR, LR, K, DR, 2B	Common Hallway	4.28%
2501	1567.03	2BR, LR, DR/K, 2B, D	Common Hallway	4.47%
2502	1435.47	2BR, LR, DR/K, 2B, D	Common Hallway	4.13%
2503	1495.09	3BR, LR, K, DR, 2B	Common Hallway	4.28%

RIVERWALK CONDOMINIUM

EXHIBIT C

If all 37 units are built based on the current plan, the full build-out percentages of interest in the common areas and facilities would be as follows:

UNIT DESIGNATION	BUILDING	PHASE	PERCENTAGE INTEREST ON COMMON AREAS AND FACILITIES
1201	1	2	2.86%
1202	1	2	2.76%
1203	1	2	0.88%
1301	1	2	3.02%
1302	1	2	2.79%
1303	1	2	2.95%
1401	1	2	3.02%
1402	1	2	2.79%
1403	1	2	0.88%
1501	1	2	2.99%
1502	1	2	2.76%
1503	1	2	2.86%
2201	2	1	2.86%
2202	2	1	2.76%
2203	2	1	2.86%
2301	2	1	3.02%
2302	2	1	2.79%
2303	2	1	2.95%
2401	2	1	2.99%
2402	2	1	2.79%
2403	2	1	2.86%
2501	2	1	2.99%
2502	2	1	2.76%
2503	2	1	2.86%
3301	3	3	0.88%
3302	3	3	2.79%
3303	3	3	2.95%
3401	3	3	3.02%
3402	3	3	2.79%
3403	3	3	2.86%
3501	3	3	2.99%
3502	3	3	2.76%
3503	3	3	2.86%
4101	4	4	0.88%

4102	4	4	3.39%
4103	4	4	3.39%
4104	4	4	3.39%
Total: 37 Units			Total: 100%