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The foregoing Unit designation shall also serve as the post-office address of the property.

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Said Unit is conveyed together with:

1. an undivided 3.03% interest appertaining to said Unit in the common areas and facilities of said Condominium;
2. the exclusive right and easement to use the Limited Common Areas and Facilities, to the extent provided in the Master Deed; and
3. such other exclusive rights and easements as have been assigned to the Unit pursuant to the terms of the Master Deed or which are shown on the plans recorded with the Master Deed (the "Plans").

Attached to this Unit Deed is a copy of a portion of the Plans, affixed to which is the verified statement of a registered surveyor certifying that said plan shows the designation of the Unit and of immediately adjoining units, and that it fully and accurately depicts the layout of the Unit, its location, dimensions, approximate area, main entrance and immediate common areas to which it has access, as built.

The Unit shall be used only for residential dwelling purposes, provided, however, that any Unit may also be used as an office but only (i) accessory to such residential use, (ii) if and to the extent such accessory office use is permitted by applicable zoning laws, and (iii) if no one is employed in such office except for the residents of the Unit, no clients or business invitees shall be permitted to visit such office, and there shall be no signs in connection with such office use. The Unit shall also be subject to the restrictions on use set forth in the Master Deed, including, without limitation, restrictions relating to age, as set forth in Section 9, clauses (b) and (c), and to such rules and regulations as may be adopted from time to time by the Trustees of the Riverwalk Condominium Trust established pursuant to Declaration of Trust recorded with the Master Deed (the "Declaration of Trust").

All exclusive rights and easements of use appurtenant to a Unit shall be conveyed only with the Unit and shall not be severable from the Unit.

The Unit is subject to the provisions of the Declaration of Trust and is subject to and has the benefit of easements, restrictions and appurtenant rights of record, including, but not limited to: (a) the rights and easements reserved to the Declarant under the Master Deed to develop additional phases of the Condominium as further set forth in Section 16 of the Master Deed, and (b) the following easements, rights and restrictions:

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(a) ~~Superceding Order of Conditions for DEP File No. 315-679~~ issued by Massachusetts Department of Environmental Protection, recorded with the Registry of Deeds on May 15, 2002, as Instrument No. 84255, including, without limitation, maintenance, operation and reconstruction of the stormwater management system, maintenance of the plantings, and fertilizing as provided therein, as affected by applicable decisions and Final Order of Conditions;

(b) Site Plan Approval Decision for Case No. 01-08 dated June 26, 2001, by the Walpole Planning Board, and recorded with the Registry of Deeds in Book 15593, Page 230;

(c) Special Permit Decision of the Walpole Zoning Board of Appeals for Case No. 23/01 dated June 20, 2001, recorded with the Registry of Deeds in Book 15593, Page 225;

(d) Operation and Maintenance Plan and Covenant dated January 22, 2003, by OHC Bird Pond LLC, and in favor of the Town of Walpole, and recorded in Book 18232, Page 325, and Plan of Land entitled "RIVERWALK COMMONS AT BIRD POND WASHINGTON STREET IN WALPOLE, MASSACHUSETTS (NORFOLK COUNTY)", drawn by BSC GROUP, Inc., 384 Washington Street, Norwell, Massachusetts 02061, dated November 4, 2002, prepared for OHC Bird Pond LLC, P.O. Box 327, Wenham, MA 01984, recorded as Plan No. 80 of 2003, in Plan Book 504, Page 80 (the "Plan of Land"), to the extent applicable;

(e) Conveyance of Easements and Utilities dated January 22, 2003, from OHC Bird Pond LLC to the Town of Walpole, and recorded in Book 18232, Page 317, and the Plan of Land, to the extent applicable;

(f) Conveyance of Passive/Pedestrian Easement dated January 22, 2003, from OHC Bird Pond LLC to the Town of Walpole, and recorded in Book 18232, Page 321, and the Plan of Land, to the extent applicable; and

(g) Conveyance of Non-Exclusive Easement dated January 22, 2003, from OHC Bird Pond LLC to the Town of Walpole, and recorded in Book 18232, Page 323, and the Plan of Land, to the extent applicable.

For Grantor's title, reference is made to a deed dated May 14, 2002, and recorded with the Registry of Deeds in Book 16614, Page 383.

This conveyance does not represent substantially all of the assets of OHC Bird Pond, LLC.

NOT A N Executed as a sealed instrument this 15 day of September, 2004.

COPY

NOT A N COPY OHC BIRD POND LLC By: OHC Manager LLC, Manager

By: Thomas M. Ellis, Manager

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 15th day of September, 2004, before me, the undersigned notary public, personally appeared Thomas M. Ellis, proved to me through satisfactory evidence of identification, which was my personal knowledge of his identity, 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 as Manager of OHC Manager LLC, a limited liability company, as Manager of OHC Bird Pond LLC, a limited liability company.

[Affix Notary Seal]



Elaine M. Baker Notary Public Printed Name: Elaine M. Baker My Commission expires: 6/3/2005

CANCELLED

SEP 16 2004

DEEDS DEPT. OF REVENUE SEP 16 2004 09:16/04 00000 #8664 \$3027.84 FILE CASH \$3027.84

<p>FOR REGISTRY USE ONLY</p> <p>THE REGISTRAR IS NOT PROVIDING THIS INFORMATION AS A GUARANTEE OF ACCURACY AND BELIEF THAT THE PLAN CONFORMS TO THE REGULATIONS OF THE REGISTER OF DEEDS.</p>		<p>PROFESSIONAL LAND SURVEYOR DATE</p> <p>A N</p> <p>RIVERWALK COMMONS</p> <p>#30 ROSE COURT WAY</p> <p>IN</p> <p>WALPOLE MASSACHUSETTS (NORFOLK COUNTY)</p> <p>CONDOMINIUM AS-BUILT PLAN</p> <p>SEPTEMBER 14, 2004</p>	<p>PROVIDER FOR:</p> <p>OHC BIRD POND L.L.C.</p> <p>79 CRIST MILL ROAD</p> <p>LITTLETON, MA 01460</p>	<p>BSC GROU</p> <p>384 Washington Street</p> <p>Worcester, Massachusetts</p> <p>02081</p> <p>781 659 7281</p>	<p>SCALE: 1" = 5'</p> <p>0 5 10 15 20 25 30</p> <p>0 5 10 15 20 25 30</p> <p>FEET TO METERS</p> <p>PROJ. NO.: SAM</p> <p>CALC./DESIGN: JMN</p> <p>DRAWN: ERB</p> <p>CHECK: SAM</p> <p>FILE: 591202-36UNITSALE.DWG</p> <p>DWG. NO.: 4435-25</p> <p>ISS. NO.: 44-591202</p> <p>SHEET 1 OF 1</p>
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OFFICIAL COPY OFFICIAL COPY

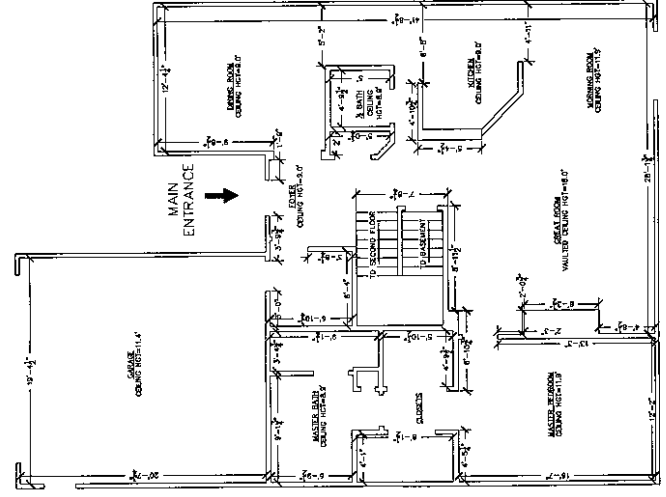
NOTES

--- CEILING HEIGHT CHANGE

FIRST FLOOR

AREA = 1,433± SQ. FT.

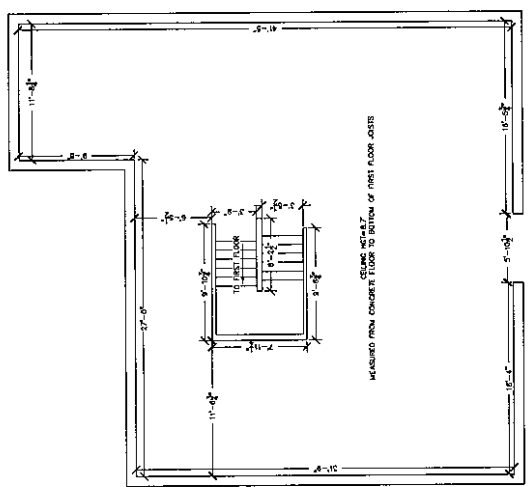
(NOT INCLUDING GARAGE)



BASEMENT

FOR BIDDING, ALL WALLS ARE SHOWN FRAMING WALLS IF THEY ARE NOT CONCRETE FOUNDATION WALLS.

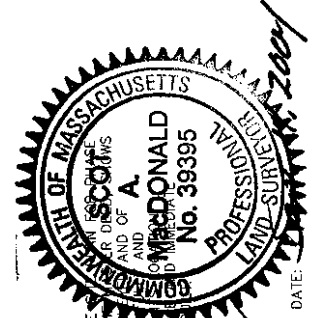
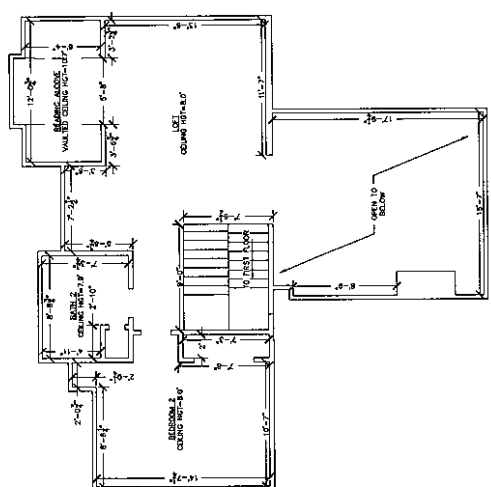
AREA = 1,341± SQ. FT.



SECOND FLOOR

AREA = 719± SQ. FT.

(NOT INCLUDING AREA "OPEN TO BELOW")



DATE: September 14, 2004

[Signature]

PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THIS PLAN, TOGETHER WITH THE RECORDS OF THE COMMONWEALTH OF MASSACHUSETTS, ACCURATELY DEPICT THE LAYOUT OF THE UNIT DESIGNATION OF THE UNIT BEING COMMON, APPROXIMATE AREA, MAIN ENTRANCE DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE COMMON AREA TO WHICH IT HAS ACCESS, AS SHOWN ON THE PLAN.