



2023 00075523

Bk: 69657 Pg: 55 Page: 1 of 4

Recorded: 11/21/2023 01:22 PM

ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

**AMENDMENT TO THE MASTER DEED OF
THE LOFTS AT WESTINGHOUSE CONDOMINIUM**

This Amendment is made this 2nd day of November, 2023 to the Master Deed of The Lofts at Westinghouse Condominium (the "Condominium") dated December 23, 2009 and recorded with Suffolk Registry of Deeds ("Registry") in Book 45949, Page 1 (the "Master Deed").

Whereas, Unit M101 is owned by Westinghouse Iconic LLC by Unit Deed dated October 19, 2023 and recorded with said Registry in Book 69546, Page 254;

Whereas, Unit M102 is owned by Westinghouse Iconic LLC by Unit Deed dated October 19, 2023 and recorded with said Registry in Book 69546, Page 254;

Whereas, Unit M103 is owned by Westinghouse Iconic LLC by Unit Deed dated October 19, 2023 and recorded with said Registry in Book 69546, Page 254;

Whereas, Unit M104 is owned by Westinghouse Iconic LLC by Unit Deed dated October 19, 2023 and recorded with said Registry in Book 69546, Page 254; and

Whereas, Units M101 and M102 are Commercial Units located immediately adjacent to each other on the ground floor of Building C of the Condominium as shown on the original floor plan filed with the Master Deed (the "Original Plan"); and

Whereas, Units M103 and M104 are also Commercial Units located immediately adjacent to each other on the ground floor of Building C of the Condominium as shown on the Original Plan; and

Whereas, Oxford Partners LLC (the "Unit Owner") is combining Units M101 and M102 and creating a new unit to be designated Unit M101 as shown on the amended floor plan filed herewith (the "Amended Plan"); and

Whereas, the Unit Owner is also combining Units M103 and M104 and creating a new unit to be designated Unit M102 as shown on the Amended Plan; and

Whereas, the Board of Managers of the Condominium has approved the combination of said Units as set forth above, provided they shall hereafter be used solely for commercial purposes as set forth in the Master Deed;

Now therefore, pursuant to Section 9 of the Master Deed, the undersigned, being a majority of the Board of Managers of the Lofts at Westinghouse Condominium Association, and the Unit Owner, hereby amend the Master Deed as follows:

3 Book 2023 Page 446

1 Westinghouse Plaza, Hyde Park, Boston, MA

FIRST: The first page of Exhibit B to the Master Deed is hereby amended, with respect to Units M101, M102, M103, and M104 only, to reflect their combination, and shall now read as follows:

Unit Designation	Statement of Unit Location	Approximate Area of Unit in Square Feet	Number and Designations of Rooms	Immediate Common Elements to Which Unit Has Access	Percentage Interest of Unit in General Common Elements
M101	First Floor	17,791	n/a	Receiving & Exit Corridor	15.95%
M102	First Floor	16,860	n/a	Receiving & Exit Corridor	15.11%

Any references in the Master Deed to Unit M101 and Unit M102 shall hereafter mean the newly created Unit M101, and any references in the Master Deed to Unit M103 and Unit M104 shall hereafter mean the newly created Unit M102.

Said combination of Units resulted in no changes to the General Common Elements or Limited Common Elements other than the removal of the common boundary walls.

SECOND: The Amended Plan filed herewith depicting the revised layout of the newly created Units M101 and M102 shall supersede and replace the Original Plan of said Units.

All other provisions of the Master Deed shall remain in full force and effect.

[SIGNATURE PAGES TO FOLLOW]

CITY OF BOSTON

The excise imposed by Chapter 190 of the Acts of 1982 in the amount of \$ 506.00 has been paid with respect to the _____ units of the condominium described in this master deed / lots in the consolidation contained on this consolidation plan / lots in the subdivision contained on this subdivision plan.

2


Assistant Collector-Treasurer

Matthew McKee Matthew McKee

Carole Allen Carole Allen

Pamela Ross Pamela Ross

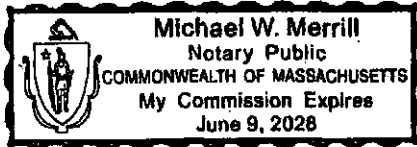
Bernard Lynch, Jr. Bernard Lynch

A MAJORITY OF THE MANAGERS OF
THE LOFTS AT WESTINGHOUSE
CONDOMINIUM ASSOCIATION

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss

On this 2nd day of November, 2023, before me, the undersigned notary public, personally appeared MATTHEW MCKEE, Manager as aforesaid, proved to me through satisfactory evidence of identification, which was MASSACHUSETTS DRIVER LICENSE, to be the person whose name is signed above and acknowledged to me that he signed it voluntarily for its stated purpose, as Manager of The Lofts at Westinghouse Condominium Association.




Michael W. Merrill
Notary public
My commission expires:

Executed under seal this 24th day of October, 2023.

UNIT OWNER:

Westinghouse Iconic LLC

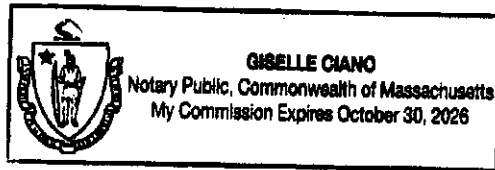
By: 
Name: Jeremie M. Lederer
Title: Manager

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 24th day of October, 2023, before me, the undersigned notary public, personally appeared Jeremie M. Lederer, Manager of Westinghouse Iconic LLC, proved to me by satisfactory evidence of identification, being my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose as Manager of Westinghouse Iconic LLC.


Notary Public:
My Commission Expires:



MASTER DEED PLANS
FLOOR PLANS

BUILDING C
THE LOFTS AT WESTINGHOUSE
DAMON PLACE
BOSTON, MA 02136

Prepared by:
Ruff & Seaton, Inc.
Boston, MA 02108
(781) 744-9000 Fax (781) 744-9029

Date: 8/14/23
Scale: 3/32" = 1'-0"
Sheet: 1 of 2



I hereby certify that these plans have been prepared in accordance with the rules and regulations of the Registry of Deeds.

Registered Architect: MA Reg. #5578
Date: 8/14/23

I hereby certify that these plans fully and accurately depict, as of August 14, 2023, the layout, location, and numbers and dimensions of the units and common areas as shown on the Lots at Westinghouse.

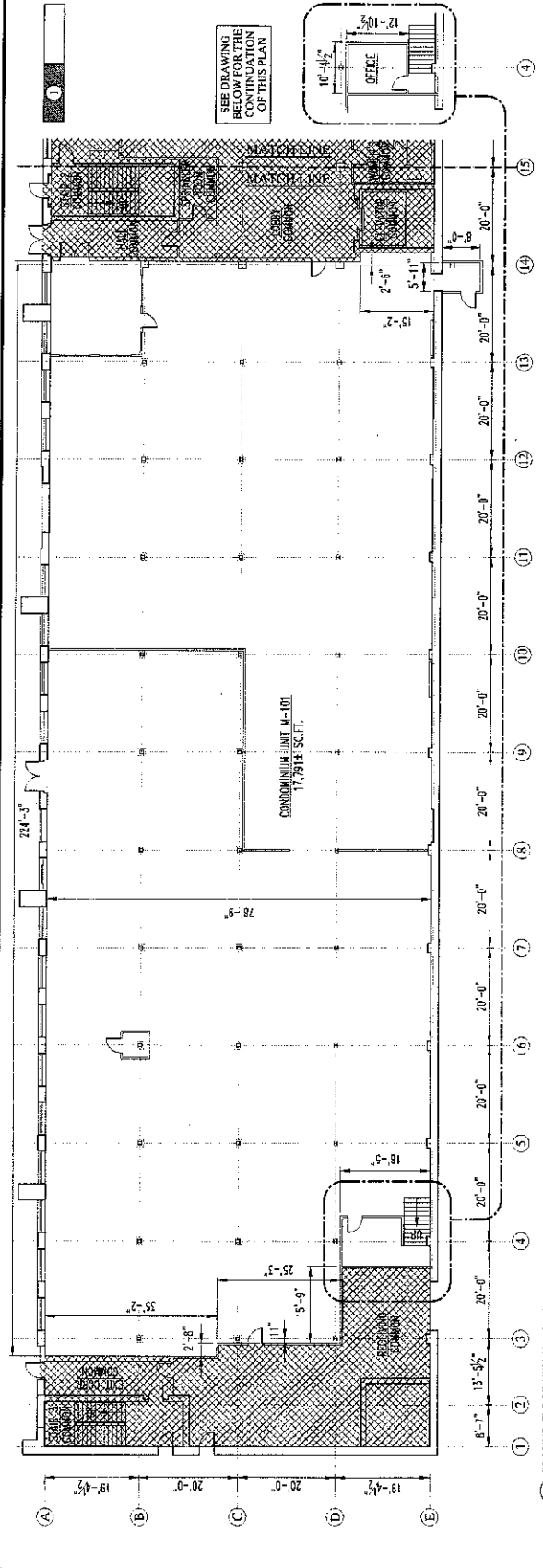
Registered Architect: MA Reg. #5578
Date: 8/14/23



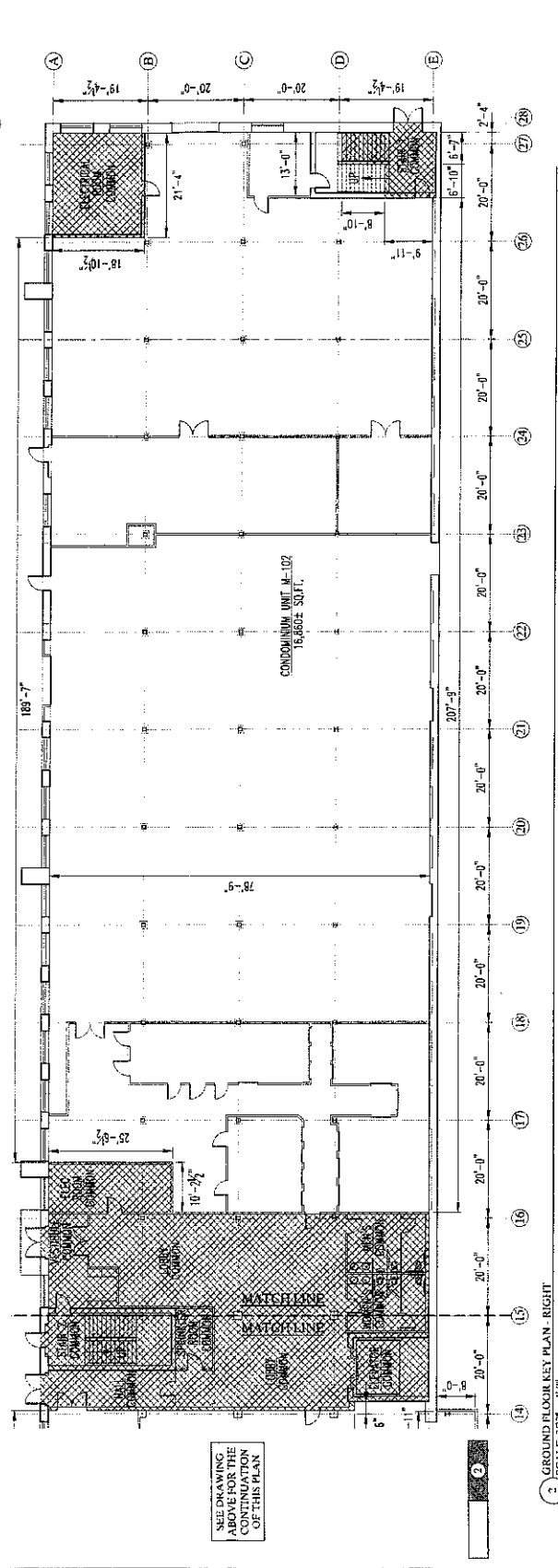
RESERVED FOR REGISTRY USE

2023-446

BUILDING CASE, LEFT & RIGHT



1 GROUND FLOOR KEY PLAN - LEFT
SCALE: 3/32" = 1'-0"



2 GROUND FLOOR KEY PLAN - RIGHT
SCALE: 3/32" = 1'-0"

SEE DRAWING BELOW FOR THE CONTINUATION OF THIS PLAN

SEE DRAWING BELOW FOR THE CONTINUATION OF THIS PLAN

Condominium Unit #M-101

BUILDING C
THE LOFTS AT
WESTINGHOUSE
DAMON PLACE
BOSTON, MA 02136

Prepared by
Robt & Seiden, Inc.
Hingham, MA 02043
(781) 749-8900 Fax (781) 749-9979

Date:
8/19/25
3:32 PM
1/4" = 1'-0"

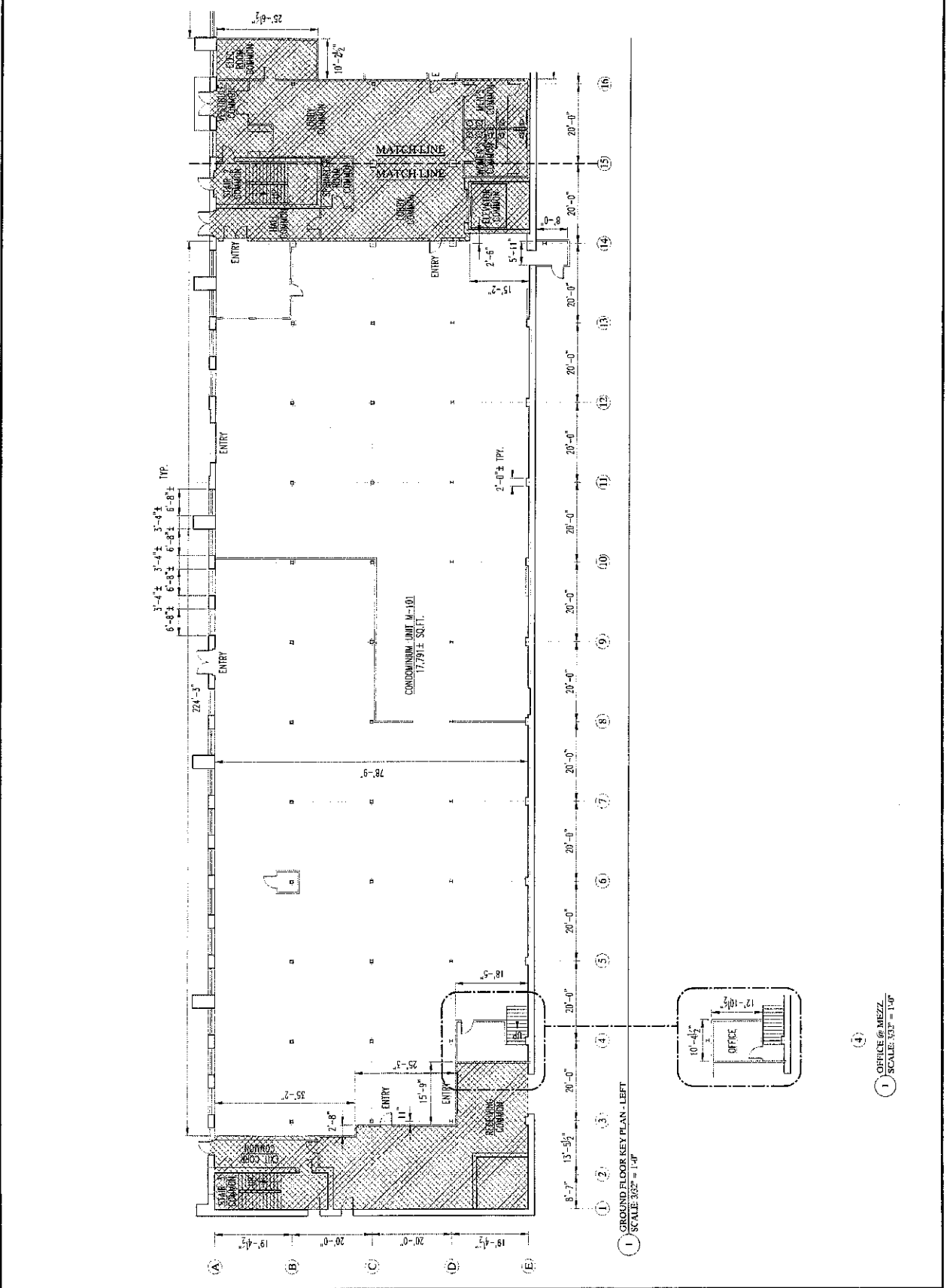
We hereby certify that this plan shows the dimensions and areas of the unit being surveyed and of immediately adjoining units, and that it fully and accurately depicts, as of August 12, 2025, the location, dimensions, area, main entrance and immediate common areas to which it has access, as built, and that it complies with the regulations of the Registry of Deeds.



RESERVED FOR REGISTRY USE

2023-YY6

UNIT #M-99 CAMBER



3

Condominium Unit #M-102

BUILDING C
THE LOFTS AT
WESTINGHOUSE
DAMON PLACE
BOSTON, MA 02135

Prepared by

Roth & Socola, Inc.
100 State Street
Hingham, MA 02043
(781) 749-9900 / fax (781) 749-9919

Date:

8/14/25
3:52 P.M.

Sheet No.

1 of 1



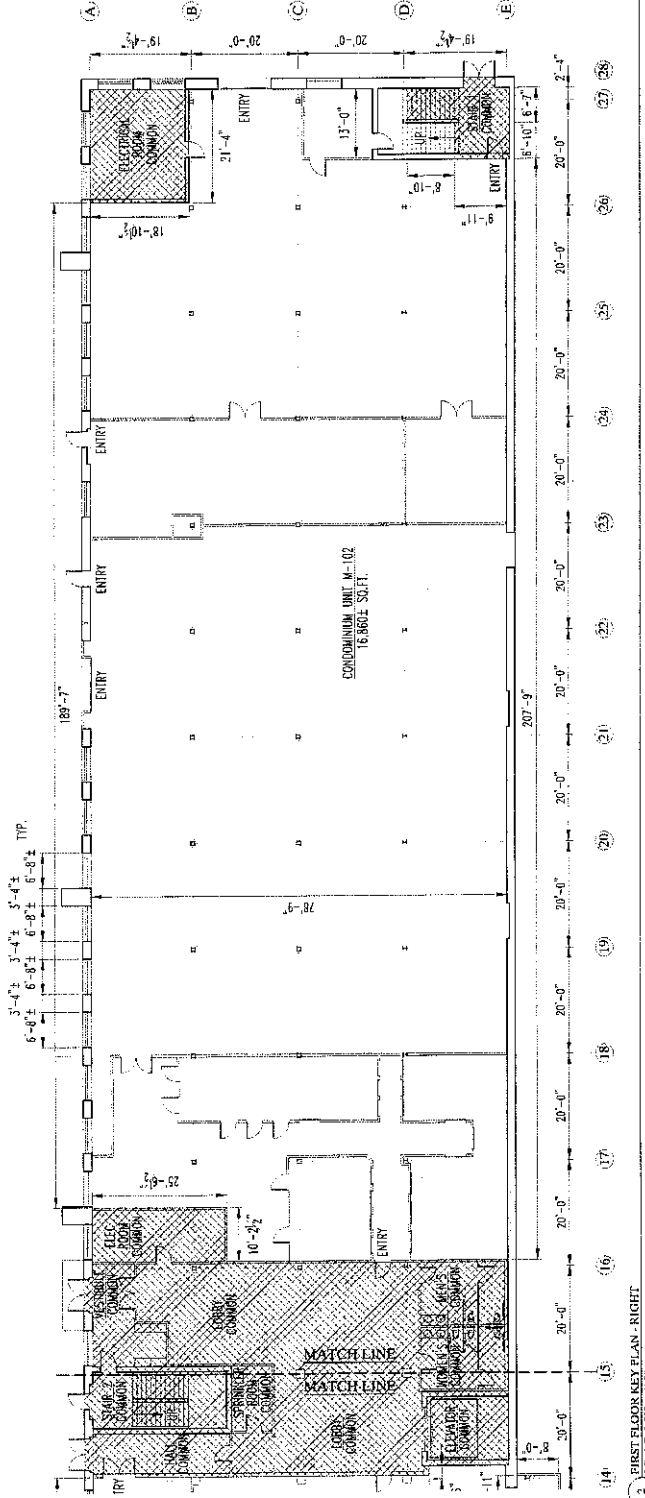
We hereby certify that this plan shows the proposed unit being conveyed and of financial viability, and that it fully and accurately depicts as of August 14, 2025, the proposed unit's location, dimensions, approximate area, main entrance and immediate common areas to which it has access, as built, and that it complies with the regulations of the Registry of Deeds.



RESERVED FOR REGISTRY USE

2023-446

UNIT #M-102 CM-102



1 FIRST FLOOR KEY PLAN - RIGHT

2 SCALE MAY = 1/8"