



2004 00008893

Bk: 7743Pg: 198 Page: 1 of 3  
Recorded: 04/02/2004 02:06 PM

**KNOW ALL MEN BY THESE PRESENTS**

**PHILLIPS STREET PROPERTIES, LLC** of Watertown, Massachusetts, for consideration paid in the amount of **TEN DOLLARS (\$10.00)**, grants to **STEPHAN GHARABEGIAN** having an address of 38 Laurel Street, Watertown, Massachusetts, with **QUITCLAIM COVENANTS**, the following described piece or parcel of land in Amherst, Hampshire County, Massachusetts, bounded and described as follows:

Land in Amherst, Hampshire County, Massachusetts, situated on the northerly side of Phillips Street, bounded and described as follows:

Beginning at a point indicated by an iron pin driven in the ground on the Northerly side of Phillips Street, it being the Southwest corner of land formerly of S. A. Phillips and the Southeast corner of the land herein described; thence Westerly on said Phillips Street fifty-eight (58) feet and six (6) inches to land formerly of said Phillips; thence Northerly on land of said Phillips one hundred fifty (150) feet; thence Easterly on land of said Phillips fifty-eight (58) feet and six (6) inches to an iron pin driven in the ground; thence Southerly on land of said Phillips one hundred fifty (150) feet to the point of beginning; it being Lot #39 on plan of Lots of Stanley A. Phillips, recorded in Hampshire County Registry of Deeds, Book 484, Page 31.

Subject to easements and restrictions of record, if any, and to real estate taxes assessed by the Town of Amherst on January 1, 2003.

Being the same premises conveyed to the grantor herein by deed of Stephan Gharabegian and Seboo Gharabegian, dated June 5, 2003 and recorded in the Hampshire County Registry of Deeds on October 15, 2003 in Book 7526 Page 220&c, Document #0045376.

WITNESS MY hand and seal this 16th day of March 2004.

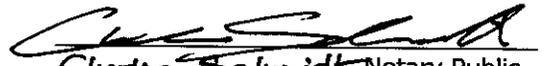
  
PHILLIPS STREET PROPERTIES, LLC  
By: Stephan Gharabegian  
Its: President

COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss.

March 16, 2004

On this 16th day of March, 2004, before me, the undersigned notary public, personally appeared Stephan Gharabegian, the person duly authorized to execute real estate documents on behalf of Phillips Street Properties LLC, proved to me through satisfactory evidence of identification, MA# 50007592C \* 12/19/07, 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.

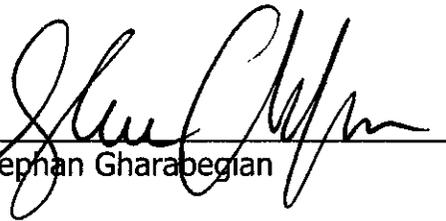
  
Charles Schmidt, Notary Public  
My Commission Expires: 03/26/2010

37 Phillips St., Amherst, Massachusetts

AFFIDAVIT

I Stephan Gharabegian, President of Phillips Street Properties, LLC, being duly sworn, do on oath certify that the attached is a true copy of the Certificate of Organization of Phillips Street Properties, LLC.

Date: 4/1/04

  
Stephan Gharabegian

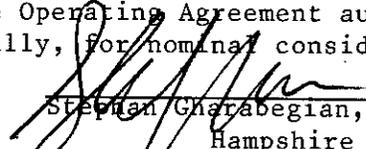
COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 1<sup>st</sup> day of April, 2004, before me, the undersigned notary public, personally appeared Stephan Gharabegian, as President of Phillips Street Properties, LLC, proved to me through satisfactory evidence of identification, which was picture ID, 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.

  
Notary Public  
My Commission Expires 03/26/2010

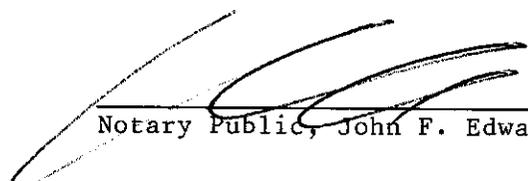
I, Stephan Gharabegian, President and Manager of Phillip Street Properties, LLC being duly sworn, do on oath certify that I am the encumbent Manager and that there have been no amendments to the Certificate of Organization or to the Operating Agreement and further, that the Operating Agreement authorizes a Manager to convey to themselves individually, for nominal consideration premises held by the LLC.

  
Stephan Gharabegian, Mgr.  
Hampshire County, ss:

COMMONWEALTH OF MASSACHUSETTS

On this 2 day of April, 2004, before me personally appeared Stephan Gharabegian, Manager, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 9/26/2008

  
Notary Public, John F. Edwards

**CERTIFICATE OF ORGANIZATION****OF****Phillips Street Properties, LLC**

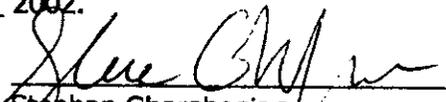
Pursuant to the provisions of the Massachusetts Limited Liability Company Act (the "Act"), the undersigned hereby forms the limited liability company named below:

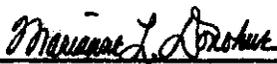
1. The federal employer identification number is: Applied For.
2. The name of the limited liability company is Phillips Street Properties, LLC (the "Company").
3. The street address of the Company's initial registered office in Massachusetts at which its records will be maintained is 38 Laurel St., Watertown, Massachusetts 02472.
4. The Company's business is (a) to engage in the business of buying, leasing, renting, converting to condominiums, securitizing, selling, developing, managing and disposing of and otherwise dealing with real property, and to engage in any other business or activities incidental or related to the foregoing, and (b) to engage in any business or activity which may be lawfully carried on by a limited company formed under the provisions of Chapter 156C of the General Laws of the Commonwealth of Massachusetts.
5. The name and the business address of the agent for service of process is Stephan Gharabegian, 38 Laurel St., Watertown, Massachusetts 02472.
6. The names and addresses of the Manager of the Company are as follows:
 

<u>Name</u>	<u>Address</u>
Stephan Gharabegian	38 Laurel St. Watertown, MA 02472
7. The following persons are authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property on behalf of the Company:

Stephan Gharabegian, President  
Seboo K. Gharabegian, Treasurer

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Organization this 23 day of October 2002.

  
Stephan Gharabegian  
Authorized Person

ATTEST: HAMPSHIRE,  REGISTER  
MARIANNE L. DONOHUE