HARBORSIDE CONDOMINIUM TRUST

NOTICE OF SPECIAL ASSESSMENT

A Special Assessment, in the amount of $45,000, has been approved by your Board of Trustees. The purpose of this Special Assessment is to fund the following:

- Emergency leak repairs to Unit C2. This extensive repair was done by The Osgood Company. It included removal and replacement of Unit C8 balcony decking/underlayment, removal and replacement of Unit C5 balcony decking/underlayment and replacement of exterior sheathing and clapboards above Unit C2. Approximate cost - $21,775 less prepaid deposit of $6,000, leaving a balance due Osgood of $15,775.

- Emergency leak repairs to Unit C3. This repair, also done by The Osgood Company, necessitated a complete removal and rebuild of the Unit C6/C7 balcony to prevent water intrusion into Unit C3. Approximate cost - $15,000 less prepaid deposit of $3,000, leaving a balance due Osgood of $12,000.

- Payment of 2010 unpaid invoices as follows:

    - The RJL Company - $5,300

    - Bartlett & Steadman Plumbing - $1,000

    - New England Sealcoat - $1,300

    - Harborside Dock Committee - $5,400

- A portion of Building C moisture remediation in the amount of $5,000. This project will involve restructuring the rear drainage of Building C and removing/rebuilding the Building C storage bins.

A loan with the Marblehead Bank has been approved in the amount of $45,000. Your Assessment contributions will be used to repay this loan.

The Special Assessment will begin February 1, 2011 and continue for twelve months. Attached, please find your monthly payment amount.

Please direct any questions or comments you may have to Markwood Management.

Thank you.

Harborside Condominium Trust

Board of Trustees