

AMENDMENT TO THE DECLARATION OF THE  
5859 BEACON CONDOMINIUM ASSOCIATION  
14<sup>th</sup> WARD, CITY OF PITTSBURGH,  
COUNTY OF ALLEGHENY, PENNSYLVANIA

WHEREAS, the Declaration of Condominium for 5859 Beacon, a Condominium was recorded in Deed Book Volume 12626, page 477, et seq., in the Recorder of Deeds Office of Allegheny County, PA, and

WHEREAS Article IX of the Declaration of Condominium (as amended) pertains to Leasing, and

WHEREAS Article VI/Section 6.1 of the Declaration of Condominium permits amendments to the Declaration, and

WHEREAS more than sixty-seven percent (67%) of the unit ownership interest voted at a properly announced meeting held on March 16, 2010 (the "Meeting") to amend the Declaration of Condominium to reasonably restrict leasing of any unit within the condominium:

NOW THEREFORE, the Declaration of Condominium of the 5859 Beacon Association is hereby amended to include the following lease restrictions, to wit: "Effective immediately and with retrospective application, except and solely with respect to the leasing arrangement in existence on the date of the Meeting with the then current tenant in Unit 2003, which will be permitted without the restrictions set forth herein and will not be counted in the number of rentals permitted in the building at any one time, leasing shall be discouraged and no unit should be used for speculative investment purposes. However, under certain hardship circumstances the Board of Directors will (a) consider on a case-by-case basis reasonable leasing requests as long as there are no more than four (4) rentals in the building at any one time and (b) also recognize certain Financial or Medical hardships satisfactorily proven to the Board of Directors, in its sole discretion, as exceptions to the general practice of discouraging leasing, in all instances, subject to the following controlled conditions:

- 1) All lease requests must be approved by the Board of Directors in advance. The lease must be for a minimum term of one (1) year, and, subject to Board discretion, renewal of that lease will be considered but not assured annually thereafter provided that no unit may be leased for more than three (3) years during any fifteen (15) year period. For purpose of this Amendment, the absence of a formal/written lease or the absence of rent does not mean that a Tenancy has not been created by the parties.
- 2) For purpose of this amendment, a Tenant/Tenancy is defined as anyone other than the party named on the recorded Deed who is living in the unit without the Deed owner being in residence. The Deed owner's spouse or parent(s) one (1) significant other or the children or grandchildren of the Deed owner would NOT be considered Tenants. A sibling, aunt, uncle, cousin or anyone else who resides in the unit on a permanent basis (e.g., the address used for a Driver's License or voter registration address or the address used with the US Post Office is

considered a permanent address) without the Deed owner in residence, is for purposes of this amendment, considered a Tenant even though there may not be a formal/written lease agreement between the parties.

- 3) The requisite lease form to be used is a Pennsylvania Bar Association approved residential lease. The property owner must name 5859 Beacon as a third party beneficiary on that lease and the lease must obligate the Tenants to comply with all association published rules/regulations and protocols that are adopted or that may be adopted by the condominium association. The approved lease must include a third party beneficiary clause in favor of the association where, in the event of any financial arrearage of the unit owner, the association has the right to demand payment from the Tenant any or all of that arrearage amount but only up to the rent amount owed by the Tenant. Such payment of rent to the association for an arrearage owed by the unit owner shall not require any order of court but simply a demand letter sent by the association to the Tenant with a copy forwarded to the unit owner of record.
- 4) The property owner named in the public record/Deed will be responsible for the actions/behavior or his/her Tenants, guests and invitees.
- 5) The Board is not required to grant any lease request that does not comply with the aforesaid standards and conditions. The Board's consideration of any lease request shall take into consideration the fact that the unit owners prefer that leasing of units be discouraged, and the Board's decision to approve or disapprove a lease request shall be final and binding and without liability to any party.

IN WITNESS WHEREOF, the undersigned officers of 5859 Beacon, a Condominium hereby certify that this Amendment was duly adopted in accordance with provisions of the Uniform Condominium Act and Article VI/Section 6.1 of the Declaration of Condominium of this Association, and an affirmative vote representing at least 67% of the ownership interest of the Association approved this Amendment at a duly called unit owner meeting.

This Amendment was approved by the unit owners on March 14, 2010 and will be recorded in the Public Record with the Recorder of Deeds Office of Allegheny County.

5859 Beacon, a Condominium

Merrin S. Stewart  
President

Robert W. [Signature]  
Secretary

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF ALLEGHENY )

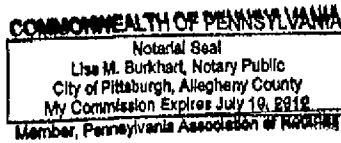
SS:

On this 16<sup>th</sup> day of May, 2010 before me a Notary Public,  
personally appeared Mervin S. Stewart and  
Arthur W. Westberg, known to me or satisfactorily proven to be  
the persons whose names are subscribed to the within instrument, and acknowledged that  
they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Lisa M. Burkhardt

My commission expires: 7/16/12



Mail To.

Lisa M. Burkhardt  
1109 Grant Bldg.  
Pgh. PA 15219



Allegheny County  
 Valerie McDonald Roberts  
 Department of Real Estate  
 Pittsburgh, PA 15219

Instrument Number: 2011-13462

BK-DE VL-14598 PG-402

Recorded On: June 07, 2011

As-Deed Agreement

Parties: FIVE 5859 BEACON CONDO ASN

To FIVE 5859 BEACON CONDO ASN

# of Pages: 4

Comment: AMENDMENT

\*\*\*\*\* THIS IS NOT A BILL \*\*\*\*\*

Deed Agreement 78.50  
 Pages > 4 0  
 Names > 4 0  
 Total: 78.50

Realty Transfer Stamp

Department of Real Estate Stamp

<p>Affidavit Attached-No          NOT A DEED OF TRANSFER</p> <p style="text-align: right;">EXEMPT</p> <p style="text-align: right;">Value 0.00</p>	<p>Certified By-&gt; B K          ON 06-07-2011 AT 02:40p          CONDO DECLARATION</p>
--	--

I hereby certify that the within and foregoing was recorded in the Department of Real Estate in Allegheny County, PA

**\*\*DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT\*\***

File Information:

Record and Return To:

Document Number: 2011-13462  
 Receipt Number: 1837944  
 Recorded Date/Time: June 07, 2011 02:48:13P  
 Book-Vol/Pg: BK-DE VL-14598 PG-402  
 User / Station: E Walls - Cash Station 22

LISA M BURKHART ESQUIRE  
 BRANDT MILNES & REA PC  
 1109 GRANT BLDG 310 GRANT ST  
 PITTSBURGH PA 15219



Valerie McDonald Roberts, Manager  
 Dan Onorato, County Executive

**AMENDMENT TO THE DECLARATION OF THE  
5859 BEACON CONDOMINIUM ASSOCIATION  
14<sup>th</sup> WARD, CITY OF PITTSBURGH,  
COUNTY OF ALLEGHENY, PENNSYLVANIA**

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NOW THEREFORE, the Declaration of Condominium of the 5859 Beacon Association is hereby amended to include the following lease restrictions, to wit: "Effective immediately and with retrospective application, except and solely with respect to the leasing arrangement in existence on the date of the Meeting with the then current tenant in Unit 2003, which will be permitted without the restrictions set forth herein and will not be counted in the number of rentals permitted in the building at any one time, leasing shall be discouraged and no unit should be used for speculative investment purposes. However, under certain hardship circumstances the Board of Directors will (a) consider on a case-by-case basis reasonable leasing requests as long as there are no more than four (4) rentals in the building at any one time and (b) also recognize certain Financial or Medical hardships satisfactorily proven to the Board of Directors, in its sole discretion, as exceptions to the general practice of discouraging leasing, in all instances, subject to the following controlled conditions:

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36154 DRE  
07-Jun-2011 02:40P  
Vnt 59: 8 K  
Cen 5: 1: 23

considered a permanent address) without the Deed owner in residence, is for purposes of this amendment, considered a Tenant even though there may not be a formal/written lease agreement between the parties.

- 3) The requisite lease form to be used is a Pennsylvania Bar Association approved residential lease. The property owner must name 5859 Beacon as a third party beneficiary on that lease and the lease must obligate the Tenants to comply with all association published rules/regulations and protocols that are adopted or that may be adopted by the condominium association. The approved lease must include a third party beneficiary clause in favor of the association where, in the event of any financial arrearage of the unit owner, the association has the right to demand payment from the Tenant any or all of that arrearage amount but only up to the rent amount owed by the Tenant. Such payment of rent to the association for an arrearage owed by the unit owner shall not require any order of court but simply a demand letter sent by the association to the Tenant with a copy forwarded to the unit owner of record.
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- 5) The Board is not required to grant any lease request that does not comply with the aforesaid standards and conditions. The Board's consideration of any lease request shall take into consideration the fact that the unit owners prefer that leasing of units be discouraged and the Board's decision to approve or disapprove a lease request shall be final and binding and without liability to any party.

IN WITNESS WHEREOF, the undersigned officers of 5859 Beacon, a Condominium hereby certify that this Amendment was duly adopted in accordance with provisions of the Uniform Condominium Act and Article VI/Section 6.1 of the Declaration of Condominium of this Association and an affirmative vote representing at least 67% of the ownership interest of the Association approved this Amendment at a duly called unit owner meeting.

This Amendment was approved by the unit owners on March 29, 2011 and will be recorded in the Public Record with the Recorder of Deeds Office of Allegheny County.

5859 Beacon, a Condominium

Mervin S. Stewart  
President

Robert W. Weisberg  
Secretary

**CERTIFICATE**

Mervin S. Stewart, M.D.  
We, MERVIN S. STEWART, the President of 5859 Beacon Condominium Association,  
and Arthur W. Westenberg, the Secretary of 5859 Beacon Condominium Association hereby  
certify that the foregoing Amendment has been consented to by at least sixty-seven (67%)  
percent of the Unit Owners entitled to cast a vote in 5859 Beacon Condominium Association

Dated this 03 day of June, 2011

5859 BEACON CONDOMINIUM ASSOCIATION:

Mervin S. Stewart M.D.  
President

Arthur W. Westenberg  
Secretary

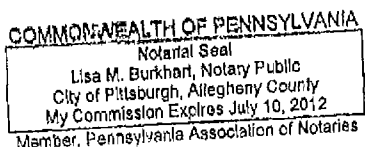
**ACKNOWLEDGEMENT**

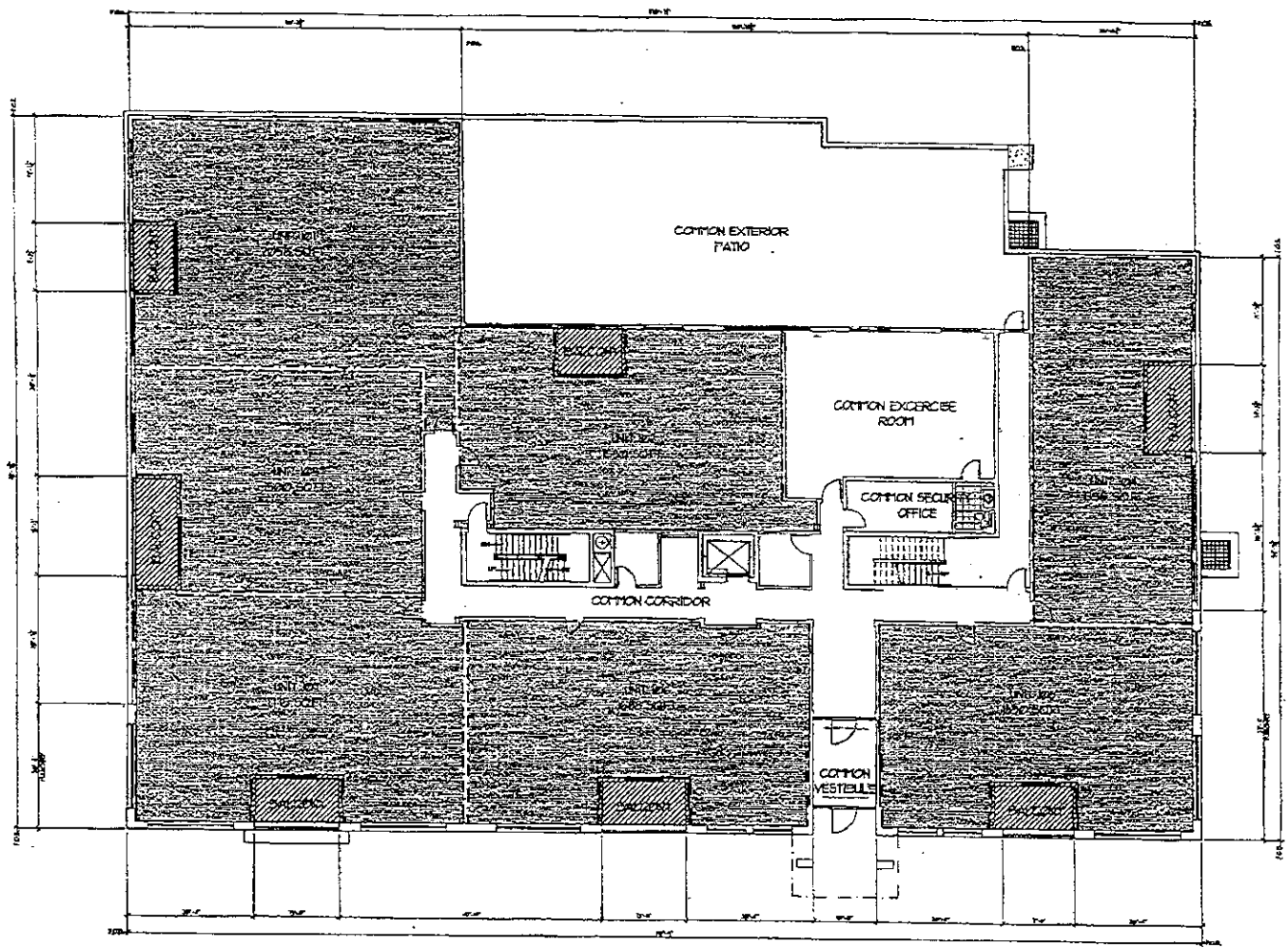
COMMONWEALTH OF PENNSYLVANIA )  
  )  
COUNTY OF ALLEGHENY                  )

On this, the 3rd day of June, 2011, before me a Notary Public, the undersigned Officer personally appeared Mervin S. Stewart M.D. and Arthur W. Westenberg, both known to me are satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledge that they executed the same for the purposes therein contained.

Witness my hand Notarial Seal.  
Lisa M. Burkhardt  
Notary Public

Mail To:  
Lisa M. Burkhardt, Esquire  
BRANDT, MILNES & REA, PC  
1109 Grant Building  
310 Grant Street  
Pittsburgh, PA 15219





1 FIRST FLOOR CORE & SHELL PLAN  
DATE: 07/20/10

NOTE: ALL GRID WALL DIMENSIONS ARE TO OUTSIDE FACE OF GRID AND OUTSIDE FACE OF MASONRY.

LEGEND	
	Common Area
	Shell Area
	Core Area

BSA

Professional Seal

SAFETY INVESTMENT PROPERTIES, LLC

SALES

CONDOMINIUM OCCUPANCY

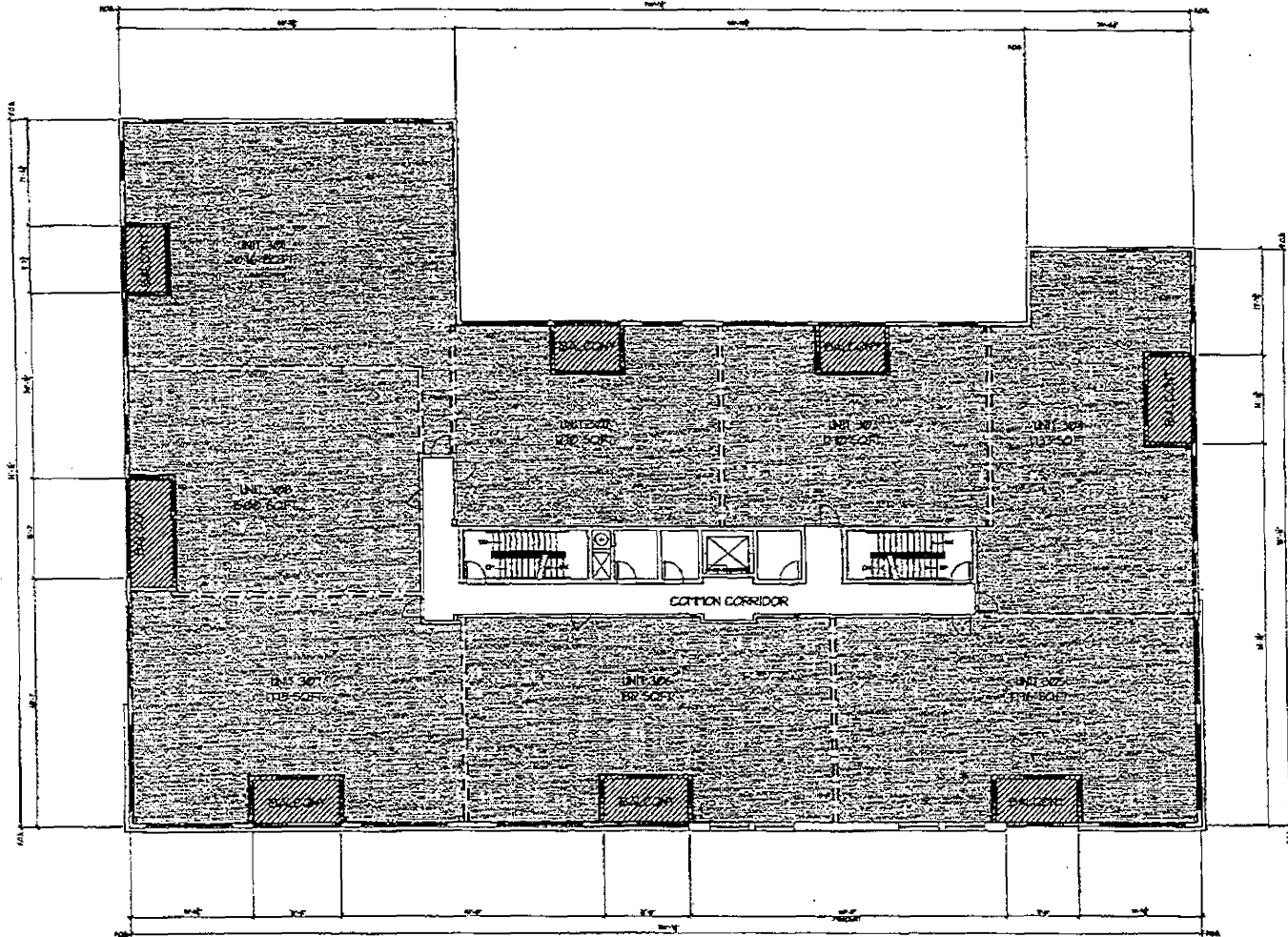
DATE: 07/20/10

First Floor Plan

DATE PREPARED: 07/20/10

**A110**



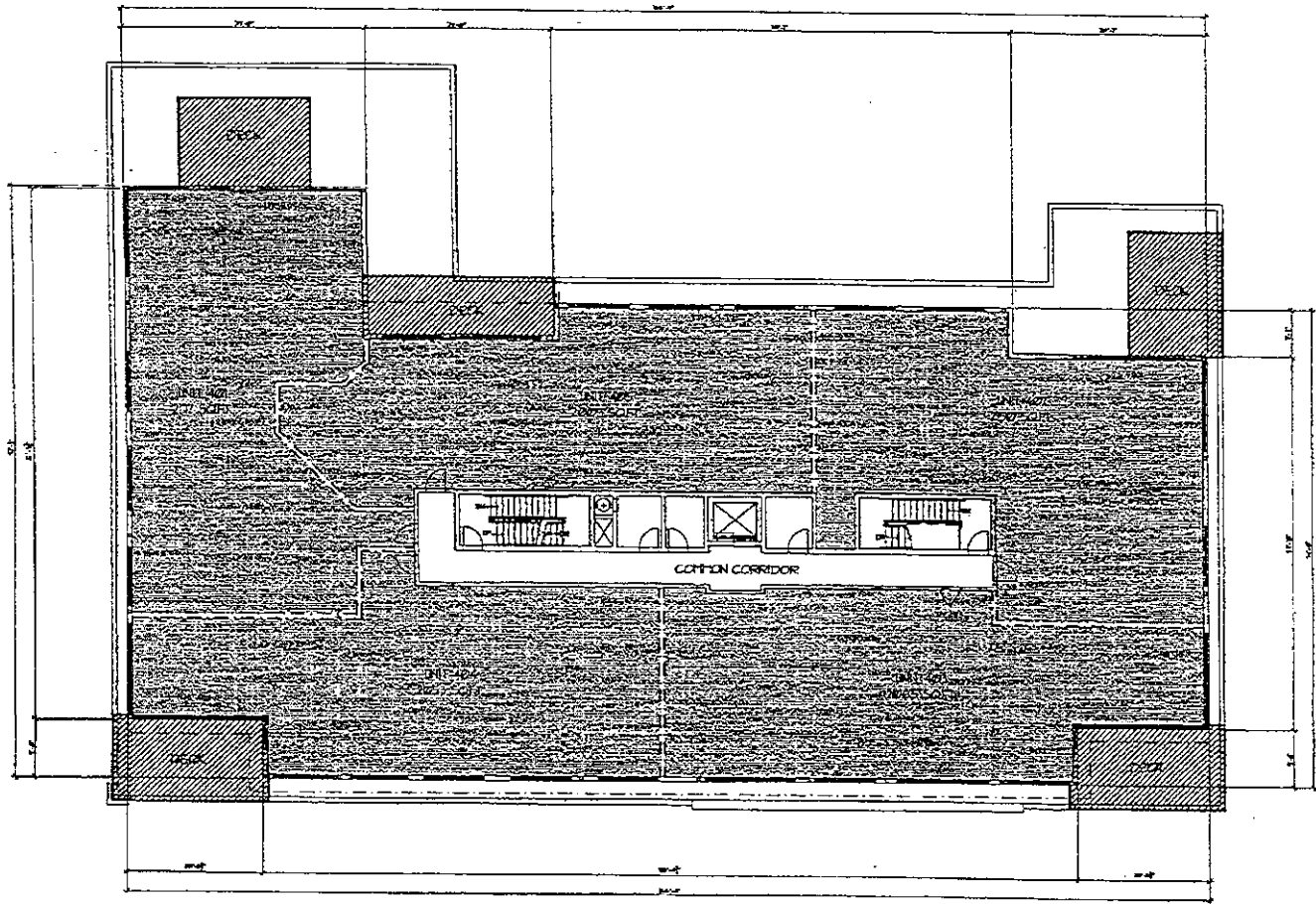


1 THIRD FLOOR CORE & SHELL PLAN  
SCALE: 1/8" = 1'-0"

NOTE: ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF STUD AND OUTSIDE FACE OF FINISHERY.

LEGEND	
	Glass Panel
	Structural Wall
	Partition Wall

S&K Architects, Inc. 1000 North 10th Street Pittsburgh, PA 15212 Phone: 412-681-1111 Fax: 412-681-1112 Website: www.sandk.com
S&K Investment Properties, LLC 1000 North 10th Street Pittsburgh, PA 15212
S&K Beacon 1000 North 10th Street Pittsburgh, PA 15212
ARCHITECTURAL CONSTRUCTION DRAWINGS SHEET NO. 301
Third Floor Plan
100 PROJECT 301 <b>A130</b>



1 FOURTH FLOOR CORE & SHELL PLAN  
SCALE: 1/8" = 1'-0"

NOTE: ALL SLD WALL DIMENSIONS ARE TO OUTSIDE FACE OF SLD AND OUTSIDE FACE OF MASONRY.

LEGEND	
	Room boundary
	Common area boundary
	Common area boundary

Prepared by: [Name]  
 Checked by: [Name]  
 Date: [Date]

5653 Beacon  
 5653 Beacon  
 5653 Beacon

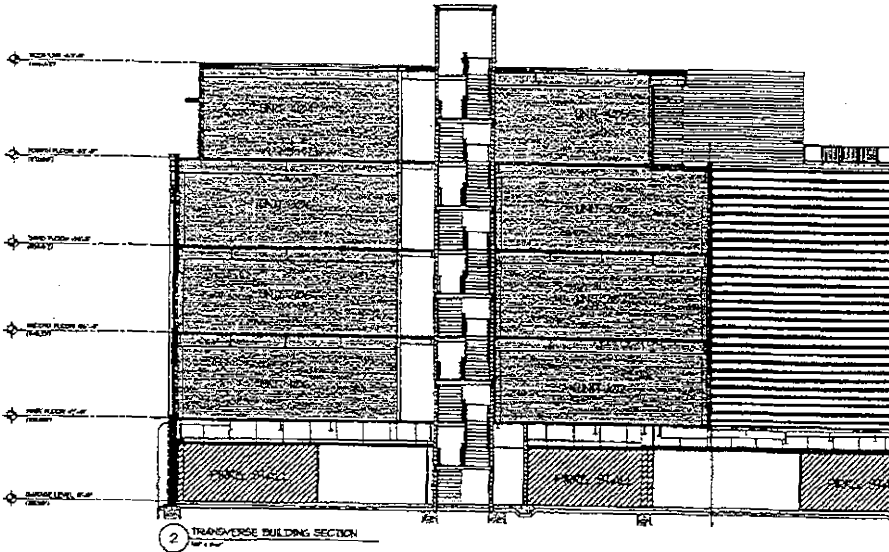
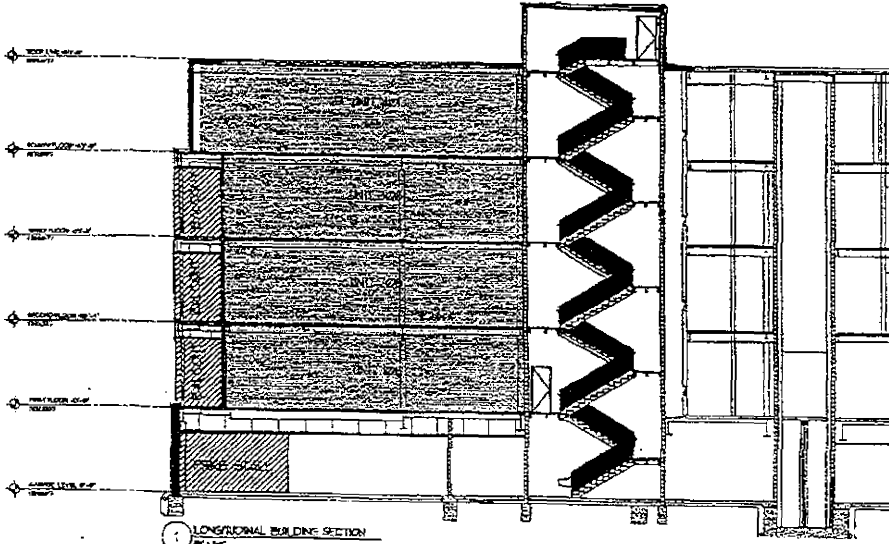
CONSTRUCTION  
 EXCEEDS

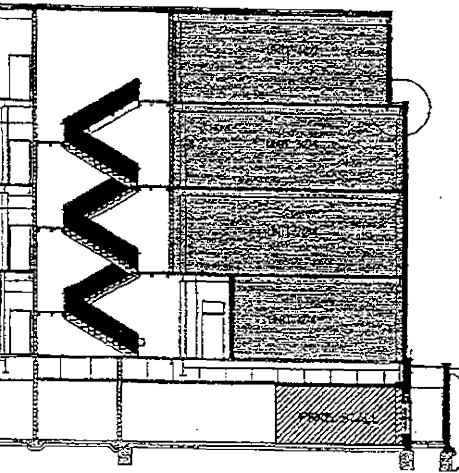
Fourth Floor Plan


Approved by  
 [Signature]




SCALE: 1/8" = 1'-0"

**A140**





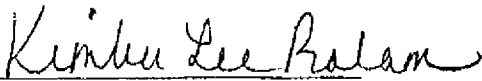
LEGEND	
	Concrete
	Light weight concrete
	Structural steel




<p>Architect: J. R. Anderson, P.E.          1000 North 1st Street          Phoenix, AZ 85004          Phone: 602.254.2100          Fax: 602.254.2100</p>
<p>Architect          Designer          Writer          Production Manager</p>
<p>© Copyright 2004 by the  <b>ARCHITECTURAL RECORD</b>          COMPANY, INC.</p>
<p>540 Investment          Properties, LLC          1000 North 1st Street          Phoenix, AZ 85004</p>
<p>5858 Deacon          1000 North 1st Street          Phoenix, AZ 85004</p>
<p>CONTRACT          NO. 000000</p>
<p>DATE: 01/04/04</p>
<p>Sections</p>
<p>REVISED: 01/04/04</p>
<p><b>A3.01</b></p>

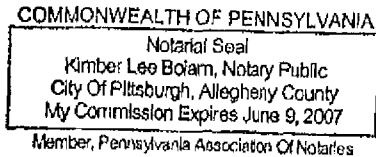
COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF ALLEGHENY :

On this 11th day of October, 2005 before the undersigned Notary Public did personally appear Charles D. Staley, who acknowledged himself as the Sole Member of S & W Investment Properties, LLC, S & W Investment Properties, LLC being the Declarant of 5859 Beacon, a condominium, and that he, as Sole Member, acknowledged and swore that he signed, sealed and delivered the said instrument as his free and voluntary act and deed for the uses and purposes therein set forth and that the statements therein contained are true.

Given under my hand and notarial seal this      day of October, 2005.

  
Notary Public

My Commission Expires:



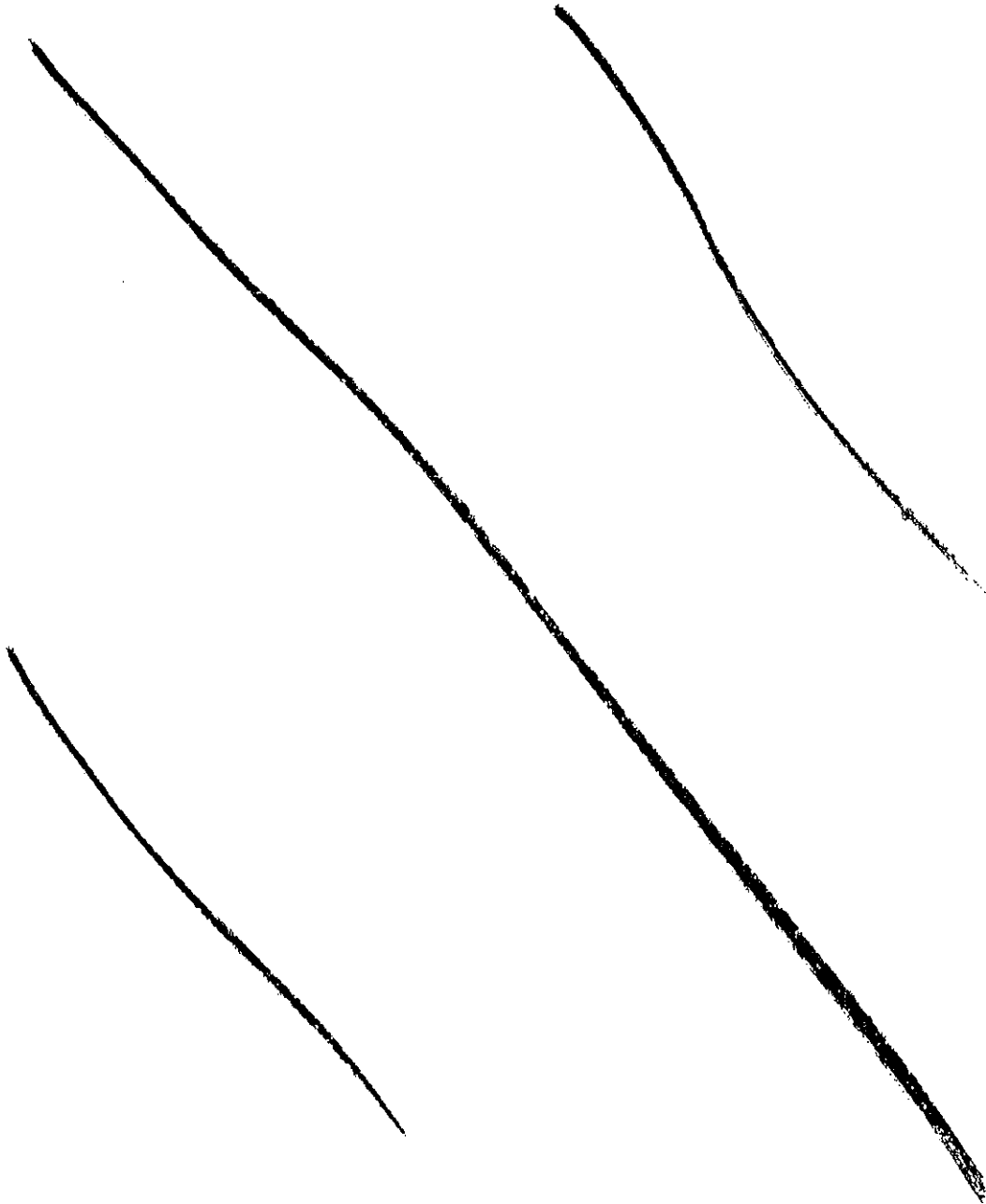


EXHIBIT "2"



# 5859 Beacon

## S & W Investment Properties, LLC

5859 Beacon Street  
Pittsburgh, Pa 15217

OWNER S & W INVESTMENT PROPERTIES, LLC  
110 ROYSTON ROAD  
PITTSBURGH, PA 15238  
PHONE: 412-721-2454  
FAX: 412-368-5958  
CONTACT: MR. FRANCIS X. WYWARD  
MR. CHARLES D. STALEY

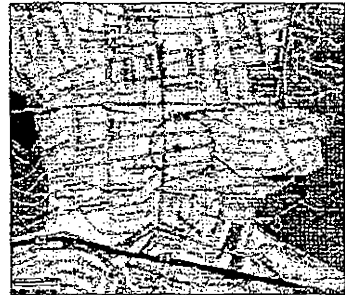
ARCHITECT RENAISSANCE 3 ARCHITECTS P.C.  
48 SOUTH 14TH STREET  
PITTSBURGH, PA 15203  
PHONE: 412-431-2480  
FAX: 412-431-2670  
CONTACT: MR. JAMES SHEEHAN, AIA

CONSTRUCTION POINT VIEW PROPERTIES  
MANAGER 528 SOUTH 14TH STREET  
PITTSBURGH, PA 15203  
PHONE: 412-551-6335  
CONTACT: MR. WILLIAM BANNOW

SITE/CIVIL/ KENDALL O'BRIEN LANDSCAPE ARCHITECTS  
ENGINEER/ 524 LOCUST PLACE  
LANDSCAPE SEWICKLEY, PA 15143  
ARCHITECT PHONE: 412-741-5244  
FAX: 412-741-0909  
CONTACT: HEATHER O'BRIEN

STRUCTURAL THE CACHELE GROUP  
ENGINEER 1014 PERRY HIGHWAY SUITE 100  
PITTSBURGH, PA 15231  
PHONE: 412-369-9020  
FAX: 412-369-9021  
CONTACT: MR. ED MATHEWS

MECHANICAL LOFTUS ENGINEERS  
ENGINEER 555 N. BELL AVENUE  
CARNEGIE, PA 15106  
PHONE: 412-429-1336  
FAX: 412-429-6474  
CONTACT: MR. MARK S. BRONOWSKI



1 LOCATION MAP

Amended November 28, 2006  
September 30, 2005

AMENDED DOCUMENTS, NOVEMBER 28, 2006

LIST OF DRAWINGS

- 640P COVER SHEET
- 640R SITE PLAN
- 640V PARKING LEVEL PLAN
- 640W FIRST FLOOR PLAN
- 640X SECOND FLOOR PLAN
- 640Y THIRD FLOOR PLAN
- 640Z FOURTH FLOOR PLAN
- 641A BUILDING SECTIONS



RENAISSANCE ARCHITECTS, P.C.  
 44 South 14th Street  
 Pittsburgh, PA 15228  
 412-431-3483  
 Fax: 412-431-3409  
 www.r3a.com

Architects  
 Drafting  
 January  
 Development Manager

DECLARANT:  
 SEASIDE INVESTMENT PROPERTIES, LLC  
 1000 10th Street  
 CLAY INVESTMENT PROPERTIES, LLC  
 BY:  
 CHARLES D. STALDY, SOLE MEMBER

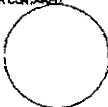
COMMONWEALTH OF PENNSYLVANIA )  
 COUNTY OF ALLEGHENY ) SS:

ON THIS 29th DAY OF November A.D. 2006 BEFORE ME A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED, CHARLES D. STALDY, SOLE MEMBER OF SEASIDE INVESTMENT PROPERTIES, LLC, THE OWNER OF THE CONDOMINIUM, BRISSEADON, AND FURTHER AGOODENDED THAT AS MUCH EXCLUDED THE FOREGOING DECLARATION FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF I HEREWITH SET MY HAND AND OFFICIAL SEAL.

My Commission expires the 30th day of June 2008

*James D. Adams*  
 Notary Public



COMMONWEALTH OF PENNSYLVANIA  
 Notary Seal  
 Governor D. Sherry, Mayor Public  
 City of Pittsburgh, Allegheny County  
 My Commission Expires Apr. 8, 2010  
 Member, Pennsylvania Association of Notaries

I, THE UNDERSIGNED, A LICENSED ARCHITECT, (PA license number) (EX028) HEREBY CERTIFY THAT THESE PLAN DRAWINGS ON SS, L105, AL105, AL106, AL107, AL108, AL109, AL110, AL111 AND ALSO FOR THE ORGANIZATION OF CONDOMINIUM FOR BRISSEADON RECORDED AT DEEDS BOOK VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ IN THE OFFICE OF THE RECORDER OF DEEDS OF ALLEGHENY COUNTY, FULLY AND ACCURATELY DEPICTS ALL CORRECT CONDITIONS REGARDING THE CONDOMINIUM ALIQUOT AS BRISSEADON, AND I HEREBY FURTHER CERTIFY THAT THE WITHIN PLANS COMPLY WITH THE PROVISIONS OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, TITLE 68, P.A.C.S.A. SECTION 5102 ET SEQ., AND SECTION 5210 OF THE ACT.

*J. B. Stalady*  
 James A. Stalady, AIA

"SAT BANK MORTGAGE OF THE PROPERTY EMBRACED IN THIS BRISSEADON PLAN DO HEREBY CONSENT TO THE RECORDING OF THIS PLAN IN THE RECORDER OF DEEDS OFFICE OF ALLEGHENY COUNTY, PENNSYLVANIA, AND THE DEDICATING AND CONVEYING APPEARING HEREIN.

*[Signature]*  
 WITNESSE

*[Signature]*  
 MORTGAGES

5  
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 1  
 1  
 1  
 1

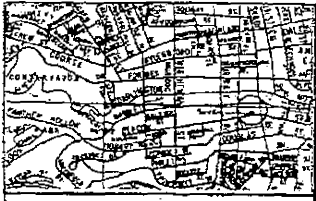
COMMONWEALTH OF PENNSYLVANIA )  
 COUNTY OF ALLEGHENY ) SS:

RECORDED IN THE RECORDER'S OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA IN DEEDS BOOK VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006

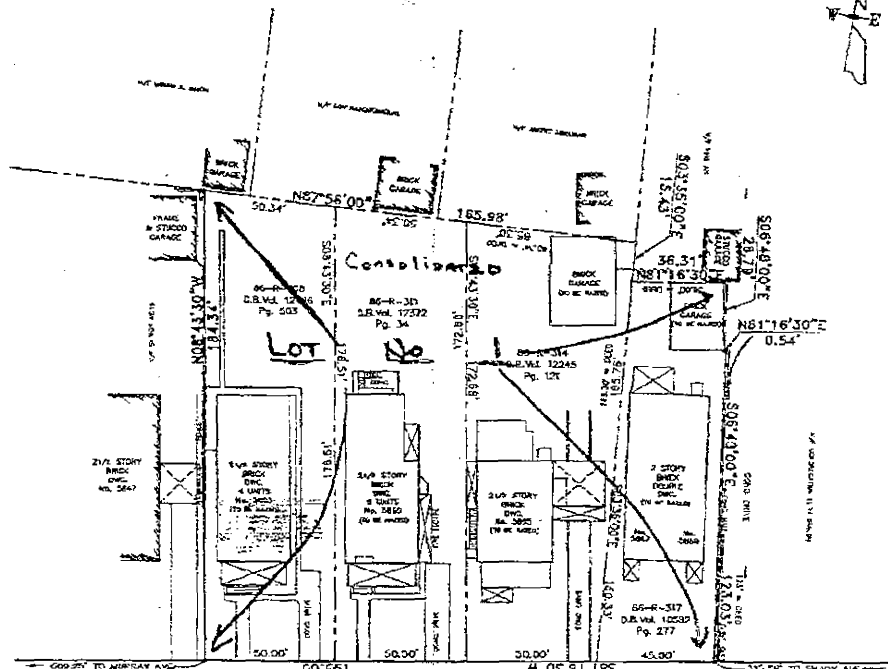
RECORDER

RECORDED  
 IN PROTECTIVE  
 OF CONSUMER INTEREST





LOCATION MAP

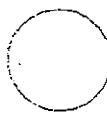


FILE NO. 104  
DATE REC'D. JUN 24 2013

CITY OF PITTSBURGH  
DEPARTMENT OF CITY PLANNING  
APPROVED *Deborah J. ...*  
CITY PLANNING COMMISSIONER  
*Thomas ...*  
CHAIRMAN  
*John G. ...*  
SECRETARY

BEFORE ALL OF US, the undersigned authority, on this day personally appeared **John G. ...**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Witness my hand and official seal this 12th day of October, 2013.  
*John G. ...*  
CITY CLERK



NOTARY PUBLIC

BEFORE ME, the undersigned authority, on this day personally appeared **John G. ...**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Witness my hand and official seal this 12th day of October, 2013.  
*John G. ...*  
CITY CLERK



ALLEGHENY COUNTY RECORDS

COACHMAN OF PITTSBURGH  
CITY OF PITTSBURGH

BEFORE ME, the undersigned authority, on this day personally appeared **John G. ...**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

NOTE: The floor plans have been previously recorded for the 5859 Beacon Plan recorded on October 14, 2008 in Plan Book Volume 252, page 6 under the name of S&W INVESTMENT PROPERTIES, LLC

BEING A CONSOLIDATION PLAN UNDER COMPASS BLOCK 86-R LOTS 308, 311, 314 AND 317 IN THE LOT AND BLOCK SYSTEM OF ALLEGHENY COUNTY

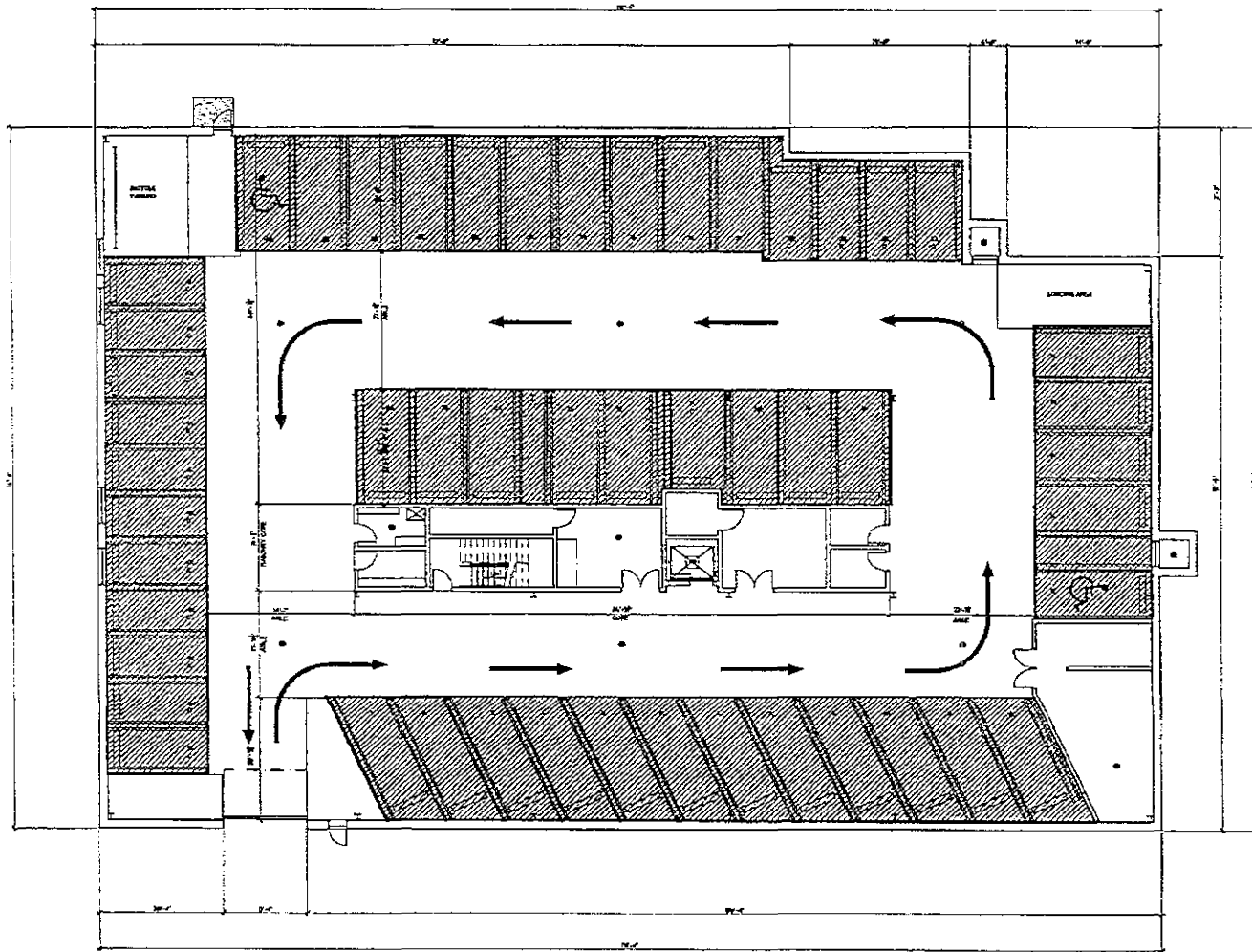




Thomas P. Easton  
Professional Land Surveyor  
Reg. No. 20682-B

Amended Plans + Plans  
PROPERTY CONTAINS 33,893.74 SQ.FT.  
BEACON STREET CONSOLIDATION PLAN  
ESTIMATE IN  
14th WARD, CITY OF PITTSBURGH, ALLEG. CO. PA


MADE FOR  
S&W INVESTMENT PROPERTIES, LLC.  
OCTOBER, 2013  
THOMAS P. EASTON PROFESSIONAL LAND SURVEYOR  
1009 EASTLOCHY DRIVE, SUITE 301  
PITTSBURGH, PENNSYLVANIA 15216

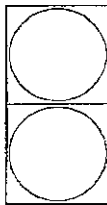
SCALE: 1"=50'  
DK-100 PG. 01





**PARKING LEVEL PLAN**  
 SCALE: 1/8" = 1'-0"

PARKING TOTAL - 141 CARS	
WALL CAR - 37	
FREE INP. STALLS - 34 STALLS	
RESERVED INP. STALLS - 14 STALLS	
ADJACENT TO STALLS - 1 CAR	

LEGEND	
	WALL CAR
	RESERVED INP. STALLS
	ADJACENT TO STALLS



J. J. ... INC.  
 ARCHITECTS  
 1234 ...  
 PHILADELPHIA, PA 19101

...  
 ...  
 ...


...  
 ...

S&B Investment  
 Properties, LLC  
 1234 ...  
 PHILADELPHIA, PA 19101

5055 Beacon  
 1234 ...  
 PHILADELPHIA, PA 19101

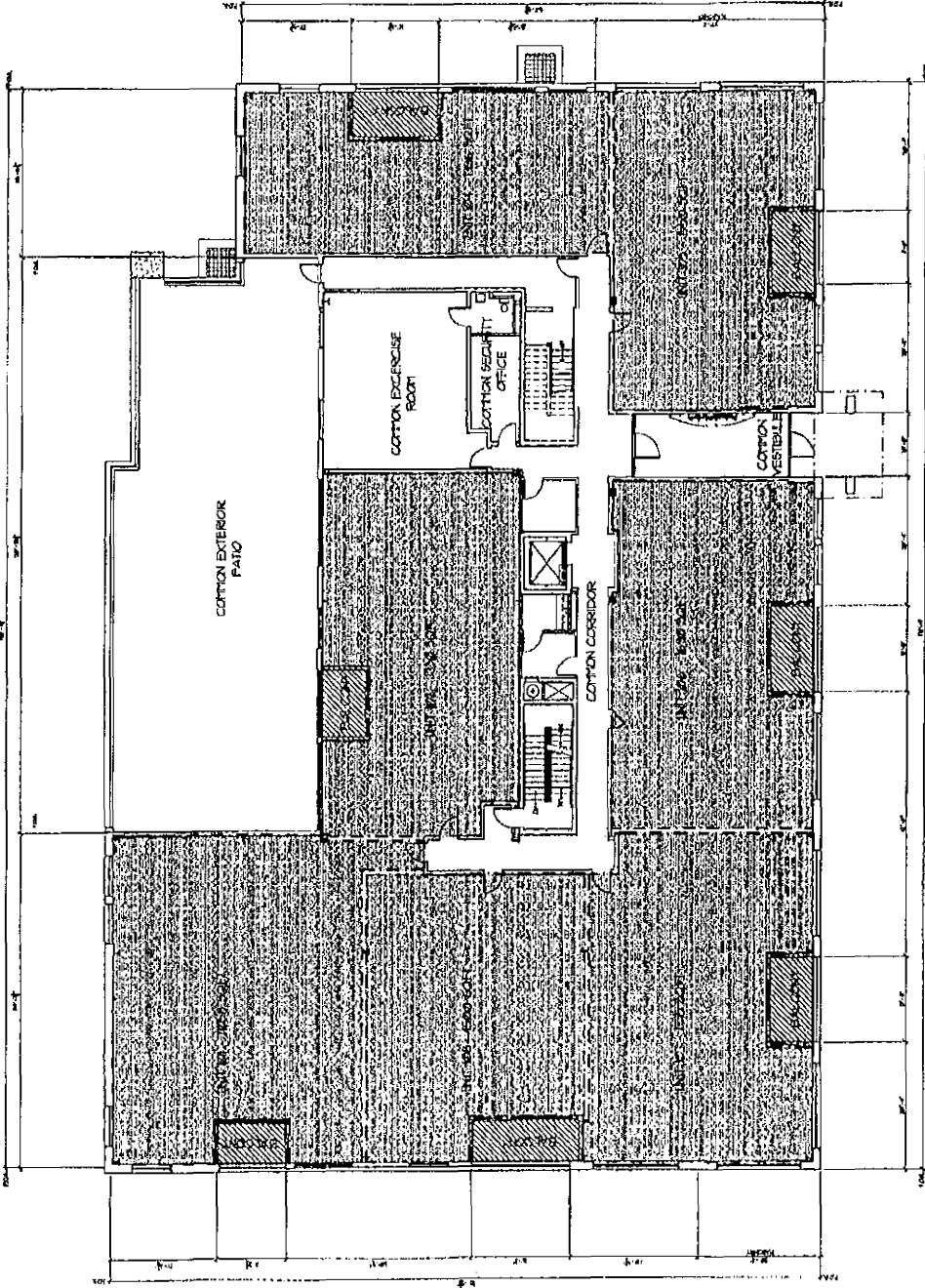
CONDOMINIUM  
 DOCUMENTS

Parking Level  
 Floor Plan


**A100**

**A100**

		S&J Investment Properties, LLC 1100 North Main Street Suite 100 Memphis, TN 38103	S&J's Blission Project # 1100 N Main Memphis, TN	CONTRACTOR: DESIGN: ARCHITECT: DATE:	First Floor Plan
--	--	--	--	---	------------------




**LEGEND**

	EXTERIOR WALL
	INTERIOR WALL
	GLASS CURTAIN WALL
	GLASS PARTITION

**NOTES:** DETERMINATION OF TOTAL SQUARE FOOTAGE PARAMETERS FOR THE ENTIRE TO THE UNIT SIDE FACE OF EXTERIOR WALL STOPS TO THE UNIT SIDE FACE OF EXTERIOR AND CORRIDOR WALL STOPS TO THE UNIT SIDE FACE OF VESTIBULE. TO THE UNIT SIDE FACE OF VESTIBULE WALLS TO THE UNIT SIDE FACE OF VESTIBULE. THE UNIT SQUARE FOOTAGE DOES NOT INCLUDE BALCONY IS ON THE AREA CONTAINED IN THE WALLS SURROUNDING THE BALCONY.

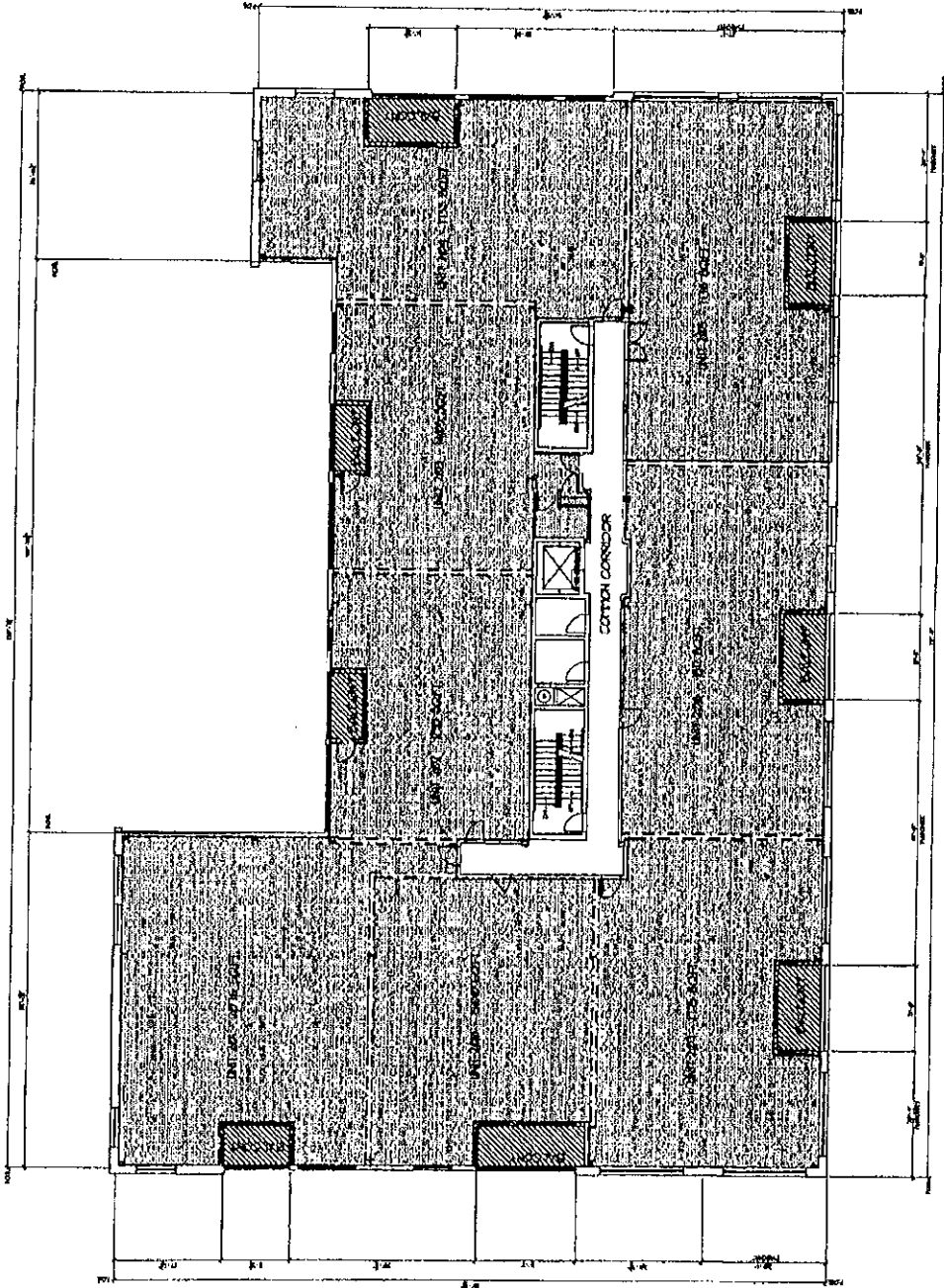
1 FIRST FLOOR CORE & SHELL PLAN  
 2010.08.11.14


 SAJ Investment Properties, LLC  
 5849 Bealton  
 2222 West Loop West  
 Suite 1000  
 Houston, TX 77027  
 Tel: 713.866.8800  
 Fax: 713.866.8801  
 Email: info@sajip.com





**SAJ Investment Properties, LLC**  
 5849 Bealton  
 2222 West Loop West  
 Suite 1000  
 Houston, TX 77027  
 Tel: 713.866.8800  
 Fax: 713.866.8801  
 Email: info@sajip.com

COMMUNITY CENTER  
 Second Floor  
 PLAN

A120

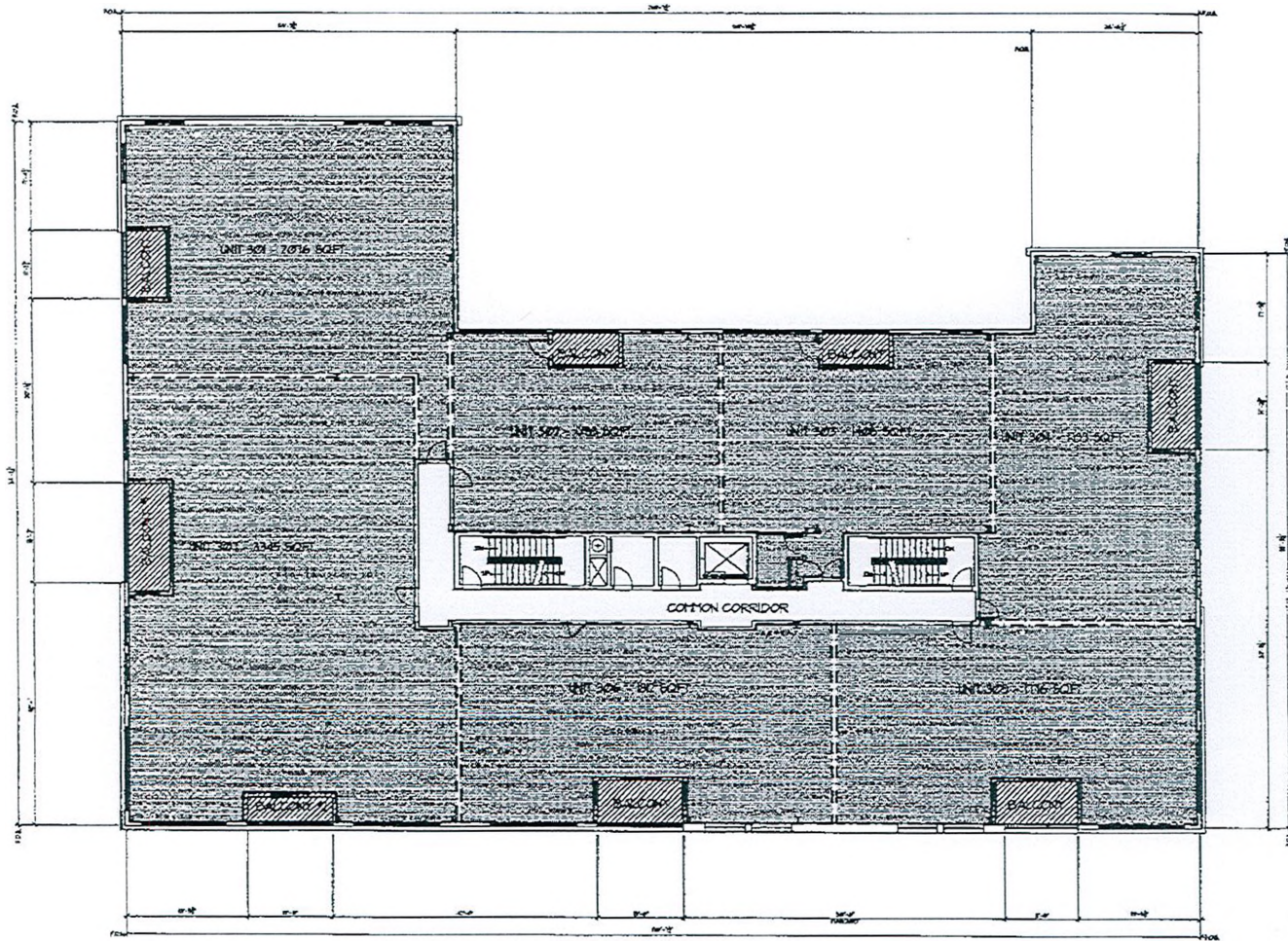


**LEGEND**

 Wall  
 Column  
 Stippled Area  
 Room

NOTES: DETERMINATIONS OF TOTAL SQUARE FOOTAGE PROVIDED FOR THE BLDG. TO THE INT SIDE FACE OF EXTERIOR WALL, STUCA TO THE INT SIDE FACE OF EXTERIOR AND CONSIDER-WALL AREA ADJUSTED TO GEAR, ELEVATOR, SERVICE ZONE CORE, TO THE INT SIDE FACE OF BRGS AND TO THE INT SIDE FACE OF PLUMBING WALLS. FOR THE PURPOSE OF CALCULATING PERCENTAGE OF DASHING, THE INT SQUARE FOOTAGE DOES NOT INCLUDE BALCONY, OR THE AREA CONTAINED IN THE WALLS SURROUNDING THE BALCONY.

1 SECOND FLOOR CORE - SMALL PLAN  
 1/24/18



1 THIRD FLOOR CORE & SHELL PLAN  
SCALE: 1/8" = 1'-0"

NOTE: DETERMINATION OF TOTAL SQUARE FOOTAGE PARAMETERS FOR THE UNITS TO THE UNIT SIDE FACE OF EXTERIOR WALL STUDS TO THE UNIT SIDE FACE OF EXTERIOR AND CORRIDOR WALL STUDS ADJACENT TO STAIR, ELEVATOR SERVICE ZONE CORE, TO THE UNIT SIDE FACE OF STUDS AND TO THE UNIT SIDE FACE OF MASONRY WALLS. FOR THE PURPOSE OF CALCULATING UNIT PERCENTAGE OF OWNERSHIP, THE UNIT SQUARE FOOTAGE DOES NOT INCLUDE BALCONY OR THE AREA CONTAINED IN THE WALLS SURROUNDING THE BALCONY.

LEGEND	
[Symbol]	CONCRETE
[Symbol]	COMMON CORRIDOR
[Symbol]	UNIT
[Symbol]	STAIR
[Symbol]	ELEVATOR



**S&H Investment Properties, LLC**  
5000 Walnut Street  
Pittsburgh, PA 15201

---

5855 Bestcon  
1400 Bestcon Road  
Pittsburgh, PA 15201

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CONDOMINIUM DOCUMENTS  
SECTION 100.00

Third Floor Plan

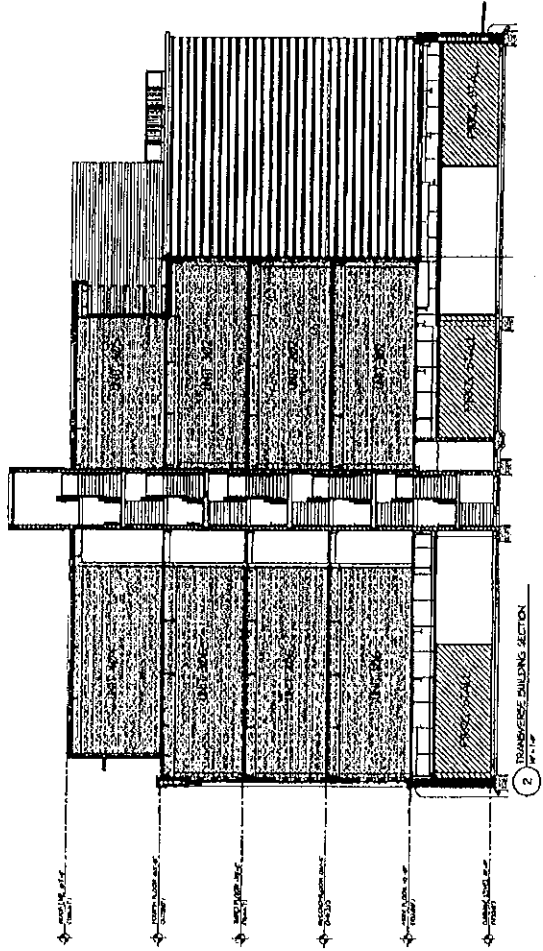
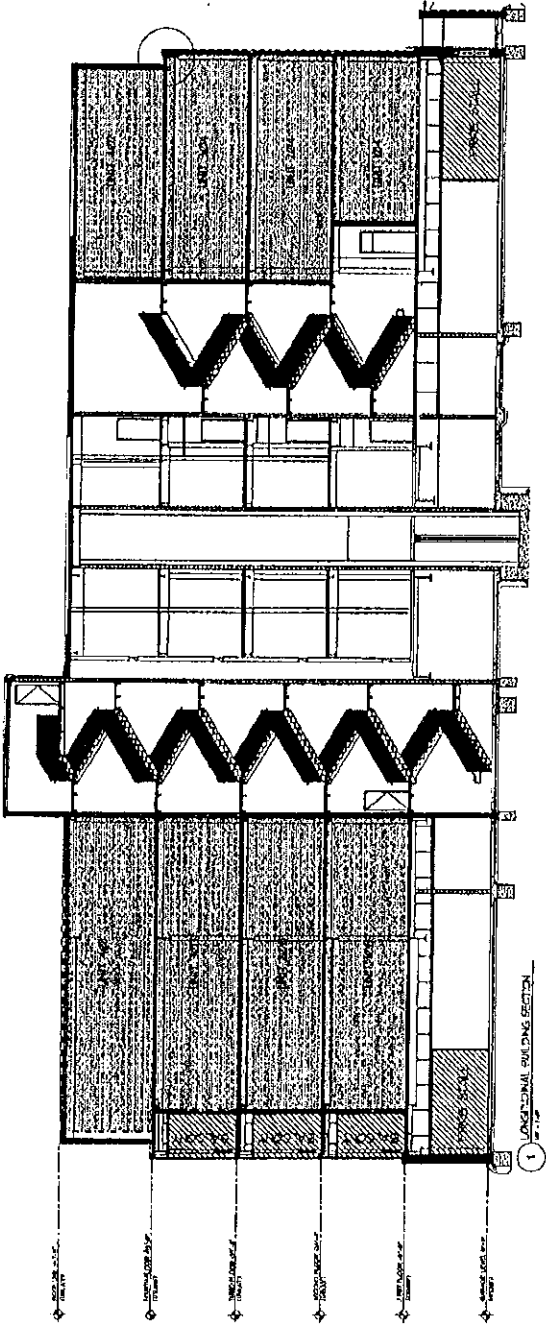
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**A130**



		Sill Treatment Properties, LLC 4110 Peachtree Lane Atlanta, GA 30341 (404) 252-1100	CONTRACTOR	DRAWING NO.	SHEET NO.
			Sill Treatment Properties, LLC 4110 Peachtree Lane Atlanta, GA 30341 (404) 252-1100	CONTRACTOR	DRAWING NO.

<b>LEGEND</b>		CONCRETE SLABS
		MASONRY WALLS
	FLOOR FINISH	



COMMONWEALTH OF PENNSYLVANIA )  
 ) SS.  
COUNTY OF ALLEGHENY )

I, Georgann D. Siesky, a Notary Public in the aforesaid County, does hereby certify that Charles D. Staley, Sole Member of S & W Investment Properties, LLC, the Declarant, whose name is subscribed to the foregoing 1<sup>st</sup> Amendment to the Declaration of the Condominium of 5859 Beacon, a Condominium, personally appeared before me this day, and he acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and deed for the uses and purposes therein set forth and that the statements therein contained are true.

Given under my hand and notarial seal this 29<sup>th</sup> day of November, 2006.

NOTARY PUBLIC

*Georgann D. Siesky*

My Commission Expires:

