

**LOFTS**

**ARTICLES**  
**OF**  
**INCORPORATION**

**COMMONWEALTH OF PENNSYLVANIA**

**DEPARTMENT OF STATE**

**APRIL 27, 2010**

**TO ALL WHOM THESE PRESENTS SHALL COME, GREETING:**

**LOFTS CONDOMINIUM ASSOCIATION THE**

**I, Pedro A. Cortés, Secretary of the Commonwealth of Pennsylvania**

**do hereby certify that the foregoing and annexed is a true and correct  
copy of**

**ARTICLES OF INCORPORATION-NON-PROFIT filed on March 12, 1984**

**which appear of record in this department.**



**IN TESTIMONY WHEREOF, I have  
hereunto set my hand and caused  
the Seal of the Secretary's Office to  
be affixed, the day and year above  
written.**

*Pedro A. Cortés*

**Secretary of the Commonwealth**

Applicant's Account No. \_\_\_\_\_

DSCB: 15-7316 (Rev. 11-72)

Filing Fee: \$75  
AIN-B

Articles of  
Incorporation--  
Domestic Nonprofit Corporation

8417 011

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF STATE  
CORPORATION BUREAU

# 804798

Filed this MAR 12 1974 day \_\_\_\_\_, A.D. 19

Commonwealth of Pennsylvania  
Department of State

*William L. Davis*

Secretary of the Commonwealth

In compliance with the requirements of 15 Pa. S. §7316 (relating to articles of incorporation) the undersigned, desiring to be incorporated as a nonprofit corporation, hereby certifies (certify) that:

1. The name of the corporation is:

The Lofts Condominium Association

2. The location and post office address of the initial registered office of the corporation in this Commonwealth is:

c/o Christopher B. Chandor, Esq., Broad & Mechanic Streets, P.O. Box 923  
(NUMBER) (STREET)

Doylestown (09) Pennsylvania 18901  
(CITY) (ZIP CODE)

3. The corporation is incorporated under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania for the following purpose or purposes:

Any lawful business purpose to be conducted on a not-for-profit basis pursuant to the provisions of the Non-profit Corporation Law, 1972, November 15, No. 271, §7101 et seq., as specified in Title 18 of the Pennsylvania Code, Chapter 29, Non-profit Corporation Law of 1972, Subchapter A, §29.4, entitled "Stated Purpose," Subsection (a), specifically for the management and operation of the Atrium at Oxford Valley, a professional office condominium building.

The corporation does not contemplate pecuniary gain or profit, incidental or otherwise



# **Lofts**

## **Recorded Plot & Plat Plans**

DRAWING PREPARED BY  
JIMI YUCAS, AIA  
PITTSBURGH, PA.

## PLATS AND PLANS OF THE LOFTS, A CONDOMINIUM

5850 CENTRE AVENUE, PITTSBURGH, PENNSYLVANIA 15205  
SITUATE IN THE 7TH WARD OF THE CITY OF PITTSBURGH, ALLEGHENY COUNTY

PREPARED FOR  
**PITTSBURGH LOFT ASSOCIATES**  
17-C CHATHAM TOWER PITTSBURGH, PA 15219

CONDOMINIUM CERTIFICATION - BY ARCHITECT

I, THE UNDERSIGNED, JIMI YUCAS, BEING A REGISTERED PROFESSIONAL ARCHITECT, PENNSYLVANIA LICENSE NO. EX007730, HEREBY CERTIFIES THAT THE PLANS TO WHICH THIS CERTIFICATION IS AFFIXED, CONSISTING OF EIGHT (8) SHEETS, CO.1, CO.2, CO.3, CO.4, CO.5, CO.6, CO.7, CO.8, IN A SET OF EIGHT (8) SHEETS, ACCURATELY DEPICTS ALL EXISTING CONDITIONS AFFECTING THE LOFTS, A CONDOMINIUM, AND CONTAINS ALL INFORMATION REQUIRED BY SECTION 3202 OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT OF 1990, 68 PA. C.S.A. §01, ET. SEQ.

DATE 4-28-85      REGISTRATION NO. EX007730

COMMONWEALTH OF PENNSYLVANIA } ss.  
COUNTY OF ALLEGHENY

ON THE 27<sup>th</sup> DAY OF April, 1985, BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JIMI YUCAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATION AND BEING DULY SWORN MADE SOLEMN OATH TO THE TRUTH OF THE STATEMENT TO WHICH HIS NAME IS SUBSCRIBED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND NOTARIAL SEAL.  
MY COMMISSION EXPIRES SEPTEMBER 15, 1986  
*Michael A. DeLoe, Notary Public*

### PROOF OF RECORDING

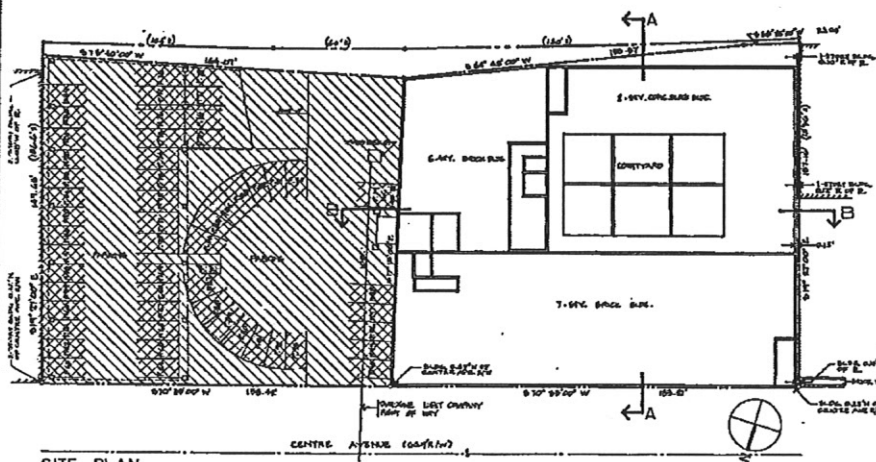
THIS DRAWING IS CONDOMINIUM NO. ONE (CO-1) OF EIGHT (8) DOCUMENTS WHICH MAKE UP THE PLATS AND PLANS OF THE LOFTS A CONDOMINIUM.

COMMONWEALTH OF PENNSYLVANIA } ss.  
COUNTY OF ALLEGHENY

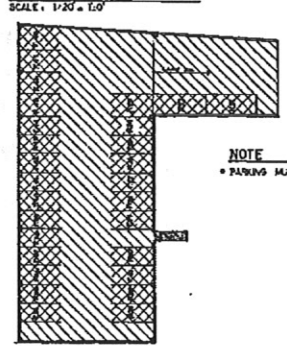
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLATS, PLANS, ETC. IN SAID COUNTY OF ALLEGHENY IN PLAY BOOK VOLUME 138, PAGES 381 TO 382. GIVEN UNDER MY HAND AND SEAL THIS 28<sup>th</sup> DAY OF April, 1985.  
*Michael A. DeLoe, Notary Public*  
RECORDER OF DEEDS

### INDEX

- |                         |                         |
|-------------------------|-------------------------|
| CO-1 PLAT (COVER SHEET) | CO-5 TYPICAL FLOOR PLAN |
| CO-2 BASEMENT PLAN      | CO-6 SEVENTH FLOOR PLAN |
| CO-3 FIRST FLOOR PLAN   | CO-7 SECTION            |
| CO-4 SECOND FLOOR PLAN  | CO-8 SECTION            |



### SITE PLAN



**NOTE**  
• PARKING MUST BE BUILT.

PROPERTY SURVEY INFORMATION IS TAKEN FROM A SURVEY PREPARED BY THE GATEWAY ENGINEERS, INC., PITTSBURGH, PA. BEING DRAWING NO. 41,840, DATED JULY, 1969 AND REVISED 4.8.85 6.17.85 10.15.85 AND 10.29.85.



### 2ND LEVEL PARKING

SCALE: 1/20 = 1.00

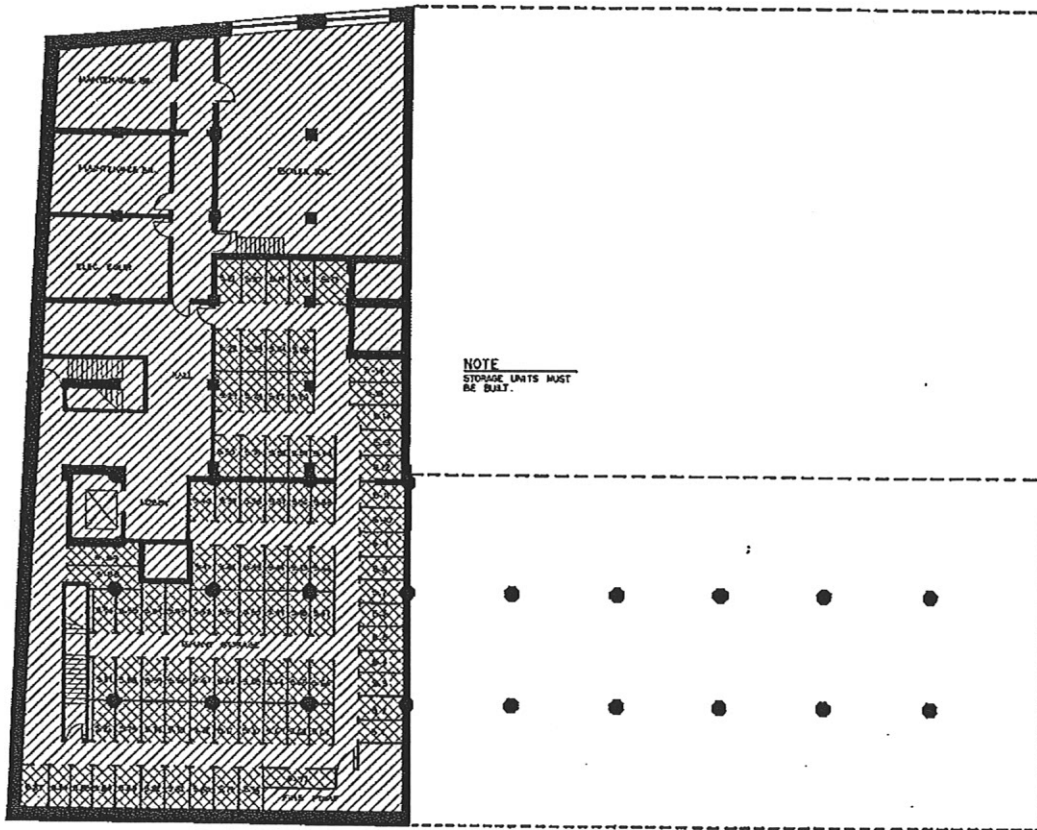


**KEY**

	PRIVATE UNIT AREA
	LIMITED COMMON EL.
	COMMON ELEMENTS
	DEFENSING WALLS

DATE  
4.28.85

**CD-1**  
8 IN A SET  
SCALE DRAWN BY  
20/10 FGR



**NOTE**  
STORAGE UNITS MUST  
BE BUILT.

**BASEMENT PLAN**  
SCALE = 1/8"=1'-0"



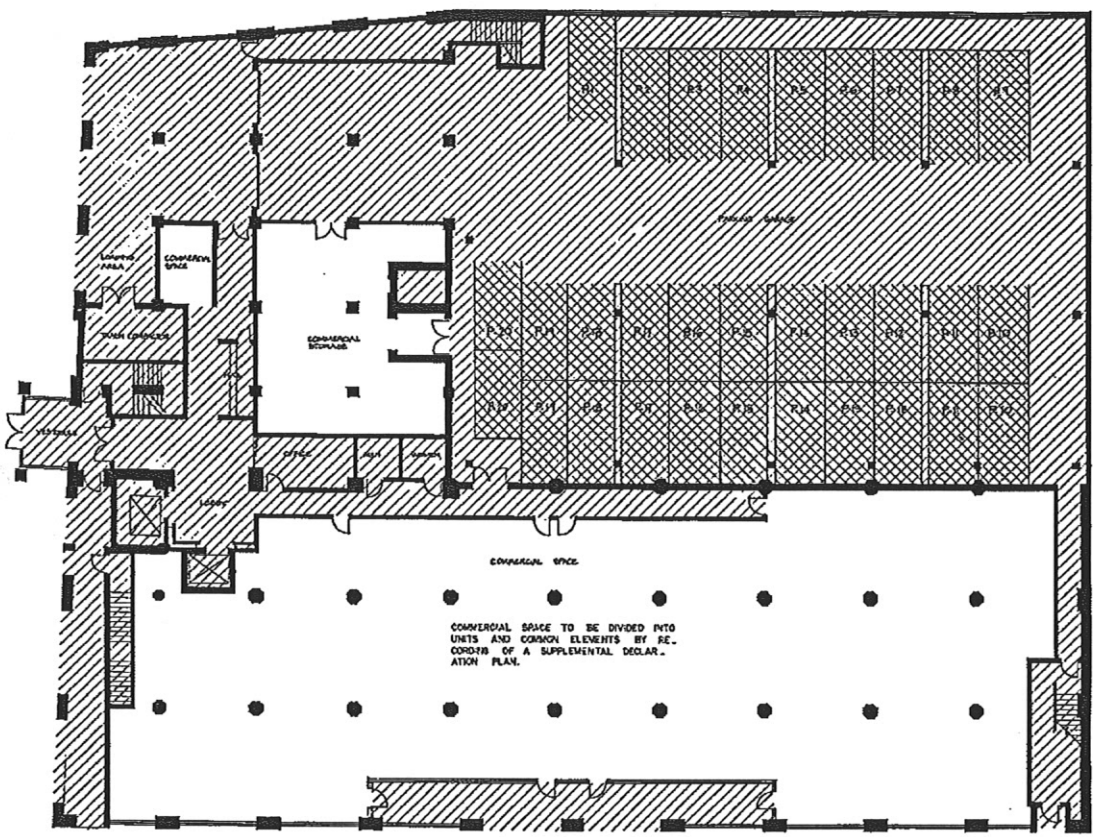
PREPARED BY  
**JIM YOUS, AIA**  
 PITTSBURGH, PA.

**PLATS AND PLANS**  
**THE LOFTS**  
 A CONDOMINIUM  
 3550 CENTRE AVENUE  
 PITTSBURGH, PA. 15204

**KEY**  
 [Symbol] PRIVATE UNIT AREA  
 [Symbol] LIMITED COMMON EL.  
 [Symbol] COMMON ELEMENTS  
 [Symbol] DIVISION WALLS

DATE  
 4.28.85

**CD-2**  
 8 IN A SET  
 SCALE DRAWN BY  
 1/8"=1'-0" FGR



NOTE  
VESTERALE MUST BE B.U.T.

FIRST FLOOR PLAN  
SCALE 1/8"=1'-0"

COMMERCIAL SPACE TO BE DIVIDED INTO  
UNITS AND COMMON ELEMENTS BY RE-  
CORDING OF A SUPPLEMENTAL DECLAR-  
ATION PLAN.



DRAWING PREPARED BY  
JIMMIE YUCAS, AIA.  
PITTSBURGH, PA.

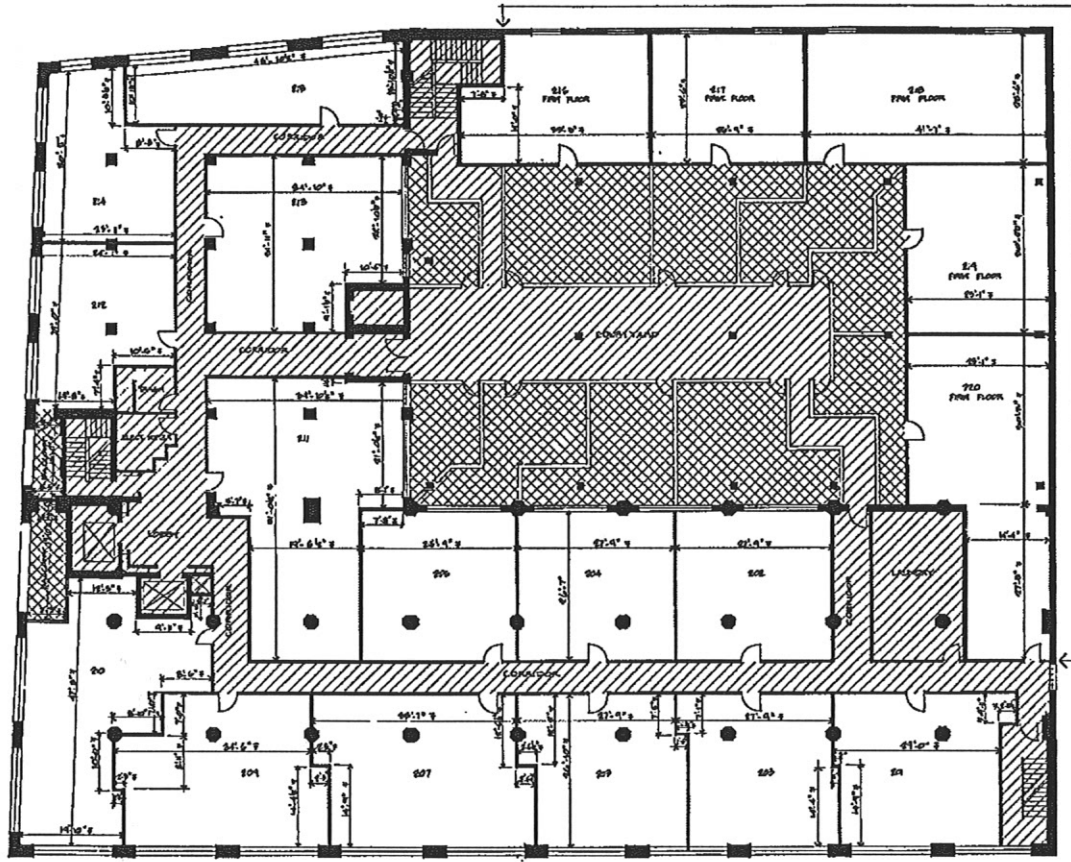
PLANS AND PLANS  
**THE LOFTS**  
A CONDOMINIUM  
5400 CENTRE AVENUE PITTSBURGH, PA. 15208

KEY  
 [White Box] PRIVATE UNIT AREA  
 [Cross-hatched Box] LIMITED COMMON EL.  
 [Diagonal Hatched Box] COMMON ELEMENTS  
 [Solid Black Box] DEMISING WALLS

DATE  
4.28.85

**GD.3**  
8 IN A SET  
SCALE DRAWN BY  
1/8"=1'-0" FGR





SECOND FLOOR PLAN  
SCALE - 1/8"=1'-0"



NOTE  
 • FIVE NEW UNITS MUST BE BUILT.  
 • COURTYARD AND LIMITED COMMON PATIOS MUST BE BUILT.

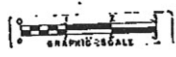
DRAWING PREPARED BY  
 JIMI YUCAS, AIA.  
 PITTSBURGH, PA.

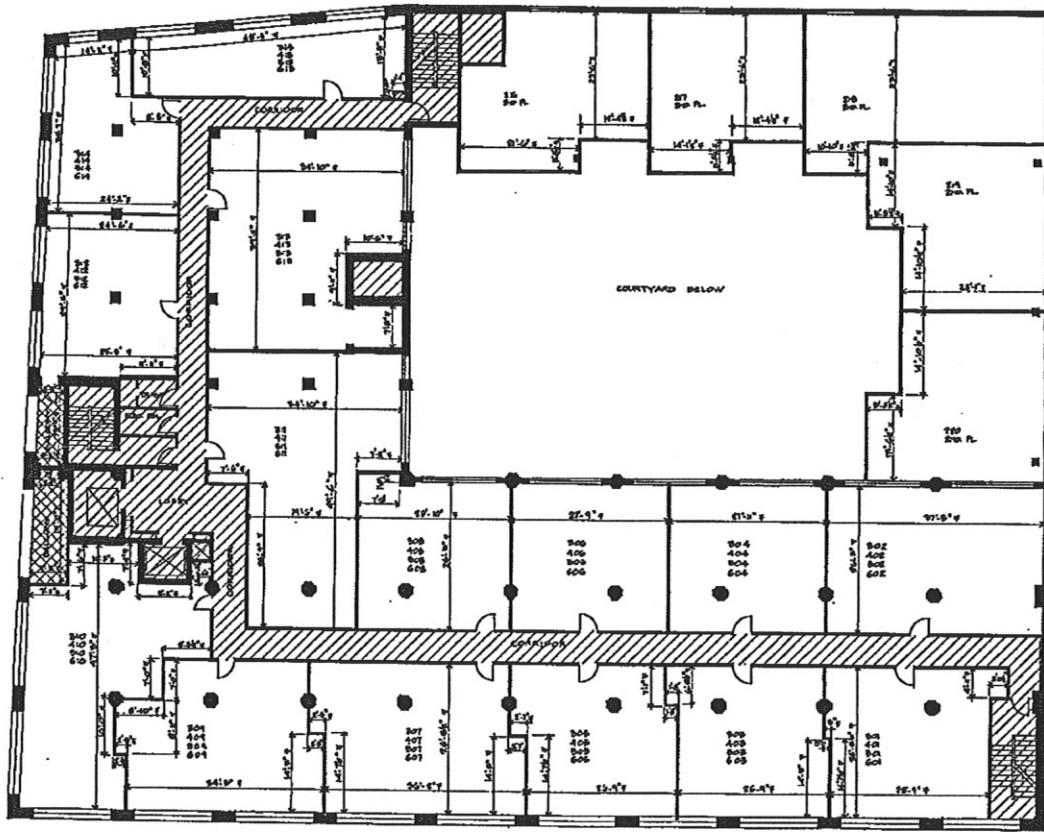
PLATS AND PLANS  
**THE LOFTS**  
 A CONDOMINIUM  
 8800 CENTRE AVENUE, PITTSBURGH, PA. 15208

KEY  
 [Symbol] PRIVATE UNIT AREA  
 [Symbol] LIMITED COMMON AREA  
 [Symbol] COMMON ELEMENTS  
 [Symbol] DIVISION WALLS

DATE  
 4.28.85

CD.4  
 8 IN A SET  
 SCALE DRAWN BY  
 1/8"=1'-0" FOR





TYPICAL FLOOR PLAN  
SCALE: 1/8"=1'-0"



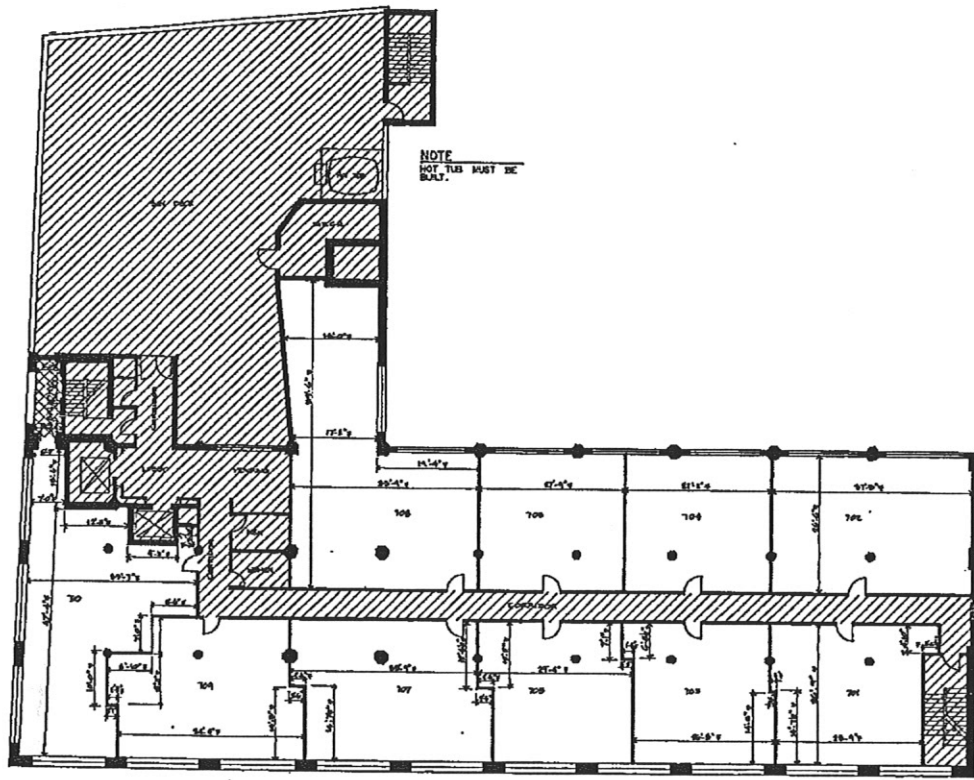
DESIGNED AND DRAWN BY  
JIMMIE YUGAS, AIA.  
PITTSBURGH, PA.

PLATS AND PLANS  
**THE LOFTS**  
A CONDOMINIUM  
3650 CENTRE AVENUE PITTSBURGH, PA. 15209

KEY  
 [Symbol] PRIVATE UNIT AREA  
 [Symbol] LIMITED COMMON ELEMENTS  
 [Symbol] COMMON ELEMENTS  
 [Symbol] CONCRETE WALLS  
 [Symbol] CONCRETE WALLS

DATE  
4.28.85

**CD.5**  
8 IN A SET  
SCALE DRAWN BY  
1/8"=1'-0" FOR



NOTE:  
NOT TO BE BUILT.

SEVENTH FLOOR PLAN  
SCALE: 1/8" = 1'-0"

DESIGNED & PREPARED BY  
**JIMMIE YUCAS, AIA**  
PITTSBURGH, PA.

PLATS AND PLANS  
**THE LOFTS**  
A CONDOMINIUM  
2860 CENTRE AVENUE PITTSBURGH, PA. 15208

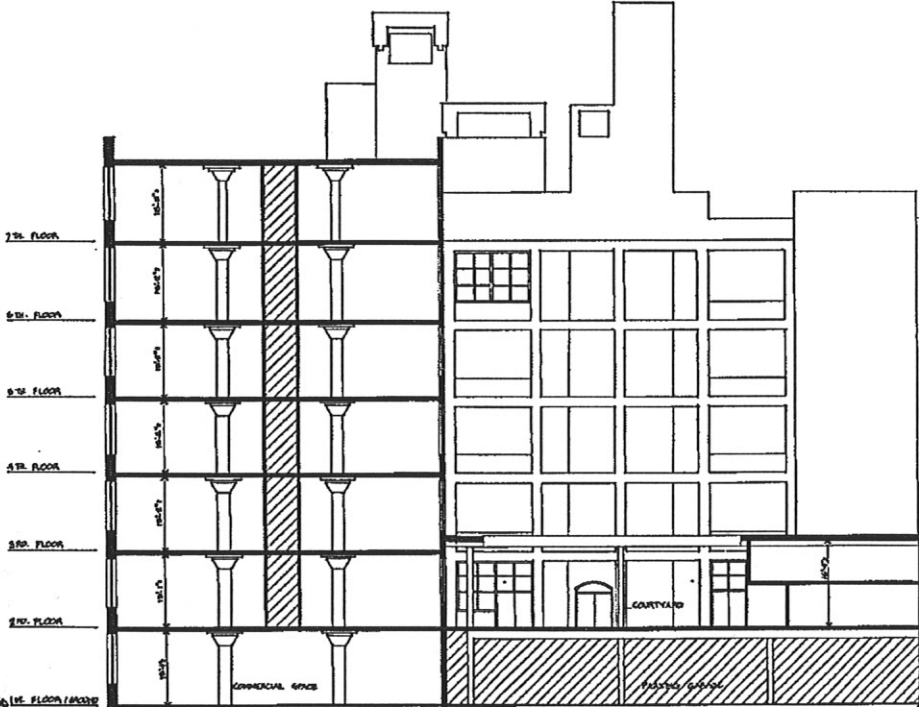
KEY

- PRIVATE UNIT AREA
- LIMITED COMMON ELEMENTS
- COMMON ELEMENTS
- SEPARATE WALLS

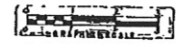
DATE 4.28.85

**C.D.G.**  
8 IN A SET

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



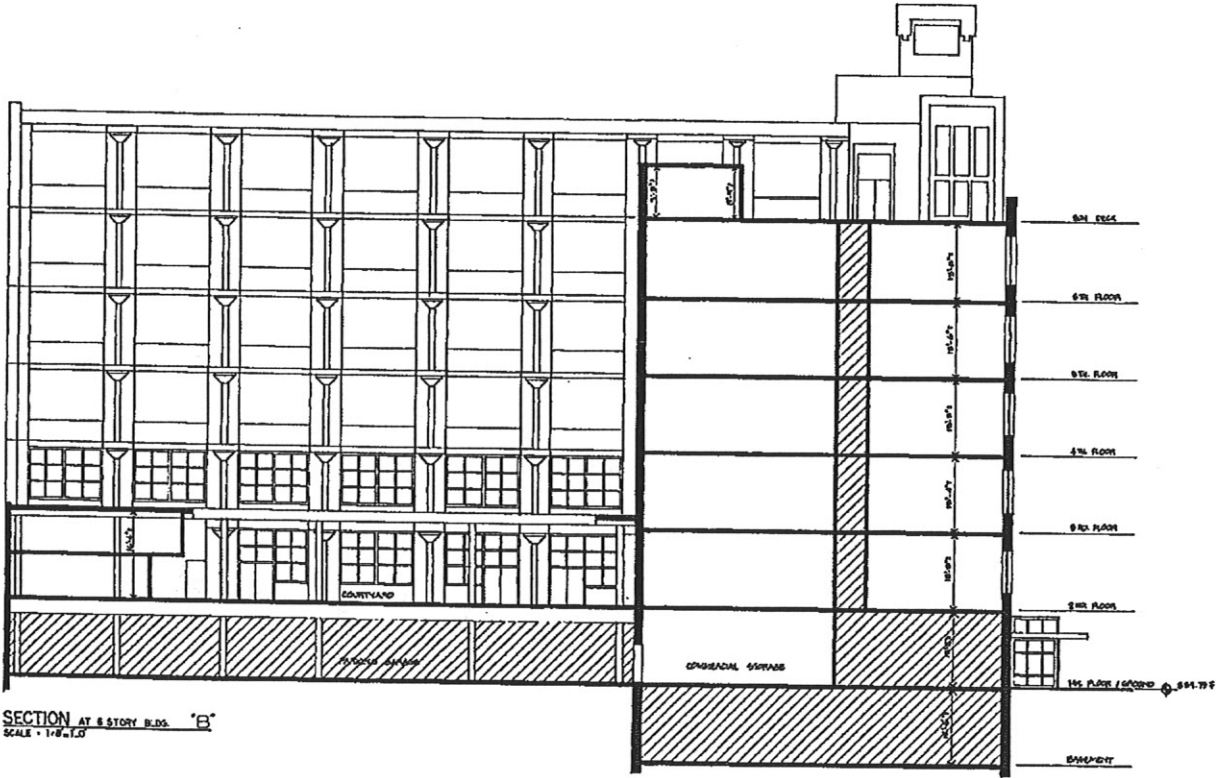
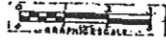
SECTION AT 7 STORY BLDG. 'A'  
SCALE: 1/8" = 1'-0"



DRAWING PREPARED BY  
JIMMY YUCAS, AIA.  
PITTSBURGH, PA.

PLATS AND PLANS  
**THE LIFTS**  
A CONDOMINIUM  
6640 CENTRE AVENUE PITTSBURGH, PA. 15206

KEY	
	PRIVATE UNIT AREA
	LIMITED COMMON EL.
	COMMON ELEMENTS
	DECKING WALLS
DATE	
4.28.85	
C13.7	
8 IN A SET	
SCALE	DRAWN BY
1/8" = 1'-0"	FGR



SECTION AT 6 STORY BLDG. 'B'  
SCALE - 1/8"=1'-0"

DESIGNED BY  
JIM YOCAS, AIA  
PITTSBURGH, PA.

PLANS AND PLANS  
**THE LOFTS**  
A CONDOMINIUM

3600 CENTRE AVENUE PITTSBURGH, PA. 15209

KEY

- PRIVATE UNIT AREA
- LIMITED COMMON EL.
- COMMON ELEMENTS
- ELEVATOR WALLS

DATE  
4.28.85

**CD.8**  
8 IN A SET  
SCALE DRAWN BY  
1/8"=1'-0" FOR