

LAWRENCEVILLE LOFTS CONDOMINIUMS

Purchaser Should Read This Document
Carefully for His or Her Own Protection

PUBLIC OFFERING STATEMENT

NAME OF CONDOMINIUM: **Lawrenceville Lofts Condominiums**

LOCATION OF CONDOMINIUM: **Pittsburgh, Pennsylvania**

NAME OF DEVELOPER

("Developer" or "Declarant"): **Lawrenceville Lofts, LLC**

ADDRESS OF DEVELOPER: **4735 Butler Street, Pittsburgh, PA 15201**

EFFECTIVE DATE OF PUBLIC

OFFERING STATEMENT: **April 28, 2020**

IMPORTANT NOTICE

(Pursuant to § 3402(a)(12) of the Pennsylvania Uniform Condominium Act, as amended) (the "Act")

1. UNDER PENNSYLVANIA LAW, A PURCHASER OF A CONDOMINIUM UNIT IS AFFORDED A FIFTEEN (15) DAY PERIOD (AFTER RECEIPT OF A PUBLIC OFFERING STATEMENT OR A MATERIAL AMENDMENT TO A PUBLIC OFFERING STATEMENT, BUT BEFORE CONVEYANCE OF THE UNIT), DURING WHICH HE OR SHE MAY CANCEL WITHOUT PENALTY ANY CONTRACT OF SALE PREVIOUSLY EXECUTED AND OBTAIN A FULL REFUND OF ANY SUMS DEPOSITED IN CONNECTION WITH THE

CONTRACT. IF THE PURCHASER SO ELECTS TO CANCEL, HE OR SHE MUST DELIVER NOTICE OF CANCELLATION TO THE DEVELOPER BY HAND (IN WHICH CASE EVIDENCE OF RECEIPT SHOULD BE OBTAINED) OR BY POSTAGE PREPAID UNITED STATES MAIL, RETURN RECEIPT REQUESTED.

2. IF THE DEVELOPER FAILS TO PROVIDE A PUBLIC OFFERING STATEMENT AND ANY AMENDMENTS THERETO TO A PURCHASER BEFORE CONVEYING A UNIT, THAT PURCHASER MAY RECOVER FROM THE DEVELOPER, IN ADDITION TO ANY OTHER RELIEF, AN AMOUNT EQUAL TO 5% OF THE SALE PRICE OF THE UNIT UP TO A MAXIMUM OF \$2,000 OR PURCHASER'S ACTUAL DAMAGES, WHICHEVER IS GREATER. A MINOR OMISSION OR ERROR IN THE PUBLIC OFFERING STATEMENT, OR ANY AMENDMENT THERETO, WHICH IS NOT WILLFUL, SHALL ENTITLE THE PURCHASER TO RECOVER ACTUAL DAMAGES ONLY.

3. IF A PURCHASER RECEIVES THE PUBLIC OFFERING STATEMENT MORE THAN FIFTEEN (15) DAYS BEFORE SIGNING A CONTRACT OF SALE, HE CANNOT CANCEL THE CONTRACT, EXCEPT THAT IN ACCORDANCE WITH PARAGRAPH 1 ABOVE, HE SHALL HAVE THE RIGHT TO CANCEL THE CONTRACT BEFORE CONVEYANCE WITHIN FIFTEEN (15) DAYS AFTER RECEIPT OF ANY AMENDMENT TO THE PUBLIC OFFERING STATEMENT THAT WOULD HAVE A MATERIAL AND ADVERSE EFFECT ON HIS RIGHTS OR OBLIGATIONS.

1. Description of the Condominium and the Units:

The Lawrenceville Lofts Condominiums (the "Condominium") is a new construction residential condominium project established under the Act. The Condominium is located on the first (1st), second (2nd), third (3rd) fourth (4th), fifth (5th) floor and sixth (6th) floors of that certain six (6) story building to be constructed at the corner of Butler Street and 38th

Street, Pittsburgh PA 15201. It consists of one (1) phase containing **24 Units residential units and 1 commercial unit**. Each Unit is an individual residential unit, except that the Developer may use any unsold Unit, or any Unit owned by others with the express written consent thereof, as a model, or any unsold Unit as sales office. Other reasonable, temporary nonresidential uses may be permitted by the Executive Board.

The Plans and Specifications will not be changed so as to materially adversely affect any purchaser. The Building Plans and Specifications are available for inspection at the Developer's office. The Developer reserves the right to substitute materials, fixtures, appliances and equipment of substantially equal quality for any of those set forth in the Building Plans and Specifications.

In addition to owning his or her Unit, each individual Owner owns a specified undivided interest in the Common Elements. This is referred to as the "Percentage Interest." The ownership of this Percentage Interest gives each Owner the right, subject to the terms of the Act, the Declaration, the Bylaws and the Plats and Plans, to use and participate in the control of the Common Elements (through membership in the Homeowners' Association). Every Unit Owner has a right and easement of enjoyment to the Common Elements, which is appurtenant to the title of the Unit owned thereby.

Some portions of the Common Elements may be designated as "Limited Common Elements." Each Unit will have appurtenant to it as a Limited Common Element those items specified in the Declaration and/or shown on the Condominium Plats and Plans. The Limited Common Elements are for the exclusive use of the Owner(s) to whose Unit(s) the Limited Common Element is assigned by the Declaration and the Plats and Plans, the Developer or the Homeowners' Association.

The Lawrenceville Lofts Condominiums, Units, Common Elements and Limited Common Elements are as described in the Declaration and as shown on the Condominium Plat and Plans, a copy of which is attached hereto as **Exhibit "B"**.

The Units comprising the Condominium are all new construction.

Capitalized terms utilized but not otherwise defined herein shall have the meaning given such terms in the Act or the Declaration.

2. Maximum Number of Units; Sales to Investors:

The maximum number of Units within the entire Condominium shall not exceed that as specified on the recorded Declaration for the Lawrenceville Lofts Condominiums.

Any or all Units owned by Developer pending sale may be offered for rent to the general public. As of the date of this Public Offering Statement, Developer has no intent to retain any Unit(s) for rental purposes. Developer reserves the right to market Units in blocks to investors.

3. Description of the Significant Features of the Declaration, Bylaws and Other Important Documents:

a) Declaration of Condominium:

The Condominium shall be created by the Developer recording a Declaration (“The Declaration”) in the Allegheny County Recorder of Deeds office. Copies of the Declaration, as **Exhibit “A”**, and the Plats and Plans, as **Exhibit “B”**, effective as of the date hereof, are attached hereto and incorporated herein by this reference. The following is a brief narrative description of the significant features of the Declaration.

Article 1 provides for the submission of the Property as a Condominium under the Act, describes the Property made subject to the Declaration and the Act, and subjects the Property to the Declaration, Bylaws, and matters shown on the Plats and Plans of the Condominium.

Article 2 contains the definitions of certain terms used in the Condominium Documents. Article 2 also incorporates the provisions of the Act.

Article 3 describes the Buildings and Units which comprise the Condominium by reference to the Condominium Plats and Plans. Article 3 also describes the Unit boundaries and the maintenance, repair and replacement responsibilities and obligations of each Unit Owner and the Homeowners' Association.

Article 4 establishes the Percentage Interests of the Units in the Common Elements, the Common Expenses liability and the voting rights of Owners. Every Owner other than the Developer will have one (1) vote in the Homeowners' Association for each Unit owned.

Article 5 describes the rights of Unit Owners in the Common Elements, as well as the Limited Common Elements which may benefit one (1) or more of the Units in the Condominium and provides that the maintenance, repair and replacement expenses regarding such Limited Common Elements shall be the responsibility of the Units benefited by such Limited Common Elements.

Article 6 describes certain easements and rights which benefit and affect each Owner and the Units, as well as certain easements and rights which are granted or reserved to the Homeowners' Association and to the Developer in addition to and in supplementation of the easements provided for by Section 3216, Section 3217 and Section 3218 of the Act. Article 6 describes the Parking Facilities, consisting of the Surface Parking Area, which is available to Unit Owners and their respective guests and invitees, at no additional charge, on an as-available basis.

Article 7 describes under what circumstances and in what manner the Declaration of Condominium may be amended and/or terminated.

Article 8 of the Declaration imposes various restrictions on the use of the Units and various other portions of the Condominium. Article 8 also authorizes the Executive Board of the Homeowners' Association to promulgate reasonable rules and regulations regarding the use and enjoyment of the Condominium premises. A copy

of the current rules and regulations, if any, is attached to this Public Offering Statement as **Exhibit “D”** as more fully described in Paragraph 3(c) hereof.

Article 9 specifies the rights of certain mortgagees.

Article 10 specifies that real estate taxes are to be separately assessed and taxed to each Unit Owner for his Unit and its corresponding Percentage Interest in the Common Elements, as provided in the Act.

Article 11 sets forth the reservation by the Developer to convey not more than one (1) Unit to the Homeowners’ Association, and that all costs incurred by the Executive Board with respect to such Unit shall be deemed to be and shall be included as Common Expenses assessed pursuant to this Declaration.

Article 12 sets forth the powers and additional rights of the Executive Board.

Article 13 states that a Unit Owner other than the Developer or the Executive Board may not voluntarily encumber or subject the Unit to any lien, other than the lien of a Permitted Mortgage. Article 13 also states that the Common Area cannot be mortgaged or conveyed without the approval of at least two-thirds (2/3) of the Unit Owners, excluding the Developer.

Article 14 addresses the budgets, common expenses, assessments and enforcement. Each annual budget for monthly assessments of Common Expenses shall include an amount reasonably considered by the Executive Board to be sufficient as a reserve for replacements and contingencies. Article 14 also provides that the Executive Board shall supply to all Unit Owners an itemized accounting of the Common Expenses for the preceding calendar year.

Article 15 addresses the lease or sublease of Units by Unit Owners.

Article 16 of the Declaration outlines the types and amount of insurance which the Homeowners' Association is required to obtain and the various provisions governing such insurance.

Article 17 provides generally that the Homeowners' Association shall indemnify any person acting on behalf of the Association as a result of their appointment or election to office who was or is a party, or is threatened to be made a party to any threatened, pending or compelled action, suit or proceeding. Article 17 further explains the processes and procedures governing the indemnification rights of the Homeowners' Association.

Article 18 provides for appointment and removal of officers and members of the Executive Board. Initially, members of the Executive Board will be appointed by the Developer. The purpose of the Developer's retaining control of the Executive Board in the early stages of the Condominium's existence is to ensure the stability of the Association and to administer the Condominium's affairs until the new Unit Owners become familiar with the Condominium. The Developer may retain control of the Executive Board for five (5) years following the conveyance of the first Unit or one hundred eighty (180) days after seventy-five percent (75%) of the Units are sold and settled, whichever occurs earliest. After termination of the Developer's control of the Executive Board, members will be elected by the Homeowners' Association.

Article 19 sets forth miscellaneous provisions related to, among others, the interpretation and enforcement of the restrictions and covenants set forth in the Declaration.

b) Bylaws:

The operation of the Homeowners' Association is governed by the Bylaws. In addition to provisions for an Executive Board and officers, the Bylaws provide for annual and special meetings, common expense assessments, insurance, restrictions on the use of Units and Common Elements, and numerous other matters

affecting the occupancy and operation of the Condominium. A copy of the Bylaws is attached as Exhibit “C” to this Public Offering Statement and incorporated herein by this reference.

The Bylaws may be amended by agreement of a majority of the Unit Owners, except that no amendment which affects the Developer’s rights (during the period of the Developer’s control) may be made without the Developer’s approval.

c) Rules and Regulations:

The Declaration and Bylaws provide that the Board of Directors may promulgate Rules and Regulations governing the details of the use and operation of the Condominium and the Units therein. If such Rules and Regulations have been adopted, a copy of the Rules and Regulations effective as of the date of this Public Offering Statement is attached to this statement as **Exhibit “D”** and incorporated herein by this reference. The Rules and Regulations, generally, will regulate the use of the Common Elements, and the personal conduct of the members and their guests and to establish penalties for infractions thereof.

d) Terms of the Offering:

Offering prices for all Units in the Condominium have been tentatively established at this time and will be subject to change at any time prior to execution of Purchase Agreements for such Units. Different Purchasers may pay different prices for similar Units at the sole discretion of the Developer. All prices may be changed without notice at any time, at the sole discretion of the Developer. Prices in executed Purchase Agreements cannot be changed except as set forth in such contracts.

Any deposit made in connection with the purchase of a Unit will be held in an escrow account in accordance with the provisions of Section 3408 of the Act and will be returned to the Purchaser if the Purchaser cancels the contract pursuant to Section 3406 of the Act.

A Purchaser may apply for financing from any lender or may pay all cash at settlement.

At settlement, the Purchaser will be required to pay, in addition to the purchase price of the Unit, the settlement costs which are identified in the Purchase Agreement.

In addition, the Purchaser will be required to make a non-refundable initial capital contribution to the Homeowners' Association equal to twice the estimated monthly assessment for General Common Expenses of his Condominium Unit. The general purpose of the contribution is to provide a reserve for future replacement of capital items and will not be used for operating expenses. This payment is not to be credited as an advance payment of General Common Expenses.

4. Financial Matters:

Unit Owners will be assessed to obtain the funds necessary to meet the budget of the Homeowners' Association. The amount of the assessment will normally be determined once a year, but payment will be on a monthly basis. On the first day of each month, each Unit Owner will pay the monthly installment.

The amount assessed against each Condominium Unit will be based on the Percentage Interest appurtenant to the Unit. Each Unit Owner will be responsible for payment of that percentage of the total annual budget which is equal to the Percentage Interest appertaining to his Unit. For example, if a Unit has one percent (1%) of the Percentage Interests, the Unit Owner will be assessed an amount equal to one percent (1%) of the total annual budget.

The budget will cover all anticipated Common Expenses for the upcoming fiscal year. The budget will also include whatever amount the Executive Board considers necessary as an adequate reserve to provide for unforeseen contingencies, insurance deductibles, working capital and repair or replacement of Common Elements. Each Unit Owner will be assessed

for the expenses of maintenance, repair and replacement of Limited Common Elements as and when such Limited Common Elements appurtenant to his Unit are maintained, repaired or replaced and, therefore, will not be listed as line items on annual budgets.

The Developer has prepared a budget for the first year of the Condominium's operation. A copy of the budget is included as **Exhibit "E"** to this Public Offering Statement and incorporated herein by this reference. The budget figures are, of course, estimates and the Developer cannot be certain that sufficient funds have been budgeted to cover all Common Expenses that may be incurred. Until the Homeowners' Association makes a common expense assessment, the Developer shall pay all of the operational expenses of the Condominium (which shall not include the reserve payment required to be made by each Unit owner at the time of purchase). Once the initial assessment has been made, if the Executive Board determines that insufficient funds are budgeted for any given fiscal year, the Executive Board may levy a special assessment to make up the budget deficit. Any special assessment will be payable by Unit Owners either in a lump sum or in installments, as the Executive Board determines.

Normal Common Expenses will be apportioned among all Unit Owners. Also, if any additions, alterations or improvements to the Common Elements are requested by certain Unit Owners and result in a benefit to only those Unit Owners, the cost of the addition, alteration or improvement may be charged on an individual basis to the benefited Unit Owners. Except in the event of a casualty, each Unit Owner must pay directly all of the costs of maintenance, repair and replacement for his own Unit.

All of the amounts assessed against a Unit give rise to a lien on that Unit. The Unit Owner cannot dispose of his Unit free of the lien until the lien is satisfied by payment of the assessments secured by the lien. The Homeowners' Association may obtain payment of past due assessments by foreclosure of the lien (resulting in a forced sale of the Unit) or by suing the Unit Owner.

5. Liens, Defects and Encumbrances Affecting the Title to the Condominium and Units:

The Condominium will be subject to the normal utility easements for water, sewer, electric, cable TV, gas, and telephone lines. In addition, the Condominium will be subject to certain easements created by the Declaration and by the Act. These easements are more fully described in the Act and the Declaration, and summarized herein as follows:

- a) Easement to facilitate sales. The Developer may use any unsold Unit or sold Units with the written consent of the respective Unit Owner, in the Condominium as models or as sales offices and may place advertising signs anywhere within the Condominium.
- b) Easement for ingress and egress. Each Unit Owner shall have the unrestricted right of ingress and egress to his or her Unit and a right of access to the Common Elements, subject to rules, regulations and restrictions established by the Homeowners' Association. This right shall be perpetual.
- c) Easement for support. Each Unit Owner has the benefit of a restriction upon any action of a neighboring Unit Owner, or of the Homeowners' Association, with respect to the Common Elements, which would endanger the stability or safety of his Unit. This right shall be perpetual.
- d) Easements/Licenses for access to premises. All Units are conveyed together with and subject to (i) an easement for ingress and egress through Developer's Property; and (ii) a license to utilize the Elevator Facilities, each as indicated on the Plats and Plans. This right shall be perpetual.
- e) Easement to perform maintenance. The Developer and the Homeowners' Association reserve an easement on, over and under those portions of the Common Elements, Limited Common Elements and Units for the purposes of providing

maintenance in accordance with the Declaration and the Act. This right shall be perpetual.

- f) Rooftop Easement/License. The roof and all other Common Elements of the Building necessary to gain access to the roof are subject to a license and easement for the benefit of Declarant's Property, Declarant and Declarant's tenants, for the purpose of installing equipment necessary for the beneficial use and enjoyment of the Declarant's Property including, but not limited to, HVAC equipment and satellite dishes and equipment. This right shall be perpetual.

The Developer is required by law to release any liens on any Condominium Unit sold prior to conveyance of the Unit. The Condominium Units will be conveyed free of any liens other than those placed on the Unit by the Purchaser.

6. Warranties:

Each Unit Owner will receive the statutory warranty against structural defects in components installed by the Declarant and work done or improvements made by the Declarant, covering his Unit for One (1) year from the date of the settlement of the purchase and sale thereof, and such a warranty is also given to the Homeowners' Association covering the Common Elements for one (1) year from the date the first Unit was conveyed or from completion of the particular Common Element, whichever is later. No other claims may be commenced later than six (6) years after the warranty begins.

"Structural defects" means those defects in components of the Unit or Common Elements which require repair, renovation, restoration or replacement and

- a) which reduce the stability or safety of the building below accepted standards;
- or
- b) which restrict the normal intended use of all or part of the building.

These warranties shall not be construed to make Declarant responsible for any items of maintenance relating to the Unit or Common Elements.

The purchaser may inspect his Unit and note any defects. The Declarant will correct any legitimate defects prior to settlement. If the purchaser fails to inspect his Unit, he must

accept his Unit in an “as is” condition.

Any warranties extended by third party manufacturers for appliances, equipment or the like shall be assumed by purchaser at settlement.

EXCEPT AS SET FORTH ABOVE, THE UNIT, THE COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND ALL PERSONAL PROPERTY ARE SOLD/IS SOLD “AS IS,” WITHOUT WARRANTY OR REPRESENTATION OF ANY KIND, EXPRESSED OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR HABITABILITY.

7. Pending Litigation:

As of the effective date of this Public Offering Statement, there are no judgments against the Declarant nor is the Declarant a party to any pending litigation. The same is true with regard to the Homeowners’ Association. The Declarant knows of no litigation, currently pending or threatened, which could materially adversely affect the Condominium or the Homeowners’ Association.

8. Escrow of Deposits:

Any deposit made in connection with the purchase or reservation of a Unit from the Developer shall be placed in escrow by Developer and held in the Commonwealth of Pennsylvania in an account designated solely for that purpose by a licensed title insurance company, an attorney, a licensed real estate broker or an institution whose accounts are insured by a governmental agency or instrumentality, until the deposit is: a) delivered to the Developer at closing; b) delivered to the Developer because of purchaser’s default under a contract to purchase the Unit; or c) refunded to the purchaser.

9. Insurance:

The Executive Board may obtain insurance to protect the Homeowners' Association and, to a certain limited extent, the Unit Owners as individuals. Any insurance coverage obtained will be provided in accordance with the Act and the Declaration.

The Declaration requires that each Unit Owner obtain insurance coverage on his Unit (as the boundaries thereof are defined in the Declaration), personal property and liability exposure including, but not limited to, replacement value of all structural components, appliances, cabinets, carpeting, etc. **YOU SHOULD CONSULT YOUR INDEPENDENT INSURANCE AGENT REGARDING REQUIRED OR NECESSARY COVERAGES.**

10. Declaration as to Conditions:

The Declarant represents that all items involved in the recent renovation/new construction were new and in good order and condition, constructed, or installed during the period of renovation/construction.

11. Voting Allocation:

Each Unit Owner shall be entitled to the number of votes set forth in the Declaration.

Every Unit Owner shall be a member of the Homeowners' Association. Membership shall be appurtenant to and may not be separated from ownership of any Unit.

The Homeowners' Association shall have two (2) classes of voting membership:

Class A: Class A members shall be all Owners with the exception of the Developer and shall be entitled to one (1) vote for each Unit owned. When more than one person holds an interest in any Unit, all such persons shall be members. The vote for such Unit shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Unit.

Class B: Class B member(s) shall be the Developer, and any successor or assign who takes title for the purpose of development and sale and shall be entitled to three (3) votes for each Unit owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or

(b) Five (5) years from the date of the first conveyance of a Unit to a person other than Declarant.

From and after the happening of the first of these events the Class B members shall be deemed to be Class A members entitled to one (1) vote for each Unit owned as set forth in the preceding paragraph.

12. Government Permits:

There are no outstanding or unsecured notices of violations of governmental requirements.

13. Environmental:

The Developer has no knowledge as to the existence of hazardous conditions, including contamination affecting the Condominium site by hazardous substances, hazardous waste or the like, or the existence of underground storage tanks for petroleum products or other hazardous substances on the Property.

The Act requires the Developer to provide the address and telephone number of the regional offices of the Department of Environmental Resources and the United States Environmental Protection Agency where information concerning environmental conditions affecting the Condominium site may be obtained (if any such information does, in fact, exist). Those addresses and telephone numbers are as follows:

Pennsylvania Department of Environmental Resources
Southwest Regional Office
400 Waterfront Drive
Pittsburgh, PA 15222-4745
(724)925-5500

United States Environmental Protection Agency
Region 3 Office
1650 Arch Street
Philadelphia, PA 19103-2087
(800) 438-2474

14. Taxes:

Real property taxes are levied separately against individual Units and each Unit Owner will be responsible for the payment of the taxes on their own Unit. The assessed values of any unsold Units are presently unknown but will be based upon the purchase price of each Unit as sold.

15. Purchase Agreement and Deed:

A sample Purchase Agreement and sample Deed are attached hereto as **Exhibits “F”** and **“G”**, respectively, and incorporated herein by this reference. The foregoing is included only as reference tools for potential purchasers and in no way shall bind the Developer at the time of purchase or otherwise.

16. General Information:

Any information or data regarding the Lawrenceville Lofts Condominiums not presented in this Public Offering Statement or contained in the Exhibits must not be relied upon. No

person has been authorized by the Developer to make any representation not expressly contained herein. This presentation may not be changed or modified orally.

The Developer reserves the right to change the terms of this Public Offering Statement as they affect potential Purchasers not then under contract; *provided, however*, that any such change shall not affect the substance of the Public Offering Statement with respect to prior Purchasers or Purchasers under contract, nor shall such change affect the method of determining Percentage Interests in the Common Elements.

LAWRENCEVILLE LOFTS CONDOMINIUMS

PUBLIC OFFERING STATEMENT

Schedule of Exhibits

EXHIBITS

- “A”** Declaration [*download from website lawrencevillelofts.com*]
- “B”** Plats and Plans
- “C”** Bylaws [*download from website lawrencevillelofts.com*]
- “D”** Rules and Regulations [*download from website lawrencevillelofts.com*]
- “E”** Current Operating Budget
- “F”** Sample Purchase Agreement [*download from website lawrencevillelofts.com*]
- “G”** Sample Deed

EXHIBIT E

LAWRENCEVILLE LOFTS CONDOMINIUMS ESTIMATED OPERATING BUDGET

FOR PERIOD JAN 2022 TO DEC 2022 | ANTICIPATED FIRST FULL YEAR OF OPERATIONS

REVENUE

Assessment Income (\$0.25 / square-foot / month)	\$ 91,776	
Other Income - Interest	\$ 281	
Late Fees	\$ 358	
Total Revenue		<u>\$ 92,415</u>

EXPENSE

Building Expense

Roofs, Gutters & Downspouts Repairs	\$ 1,593
Building Maintenance & Repairs	\$ 6,981
Elevator Maintenance & Inspection	\$ 1,580
Janitorial and Cleaning	\$ 7,250
Roof Top Deck Maintenance	\$ 5,200
Plumbing Repairs & Supplies	\$ 1,850
Key, Security and Electronic Devices	\$ 680
Masonry - Pressure Washing	\$ 1,250
Interior and Exterior Painting	\$ 2,876
Landscaping - Lawn Care and Maintenance	\$ 4,581
Pest Control	\$ 1,200

Administrative

Late Notice Fees	\$ 250
Management Company	\$ 5,850
Professional Fees: Accounting	\$ 1,000
Professional Fees: Legal	\$ 1,500
Insurance - Liability, Hazard and Other	\$ 4,813

Finance and Taxes

Bank Charges	\$ 430
Taxes	\$ 8,946

Utilities

Utilities: Electric	\$ 2,560
Utilities: Water/Sewer	\$ 15,680
Garbage Removal	\$ 5,400
Snow Removal	\$ 4,560

Reserve

Contribution to Reserve - Dog Washing Station	\$ 200
Contribution to Reserve - Fitness Center	\$ 150
Contribution to Reserve - Roof	\$ 1,260
Contribution to Reserve - Maintenance & Repair	\$ 1,450
Contribution to Reserve - Elevators	\$ 1,500
Contribution to Reserve - Painting & Supplies	\$ 875
Contribution to Reserve - Miscellaneous	\$ 950

Total Expenses		<u>\$ 92,415</u>
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EXHIBIT G

LAWRENCEVILLE LOFTS CONDOMINIUM | SAMPLE DEED

Parcel ID: _____

Prepared by and return to:
Colonial Title, LL
409 Broad Street, Suite 115
Sewickley, PA 15143
File No: _____

THIS INDENTURE, made on the ____ day of ____, 2021

BETWEEN:

LAWRENCEVILLE LOFTS LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY

(hereinafter call the Grantors), of the one part, and

(hereinafter called the Grantee), of the other part

WITNESSETH, that the said Grantors for and in consideration of the sum of _____ lawful money of the unites States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledge, have granted, bargained, and sold, released and confirmed, and by these presents do grants, bargain and sell, release and confirm unto the said Grantee

ALL THAT CERTAIN unit in the condominium known, named and identified in the Declaration referred to below as the Lawrenceville Lofts Condominiums, located in the 6th Ward of the City of Pittsburgh, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa.C.S.A *et seq.*, by the recording in the Allegheny County Department of Real Estate of the Declaration of Condominium on _____ in Deed Book Volume ____, page _____ as amended by that recording in the Allegheny County Department of Real Estate, being designated in such Declaration UNIT _____, as more fully described in such Declaration thereto, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration thereto) of _____ percent (____%)

BEING designated as Block 49-J-89-____ in the Deed Registry Office of Allegheny County, Pennsylvania. TOGETHER WITH all and singular the said Unit, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issue and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of it, the said

Grantor, as well at law as in equity, of, in and to the same.

TOGETHER WITH the exclusive use of Parking Stall Number _____ as set forth in the Declaration of the Lawrenceville Lofts Condominiums dated _____ and recorded in the Allegheny County Department of Real Estate on _____ in deed Book _____ page _____ 71.

TOGETHER WITH all and singular the buildings and improvement, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and reminders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

AND the said Grantors, for themselves and their successors and assigns, do, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that they, the said Grantors, and their successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantors, and their successors and assigns, and against all and every other person and persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the parties of the first part have signed and sealed these presents or caused these presents to be executed in their respective names and their respective common and corporate seals to be hereunto affixed by their proper officers thereunto duly authorized. Dated the day and year first above written.

NOTICE-THIS DOCUMENT MAY NOT/ DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE / HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGES MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

[This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P. L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

SEAL AND DELIVERED

IN THE PRESENCE OF US

LAWRENCEVILLE LOFTS, LLC

PENNSYLVANIA LIMITED LIABILITY COMPANY

By: _____ {SEAL}

Name: _____

Title: _____

Commonwealth of Pennsylvania

County of Allegheny

AND NOW, this ____ day of ____, ____2021, before me, the undersigned Notary Public, appeared _____, who acknowledged _____ to be the Authorized Member of Lawrenceville Lofts LLC, a Pennsylvania limited liability company, and __, as such Authorized Member being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunder set my hand official seal

Notary Public

My commission expires _____

NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, IS FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL.

THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, OCT. 10, P.L. 874, NO. 156 § 1.

By: _____ {SEAL}

Name: _____

Title: _____

I do hereby certify that the Tax Billing Address of the within named grantee is

I do hereby certify that the Owner Mailing Address of the within named grantee is
