

DECLARATION
NORBERRY ONE CONDOMINIUM

PREAMBLE

Norberry, Inc., a Pennsylvania corporation has (shall construct) constructed the Building on the Land it owns and has (shall enter) entered into certain Agreements of Sale with Purchasers for sale and purchase of Condominium Units. Units will be conveyed by Norberry, Inc., to the purchasers as condominium units pursuant to said Agreements of Sale. Pursuant to the foregoing, Norberry, Inc., executed this Declaration of Condominium.

ARTICLE I

SUBMISSION: DEFINED TERMS

Section 1. Declarant; Property; County; Name. Norberry, Inc., a Pennsylvania corporation, owner in fee simple of the land described in Exhibit "A" attached hereto, located in the Township of Cranberry, Butler County, Pennsylvania, hereby submits the Land and Building, together with all easements, rights and appurtenances thereunto belonging ("Property") to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. §3101 et. seq. ("Act"), and hereby creates with respect to the Property a condominium, to be known as "Norberry One Condominium".

Section 2. Easements. The Land is so submitted:

- (a) Subject to all covenants, conditions, provisions, easements and restrictions of record.
- (b) Subject to all applicable Cranberry Township ordinances.

ARTICLE II

BUILDING ON THE LAND: UNIT BOUNDARIES

Section 1. Location of Building. The location, dimensions and area of the Building is shown on Plat No. 1 attached hereto.

Section 2. Units and Percentage Interests Common Elements
The location of Units within the Building is shown on the Plans attached hereto. Set forth in Exhibit "B" is a list of all Units and their corresponding undivided percentage interest in the Common Elements. The percentage interest of each Unit is calculated on the square footage of each Unit. The undivided percentage interest of each Unit in the Common Elements is a fraction, the denominator of which is the total square footage area of all of the Units in the Condominium. The numerator of the fraction shall be the square

footage area of each Unit. The Common Expense Liability shall be apportioned on the basis of the percentage interest of each Unit in the Common Element. Percentage Interests shall not be changed except by an amendment to this Declaration executed by all Unit Owners affected thereby. The total undivided interest in Common Elements assigned to all Units shall at all times aggregate one hundred percent (100%).

The locations of the Common Elements to which each Unit has direct access are shown on the Plats and Plans; balconies, terraces and fences, if any, shown adjacent to any Unit are Limited Common Elements appurtenant to such Unit.

Section 3. Voting, Assessment. At any meeting of Unit Owners, each Unit owner shall be entitled to one vote for each Unit.

Common Charges shall be assessed against each Unit on the basis of the percentage interest of each Unit in the Common Elements.

Section 4. Unit Boundaries. Each Unit consists of the space within the following boundaries:

(a) Upper and Lower (Horizontal) Boundaries: The upper and lower boundaries of the Unit shall be the following boundaries extended to an intersection with the vertical boundaries.

(1) Upper Boundary: The horizontal plane of the bottom surface of the concrete ceiling slab or wooden surface constituting the ceiling of the Unit.

(2) Lower Boundary: The horizontal plane of the top surface of the concrete slab or wooden surface constituting the floor of the Unit.

(b) Vertical Boundaries: The vertical boundaries of the Unit shall be the vertical planes, extended to intersections with the upper and lower boundaries, formed by the Unit-side surface of the walls which surround the Unit.

(c) Balconies are Limited Common Elements allocated solely to the Unit to which it is appurtenant. The boundary of such Limited Common Elements shall extend beyond the exterior perimeter wall out to the vertical plane made by the perimeter fences or walls, if any, on said balcony. The horizontal floor surface of said Unit shall prescribe the lower boundary of the balcony and the horizontal surface of the plane created by a horizontal extension of the Unit's ceiling shall prescribe the upper boundary of the balcony.

(d) If any chute, flue, duct, wire, conduit, bearing wall, window, door bearing column or other fixture or structural element lies partially within and partially outside the designated boundaries of a Unit, any portion thereof serving only that Unit is a Limited Common Element allocated solely to that Unit, and any portion thereof serving more than one Unit or any portion of the Common Elements is a part of the Common Elements.

(e) Subject to the provisions of Paragraph (d) above, all spaces, interior partitions and other fixtures and improvements within the boundaries of a Unit are a part of the Unit. Interior partitions may be moved or removed only upon prior written approval of the Association, which shall not be withheld unreasonably. In the event a Unit Owner does move, remove or replace any interior partitions, no amendment of the Plats and Plans shall be necessary.

Section 5. Maintenance Responsibilities. Notwithstanding the ownership of the various portions of the Common Elements and the Units by virtue of the foregoing boundary descriptions, the Units and Limited Common Elements shall be maintained and repaired by each Unit Owner and the Common Elements by the Association in accordance with the provisions of §3307 of the Act. All expenses associated with the maintenance, repair and replacement of a Limited Common Element shall be paid by the Unit Owners, to which such Limited Common Element was assigned at the time the expense was incurred. If such Limited Common Elements are not kept in good repair the Association may do so and charge the cost thereof plus a 10% service fee against the Unit owner as a common expense.

ARTICLE III

USE RESTRICTIONS

Section 1. Use, Purposes and Restrictions. The uses of the Property, and the purposes for which the Building and each of the Units therein and Common Elements are intended, shall be in accordance with the following provisions:

(1) Use of Units.

(a) Each Unit shall be used solely as a residence for one family.

(b) Unit Owners may lease their individual Units. Any lease of a Unit shall be in writing and shall have a clause that makes any breach of the rules and regulations contained in any of the Condominium Documents a breach of said lease, and any lease, in excess of one year, must be pre-approved by the Association, such approval not to be unreasonably withheld.

(2) Storage Use; Insurance Rates. Nothing shall be done or kept in any Unit or the Common Elements which might increase the rate of insurance coverage for the Building or the contents thereof beyond the normal rates applicable for residential dwellings, without prior written consent of the Association.

(3) Offensive Activities. No noxious or offensive activities shall be carried on in any Unit or in the Common Elements nor shall anything be done therein either willfully or negligently which may be or become an annoyance or nuisance to the other Unit owners or occupants.

(4) Structural Integrity. Nothing shall be done to any Unit, or on, or in the Common Elements which will impair the structural integrity of the Building or which will structurally change the Building.

(5) Use of Common Elements. The Common Elements shall be used only for the furnishing of the services and facilities for which they were intended and are reasonably suited and which are incidental to the use and occupancy of the Units.

(6) Powers of Executive Board to Enforce. The Executive Board shall have the power to make such rules and regulations as may be necessary to carry out the intent of these use restrictions, and shall have the right to bring law suits to enforce the rules and regulations promulgated by the Association.

ARTICLE IV

EASEMENTS

Section 1. Utility Easements - Right of Entry. The Units and Common Elements shall be, and are hereby, made subject to easements in favor of the Declarant and the Association, appropriate utility and service companies and governmental agencies or authorities for such utility and service lines and equipment as may be necessary or desirable to serve any portion of the Property.

Section 2. Encroachments and Support. Each Unit, and the property included in the Common Elements shall be subject to an easement for encroachments created by construction, settling and overhands as designed or constructed. A valid easement for said encroachments and for the maintenance of same, so long as they stand, shall and does exist.

Section 3. Pedestrian Easements. There is hereby created an easement for a pedestrian right-of-way over and across the Common Elements, for the purpose of pedestrian passage by all persons

lawfully upon the Common Elements. An easement is hereby reserved to Declarant to enter the Common Elements to construct and maintain such facilities and perform such operations as may be reasonably required, convenient or incidental to the construction of the Building, provided nothing herein shall be deemed to increase the obligations of the Declarant hereunder.

Section 4. Emergencies, Repair. There is hereby granted a blanket easement to the Association or its officers, agents and employees, to any manager employed by or on behalf of the Association and to all policemen, firemen, ambulance, governmental and utility company personnel and all other similar persons to enter upon the Property or any part thereof in the proper performance of their respective duties and for repair and maintenance of Common Elements and Limited Common Elements.

Section 5. Pipes, Ducts, Cables, Wires, Conduits, Public Utility Lines and Other Common Elements Located Inside Units. Each Unit Owner shall have an easement in common with the other Unit owners to use all pipes, wires, ducts, cables, conduits, public utility lines and other Common Elements located in any of the other Units and serving his Unit. Each Unit shall be subject to an easement in favor of all the other Unit owners to use the pipes, ducts, cables, wires, conduits, public utility lines and other Common Elements serving each other Unit and located in such Unit.

ARTICLE V

POWERS OF ASSOCIATION, RESERVES, ASSESSMENTS

Section 1. Reserve Accounts. The Association shall have the power to create working capital, reserve for replacement, and contingency accounts, and to assess the Unit Owners for contributions to the said accounts.

Section 2. Exterior Maintenance. In addition to maintenance upon the Common Elements, the Association shall as a Common Expense provide exterior maintenance upon the building as follows: paint, repair, replace and care for roofs, gutters, downspouts, exterior building surfaces and other exterior improvements.

Section 3. Assessment of Charges. All sums assessed by resolutions duly adopted by the Association against any Unit for the share of Common Expenses chargeable to that Unit or any fine imposed against a Unit owner shall constitute a lien against the affected Unit in accordance with the Act and also shall be the personal liability of the Owner of the Unit so assessed and shall

constitute a lien against such Unit which shall be enforceable as provided in the Act or as otherwise permitted by law. Provided, to the extent permitted by the Act, the lien for any such assessment is hereby expressly subordinated in time, lien and priority to the first lien mortgage of any Mortgagee.

Section 4. Unpaid Assessments at Time of Voluntary Sale of a Unit. Upon the voluntary sale or conveyance of a Unit, the grantee shall be jointly and severally liable with the grantor for all unpaid assessments for Common Expenses which are a lien or charge against the Unit as of the date of the sale or conveyance.

ARTICLE VI

UNITS SUBJECT TO DECLARATION, BY-LAWS

Section 1. All present and future Unit owners and Residents of Units shall be subject to and shall comply with the provisions of this Declaration and the By-Laws as they may be amended from time to time. The acceptance of a Deed or execution of a lease or contract conveying an interest in, or the occupancy of, any Unit shall constitute such agreement.

ARTICLE VII

SEVERABILITY

Section 1. In the event that any provision of the Condominium Documents is determined to be invalid or unenforceable, they shall be considered severed and shall not be deemed to impair or affect in any manner the validity, enforceability or effect of the remainder of the Condominium Documents.

ARTICLE VIII

TERMINATION

Section 1. The Condominium may be terminated in accordance with Act, provided no such termination shall be effective unless the same is executed by all of the Unit owners and by the holders of all mortgages, judgments, or other liens affecting the Units.

ARTICLE IX

INSURANCE

Section 1. The Association shall insure the Common Elements of the Building against loss or damage by fire and such other hazards as the Act may require or the Association may deem

appropriate, without prejudice to the right of each Unit owner to insure his own Unit for his own benefit. The premises for such insurance on the Common Elements shall be deemed Common Expenses.

ARTICLE X

AMENDMENT OF DECLARATION

Section 1. For as long as Declarant is an Owner of one or more UNITS, This Declaration may be amended only with the consent of Declarant.

Except as specifically otherwise permitted by Section 3219 of the Act and the other Sections of the Act referred to therein, this Declaration may only be amended by the vote of not less than sixty-seven percent (67%) of the Unit owners to which votes in the Association are allocated in person or by proxy at a meeting duly held in accordance with the provisions of By-Laws, provided however, that any such Amendment shall have been approved in writing by any mortgagees holding mortgages which comprise the first liens on five (5) or more Units, which approval shall not be unreasonably withheld.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal this 1st day of May, 1984.



NORBERRY, INC.

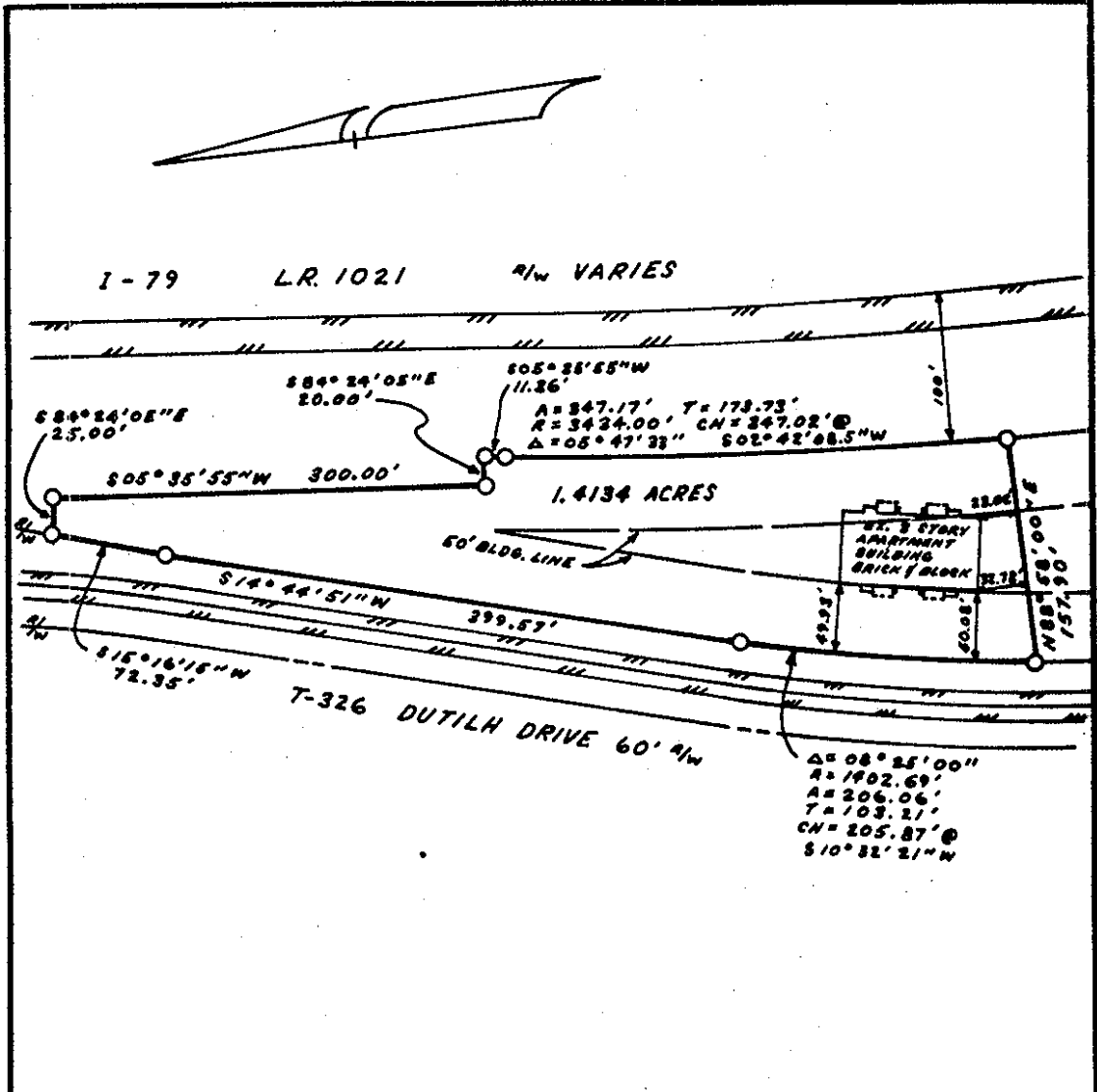
Anne M. Pringle
ANNE M. PRINGLE, PRESIDENT

VOL 1186 PAGE 353

ALL that property situate in the Township of Cranberry, County of Butler, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the line dividing Allegheny County and Butler County where the same intersects the easterly right-of-way line of Dutilh Road (T-326); thence along the easterly right-of-way line of Dutilh Road N. 06 degrees 58' 40" W. a distance of 510.90 feet to a point; thence continuing along same by the arc of a circle curving to the right having a radius of 1,402.69 feet and an arc distance of 325.81 feet to a point, the TRUE PLACE OF BEGINNING, being the southwest corner of the parcel herein described and the northwest corner of Lot No. 2 in the Norberry Condominiums Plan; thence from said place of beginning N. 88 degrees 58' 00" E. a distance of 157.90 feet to a point on the westerly right-of-way line of Interstate 79, L.R. 1021; thence by the arc of a circle curving to the right having a radius of 3434.00 and an arc distance of 347.17 feet to a point; thence N. 05 degrees 35' 55" E. a distance of 11.36 feet to a point; thence N. 84 degrees 24' 05" W. a distance of 20 feet; thence N. 05 degrees 35' 55" E. a distance of 300 feet to a point; thence N. 84 degrees 24' 05" W. a distance of 25.00 feet to a point on the easterly right-of-way line of Dutilh Road aforesaid; thence along the easterly right-of-way line of Dutilh Road S. 15 degrees 16' 15" W. a distance of 72.35 feet to a point; thence continuing along same S. 14 degrees 44' 51" W. a distance of 399.57 feet to a point; thence continuing along same by the arc of a circle curving to the left having a radius of 1402.69 feet and an arc distance of 206.06 feet to a point at the place of beginning.

SUBJECT to a 50-foot building line as the same is shown on a Plan of Property prepared by Richard G. Bach & Associates, Engineers and Surveyors dated October 14, 1983, and revised March 28, 1984, and being Lot No. 1 in the Norberry Condominiums Plan.



REVISED: 3-28-1986 - ADD BUILDING FINAL LOCATION.

NORBERRY ONE

PLAN OF PROPERTY
 SITUATE IN
 CRANBERRY TOWNSHIP
 BUTLER COUNTY, PA.
 MADE FOR
NORBERRY, INC.
 B-2999

RICHARD G. BACH & ASSOC.
 ENGINEERS & SURVEYORS
 ZELIENOPLE, PA.
 SCALE: 1"=100' DATE: 10-14-1988
 DWG. NO. 1873

VOL 1186 PAGE 355

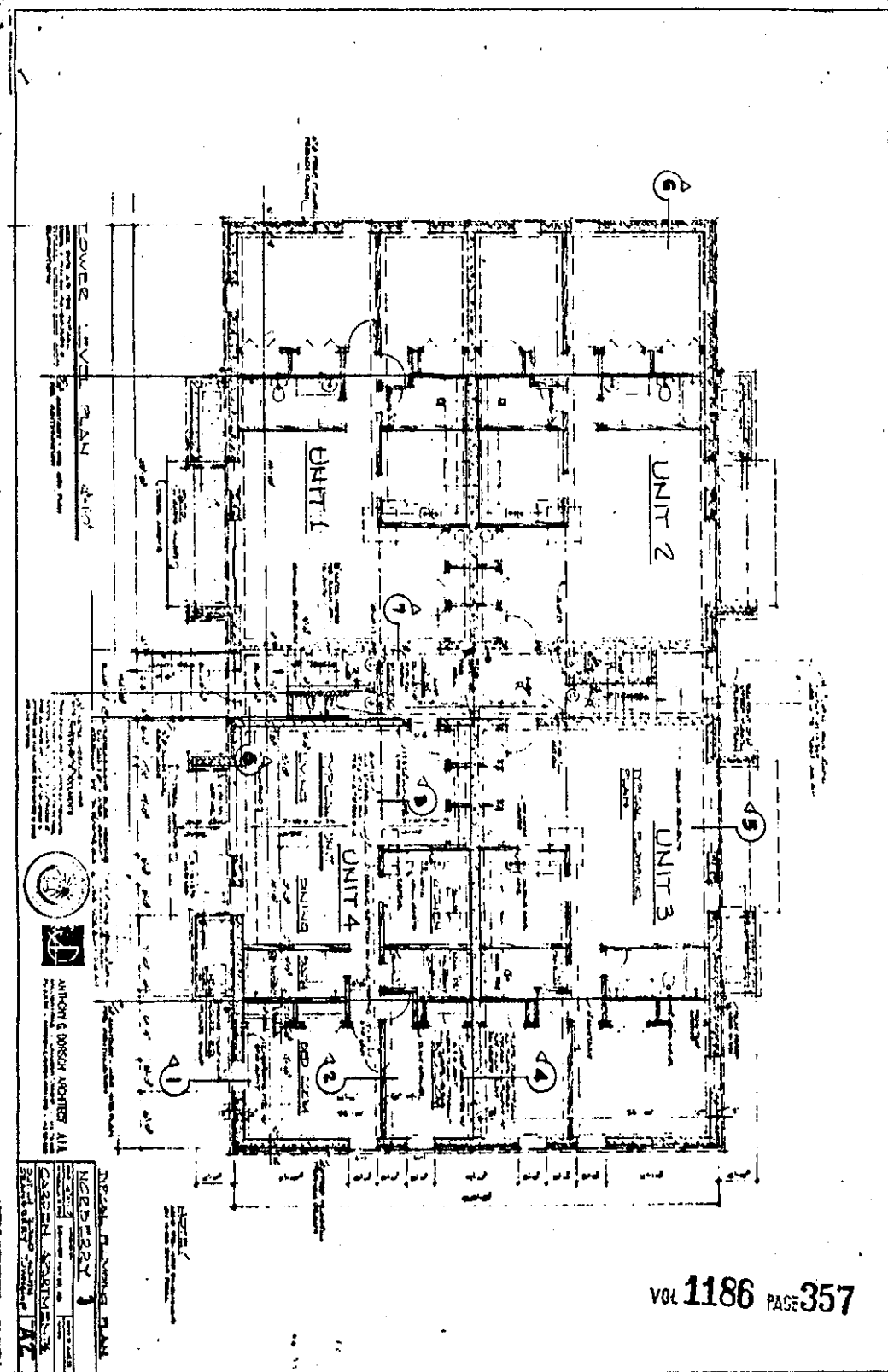
BRUNING 44-131 33949

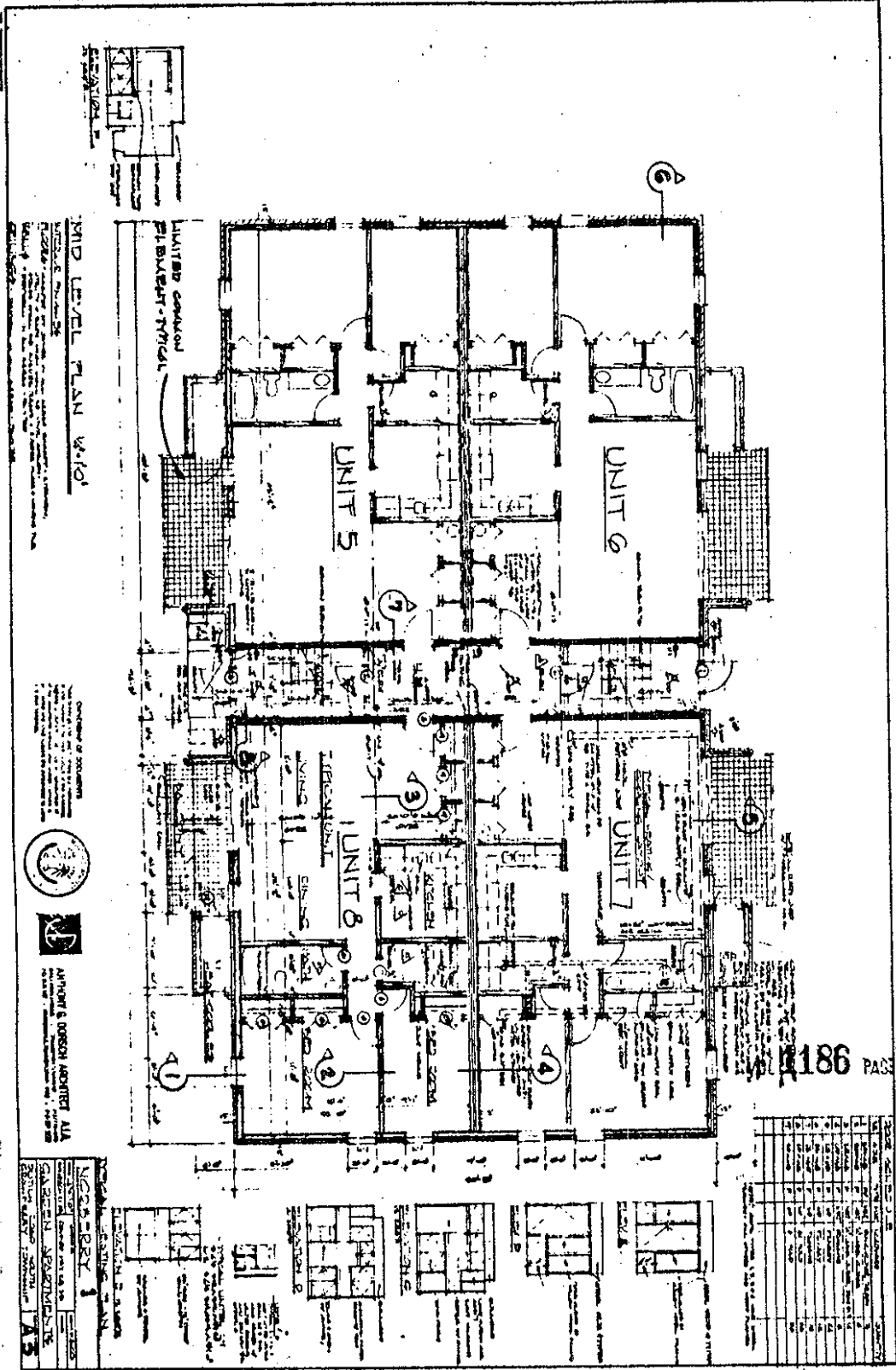
DB [Signature] RRG
 Exhibit "A-1"

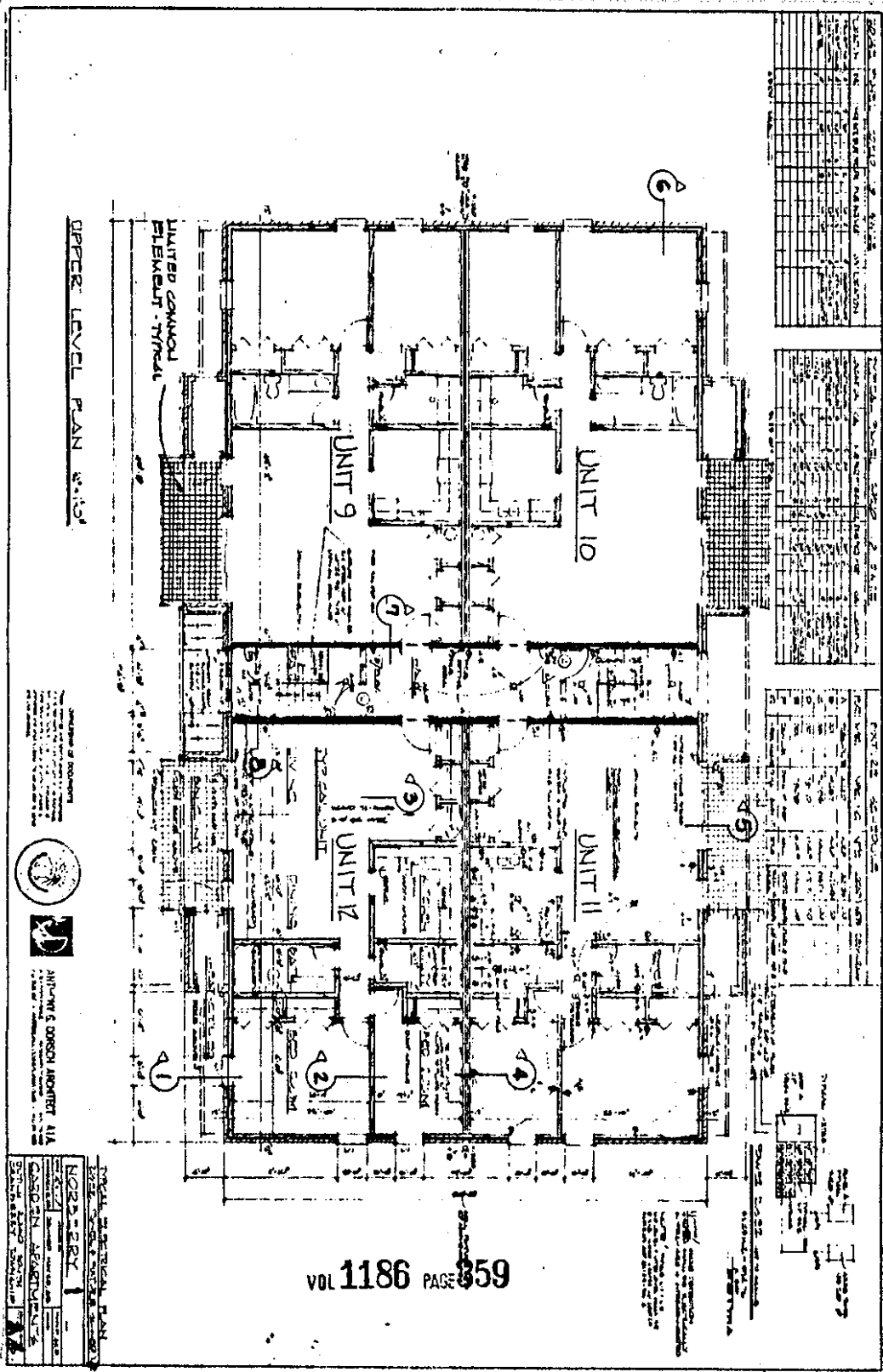
<u>Unit</u>	<u>% of interest in common Elements</u>	<u>Vote</u>	<u>% of Common Expenses</u>
1	8.33%	1	8.33%
2	8.33%	1	8.33%
3	8.33%	1	8.33%
4	8.33%	1	8.33%
5	8.33%	1	8.33%
6	8.33%	1	8.33%
7	8.33%	1	8.33%
8	8.33%	1	8.33%
9	8.33%	1	8.33%
10	8.33%	1	8.33%
11	8.33%	1	8.33%
12	8.33%	1	8.33%
	<u>100.00%</u>	<u>12</u>	<u>100.00%</u>

-Exhibit "B"

VOL 1186 PAGE 356



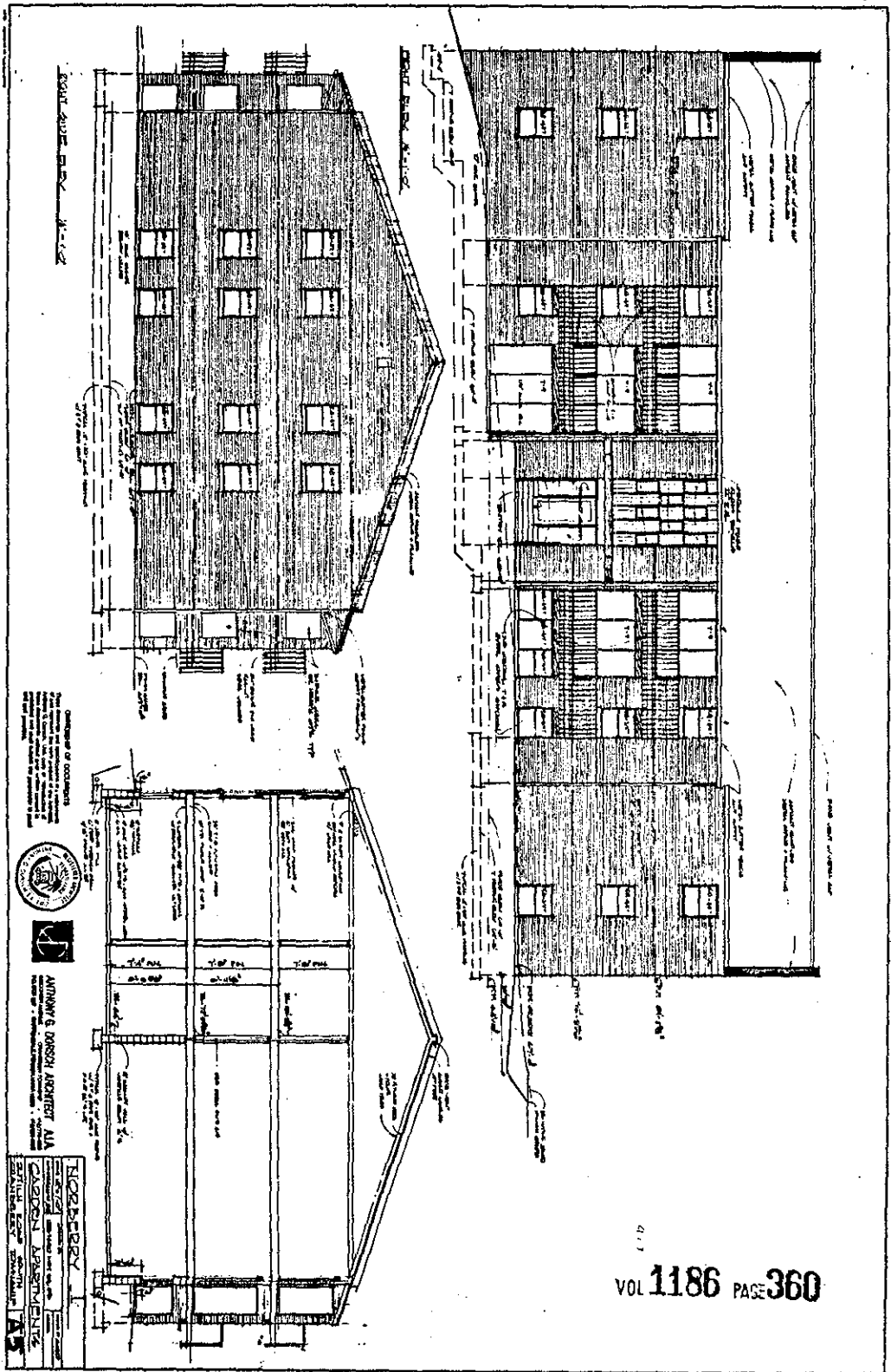




UPPER LEVEL PLAN 1/13

ANTHONY S. DORSON ARCHITECT, AIA
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: 303.733.1111
 FAX: 303.733.1112
 WWW.ASDARCHITECT.COM

TOTAL SHEET PLAN
 NO. 1
 SHEET NO. 1
 OF 1

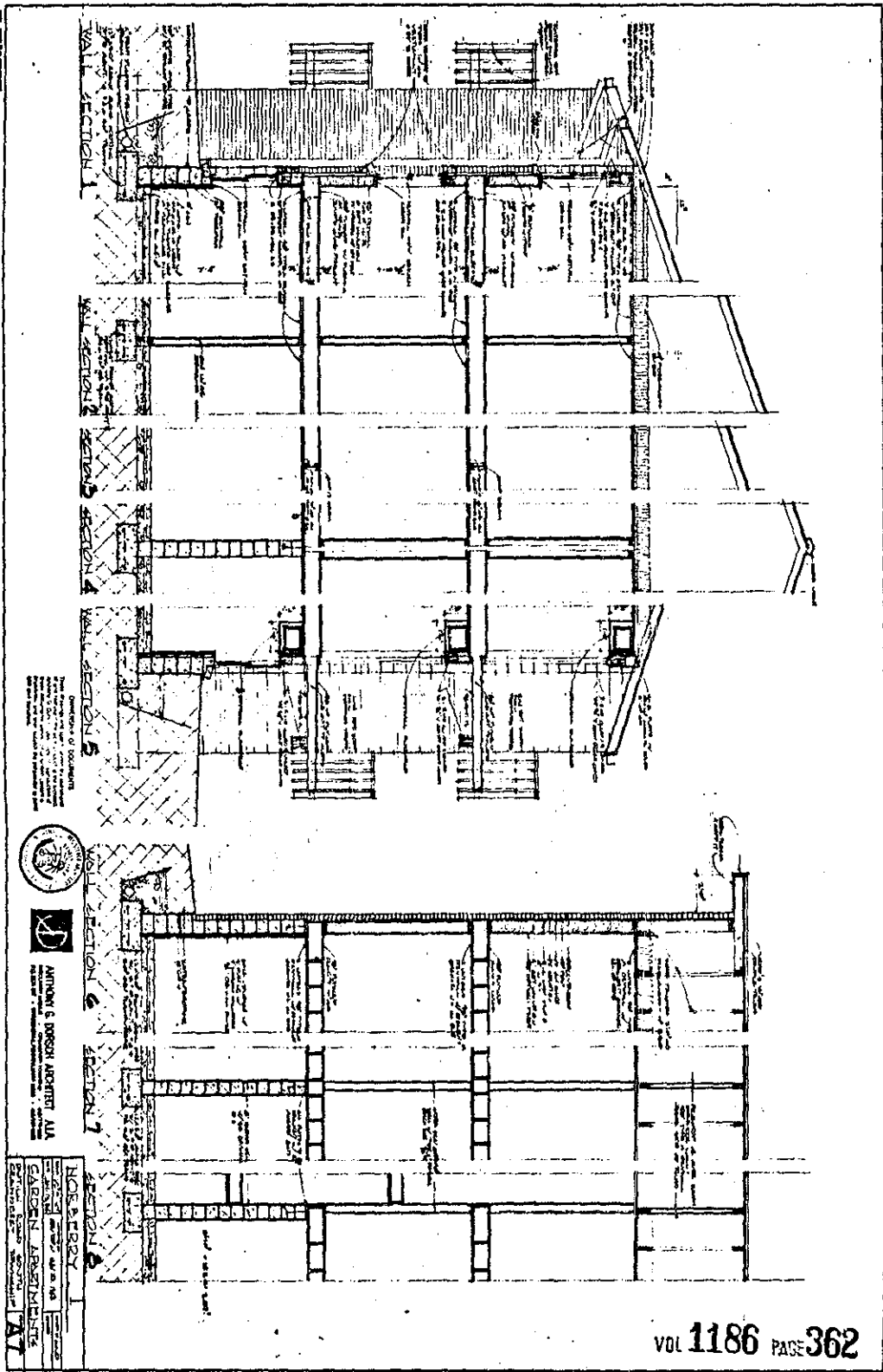


THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT HIS WRITTEN CONSENT. ANY REPRODUCTION OR COPIING WITHOUT HIS WRITTEN CONSENT IS STRICTLY PROHIBITED.



ARCHITECT & ENGINEER
 1000 ...
 ...

NO. 1000
 ...
 ...



PROPERTIES, LTD.

P.O. Box 241
Evans City, Pennsylvania 16033

Manager of Norberry I Condominium Assoc.

Projected expense budget: May 1, 1984, to April 30, 1985,
for common element maintenance.

	<u>Annual</u>	<u>Monthly</u>
<u>INTERIOR:</u> (weekly) Vacuum & Dusting 52 weeks @ 24.00	\$1248.00	\$ 104.00
<u>UTILITIES:</u> TRASH (dumpster)	\$ 540.00	45.00
WATER	144.00*	12.00
ELECTRIC	600.00*	50.00
		\$ <u>107.00</u>
<u>EXTERIOR:</u> Snow removal (W/sidewalks) 26 x 10	260.00	21.67
Grass (mow, trim, edge, sweep) 20.00 x 28	560.00	46.67
Spray Landscape (quarterly) 4 @ 20.00	80.00	6.67
		\$ <u>75.01</u>
(TOTAL)		\$ 286.01
Reserve (10%) Per Disclosure Management Fee		\$ 28.10 \$ 50.00
INSURANCE (per disclosure)	\$1407.00	\$ <u>117.25</u>
(TOTAL)		\$ 481.36

12 UNITS @ \$40.10

A deposit of 1 month, plus 1 month fee's are due at closing. Deposit and reserve shall be kept in an interest bearing account. Condominium fee's and unit insurance are the responsibility of the unit owner.

*Items will be adjusted on the next billing.

VOL 1186 PAGE 363

-Exhibit "D"

ENGINEERING REPORT AND ANALYSIS

FOR

NORBERRY #1 CONDOMINIUM
DUTILH ROAD
CRANBERRY TOWNSHIP
BUTLER, PENNSYLVANIA

APRIL 18, 1984



ANTHONY G. DORSCH ARCHITECT A.I.A.
WISCONSIN AVENUE • CRANBERRY TOWNSHIP • 412/776-4888
P.O. BOX 507 • WARRENDALE, PENNSYLVANIA 15086 • 412/831-9222

Exhibit "E"

VOL 1186 PAGE 364



ANTHONY G. DORSCH ARCHITECT A.I.A.
WISCONSIN AVENUE • CRANBERRY TOWNSHIP • 412/776-4666
P.O. BOX 507 • WARRENDALE, PENNSYLVANIA 15086 • 412/931-9222

April 18, 1984

In our capacity as architects for the Norberry #1 Condominium project, we designed the structure and have observed the construction of the project with site visits twice weekly. The township building inspector and the state building inspector have inspected the project at the various stages of construction as they are required to do.

NORBERRY CONDOMINIUM #1 consists of a three level building containing four garden apartment units on each floor. Two paved parking stalls are provided for each unit - a total of 24 parking stalls. The plans were approved by Pennsylvania Dept. of Labor and Industry, May 26, 1983 File #50522.

SITE DEVELOPMENT - The project is located on the east side of Dutilh Road, north of Freeport Road in Cranberry Township, Butler County, Pa., on a gently rolling site dotted with large oak trees. Roadways provide easy access to nearby shopping areas, schools, churches and office type employment in the nearby community and the RIDC Industrial Park.

Non-stop service to Pittsburgh is available at two pick-up sites within three miles of the Condominium property. There are four busses daily to Pittsburgh leaving at 6:30 6:45 7:00 and 7:15 A.M. with return trips from Ninth Street at 4:50 5:00 5:10 and 5:15 P.M. at \$2.00 per trip one way.

FOUNDATION INVESTIGATION - Eugene Hannigan Consulting Engineers of 502 Laurel Drive, Monroeville, PA. conducted an investigation of sub-surface conditions at the site. The report is EHCE Project #83032 and the recommendations of the consultant were implemented in the foundation design by our architectural firm.

STRUCTURAL - Construction of the building is of brick masonry with concrete block back up on the lower level. The block is covered with 2" of foil covered urethane insulation and 5/8" drywall.

The lower level floor is a 4" concrete slab installed over a plastic vapor barrier and 2" x 24" urethane perimeter insulation.

Second and third levels are constructed of wood frame with wood floor joist, wood roof trusses and brick veneer.

Wood floor construction consists of 5/8" plywood covered with 5/8" particle board underlayment.

Floor finishes are generally carpeted with exception of kitchen, utility room and bathroom which is vinyl corlon.

Walls separating units are 8" concrete block on the lower level with dry-wall finish. The upper level units are separated by two independent 2 x 4 wood stud walls with sound batt insulation and two layers of 5/8" type X fire rated drywall. The units are separated from the corridor by steel stud partitions and 5/8" type X fire rated drywall each side.

Typical interior partitions are 2 x 4 wood studs 16" c/c with 5/8" drywall finish.

Typical ceilings are two layers of 5/8" type X drywall with resilient channel between layers - u.l. system #505.

The roof consists of wood trusses 2-0" c/c, 1/2" plywood and 25 year fiberglass shingles. 9" fiberglass insulation is installed above the ceiling.

Exterior walls on 2nd and 3rd levels are constructed of 2 x 6 wood studs 16" c/c insulated with 6" batt insulation.

Balconies are constructed at each unit on 2nd and 3rd levels of wood joist, 5/8" ext. plywood deck and 3/8" ext. plywood soffit.

The stairs are wood treads and riser, protected with two layers of 5/8" type X drywall on the underside.

Exterior eaves, fascias, roof gutters, downspouts, and other trim is constructed of baked enameled aluminum.

PLUMBING - Sanitary Drainage - a sanitary drainage system consisting of soil and waste stacks are located throughout the various apartment buildings and dwelling units for each bathroom and kitchen group. Drainage from each plumbing fixture extends to the nearest appropriate sanitary stacks. The vertical sanitary stacks extend down through the various buildings and are then connected together below the first floor slabs. Common sanitary drain lines are extended from each individual building and are connected to a network of sewer extensions which connect into the Cranberry Township Sewer and Water Authority Sewage System.

The plumbing and drainage systems have been installed in accordance with requirements of the Butler County Plumbing Code. Good continued maintenance of the existing system should insure proper operation of the sanitary drainage system over an extended period of time.

DOMESTIC WATER SERVICE - is supplied to the apartment complex by the CRANBERRY TOWNSHIP SEWER AND WATER AUTHORITY. The main supply enters through a common water line with individual meter for each unit and a house meter for lawn care. Domestic hot water for each individual apartment building is furnished by electric hot water heaters.

All domestic water piping is copper with soldered joints.

FIRE ALARM AND SMOKE DETECTION - A class B fire alarm system is installed with pull boxes and alarm bell on each level. Individual battery operated smoke detectors are installed in each unit.

MECHANICAL HEATING AND COOLING - Each individual unit has heating and cooling provided by individual units located in mechanical equipment room. It is a split system consisting of an electric furnace with electric air conditioning condenser units. The nominal capacity of each individual apartment air handling is approximately 1 1/2 tons with 10 KW heating unit.

ELECTRICAL - Each unit is metered directly by Pennsylvania Power Co. The building has meters located in closet in lower level. 12 meters, one for each unit and 1 meter is the house meter. Service is underground.

Each unit has a garbage disposal, dishwasher, range and refrigerator.

There are washers and dryers in each unit supplied and installed by owner.

Apartments have a door intercom and a door release security system.

Panel boxes are located in the utility room.

All units are air conditioned with one (1) compressor section for each unit.

Services terminate in panels located in each unit.

Units are served with 110 /220 volt, single phase service.

All receptacles are of the grounded type.

CERTIFICATE OF SUBSTANTIAL COMPLETION PURSUANT TO S.3201(c)
of the PENNSYLVANIA UNIFORM CONDOMINIUM ACT

The undersigned, a licensed architect in the Commonwealth of PENNSYLVANIA(LICENSE NO.3362), Hereby certifies that Units 1 Through 12 including all structural components and mechanical systems of all buildings of Norberry One Condominium, created pursuant to a certain Declaration of Condominium dated May 1, 1984, and recorded on May 2, 1984, in the Office of the Recorder of Deeds of Butler County in Deed Book Volume _____, Page _____, Is substantially completed.

Instrument 3828



Anthony G. Dorsch
ANTHONY G. DORSCH, AIA

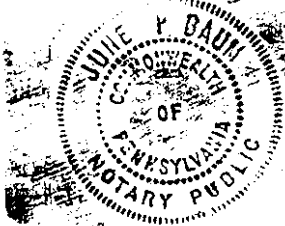
Before me, A Notary Public, in and for the County of Butler, Commonwealth of Pennsylvania, personally appeared Anthony G. Dorsch, who being duly sworn according to law, deposes and says that the matters set forth in the foregoing Certificate of Substantial Completion, are true and correct to the best of his knowledge, information and belief.

SWORN TO AND SUBSCRIBED BEFORE ME
THIS 17th DAY OF April 1984

June P. Baum
NOTARY PUBLIC

MY COMMISSION EXPIRES:

(SEAL)



JUNE P. BAUM, NOTARY PUBLIC
CRANBERRY TWP., BUTLER COUNTY
MY COMMISSION EXPIRES FEB. 15, 1988
Member, Pennsylvania Association of Notaries

VOL 1186 PAGE 368

Exhibit "F"

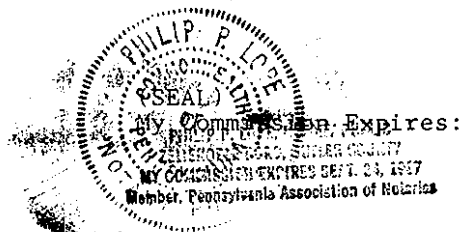
COMMONWEALTH OF PENNSYLVANIA)
) ss:
COUNTY OF BUTLER)

On this the 1st day of May, 1984,
before me, the undersigned, personally appeared ANNE M. PRINGLE,
who acknowledged herself to be the President of Norberry, Inc.,
a Pennsylvania corporation, and that she as such President, being
authorized to do so, executed the foregoing instrument for the
purposes herein contained by signing the name of Norberry, Inc.,
for and on behalf of such corporation and for and on behalf of
Norberry One Condominium by herself as President.

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



Notary Public



1186-347

RECORDER OF DEEDS
REGISTER OF WILLS
BUTLER COUNTY
FEE \$ 43.50

3828

MAY 2 3 32 PM '84

Norberry, Inc.

NORBERRY ONE CONDOMINIUM

Norberry, Inc.

DECLARATION

Mul Tai

LAW OFFICES
LOPE & CRISS
408 S. MAIN ST.
ZELIENOPLE, PENNSYLVANIA 15062
AREA CODE 412
TELEPHONE: 482-8080

BUTLER COUNTY SS
PENNSYLVANIA

Recorded in the Recorder's Office
of said County on the 2nd day
of May A. D., 1984
in Book
Book No. 1186-347 Witness
my hand and the seal of said Office

[Signature]

VOL 1186 PAGE 370