

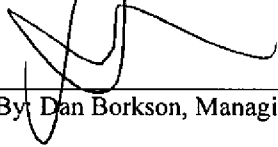
FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF FISHTOWN STATION

On the 9th day of September, 2019, the Declarant, 2132-42 Front Street, LLC, pursuant to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. §3101 et seq., as amended, and by Article VII of the Condominium Declaration, as the owner of 100% of the Condominium Units and 100% of available votes of the Condominium, hereby amends the Declaration of Condominium for the Fishtown Station Condominium, located at 1232-42 Front Street, Philadelphia, PA, and more fully described by a metes and bounds description attached hereto as exhibit "A", as follows:

1. "Association" means the Unit Owners' Association of the Condominium and shall be known as "Fishtown Station Condominium Association". The Association is an unincorporated association created and acting pursuant to the Act.
2. The square footages of each unit, as shown on the Calculation Page of the Plat, and on Exhibit B of the Condo Declaration are consistent. The rendering for each unit in the Plat requires the addition of the square footage of the Pilot House associated with that Unit, and the Unit square footage in order to reach the same number as is calculated on the calculation page. The Pilot Houses are identified separately in the Plat for each Unit.
3. Paragraph 7.2 is revised as follows: **7.2 – Rights of Certain Permitted Mortgages:** Subject to the limitations imposed by 3321 of the Act and except as set forth below, no amendment of this Declarations or the Bylaws may be made without the prior written approval of Permitted Mortgagees if and to the extent that such approval is required by the Act. Approval of holders of first lien Permitted Mortgages on Units representing at least **51% of all votes** is required if and to the extent that such amendment would have the effect of terminating or abandoning the Condominium, or increases in assessment in excess of 25%, reallocation of percentage interests in the Common or Limited Common Elements, redefinition of unit boundary lines, imposition of restrictions on leasing other than that set forth in the declaration, or reduction in hazard or fidelity insurance. If such a holder fails to object in writing within 10 days after receipt of the request for approval, such approval shall be deemed to have given.
4. Added to the Section 10: Paragraph 10.1(e) –All mortgagees must be notified by the association within 30 days of any notice of condemnation or casualty loss in excess of \$10,000.00. Said notice shall be supplied to each owner, and the owner shall either send notice directly to the mortgagee or shall provide the association the mailing address of the mortgagee so that the association may send notice.
5. All references to the street address of the property shall be changed from 1232-42 N. Front Street, to 1232 N. Front Street.

IN WITNESS WHEREOF, Declarant has caused these presents to be duly executed on the day and year first above written.

By 1232-42 Front Street, LLC



By Dan Borkson, Managing Member

COMMONWEALTH OF PENNSYLVANIA

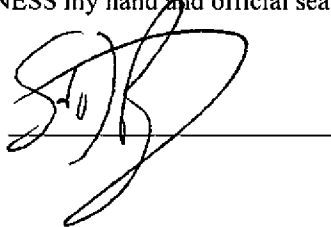
SS

COUNTY OF PHILADELPHIA

On 30th day of September, 2019, before me, an officer duly authorized in the County and State aforesaid to take acknowledgements, appeared Daniel Borkson, Managing Member of 1232-42 Front Street, LLC, known to be the individual who executed the foregoing instrument, and so executed to be his free act and deed and the free act and deed of 1232-42 Front Street LLC.

WITNESS my hand and official seal in the above County and State.

Notary Public:



My Commission Expires:

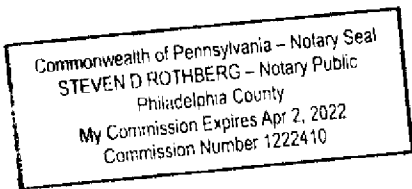


EXHIBIT "A"

Legal Description

ALL THAT CERTAIN lot or piece of ground Situate in the 18th Ward of the City of Philadelphia, described in accordance with a Plan of Property made 1/14/2017 by Ramon A. Rondon, Professional Land Surveyor for Juron Surveying and Mapping, LLC as reviewed and approved by the City of Philadelphia Board of Surveyors on 2/7/2017.

BEGINNING at a point on the Northwestern side of North Front Street (60 feet wide) at the distance of 70 feet Southwestwardly from the Southwestern side of Thompson Street (50 feet wide). THENCE continuing South 15 degrees 16 minutes 45 seconds West along the Southwestern side of North Front Street the distance of 106.500 feet to a point; Thence extending North 74 degrees 44 minutes 30 seconds West on a line parallel with Thompson Street the distance of 120.000 feet to a point on the Easterly side of Hope Street (20 feet wide); Thence extending North 15 degrees 16 minutes 45 seconds East 86.500 feet to a point; Thence extending South 74 degrees 44 minutes 30 seconds East 41.500 feet to a point; THENCE extending North 15 degrees 16 minutes 45 seconds East 20.000 feet to a point; THENCE extending South 74 degrees 44 minutes 30 seconds East 76.500 feet to a point on the Northwest side of North Front Street being the first mentioned point and place of beginning.

BEING NO. 1232 N. Front Street.