

GATEWAY CAPITAL, INC., A GEORGIA CORPORATION, HEREBY DECLARES THAT:

1. IT HAS, BY THE EXECUTION, ACKNOWLEDGEMENT AND RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS FOR ALLEGHENY COUNTY, PENNSYLVANIA, CONTEMPORANEOUSLY WITH THE LIKE RECORDING HEREOF, OF A DECLARATION, DATED June 19, 1979 IN WHIC REFERENCE TO THIS DECLARATION PLAN IS MADE, SUBMITTED THE LAND AND THE BUILDINGS AND IMPROVEMENTS THEREON ERRECTED OWNED BY IT IN FEE SIMPLE, AND THE EASEMENTS, RIGHTS AND APPURTENANCES BELONGING THERETO DESCRIBED IN SUCH DECLARATION AND IN THIS DECLARATION PLAN TO THE PROVISIONS OF THE PENNSYLVANIA UNIT PROPERTY ACT OF JULY 3, 1963, P. 1, 106.

2. IT DESIRES THIS DECLARATION PLAN TO BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR ALLEGHENY COUNTY, PENNSYLVANIA, PURSUANT TO THE PROVISIONS OF SAID ACT

IN WITNESS WHEREOF, GATEWAY CAPITAL, INC. HAS CAUSED THIS DECLARATION PLAN TO BE EXECUTED IN ITS NAME THIS 19th DAY OF June 1979.

Walter S. Brown
 WALTER S. BROWN
 PRESIDENT
 GATEWAY CAPITAL, INC.



COMMONWEALTH OF PENNSYLVANIA)
 COUNTY OF ALLEGHENY) SS

ON THIS 22nd DAY OF June 1979, BEFORE ME, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED Walter S. Brown KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE DECLARATION AND, BEING DULY SWORN, MADE SOLEMN OATH TO THE TRUTH OF THE STATEMENT TO WHICH HIS NAME IS SUBSCRIBED IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

Walter S. Brown
 WALTER S. BROWN
 NOTARY PUBLIC
 MY COMMISSION EXPIRES Dec 14, 1982

1. THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER (PENNSYLVANIA LICENSE NO. 2244) HEREBY CERTIFY THAT THIS DECLARATION PLAN FULLY AND ACCURATELY SHOWS THE PROPERTY, THE LOCATIONS OF THE BUILDINGS THEREON, THE BUILDING AND LAYOUT OF THE FLOORS OF SAID BUILDINGS, INCLUDING THE UNITS AND THE COMMON ELEMENTS AND (2) SETS FORTH THE NAME BY WHICH THE PROPERTY WILL BE KNOWN AND THE UNIT DESIGNATION FOR EACH UNIT THEREIN, AND IDENTIFIES EACH UNIT BY NUMBER AND LETTER.

COMMONWEALTH OF PENNSYLVANIA)
 COUNTY OF ALLEGHENY) SS

ON THIS 16th DAY OF June 1979, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED FREDERICK OWEN KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

Fredrick Owen
 FREDERICK OWEN
 NOTARY PUBLIC
 MY COMMISSION EXPIRES Mar 2, 1981

COMMONWEALTH OF PENNSYLVANIA)
 COUNTY OF ALLEGHENY) SS

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME: 110
 PAGE: 57 to 108
 GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF June 1979.

John D. Egan
 JOHN D. EGAN
 RECORDER

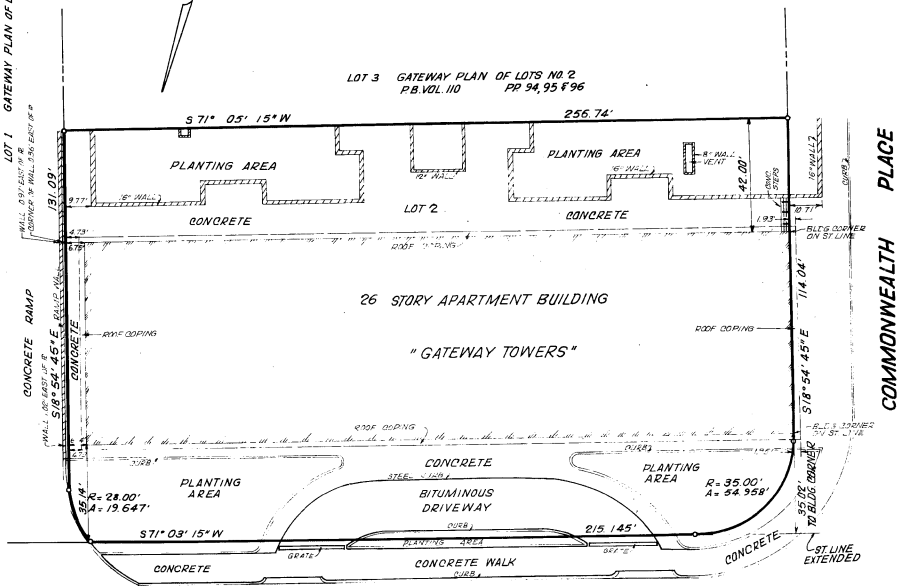
NO 1 THE PORTION OF THE BUILDING SHOWN ON PAGES 2, 3, 4, 5, 6 AND 8 OF THIS DECLARATION PLAN, EXCEPT WITH RESPECT TO CERTAIN RIGHTS IN CERTAIN AREAS WITHIN SAID PORTIONS WHICH HAVE BEEN GRANTED TO THE OWNERS OF "UNITS" IN GATEWAY TOWERS CONDOMINIUM AS DESCRIBED IN THE DECLARATION THEREOF, ARE NOT A PART OF GATEWAY TOWERS CONDOMINIUM, ARE NOT SO DECLARED, ARE NOT DEDICATED TO THE CONDOMINIUM REGIME OR TO PUBLIC USE AND ARE NEITHER "UNITS" NOR COMMON ELEMENTS (AS SAID TERMS ARE DEFINED BY THE UNIT PROPERTY ACT), BUT ARE SHOWN FOR CONVENIENCE ONLY TO INDICATE SAID AREAS IN WHICH THE AFORESAID RIGHTS HAVE BEEN GRANTED.

NO 2 THE USE HEREIN OF THE TERM "RESIDENTIAL USE" WITH RESPECT TO ANY EASEMENT IS NOT INTENDED TO INDICATE THAT THE SAME MAY BE USED FOR DWELLING PURPOSES. THE USE HEREIN OF THE TERM "COMMERCIAL" WITH RESPECT TO ANY AREA IS NOT INTENDED TO INDICATE THAT THE SAME MAY BE USED ONLY FOR COMMERCIAL PURPOSES.

NO 3 EACH UNIT IS DESIGNATED BY NUMBER AND LETTER, THE NUMBER INDICATING THE NUMBERED FLOOR OF THE BUILDING ON WHICH THE UNIT IS LOCATED AND THE LETTER INDICATING THE TYPE OF UNIT.

LOT 1 GATEWAY PLAN OF LOTS NO 2

LOT 3 GATEWAY PLAN OF LOTS NO 2
 P.B. VOL. 110 PP. 94, 95 & 96



FORT DUQUESNE BOULEVARD

COMMONWEALTH PLACE

DECLARATION PLAN
 FOR
**GATEWAY TOWERS
 CONDOMINIUM**
 A CONDOMINIUM UNDER THE PENNSYLVANIA
 UNIT PROPERTY ACT OF JULY 3, 1963, P. 1, 106
 SITUATE AT
**FORT DUQUESNE BLVD.
 AND
 COMMONWEALTH PLACE**
 IN THE
**2nd WARD, CITY OF PGH.
 ALLEGHENY CO., PA.**
 MADE FOR
GATEWAY CAPITAL, INC.
 C-4199

SCALE: HOR. 1" = 20'
 DATE: JUNE 1979
 Dwg. No. 42, 005 SKL: MFB

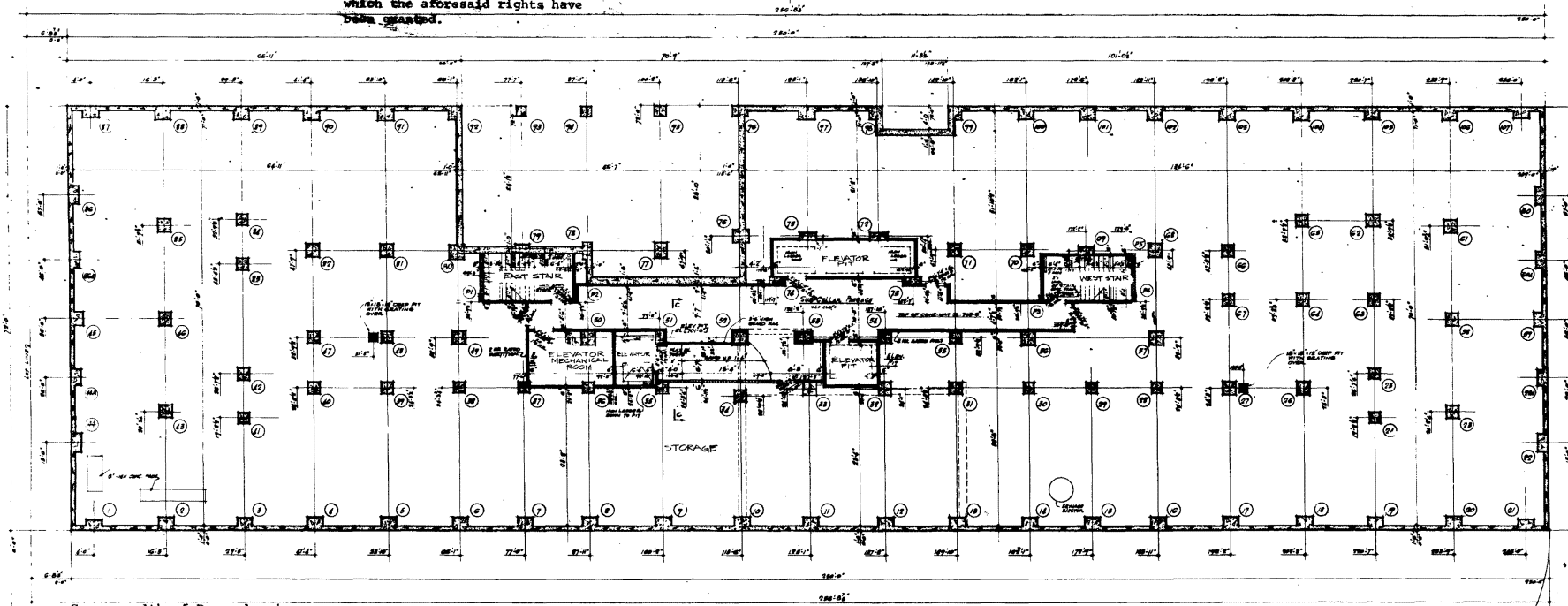
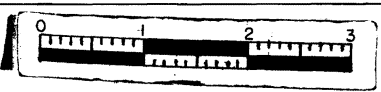
THE GATEWAY ENGINEERS, INC.
 CONSULTING ENGINEERS
 PITTSBURGH, PENNA.

Declaration Plan for "Gateway Towers Condominium," a condominium under the Pennsylvania Unit Property Act of July 3, 1963, P.L. 196, situated at Fort Duquesne Boulevard and Commonwealth Place in the Second Ward of the City of Pittsburgh, Allegheny County, Pennsylvania.

1. The portion of the building shown on pages 2,3,4,5,6 and 9 of the Declaration Plan, except with respect to certain rights in certain areas which have been granted to the owners of "Units" in Gateway Towers Condominium as described in the Declaration thereof, are not a part of Gateway Towers Condominium, are not so declared, are not dedicated to the condominium regime or to public use, and are neither Units or Common Elements (as said terms are defined by the Unit Property Act), but are shown for convenience only to indicate said areas in which the aforesaid rights have been granted.

2. The use herein of the term "residential use" with respect to any easement is not intended to indicate that same may be used for dwelling purposes. The use herein of the term "commercial" with respect to any area is not intended to indicate that the same may be used only for commercial purposes.

3. Each Unit is designated by number and letter, the number indicating the numbered floor of the building on which the Unit is located and the letter indicating the type of Units.



Commonwealth of Pennsylvania
County of Allegheny

On this Nineteenth day of June 1979, before me, a Notary Public for the Commonwealth of Pennsylvania, personally appeared

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 where of I hereunto set my hand in Official Seal.

I the undersigned, a Licensed Architect (Pennsylvania License No. 6660) hereby certify that this declaration Plan (Drawings No. 2 of 9 through 9 of 9 dated June 19, 1979) fully and accurately:

- Shows the building and the layout of the floors of the building including the units and the common elements and
- Sets forth the name by which the property will be known and the unit designation for each unit therein and identifies each unit by number and letter.



SUB-CELLAR FLOOR PLAN

LEGEND
 COMMERCIAL



WALDA J. VICKERY, Notary Public
 Pittsburgh, Allegheny County, Pa.
 My Commission Expires Oct 14, 1982

Wald J. Vickery
 Notary Public

James David Brown
 Signature

NOTE: THE ELEVATION OF THE HORIZONTAL PLANE LYING BELOW THE CONCRETE SLAB, FORMING THE SUB-CELLAR FLOOR OF THE BUILDING KNOWN AS GATEWAY TOWERS, IS 703.95'. ALL ELEVATIONS ARE MEASURED VERTICALLY ABOVE SEA LEVEL AS ESTABLISHED BY THE UNITED STATES COAST AND GEODETIC SURVEY.

REVISIONS

BOHLIN POWELL BROWN
 ARCHITECTS / PLANNERS / ENGINEERS
 WILKES - BARRE PITTSBURGH

GATEWAY TOWERS BUILDING
 EXISTING CONDITIONS / ARCHITECTURAL LAYOUTS
 ATLANTA, GEORGIA
 GATEWAY CAPITAL INC.

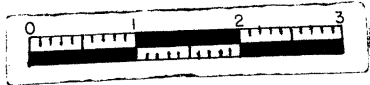
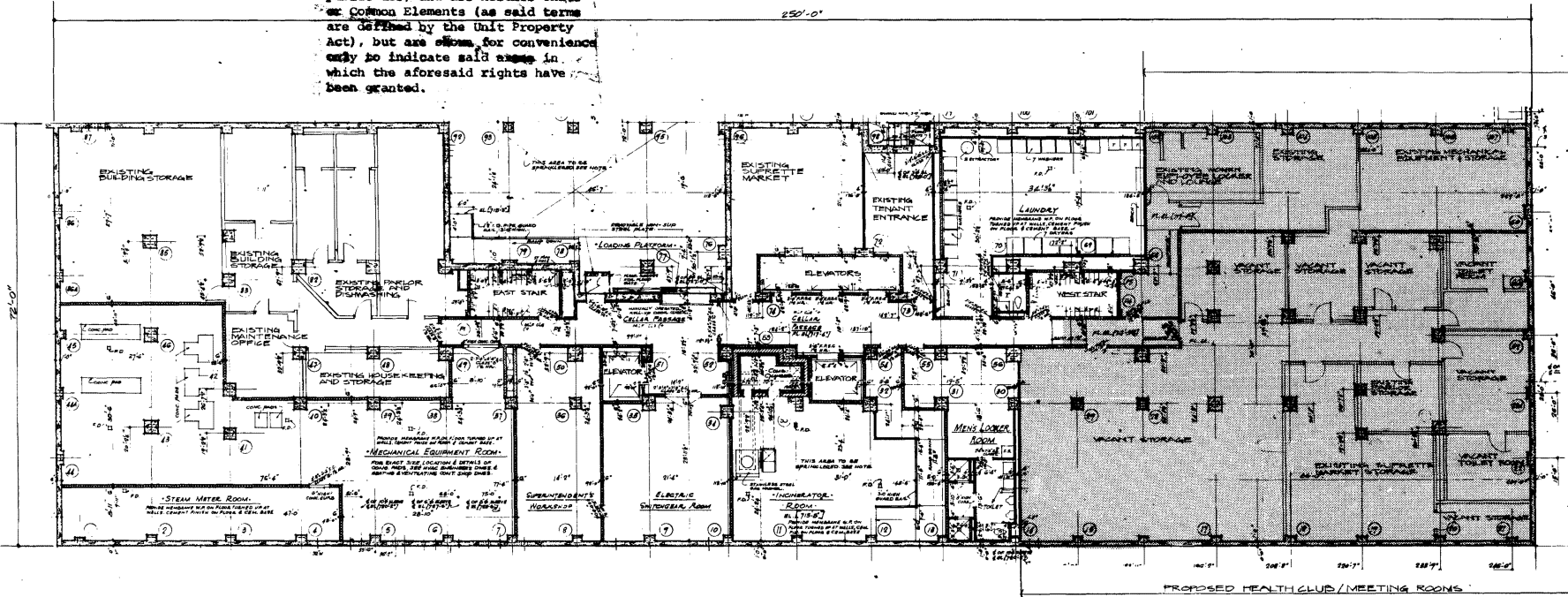
DRAWING NO.
2 of 9
 DATE 6 19 79

Declaration Plan for "Gateway Towers Condominium," a condominium under the Pennsylvania Unit Property Act of July 3, 1963, P.L. 196, situate at Fort Duquesne Boulevard and Commonwealth Place in the Second Ward of the City of Pittsburgh, Allegheny County, Pennsylvania.

1. The portion of the building shown on pages 2, 3, 4, 5, 6 and 9 of the Declaration Plan, except with respect to certain rights in certain areas within said portions which have been granted to the owners of "Units" in Gateway Towers Condominium as described in the Declaration thereof, are not a part of Gateway Towers Condominium, are not so declared, are not dedicated to the condominium regime or to public use, and are neither Units or Common Elements (as said terms are defined by the Unit Property Act), but are shown for convenience only to indicate said areas in which the aforesaid rights have been granted.

2. The use herein of the term "residential use" with respect to any easement is not intended to indicate that same may be used for dwelling purposes. The use herein of the term "commercial" with respect to any area is not intended to indicate that the same may be used only for commercial purposes.

3. Each Unit is designated by number and letter, the number indicating the numbered floor of the building on which the unit is located and the letter indicating the type of Unit.



CEGAR FLOOR PLAN

LEGEND
[Symbol] COMMERCIAL 10858.12 SF
[Symbol] EXCLUSIVE EASEMENT AREA FOR RESIDENTIAL USE 58930.59 SF
TOTAL GROSS AREA 16751.68 SF

REVISIONS	

BOHLIN POWELL BROWN
ARCHITECTS / PLANNERS / ENGINEERS
WILKES - BARRIE
PITTSBURGH

GATEWAY TOWERS BUILDING
EXISTING CONDITIONS / ARCHITECTURAL LAYOUTS
GATEWAY CAPITAL INC.
ATLANTA, GEORGIA

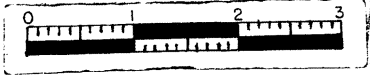
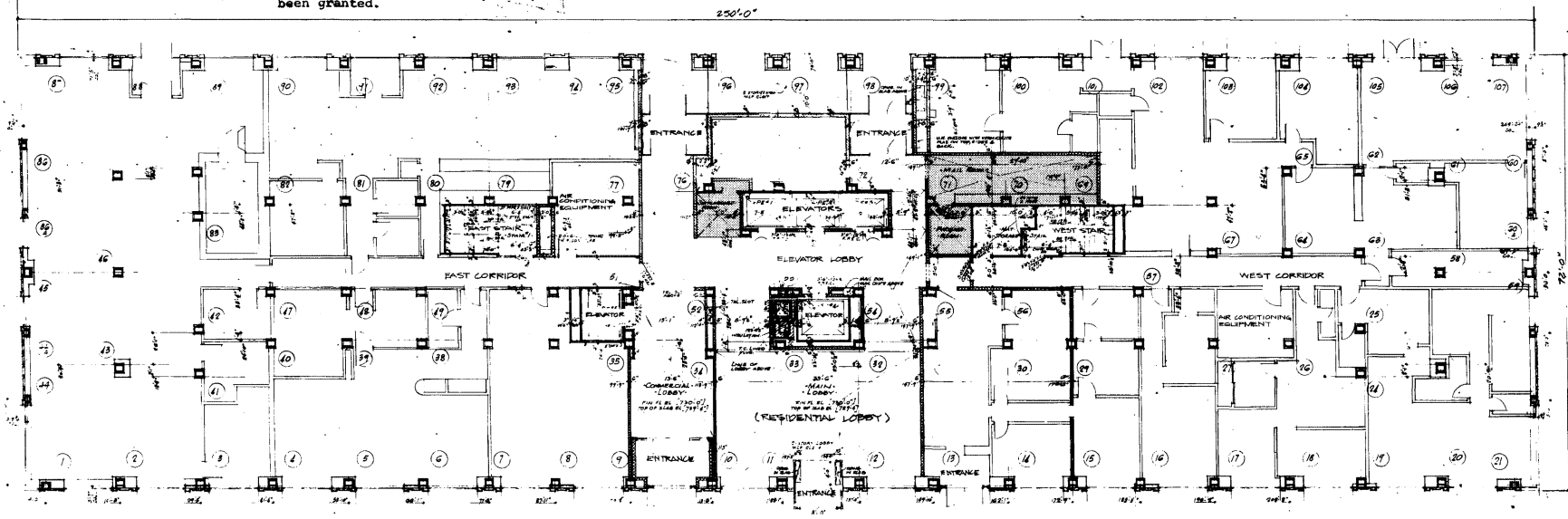
DRAWING NO.
3 of **9**
DATE 8.4.79

Declaration Plan for "Gateway Towers Condominium," a condominium under the Pennsylvania Unit Property Act of July 3, 1963, P.L. 196, situate at Fort Duquesne Boulevard and Commonwealth Place in the Second Ward of the City of Pittsburgh, Allegheny County, Pennsylvania.

1. The portion of the building shown on pages 2,3,4,5,6 and 9 of the Declaration Plan, except with respect to certain rights in certain areas within said portions which have been granted to the owners of "Units" in Gateway Towers Condominium as described in the Declaration thereof, are not a part of Gateway Towers Condominium, are not so declared, are not dedicated to the condominium regime or to public use, and are neither Units or Common Elements (as said terms are defined by the Unit Property Act), but are shown for convenience only to indicate said areas in which the aforesaid rights have been granted.

2. The use herein of the term "residential use" with respect to any easement is not intended to indicate that same may be used for dwelling purposes. The use herein of the term "commercial" with respect to any area is not intended to indicate that the same may be used only for commercial purposes.

3. Each Unit is designated by number and letter, the number indicating the numbered floor of the building on which the Unit is located and the letter indicating the type of Unit.



FIRST FLOOR PLAN

LEGEND
 [Symbol] COMMERCIAL
 [Symbol] EXCLUSIVE EASEMENT AREA FOR RESIDENTIAL USE
 TOTAL GROSS AREA - 17204.88 SF
 374.42 SF
 17581.00 SF

NOTE: THE ELEVATION OF THE HORIZONTAL PLANE LYING BELOW THE CONCRETE SLAB FORMING THE FIRST FLOOR OF THE BUILDING KNOWN AS GATEWAY TOWERS, IS 728.95'. ALL ELEVATIONS ARE MEASURED VERTICALLY ABOVE SEA LEVEL AS ESTABLISHED BY THE UNITED STATES CONST. AND GEODETIC SURVEY.

REVISIONS

BORLIN POWELL BROWN
 ARCHITECTS/PLANNERS / ENGINEERS
 WILKES - BARRE
 PITTSBURGH

GATEWAY TOWERS BUILDING
 EXISTING CONDITIONS / ARCHITECTURAL LAYOUTS
 GATEWAY CAPITAL INC.
 ATLANTA, GEORGIA

DRAWING NO

4 of 9

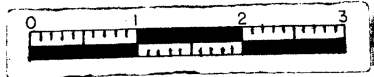
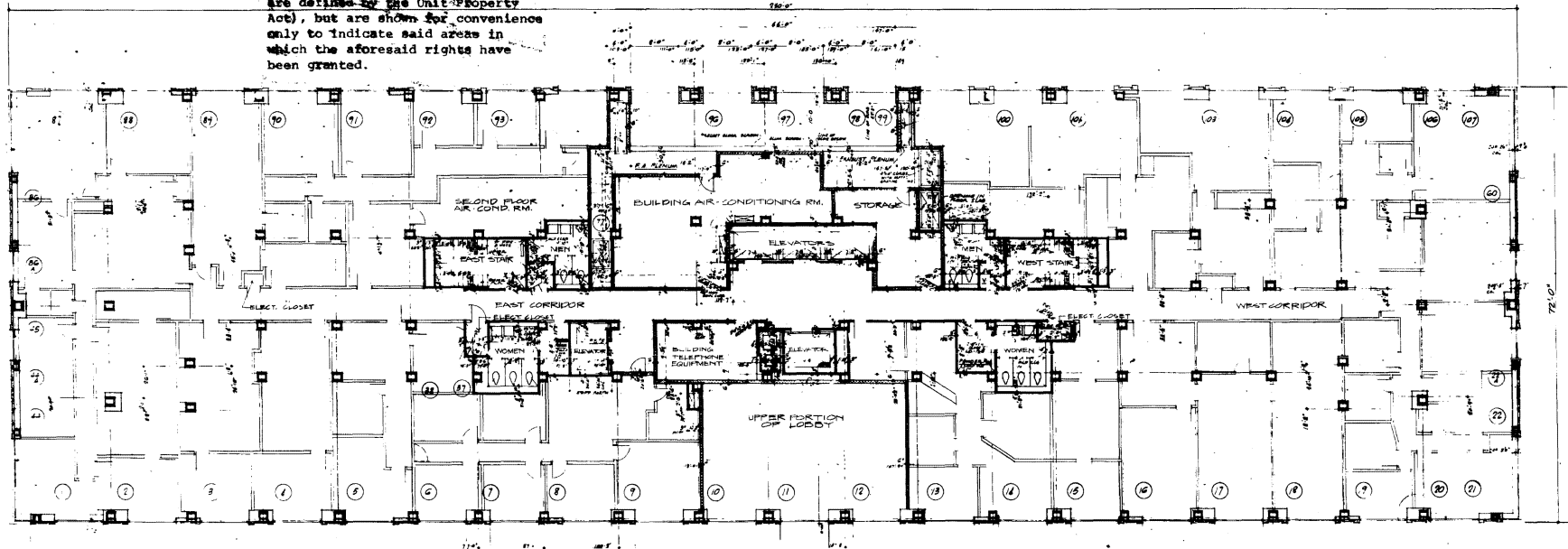
DATE 6/19/77

Declaration Plan for "Gateway Towers Condominium," a condominium under the Pennsylvania Unit Property Act of July 3, 1963, P.L. 196, situate at Fort Duquesne Boulevard and Commonwealth Place in the Second Ward of the City of Pittsburgh, Allegheny County, Pennsylvania.

1. The portion of the building shown on pages 2, 3, 4, 5, 6 and 9 of the Declaration Plan, except with respect to certain rights in certain areas within said portions which have been granted to the owners of "Units" in Gateway Towers Condominium as described in the Declaration thereof, are not a part of Gateway Towers Condominium, are not so declared, are not dedicated to the condominium regime or to public use, and are neither Units or Common Elements (as said terms are defined by the Unit Property Act), but are shown for convenience only to indicate said areas in which the aforesaid rights have been granted.

2. The use herein of the term "residential use" with respect to any easement is not intended to indicate that same may be used for dwelling purposes. The use herein of the term "commercial" with respect to any area is not intended to indicate that the same may be used only for commercial purposes.

3. Each Unit is designated by number and letter, the number indicating the numbered floor of the building on which the Unit is located and the letter indicating the type of Unit.



SECOND FLOOR PLAN

LEGEND
 --- COMMERCIAL

10790 00 58

REVISIONS

BOHLIN POWELL BROWN
 ARCHITECTS / PLANNERS / ENGINEERS
 WILKES - BARRE
 PITTSBURGH

GATEWAY TOWERS BUILDING
 EXISTING CONDITIONS / ARCHITECTURAL LAYOUTS
 GATEWAY CAPITAL INC.
 ATLANTA, GEORGIA

DRAWING

5 of 9

DATE 6 14 14

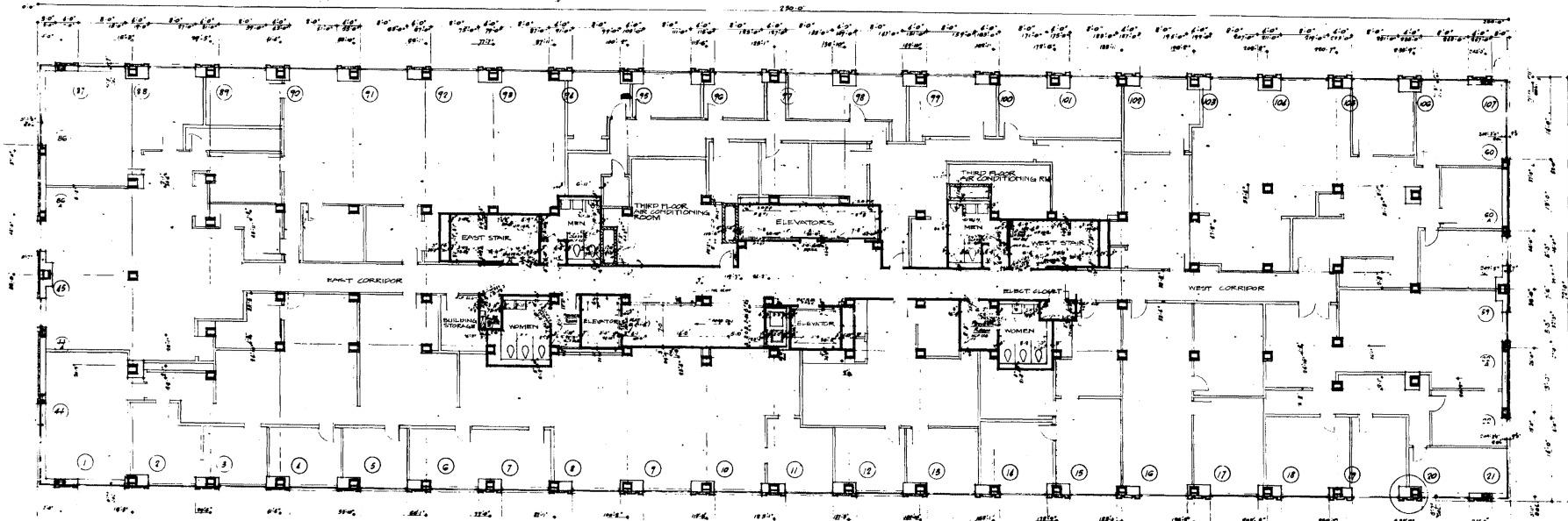
Declaration Plan for "Gateway Towers Condominium," a condominium under the Pennsylvania Unit Property Act of July 3, 1963, P.L. 196, situate at West Seneca Boulevard and Commonwealth Place in the Second Ward of the City of Pittsburgh, Allegheny County, Pennsylvania.

1. The portion of the building shown on pages 2, 3, 4, 5, 6, and 9 of the Declaration Plan, except with respect to certain rights in certain areas within said portions which have been granted to the owners of "Units" in Gateway Towers Condominium as described in the Declaration thereof, are not a part of Gateway Towers Condominium, are not so declared, are not dedicated to the condominium regime or to public use, and are neither Units or Common Elements (as said terms are defined by the Unit Property

Act), but are shown for convenience only to indicate said areas in which the aforesaid rights have been granted.

2. The use herein of the term "residential use" with respect to any easement is not intended to indicate that same may be used for dwelling purposes. The use herein of the term "commercial" with respect to any area is not intended to indicate that the same may be used only for commercial purposes.

3. Each Unit is designated by number and letter, the number indicating the numbered floor of the building on which the Unit is located and the letter indicating the type of Unit.



REVISIONS

BOHLIN POWELL BROWN
ARCHITECTS / PLANNERS / ENGINEERS
WILKES - BARRE
PITTSBURGH

GATEWAY TOWERS BUILDING
EXISTING CONDITIONS / ARCHITECTURAL LAYOUTS
GATEWAY CAPITAL INC.
ATLANTA, GEORGIA

DRAWING NO
6 of 9
DATE 6.14.74

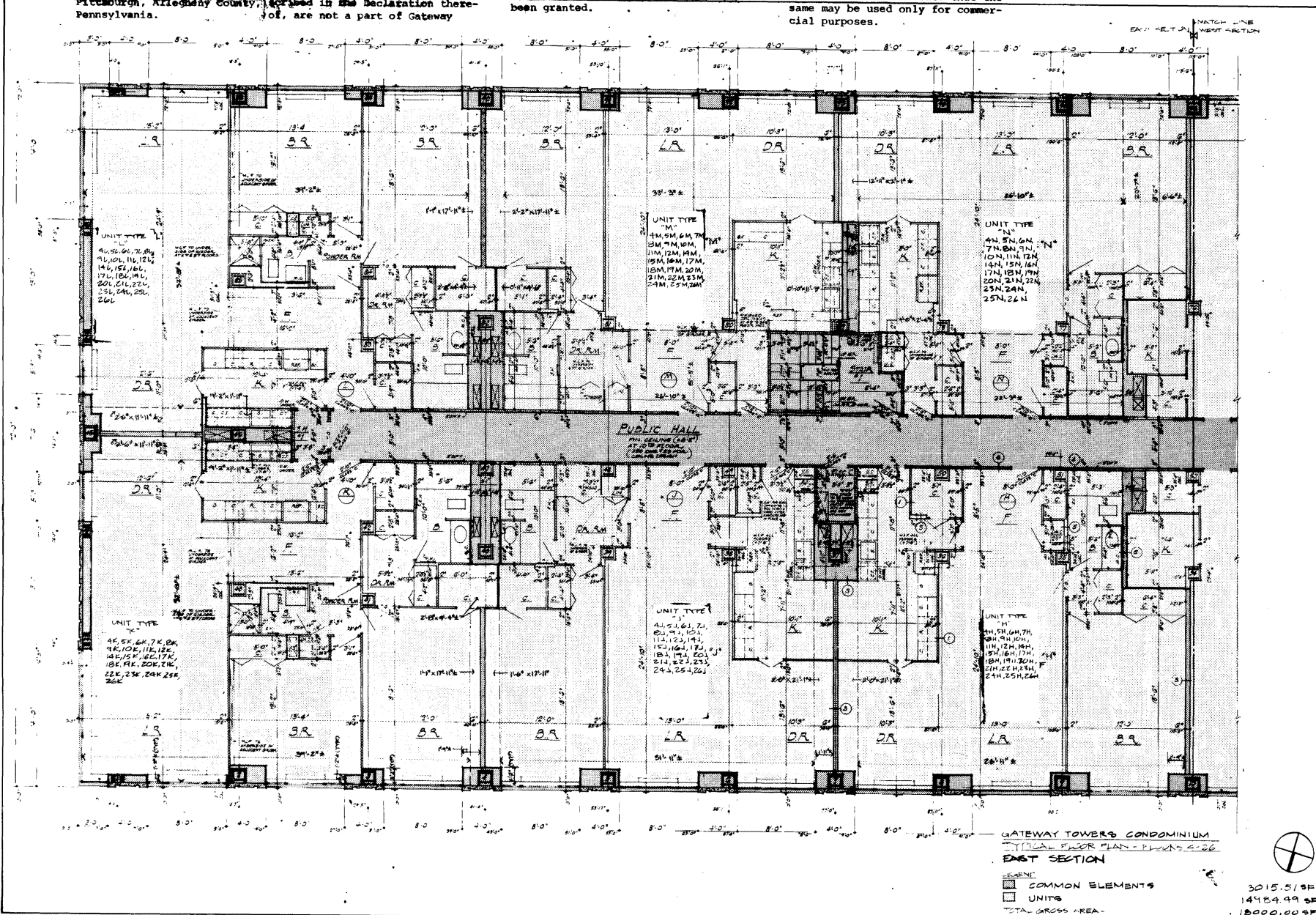
Declaration Plan for "Gateway Towers Condominium", a condominium under the Pennsylvania Unit Property Act of July 3, 1963, P.L. 196, situate at Fort Duquesne Boulevard and Commonwealth Place in the Second Ward of the City of Pittsburgh, Allegheny County, Pennsylvania.

1. The portion of the building shown on pages 2, 3, 4, 5, 6, and 9 of the Declaration Plan, except with respect to certain rights in certain areas within said portions which have been granted to the owners of "Units" in Gateway Towers Condominium as defined in the Declaration thereof, are not a part of Gateway

Towers Condominium, are not so declared, are not dedicated to the condominium regime or to public use, and are neither Units or Common Elements (as said terms are defined by the Unit Property Act), but are shown for convenience only to indicate said areas in which the aforesaid rights have been granted.

2. The use herein of the term "residential use" with respect to any easement is not intended to indicate that same may be used for dwelling purposes. The use herein of the term "commercial" with respect to any area is not intended to indicate that the same may be used only for commercial purposes.

3. Each Unit is designated by number and letter, the number indicating the numbered floor of the building on which the unit is located and the letter indicating the type of Unit.



REVISIONS

BOHLIN POWELL BROWN
ARCHITECTS/PLANNERS ENGINEERS
WILKES - BARRE PITTSBURGH

GATEWAY TOWERS BUILDING
EXISTING CONDITIONS / ARCHITECTURAL LAYOUTS
ATLANTA, GEORGIA
GATEWAY CAPITAL INC.

DRAWING NO

7 of 9
DATE 6/19/79

GATEWAY TOWERS CONDOMINIUM
TYPICAL FLOOR PLAN - PHASE 5-226
EAST SECTION

LEGEND
COMMON ELEMENTS
UNITS
TOTAL GROSS AREA

3015.51 SF
14784.99 SF
18000.00 SF

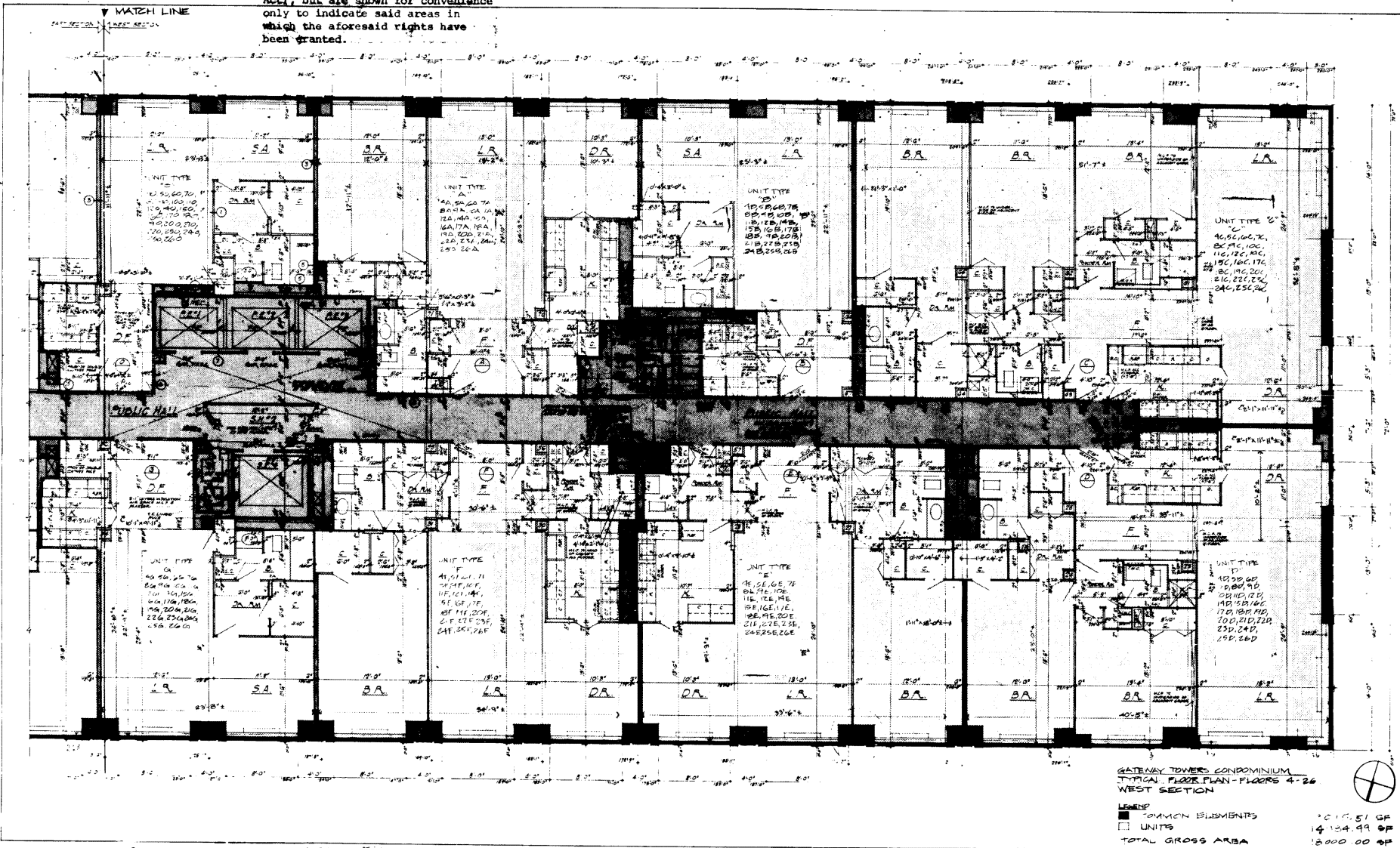
NOTE: THE ELEVATION OF THE HORIZONTAL PLANE LYING BELOW THE CONCRETE SLAB FORMING THE FOURTH FLOOR OF THE BUILDING KNOWN AS GATEWAY TOWERS, IS 765.07'. ALL ELEVATIONS ARE MEASURED VERTICALLY ABOVE SEA LEVEL AS ESTABLISHED BY THE UNITED STATES COAST AND GEODETIC SURVEY.

Declaration Plan for "Gateway Towers Condominium, a condominium under the Pennsylvania Unit Property Act of July 3, 1963, P.L. 196, situate at Fort Duquesne Boulevard and Commonwealth Place in the Second Ward of the City of Pittsburgh, Allegheny County, Pennsylvania.

1. The portion of the building shown on pages 2,3,4,5,6 and 9 of the Declaration Plan, except with respect to certain rights in certain areas within said portions which have been granted to the owners of "Units" in Gateway Towers Condominium as described in the Declaration thereof, are not a part of Gateway Towers Condominium, are not so declared, are not dedicated to the condominium regime or to public use, and are neither Units or Common Elements (as said terms are defined by the Unit Property Act), but are shown for convenience only to indicate said areas in which the aforesaid rights have been granted.

2. The use herein of the term "residential use" with respect to any easement is not intended to indicate that same may be used for dwelling purposes. The use herein of the term "commercial" with respect to any area is not intended to indicate that the same may be used only for commercial purposes.

3. Each Unit is designated by number and letter, the number indicating the numbered floor of the building on which the unit is located and the letter indicating the type of Unit.



REVISIONS
 BOHLIN POWELL BROWN ENGINEERS
 ARCHITECTS PLANNERS PITTSBURGH
 WILKES - BARRE
 GATEWAY TOWERS BUILDING
 EXISTING CONDITIONS / ARCHITECTURAL LAYOUTS
 ATLANTA, GEORGIA
 DRAWING NO. 8 of 9
 DATE 3-17-79

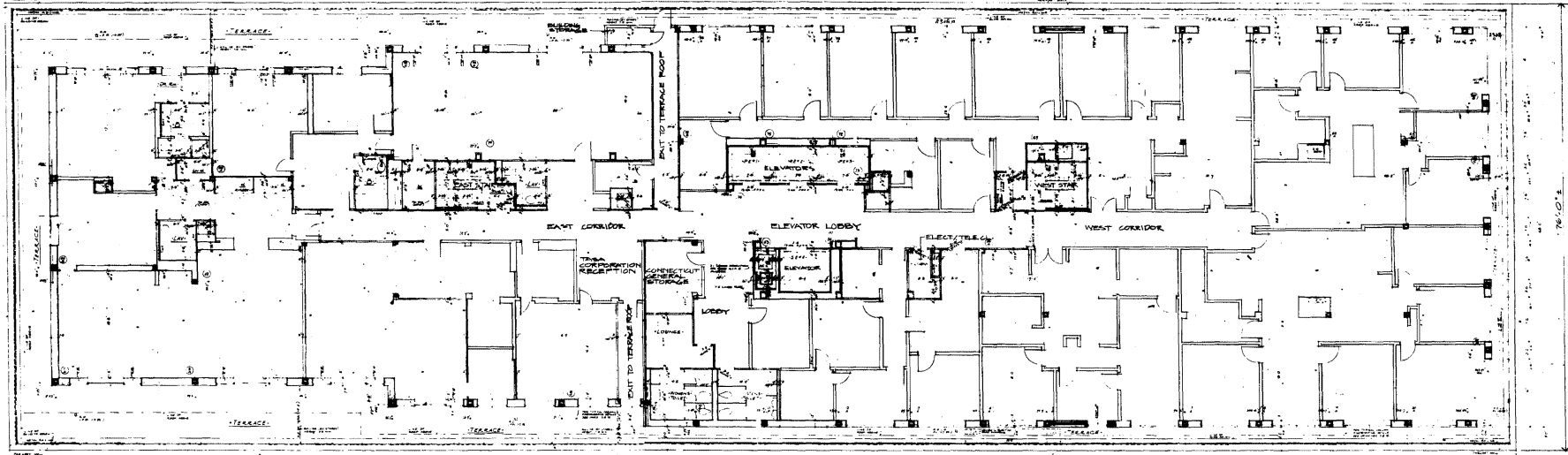
NOTE: THE ELEVATION OF THE HORIZONTAL PLANE 1'-0" BELOW THE CONCRETE FLOOR SLAB, FORMING THE FOURTH FLOOR OF THE BUILDING KNOWN AS GATEWAY TOWERS, IS 765.07'. ALL ELEVATIONS ARE MEASURED VERTICALLY ABOVE SEA LEVEL AS ESTABLISHED BY THE UNITED STATES COAST AND GEODETIC SURVEY.

1. The portion of the Building shown on pages 1, 2, 3, 4, 5, 6 and 7 of the Declaration, except with respect to certain portions in certain areas of the Building which have been designated as the portions of "Units" in the Declaration, are not a part of Gateway Towers Condominium, are not so dedicated, are not dedicated to the condominium regime or to public use, and are neither Units or Common Elements (as such terms are defined by the Master Property Act), but are shown for convenience here to indicate and show in which the aforesaid rights have been granted.

2. The use herein of the term "residential use" with respect to any easement is not intended to indicate that same may be used for dwelling purposes. The use herein of the term "commercial" with respect to any area is not intended to indicate that the same may be used only for commercial purposes.

3. Each Unit is designated by number and letter, the number indicating the apartment floor of the building on which the unit is located and the letter indicating the type of unit.

4. The portion of the Building shown on pages 1, 2, 3, 4, 5, 6 and 7 of the Declaration, except with respect to certain portions in certain areas of the Building which have been designated as the portions of "Units" in the Declaration, are not a part of Gateway Towers Condominium, are not so dedicated, are not dedicated to the condominium regime or to public use, and are neither Units or Common Elements (as such terms are defined by the Master Property Act), but are shown for convenience here to indicate and show in which the aforesaid rights have been granted.

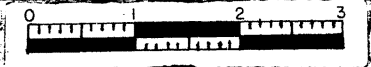


254-01

27th FLOOR PLAN

LEGEND
 □ COMMERCIAL

19504.025F



NOTE: THE ELEVATION OF THE HORIZONTAL PLANE LYING BELOW THE CONCRETE SLAB, FORMING THE TWENTY-SEVENTH FLOOR, (THERE BEING NO THIRTEENTH FLOOR) OF THE BUILDING KNOWN AS GATEWAY TOWERS, IS 979.07'. ALL ELEVATIONS ARE MEASURED VERTICALLY ABOVE SEA LEVEL AS ESTABLISHED BY THE UNITED STATES COAST AND GEODETIC SURVEY.

REVISIONS

BOHLEN POWELL BROWN
 ARCHITECTS / PLANNERS / ENGINEERS
 WILKES - BARRE
 PITTSBURGH

GATEWAY TOWERS BUILDING
 EXISTING CONDITIONS / ARCHITECTURAL LAYOUTS
 GATEWAY CAPITAL INC.
 ATLANTA, GEORGIA

DRAWING NO

9 OF 9
 DATE 6/1/74