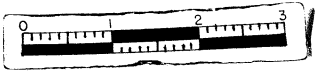


1548  
8421

EXHIBIT B  
PLAT AND PLANS  
GATEWAY TOWERS EXECUTIVE OFFICE CONDOMINIUM  
FORT DUQUESNE BOULEVARD CITY OF PITTSBURGH ALLEGHENY COUNTY PENNSYLVANIA



FOR  
DUQUESNE PARTNERS

PREPARED BY  
JAMES D. BROWN ASSOCIATES ARCHITECTS AND PLANNERS 850 RIDGE AVENUE PITTSBURGH, PENNSYLVANIA

INDEX OF DRAWINGS

Sheet No.	Drawing Title
1.....	Title Page, Notes, Details
2.....	Site Plan
3.....	West Section, Floor Plan, Basement
4.....	East Section, Floor Plan, Basement
5.....	West Section, Floor Plan, First Floor
6.....	East Section, Floor Plan, First Floor
7.....	West Section, Floor Plan, Second Floor
8.....	East Section, Floor Plan, Second Floor
9.....	West Section, Floor Plan, Third Floor
10.....	East Section, Floor Plan, Third Floor
11.....	West Section, Floor Plan, Twenty-seventh Floor
12.....	East Section, Floor Plan, Twenty-seventh Floor
13.....	Roof Plan, Floor Plan, Elevator Machine Room and Floor Plan, House Tank Level
14.....	Section A-A and Section B-B

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF ALLEGHENY :

I hereby certify that on this, the 23 day of October, 1982, before me, the undersigned officer, personally appeared STEVEN V. BLUMENTHAL (known to me or satisfactorily proven to be the same), who acknowledged himself to be the President of Continental Fairview Group, Inc., a corporation, and a General Partner of Duquesne Partners L.P., the Declarant of the Gateway Towers Executive Office Condominium, who being duly sworn according to law, deposes and says that he, as such officer, being authorized so to do, executed this Condominium Plat and Plan on behalf of the Declarant, and desires the same to be recorded.  
IN WITNESS WHEREOF, I hereunto have affixed my hand and official seal the day and year first above written.

*Steven V. Blumenthal*  
STEVEN V. BLUMENTHAL  
Notary Public

State and County Last Aforesaid  
My Commission Expires:

19

CERTIFICATION

The undersigned, JAMES D. BROWN, being a Registered Professional Architect, Pennsylvania License No. RA-006660-X, hereby certifies that the Plans to which this Certification is affixed, consisting of twelve (12) sheets, No. Three (3) through No. Fourteen (14) of this Exhibit B, accurately depicts all existing conditions affecting the Gateway Towers Executive Office Condominium and contains all information required by Section 3210 of the Pennsylvania Uniform Condominium Act, Act No. 1980-82, 68 Pa. C.S. §3210.

*James D. Brown*  
James D. Brown

CERTIFICATION

The undersigned, DONALD W. HANNEGAN, being a Registered Professional Land Surveyor, Pennsylvania License No. 21353-E, hereby certifies that the Plat to which this Certification is affixed, consisting of one (1) sheet, No. Two (2) of this Exhibit B, accurately depicts all existing conditions affecting the property boundaries and building location of the Gateway Towers Executive Office Condominium and contains all information required by Section 3210 of the Pennsylvania Uniform Condominium Act, Act No. 1980-82, 68 Pa. C.S. §3210.

*Donald W. Hannegan*  
Donald W. Hannegan

Commonwealth of Pennsylvania  
County of Allegheny

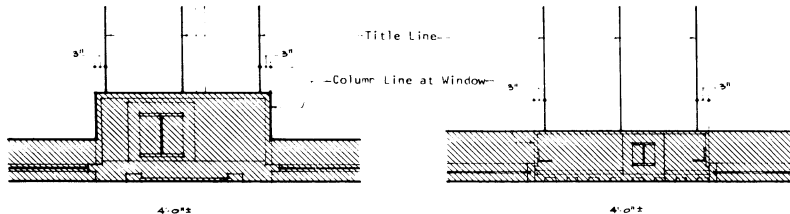
Recorded in the Recorder's Office for recording of Deeds, Plans, etc., in said County and Plan Book Volume 124, Pages 96 to 109 given under my hand and seal this 23rd day of December, 1982.

*Michael A. ...*  
Recorder of Deeds

Note: Regardless of the dimensions on the Plans, no title lines shall be located closer than three inches (3") in from the plane separating a column/chase from the window frame, so that a legal party wall will not project further towards the window than that plane.

The vertical title lines of units, as shown herein, are subject to Section 3.2(d) of the Declaration upon installation of any Party Wall thereon.

The existing leasehold walls are shown on these plans for informational purposes only



1  
1  
DETAIL  
TYPICAL PERIMETER COLUMN  
EAST-WEST WALLS  
FLOORS 1, 2, 3

2  
1  
DETAIL  
TYPICAL PERIMETER COLUMN  
EAST-WEST WALLS  
27th FLOOR

REVISIONS

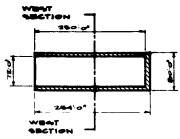
JAMES D. BROWN ASSOCIATES  
ARCHITECTS AND PLANNERS  
PITTSBURGH, PENNSYLVANIA

GATEWAY TOWERS  
EXECUTIVE OFFICE  
CONDOMINIUM  
DUQUESNE PARTNERS L.P.

DRAWING NO.  
1  
DATE



1548  
8/21



Common Element outside exterior plane of building. See Plat, Sheet No. 2.

REVISIONS

JAMES D. BROWN ASSOCIATES  
ARCHITECTS AND PLANNERS  
PITTSBURGH, PENNSYLVANIA

GATEWAY TOWERS  
EXECUTIVE OFFICE  
CONDOMINIUM  
DUQUESNE PARTNERS, L.P.

DRAWING NO.  
**3**  
DATE

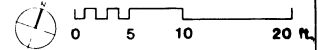


- Note 1: Major sections of this level are subject to various easements more particularly described in the Declaration.
- Note 2: Area currently under lease to third parties.
- Note 3: Area subject to agreement to grant boiler room easement to Residential Condominium Association.

Legend

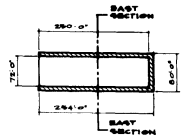
	Additional and Withdrawable Real Estate
	Additional and Withdrawable Real Estate subject to Easement (See Section 7.5 of Condominium Documents)

West Section  
Floor Plan  
Basement



1548  
8421

Common Element outside exterior  
plate of building. See Plat.  
Sheet No. 2.

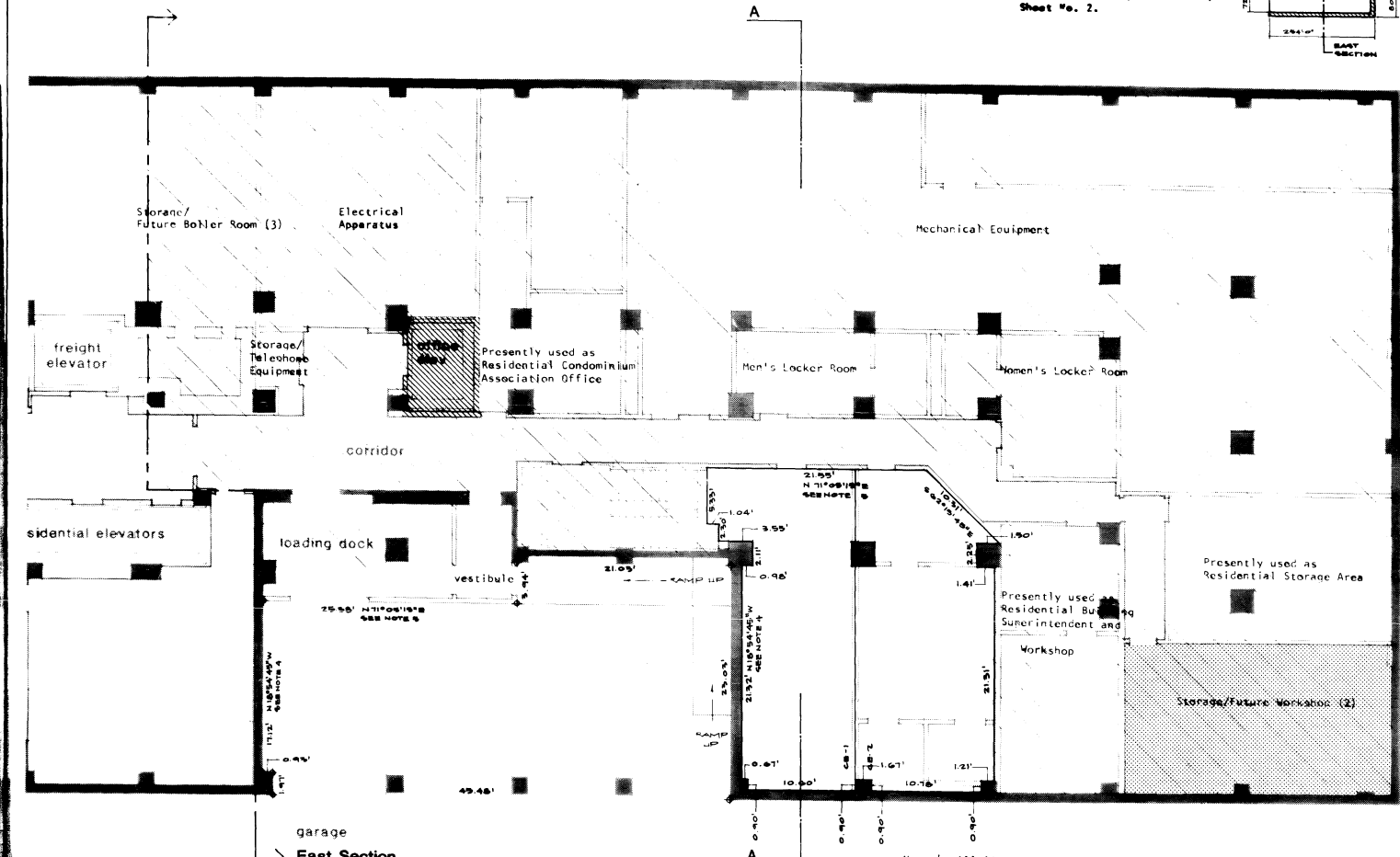


REVISIONS

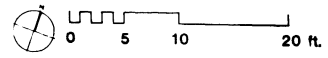
JAMES D. BROWN ASSOCIATES  
ARCHITECTS AND PLANNERS  
PITTSBURGH, PENNSYLVANIA

GATEWAY TOWERS  
EXECUTIVE OFFICE  
CONDOMINIUM  
DIOUESNE PARTNERS L.P.

DRAWING NO  
**4**  
DATE 2/5/84



garage  
East Section  
Floor Plan  
Basement



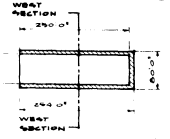
- Note 1: Major sections of this level are subject to various easements more particularly described in the Declaration.
- Note 2: Area currently under lease to third parties.
- Note 3: Area subject to agreement to grant boiler room easement to Residential Condominium Association.

- Note 4: All lines that are dimensioned this area, and are parallel to this dimensioned line identified as compass bearing N 18° 54' 45" W have the same compass bearing.
- Note 5: All lines that are dimensioned this area, and are parallel to this dimensioned line identified as compass bearing N 71° 05' 15" E have the same compass bearing.

Legend

	CE-1	Condominium Units Additional and Withdrawable Real Estate
		Additional and Withdrawable Real Estate Subject to Easement (See Section 7.5 of Condominium Documents.)
		Common Element

1248  
8548



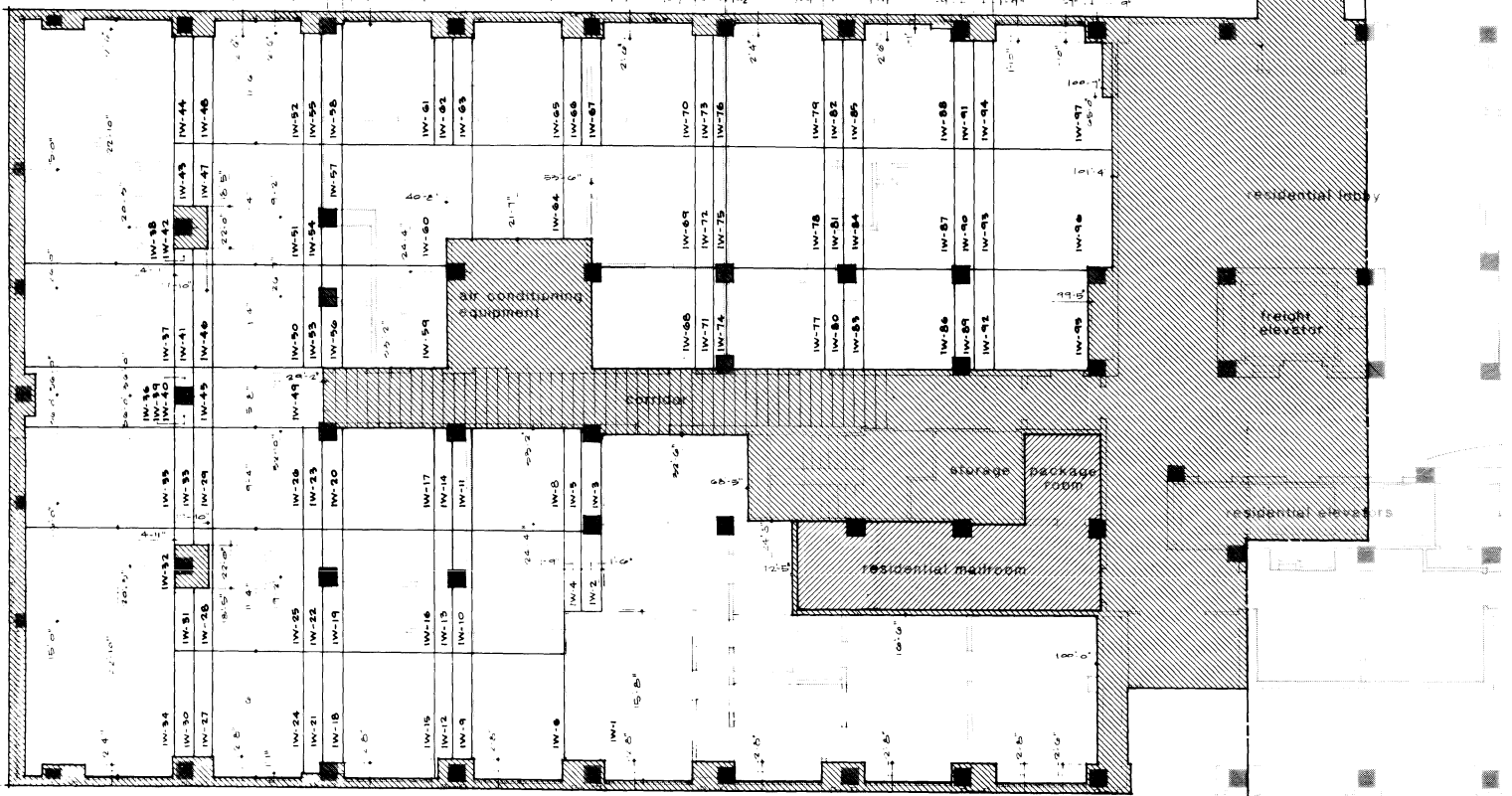
Common Element outside exterior plane of building. See Plat, Sheet No. 2.

REVISIONS

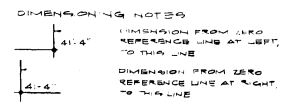
JAMES D. BROWN ASSOCIATES  
ARCHITECTS AND PLANNERS  
PITTSBURGH, PENNSYLVANIA

GATEWAY TOWERS  
EXECUTIVE OFFICE  
CONDOMINIUM  
DUQUESNE PARTNERS, L.P.

DRAWING NO.  
**5**  
DATE: 9-1



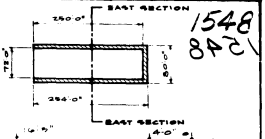
- Legend
- IW-1 Condominium Units
  - Common Element
  - Common Element with Exclusive Easement by Residential Condominium. See Declaration.
  - Common Elements which may be assigned as Limited Common Elements.



West Section  
Floor Plan  
First Floor



Common Element outside exterior plane of building. See Plan, Sheet No. 2.

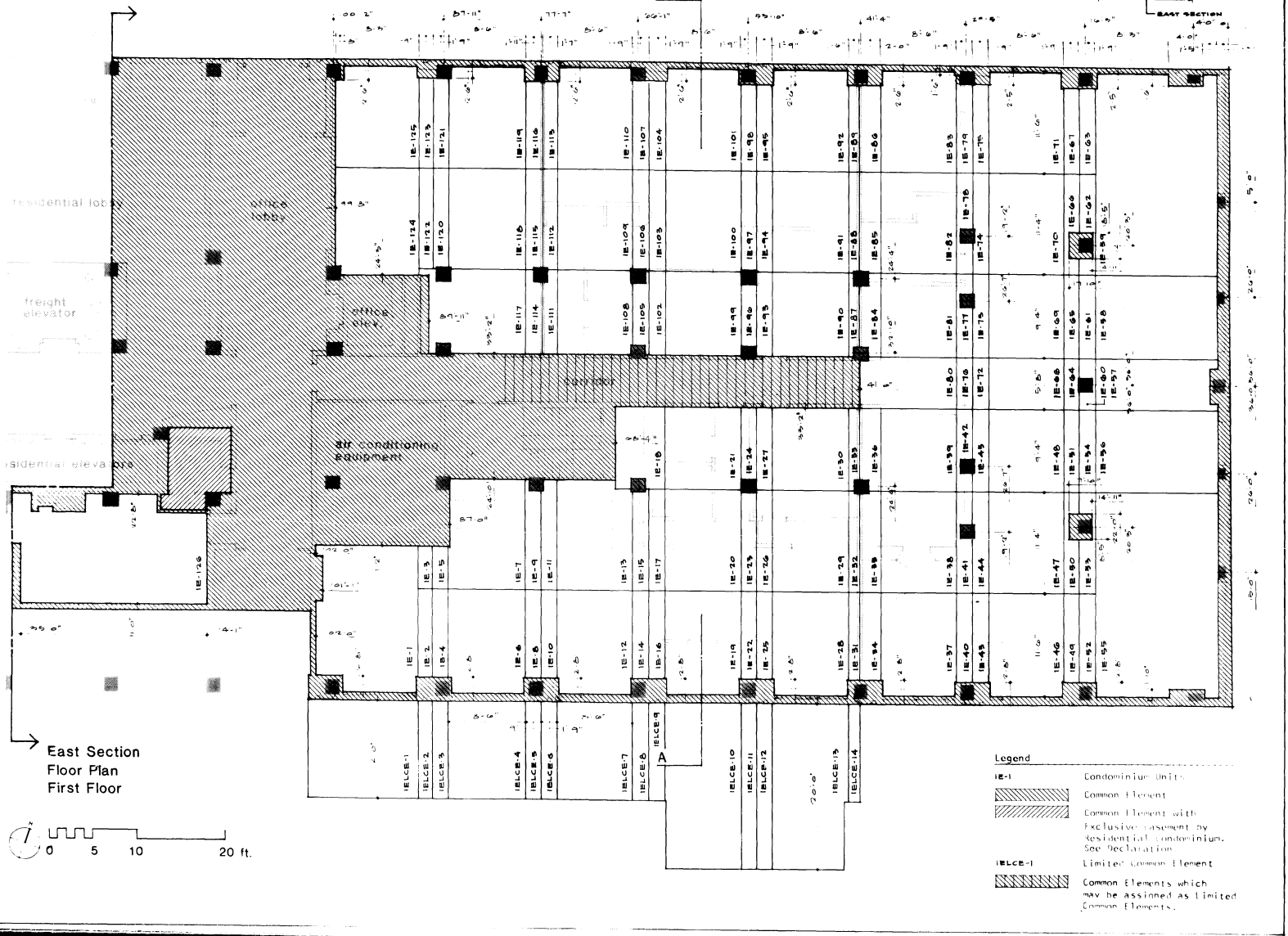


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ARCHITECTS AND PLANNERS  
PITTSBURGH, PENNSYLVANIA

GATEWAY TOWERS  
EXECUTIVE OFFICE  
CONDOMINIUM  
DUQUESNE PARTNERS L.P.

DRAWING NO  
**6**  
DATE

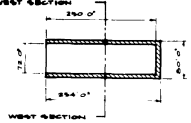


East Section  
Floor Plan  
First Floor

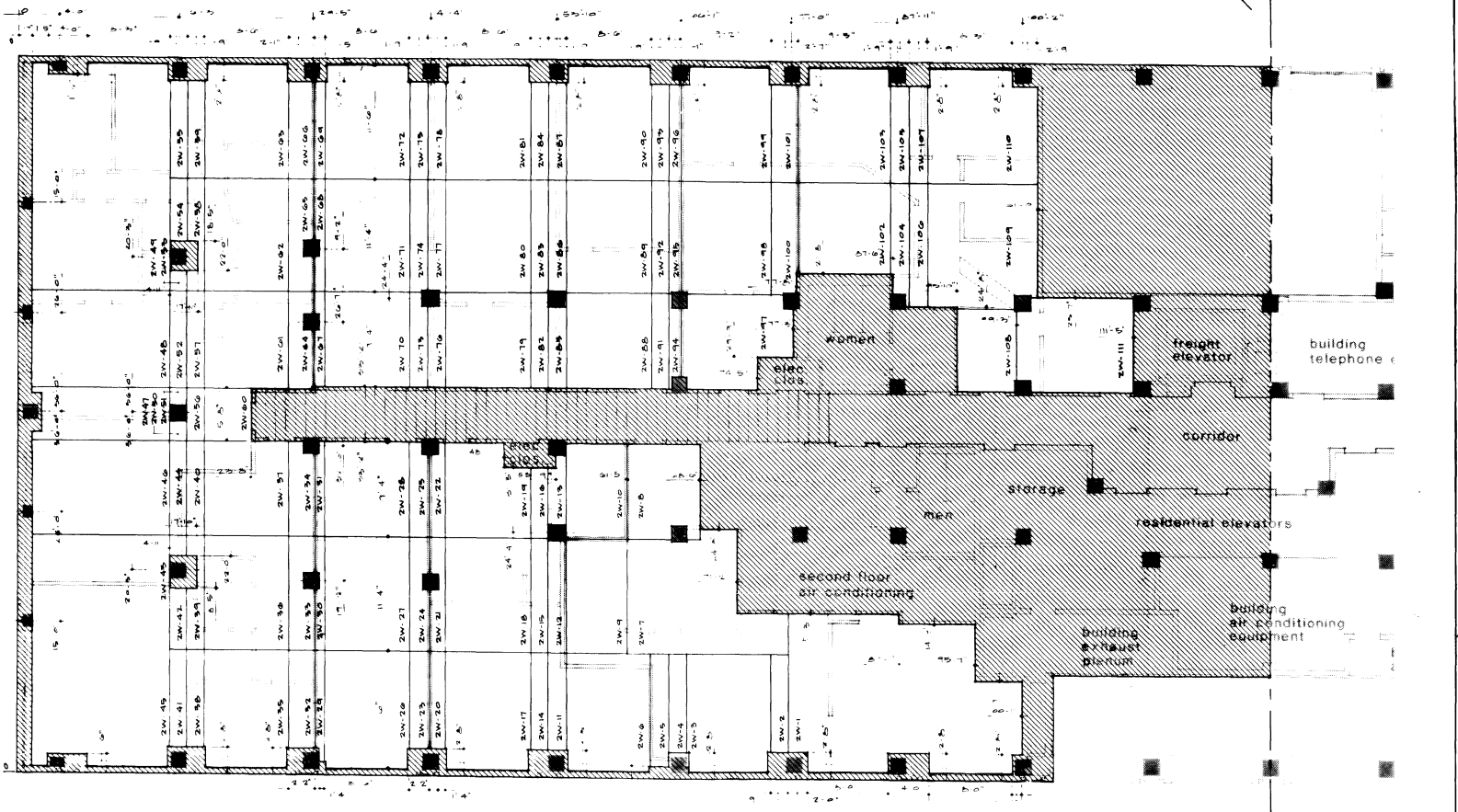


- Legend**
- IE-1 Condominium Unit
  - Common Element
  - Common Element with Exclusive Use by Residential Condominium. See Declaration.
  - IELCE-1 Limited Common Element
  - Common Elements which may be assigned as Limited Common Elements.

1548  
8/21

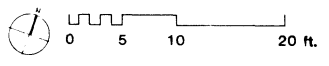


Common Element outside exterior plane of building. See Plat, Sheet No. 2.



- Legend**
- ZW-1 Condominium Units
  - Common Element
  - Common Elements which may be assigned as Limited Common Elements.

West Section  
Floor Plan  
Second Floor



REVISIONS

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ARCHITECTS AND PLANNERS  
PITTSBURGH PENNSYLVANIA

GATEWAY TOWERS  
EXECUTIVE OFFICE  
CONDOMINIUM  
DUQUESNE PARTNERS, L.P.

DRAWING NO

**7**

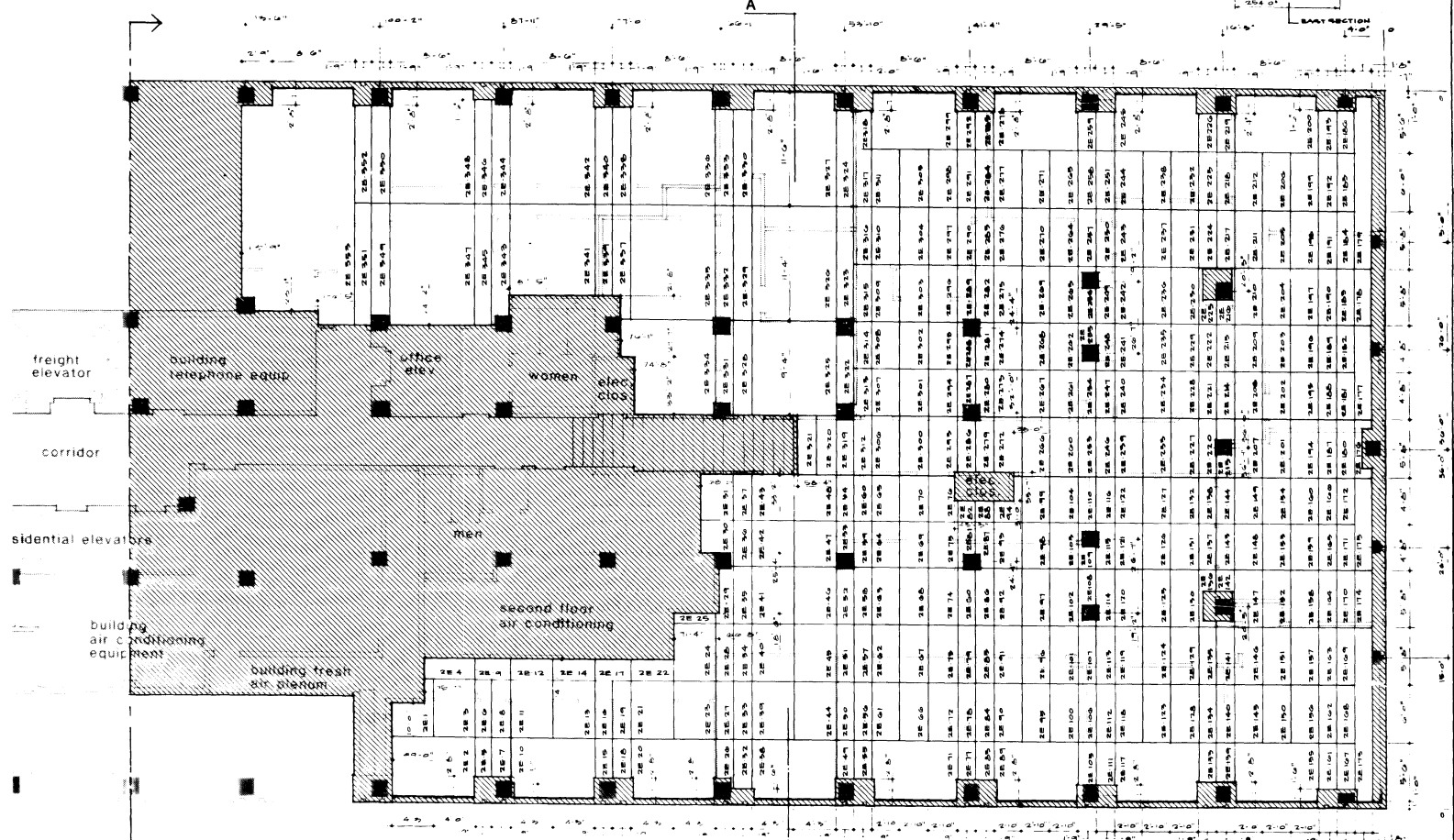
1/2" = 1'

154B  
8421

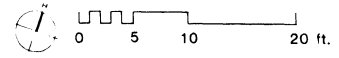
Common Element outside exterior plane of building. See Plat, Sheet No. 2.

EAST SECTION

EAST SECTION



East Section  
Floor Plan  
Second Floor



- Legend
- 2E-1 Condominium Units
  - Common Element
  - Common Elements which may be assigned as Limited Common Elements.

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ARCHITECTS AND PLANNERS  
PITTSBURGH PENNSYLVANIA

GATEWAY TOWERS  
EXECUTIVE OFFICE  
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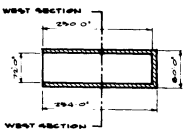
DRAWING NO

8

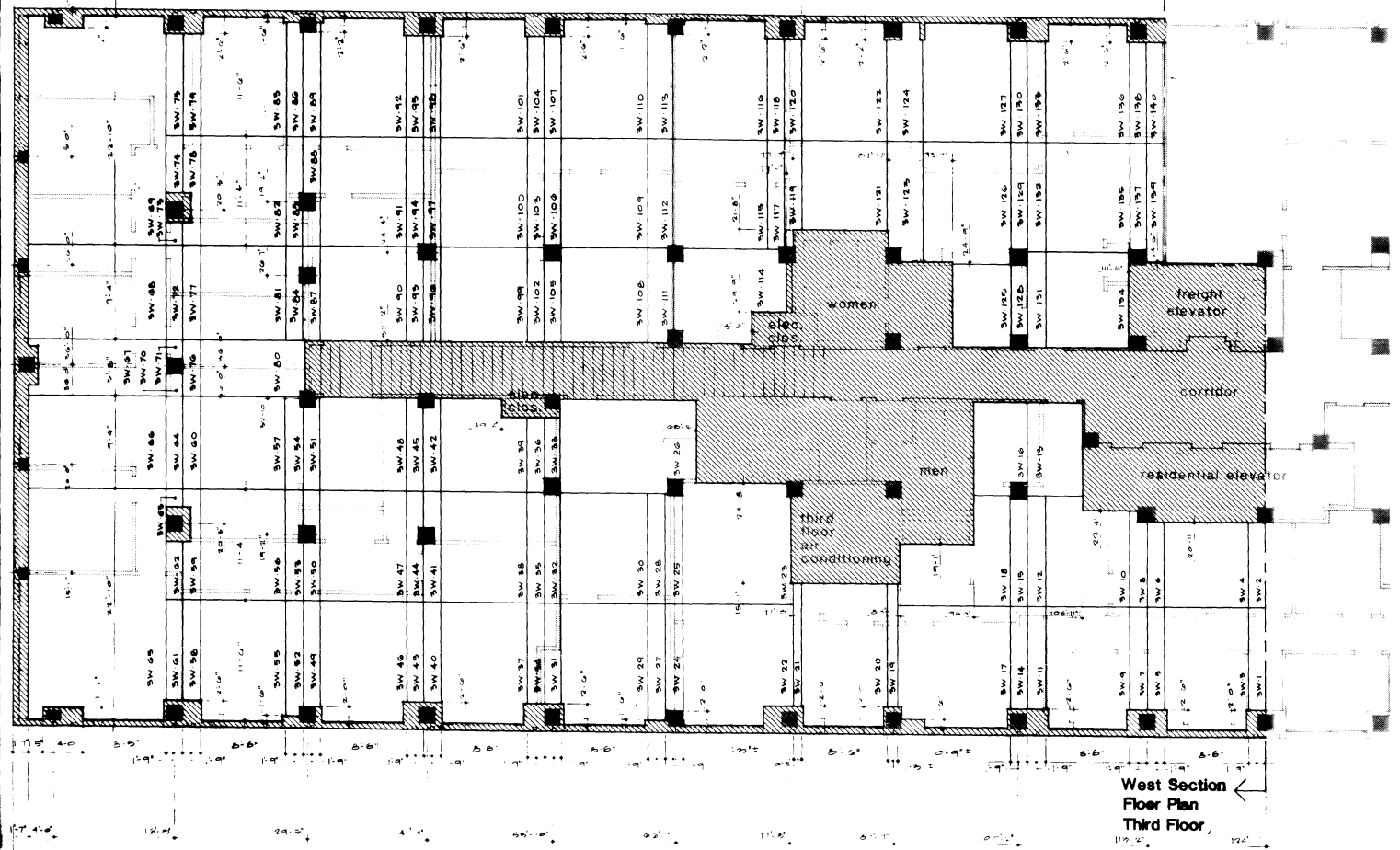
DATE



1548  
8421

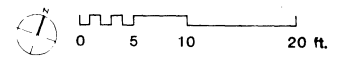


Common Element outside exterior plane of building. See Plat. Sheet No. 2.



- Legend**
- sw-1 Condominium Units
  - Common Element
  - Common Elements which may be assigned as limited Common Elements.

West Section  
Floor Plan  
Third Floor



REVISIONS

JAMES D. BROWN ASSOCIATES  
ARCHITECTS AND ENGINEERS  
PITTSBURGH, PENNSYLVANIA

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DUDUESNE PARTNERS L.P.

DRAWING NO  
**9**  
DATE



1548  
8A21

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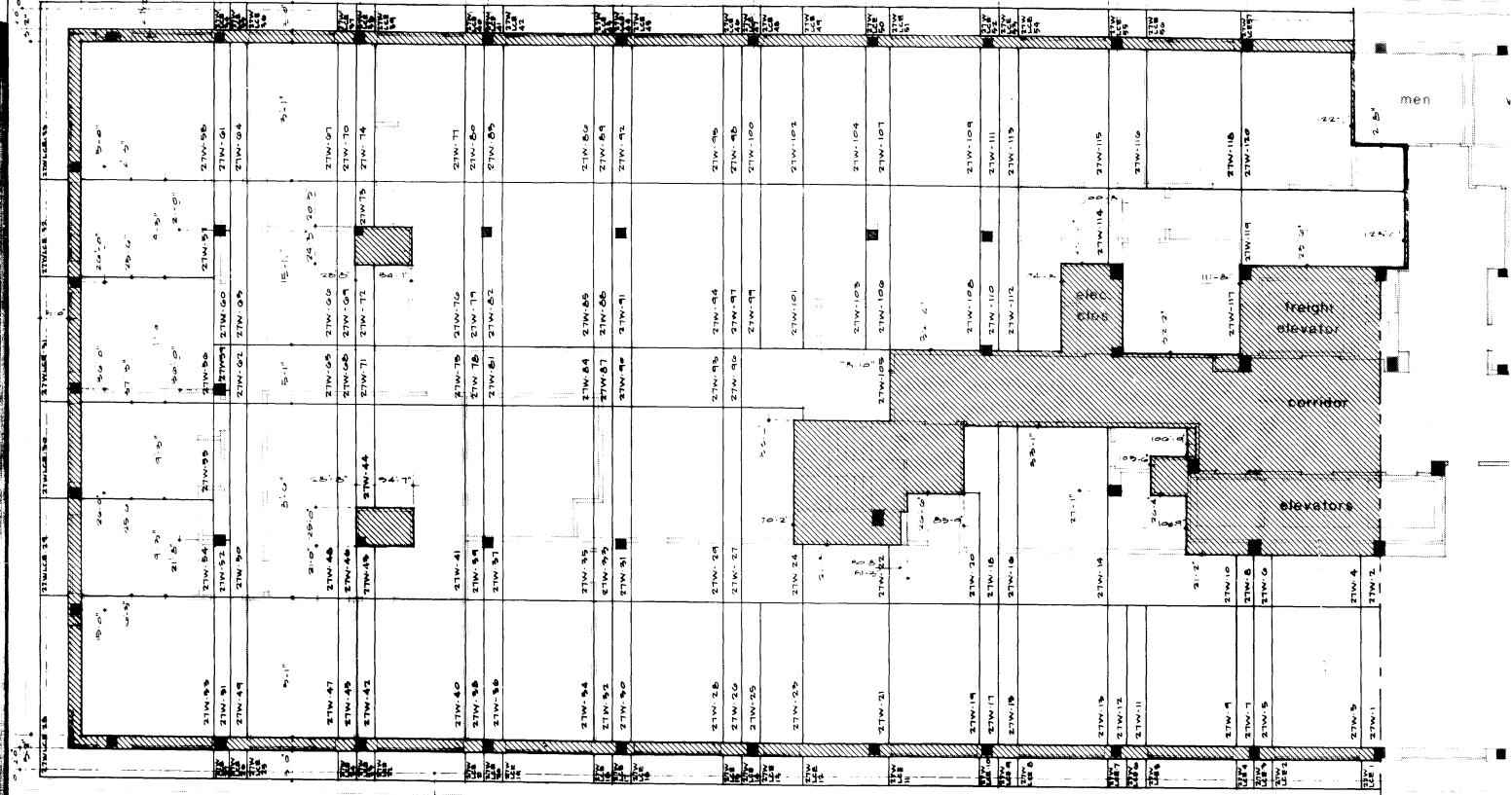
JAMES D BROWN ASSOCIATES  
ARCHITECTS AND PLANNERS  
PITTSBURGH, PENNSYLVANIA

GATEWAY TOWERS  
EXECUTIVE OFFICE  
CONDOMINIUM  
DUQUESNE PARTNERS, L.P.

DRAWING NO

11

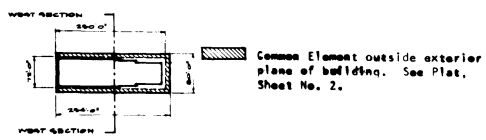
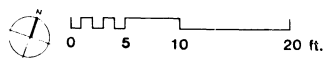
DATE 2 5 1



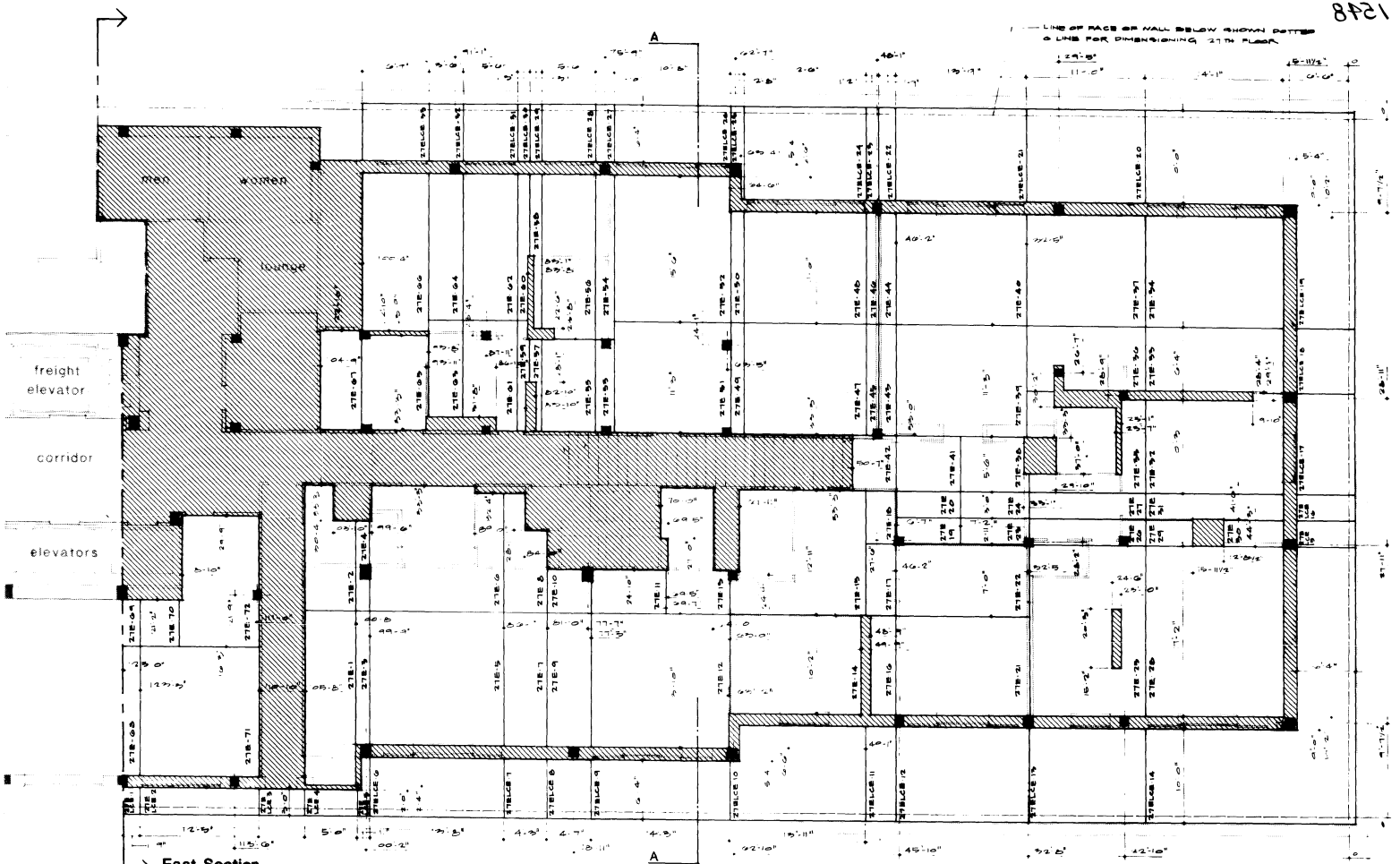
- Legend**
- 27W-1 Condominium Units
  - Common Element
  - 27WLCB-1 Limited Common Element

LINE OF FACE OF WALL BELOW SHOULD BE  
A LINE FOR DIMENSIONING 27TH FLOOR.  
Note: The entire twenty seventh floor represents  
Withdrawable Real Estate

**West Section  
Floor Plan  
Twenty-seventh Floor**



1548  
8F21



freight elevator

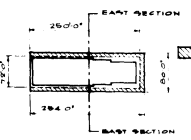
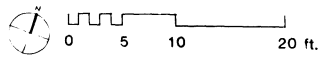
corridor

elevators

men women lounge

East Section  
Floor Plan  
Twenty-seventh Floor

Note: The entire twenty seventh floor represents Withdrawable Real Estate



Common Element outside exterior plane of building. See Plat, Sheet No. 2.

Legend

27B-1	Condominium Units
[Hatched Box]	Common Element
[Hatched Box]	Limited Common Element
[Hatched Box]	Common Elements which may be assigned as Limited Common Elements.

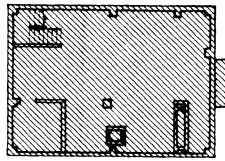
REVISIONS

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ARCHITECTS AND PLANNERS  
PITTSBURGH, PENNSYLVANIA

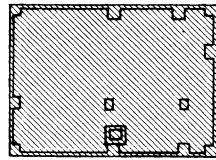
GATEWAY TOWERS  
EXECUTIVE OFFICE  
CONDOMINIUM  
DUQUESNE PARTNERS, L.P.

DRAWING NO.  
**12**  
DATE

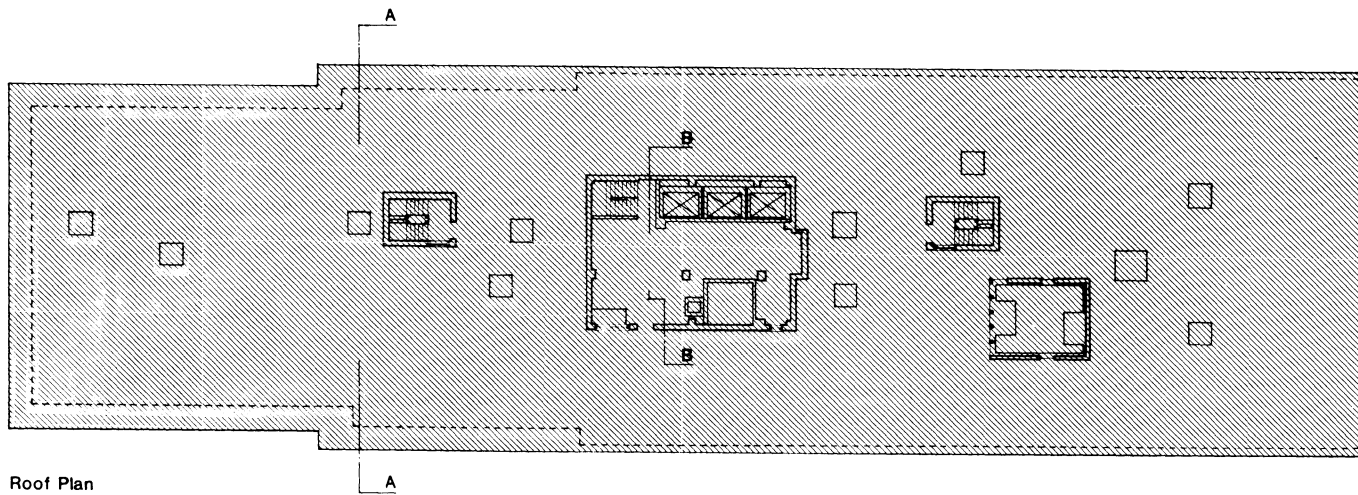
1548  
8421



Floor Plan  
Elevator Machine Room




Floor Plan  
House Tank Level

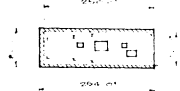



Roof Plan

0 5 10 20 ft

Legend

 Common Element



 Common Element outside exterior plane of building. See Plat, Sheet No. 2.

REVISIONS

JAMES O. BROWN ASSOCIATES  
ARCHITECTS AND PLANNERS  
PITTSBURGH, PENNSYLVANIA

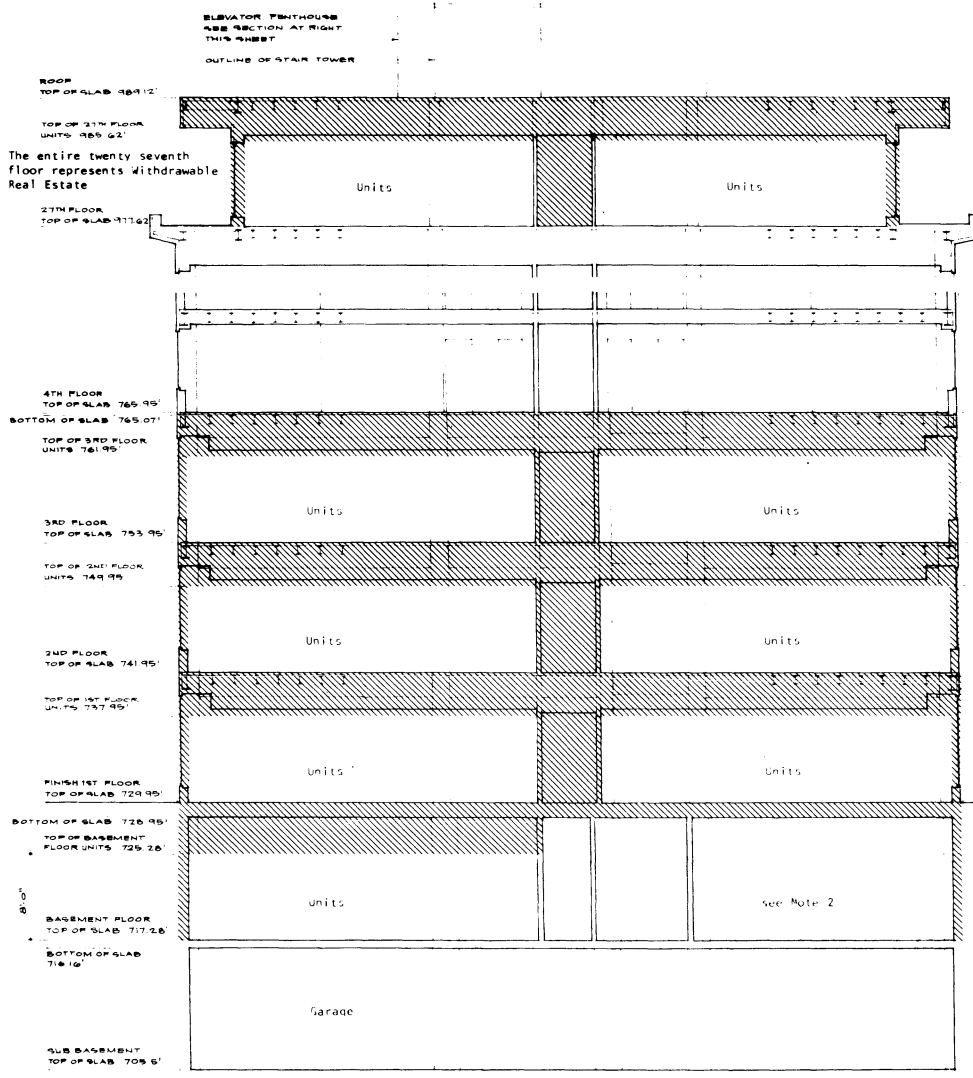
GATEWAY TOWERS  
EXECUTIVE OFFICE  
CONDOMINIUM  
DUQUESNE PARTNERS, P.

DRAWING NO.

13

DATE

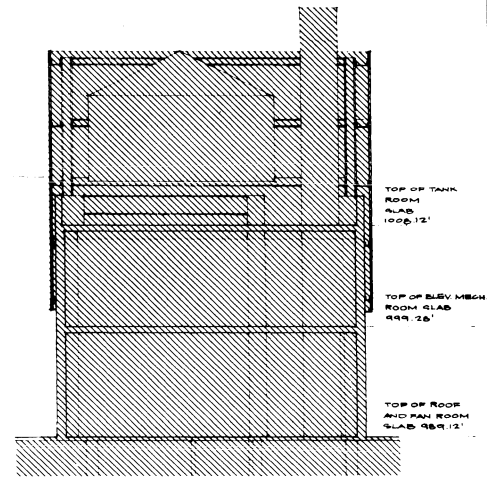
1548  
8/21



The entire twenty seventh floor represents Withdrawable Real Estate

Section A-A  
0 5 10 20 ft.

Note 1: The upper horizontal boundaries of the Units as shown herein represent a "typical" Unit and may not represent the actual upper horizontal boundary of any specific Unit. In every instance, and with respect to every Unit, the actual location of the upper horizontal boundaries of Units shall be established in accordance with provisions of the Declaration (specifically Section 3.2.(a)(3) thereof), and said upper horizontal boundaries for Units shall exist where the physical improvements described in Section 3.2.(a)(3) of the Declaration establishing said boundaries are in fact located on the date of filing the Declaration.



Section B-B  
APPROX. LOCATION EXISTING GRADE 0 5 10 20 ft.

Note 2 Major sections of this level are subject to various easements more particularly described in the Declaration.

Note 3 Floor elevations shown should be considered plus or minus dimensions and have been computed using the original elevations shown on the architectural drawings adjusted by a field shot elevation of 729.95 of the top of the concrete slab forming the first floor by Gateway Engineers

Legend  
 [Dotted Pattern] Additional and Withdrawable Real Estate  
 [Hatched Pattern] Common Element

REVISIONS

JAMES D. BROWN ASSOCIATES  
ARCHITECTS AND PLANNERS  
PITTSBURGH PENNSYLVANIA

GATEWAY TOWERS  
EXECUTIVE OFFICE  
CONDOMINIUM  
DUQUESNE PARTNERS, L.P.

DRAWING NO  
**14**  
DATE