



60 2007 00033107

Allegheny County  
Valerie McDonald Roberts  
Recorder of Deeds  
Pittsburgh, PA 15219

Instrument Number: 2007-33107

Recorded On: October 15, 2007 As-Deed Agreement

Parties: GATEWAY TOWERS CONDO ASN INC

To GATEWAY TOWERS EXECUTIVE OFFICE CONDO

# of Pages: 5

Comment:

**\*\*DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT\*\***

Deed Agreement		45.00
Pages > 4	0	
Names > 4	0	
Total:		45.00

*I hereby certify that the within and foregoing was recorded in the Recorder's Office in Allegheny County, PA*

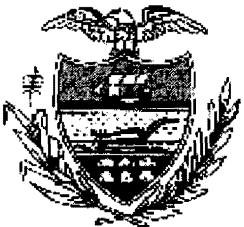
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File Information:

Record and Return To:

Document Number: 2007-33107  
Receipt Number: 1014051  
Recorded Date/Time: October 15, 2007 01:42:50P  
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User / Station: K Greenwade - Cash Super 05

ROGER S MATTHEWS ESQ  
11 STANWIX STREET  
PITTSBURGH PA 15222



Valerie McDonald-Roberts Recorder of Deeds

Mail To:  
Roger S. Matthews, Esquire  
11 Stanwix Street - Suite 1024  
Pittsburgh, PA 15222



## GATEWAY TOWERS THE CONDOMINIUM

### THIRD AMENDMENT TO CROSS-EASEMENT, UTILITIES SERVICES AND INSURANCE AGREEMENT

THIS AGREEMENT, made this 3<sup>rd</sup> day of October 2007  
between GATEWAY TOWERS CONDOMINIUM ASSOCIATION, INC. ("Residential"),  
a Pennsylvania non-profit corporation and GATEWAY TOWERS EXECUTIVE OFFICE  
CONDOMINIUM OWNERS ASSOCIATION ("Commercial"), a Pennsylvania non-profit  
corporation.

#### WITNESSETH

WHEREAS, Gateway Capital, Inc. a Georgia Corporation, and Three Rivers  
Capital, Inc. entered into a Cross-Easement, Utilities Services, and Insurance Agreement  
dated June 19, 1979, and recorded on June 22, 1979 in the Office of Recorder of Deeds of  
Allegheny County, Pennsylvania, in Deed book Volume 6122, Page 911 and a First  
Amendment to Cross-Easement, Utilities Services, and Insurance Agreement dated January  
27, 1982, and recorded on January 28, 1982 in the Office of the Recorder of Deeds of  
Allegheny County, Pennsylvania, in Deed Book Volume 6436, Page 623 as amended by a  
Second Amendment to Cross Easement, Utilities Services and Insurance Agreement dated  
April 15, 1986 and recorded on April 29, 1986 in the office of the Recorder of Deeds of  
Allegheny County, Pennsylvania, in Deed book Volume 7290, page 67 (said Agreement  
and the First and Second Amendments being hereinafter collectively referred to as the  
"Cross-Easement Agreement");

WHEREAS, Residential and Commercial wish to amend the Cross-Easement  
Agreement further,

NOW, THEREFORE, In order to effect such amendment and for and in  
consideration of the promises and the mutual covenants and conditions herein contained,  
Commercial and Residential each intending to be legally bound and to bind their  
respective successors, members, partners, heirs, personal representatives, successors-in-title  
and assigns, hereby covenant and agree as follows:

The following Section 6.120 is hereby added to the Cross-Easement Agreement:

6.120            Services Credit.      Residential and Commercial hereby agree and acknowledge, however, that Commercial's actual use of services (as defined below) is consistently less than seventeen percent (17%) of the total cost of services. Consequently, Residential hereby agrees to issue Commercial a monthly credit, in the amount of Five Hundred and No/100 Dollars (\$500.00), against Commercial's monthly payment to Residential for its share of the cost of services at the Building, beginning January 1, 2007. The term "cost of services "is defined as:

- (i)      Water and sewage service used by Commercial in the event separate metering is not feasible.

Except as amended herein, the Cross-Easement Agreement remains in full force and effect as herein further amended and shall bind and inure to the benefit of Residential and Commercial and their respective successors, members, partners, heirs, personal representatives, successor-in-title and assigns.

IN WITNESS WHEREOF, Residential and Commercial have executed this Third Amendment as of the day and year first above written above.

GATEWAY TOWERS CONDOMINIUM  
ASSOCIATION, INC.

By: John M. O'Grady  
President


Attest: Michael M. [Signature]  
Secretary

GATEWAY TOWERS EXECUTIVE  
OFFICE CONDOMINIUM OWNERS  
ASSOCIATION

By:

  
President

Attest:

  
Secretary

Texas

COMMONWEALTH OF PENNSYLVANIA }

COUNTY OF ALLEGHENY }

SS:

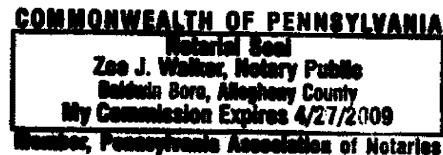
I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to take acknowledgments, John M. O'Toole and Michael Madden the President and Secretary, respectively, of Gateway Towers Condominium Association, Inc., a Pennsylvania non-profit corporation, to me known to be the persons described in and who executed the forgoing Instrument and acknowledged the execution thereof to be their free act and deed as such officers and as the free act and deed of said corporation for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation.

WITNESS my hand and official seal in the county and state aforesaid mentioned this 10th day of October, 2007.

  
Notary Public

My Commission Expires:

April 27, 2009



COMMONWEALTH OF PENNSYLVANIA     }  
   }  
COUNTY OF ALLEGHENY                    }     SS:

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to take acknowledgments, PAUL DIUKOS and VICTOR MARENELLI the President and Secretary, respectively, of Gateway Towers Executive Office Condominium Owners Association, a Pennsylvania non-profit corporation, to me known to be the persons described in and who executed the forgoing Instrument and acknowledged the execution thereof to be their free act and deed as such officers and as the free act and deed of said corporation for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation.

WITNESS my hand and official seal in the county and state aforesaid mentioned this 4th day of October, 2007.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: April 27, 2009

