

ALL SIGNATURES MUST BE MADE WITH A BLUE INK PEN

OWNERS ADOPTION

KNOW ALL PERSONS BY THESE PRESENTS: THAT ALMONO LP, A PENNSYLVANIA LIMITED PARTNERSHIP, BY ALMONO, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, BY U3 ADVISORS, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT, BY TODD STERN, ITS MANAGING DIRECTOR, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY, SITUATED IN THE 15TH WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA

IN WITNESS WHEREOF THE SAID LIMITED PARTNERSHIP HAS CAUSED ITS SEAL TO BE AFFIXED BY THE HAND OF ITS AUTHORIZED AGENT, THIS _____ DAY OF _____ 20__.

ATTEST:

BY: _____
 NAME: TODD STERN
 TITLE: MANAGING DIRECTOR OF U3 ADVISORS, INC.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA)
 COUNTY OF ALLEGHENY) SS:

ON THIS, THE _____ DAY OF _____, 20__, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED TODD STERN, BY HIMSELF AS AUTHORIZED AGENT.

IN WITNESS WHEREOF, I HERE UNTO SET MY HAND AND OFFICIAL SEAL, SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN, WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 20__.

MY COMMISSION EXPIRES:

THE _____ DAY OF _____, 20__.



NOTARY PUBLIC
 COMMONWEALTH OF PENNSYLVANIA

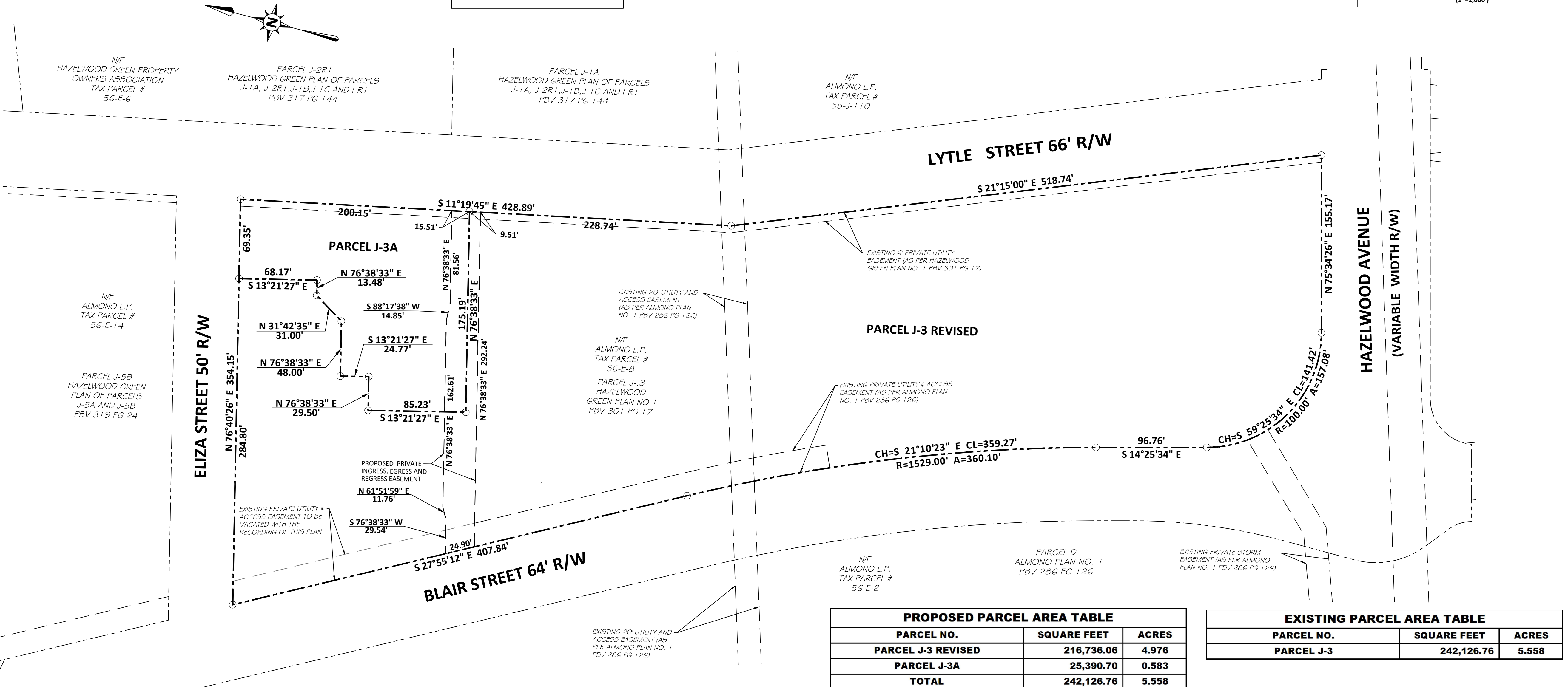
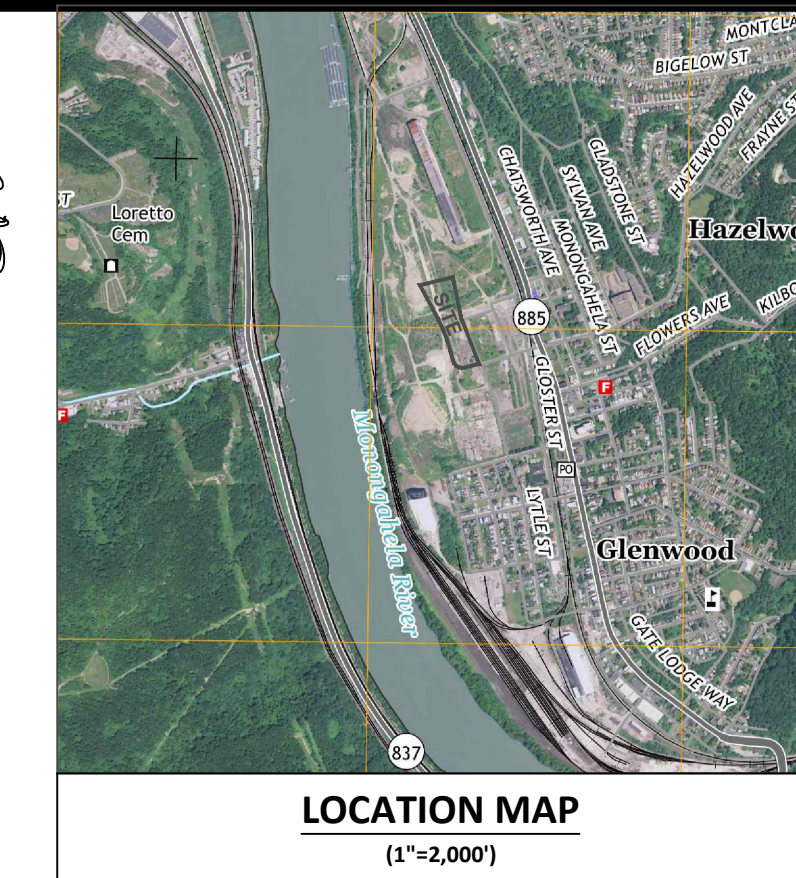
CERTIFICATION OF TITLE AND NO MORTGAGE

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE RE-SUBDIVISION OF PARCEL J-3 IN THE HAZELWOOD GREEN PLAN NO. 1 IS IN THE NAME OF ALMONO LP AND IS RECORDED IN DEED BOOK VOLUME 11455 PAGE 542. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS _____ OWNER _____

BASIS OF BEARING AND DISTANCES

BASIS OF BEARING IS NAD 83 PA SOUTH ZONE, US FOOT



PROPOSED PARCEL AREA TABLE		
PARCEL NO.	SQUARE FEET	ACRES
PARCEL J-3 REVISED	216,736.06	4.976
PARCEL J-3A	25,390.70	0.583
TOTAL	242,126.76	5.558

EXISTING PARCEL AREA TABLE		
PARCEL NO.	SQUARE FEET	ACRES
PARCEL J-3	242,126.76	5.558

COMMONWEALTH OF PENNSYLVANIA)
 COUNTY OF ALLEGHENY) SS:

RECORDED IN THE OFFICE OF THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME _____, PAGE(S) _____.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20__.

JERRY TYSKIEWICZ, MANAGER

SURVEYOR CERTIFICATION

I, ROBERT R. BEDNAR, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

DATE _____ NAME: ROBERT R. BEDNAR
 REG. NO. SU-051042-E

No.	Date	Description	By

RECORD OWNER
 ALMONO LP
 C/O REED SMITH
 REED SMITH CENTRE
 225 FIFTH AVENUE
 PITTSBURGH, PA 15222

ZONING DISTRICT : SP 10
 SPECIAL PLANNING - 10

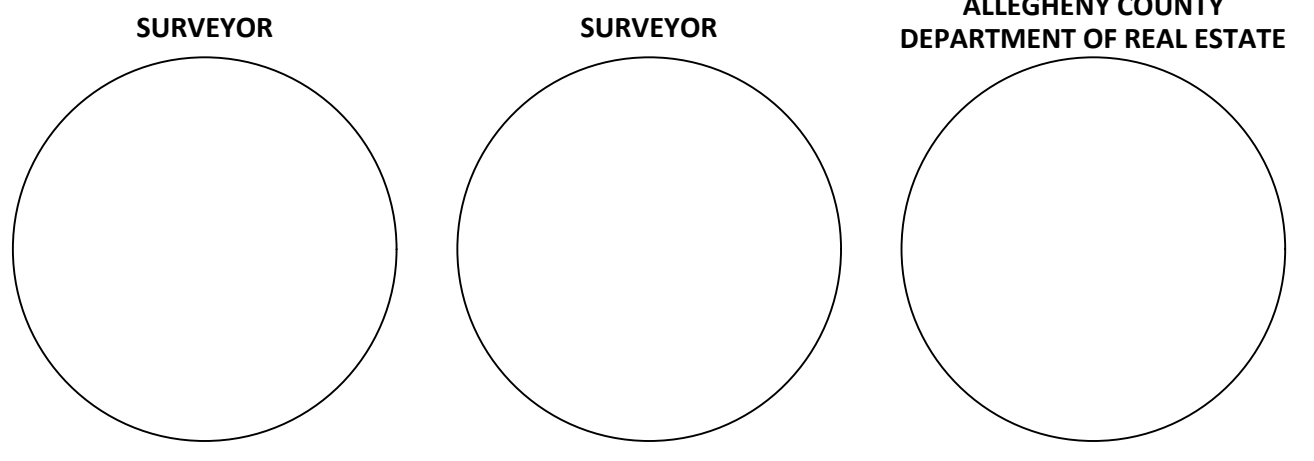
BEING A RE-SUBDIVISION OF PARCEL J-3
 IN HAZELWOOD GREEN PLAN NO. 1
 AS RECORDED IN PLAN BOOK VOLUME 301 PAGE 17

**RE-SUBDIVISION OF PARCEL J-3
 IN HAZELWOOD GREEN PLAN NO. 1**

SITUATE IN
 15TH WARD, CITY OF PITTSBURGH
 ALLEGHENY COUNTY, PENNSYLVANIA

Drawn By: WTS Scale: 1"=50' Drawing No.: 2-430 J-3 SUBDIVISION
 Checked By: RRB Date: _____ Sheet No.: 1 of 1
 Approved By: RRB Date: NOVEMBER 4, 2024 Filename: ALM24430HAHS

KU Resources, Inc.
 117 SAGAMORE HILL ROAD PITTSBURGH, PA 15239
 TEL: (724) 327-7474 FAX: (724) 325-2734



ALL SIGNATURES MUST BE MADE WITH A BLUE INK PEN

P:\2024\24-430_ALM24430HAHS - Hazelwood Green Affordable Housing Support\Survey\24-430 Parcel J-3 subdivision 2-26-2025.dwg Layout=Sub 1 User=William Spangher PlotDate=2/26/2025 9:17 AM