

ALL SIGNATURES MUST BE MADE WITH A BLUE INK PEN

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

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:

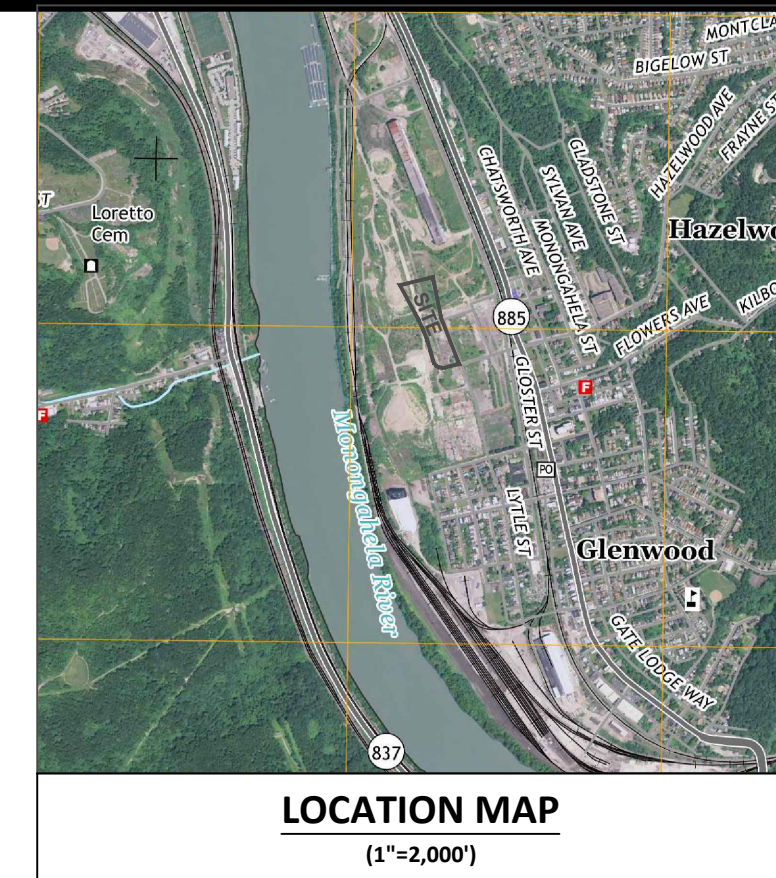
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC  
COMMONWEALTH OF PENNSYLVANIA

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE RE-SUBDIVISION OF PARCEL J-3 REVISED 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 IS NAD 83 PA SOUTH ZONE, US FOOT



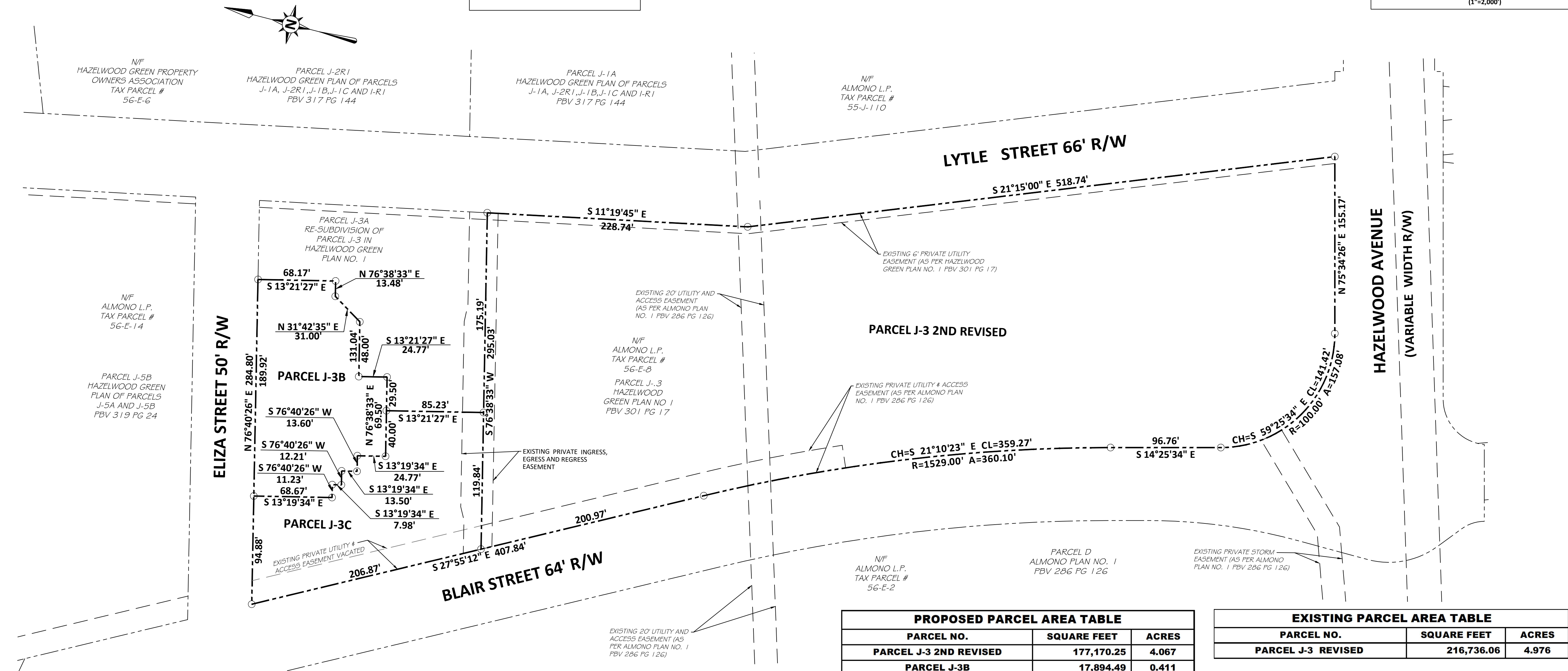
CITY OF PITTSBURGH  
DEPARTMENT OF CITY PLANNING

APPROVED: \_\_\_\_\_  
CITY PLANNING COMMISSION

CHAIRMAN

ATTEST: \_\_\_\_\_

SECRETARY



PROPOSED PARCEL AREA TABLE		
PARCEL NO.	SQUARE FEET	ACRES
PARCEL J-3 2ND REVISED	177,170.25	4.067
PARCEL J-3B	17,894.49	0.411
PARCEL J-3C	21,671.32	0.498
TOTAL	216,736.06	4.976

EXISTING PARCEL AREA TABLE		
PARCEL NO.	SQUARE FEET	ACRES
PARCEL J-3 REVISED	216,736.06	4.976

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

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

OWNER  
NO LP  
D SMITH  
TH CENTRE  
AVENUE  
H, PA 15222

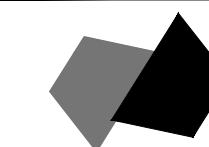
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BEING A RE-SUBDIVISION OF PARCEL J-3 REVISED  
IN HAZELWOOD GREEN PLAN NO. 1  
AS RECORDED IN PLAN BOOK VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

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

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

Drawn By		Scale:	Drawing No.
WTS		1"=50'	2-430 J-3 SUBDIVISION
Checked By	RRB	Date:	Sheet No.
By		JULY 7, 2025	1 of 1
Approved By	RRB	Filename:	
		ALM24430HAHS	

**KU Resources, Inc.**

**117 SAGAMORE HILL ROAD      PITTSBURGH, PA 15239**  
**TEL: (724) 327-7474      FAX: (724) 325-2734**

ALLEGHENY COUNTY  
DEPARTMENT OF REAL ESTATE

