

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

AZ BETHLEHEM, LLC

501-07 WYANDOTTE STREET & 414, 418 & 420 BROADWAY 2ND WARD, CITY OF BETHLEHEM, COUNTY OF NORTHAMPTON COMMONWEALTH OF PENNSYLVANIA

TITLE COMMITMENT LEGAL DESCRIPTION

PREMISES "A"
ALL THOSE CERTAIN PARCELS OF land and benefits appurtenant thereto in the second ward of Bethlehem, Northampton County, Pennsylvania, described as:

PARCEL NO. 1:
BEGINNING at a point in the Southerly property line of Broadway, said point being distant 55.95 feet on a course North 60 degrees 45 minutes East from the intersection of the Easterly property line of Wyandotte Street with the Southerly property line of Broadway; thence along the Southerly property line of Broadway North 60 degrees 45 minutes East 39.36 feet to a drill mark; thence along the Westerly line of land now or late of Frank Hoch South 02 degrees 06 minutes West 44.44 feet to a point; thence continuing partly along said land of Frank Hoch and partly along land now or late of Karl L. F. Kuebler and Mildred, his wife, South 89 degrees 18 minutes West 34.30 feet to a drill mark in the concrete; thence continuing along land of Karl L. F. Kuebler and Mildred, his wife, North 3 degrees 36 minutes East 25.64 feet to the place of beginning.

PARCEL NO. 2:
BEGINNING at a point on the North side of Sheetz Alley at the South East corner of a two and one-half story brick building; thence along the North side of Sheetz Alley (14 feet wide) North 87 degrees 03 minutes West 98.01 feet to the Easterly curb line of Wyandotte Street; thence along said curb line North 03 degrees 40 minutes East 109.79 feet to the intersection of said curb line and the curb line on the South side of Broadway; thence along the Southerly curb line of Broadway North 60 degrees 45 minutes East 67.84 feet to a point; thence along the Westerly line of land now or late of Howard A. Hoch, Sr. and Nellie, his wife, South 03 degrees 36 minutes West 39.93 feet to a drill mark in the concrete; thence along the Southerly line of same North 89 degrees 18 minutes East 32.20 feet to a point; thence along the Westerly line of land now or formerly of Frank Hoch South 02 degrees 40 minutes 25 seconds East 62.18 feet to the Northeast corner of the first mentioned brick building; thence along the Easterly line of said brick building South 01 degrees 08 minutes 10 seconds West, 46.21 feet to the place of beginning.

EXCEPTING from Parcel 2 above those 2 pieces of land, one of which the Atlantic refining Company conveyed to the City of Bethlehem by Deed dated August 4, 1954 and left for recording in the public records of said Northampton County, and the other of which was taken by the Commonwealth of Pennsylvania by Declaration of taking No. 16, filed in the April, 1973 term in the Court of Common Pleas of Northampton County, Pennsylvania.

BEING known as 501-07 Wyandotte Street.

BEING Tax Parcel No.: P6SW2C/9/1 0204.

PREMISES "B"
TRACT NO. 1
ALL THAT CERTAIN message, tenement and lot or piece of land situate on the South side of Broadway and currently known as 420 Broadway in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Southerly property line of Broadway, said point being distant 95.14 feet on a course N 60° 45' E from the intersection of the Easterly property line of Wyandotte Street with the Southerly property line of Broadway, thence along the Southerly property line of Broadway, N 60° 45' E 35.36 feet to a point in line of lot of Grier Sheetz, deceased; thence along lot of Grier Sheetz, deceased, S 3° 20' W 118.75 feet to a corner of a frame stable, the property of Frank G. Hoch and Howard A. Hoch, Sr., thence along said stable N 86° 56' W 25.00 feet to a point in line of lot of Karl F. Kuebler Est.; thence along lot of Karl F. Kuebler Est., N 2° 42' W 55.62 feet to a point in line of other lot of the said Franklin G. Hoch; thence along other lot of the said Franklin G. Hoch, N 89° 18' E 1.95 feet to a point and N 2° 08' E 44.33 feet to the point or place of beginning.

UTILITY SERVICE INFORMATION

Sanitary Sewer
City of Bethlehem
10 E. Church Street
Bethlehem, PA 18018
Robert Taylor
rtaylor@bethlehem-pa.gov

Gas Service
UGI Lancaster
2121 City Line Road
Bethlehem, PA 18017
Tarek Sayegh
tsayegh1@ugi.com

Storm Sewer
City of Bethlehem
10 E. Church Street
Bethlehem, PA 18018
Mark Santayana
msantayana@pplweb.com

Electric Service
PPL Electric
503 New Market Street
Wilkes Barre, PA 18702
Mark Santayana
msantayana@pplweb.com

Water Service
City of Bethlehem
10 E. Church Street
Bethlehem, PA 18018
Robert Taylor
rtaylor@bethlehem-pa.gov

Telephone Service
Company Name
Address
City, State, Zip
Phone Number
Contact Name

TITLE COMMITMENT LEGAL DESCRIPTION (CONT.)

TRACT NO. 2
ALL THAT CERTAIN message, and lot or piece of land currently numbered Sheetz Street, in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, more particularly bounded and described as follows;

BEGINNING at a point on the North side of Sheetz Alley (now Street) at a corner of land of Aaron Seigfried; thence running Eastwardly along the North side of the said Sheetz Alley (now Street) twenty two feet three inches more or less to a point at another lot of Aaron Seigfried; thence along the same Northwardly fifty three feet six inches more or less, to a point of land of the said Henry C. Bachman; thence along the same Westwardly twenty five feet and four inches to a point in lands of the said Aaron Seigfried; thence Southward along the same fifty three feet six inches to Sheetz Alley (now Street) the point the place of beginning.

BEING known as 420 Broadway.

BEING Tax Parcel No.: P6SW2C/9/2 0204.

PREMISES "C"
ALL THAT CERTAIN dwelling and lot or piece of ground situate at No. 418 Broadway (formerly Broad Street) in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, Numbered 42 Carpenter Street, now Broadway, according to the plan of Charles Brodhead, Esq., in the Southern addition to the Borough of Bethlehem, in Saucon Township, Northampton County, Pennsylvania 1858 containing in front on said Carpenter Street, now Broadway 48 feet, more or less, and extending the width of 40 feet Southwardly 180 feet to a 15 feet wide alley.

BOUNDED on the North by Broadway, on the East by property of Isaiah Schwenker, on the South by Sheetz Alley, and on the West by property of Cyrus L. Hock.

BEING known as 418 Broadway.

BEING Tax Parcel No.: P6SW2G/9/3 0204.

PREMISES "D"
ALL THAT CERTAIN message, tenement and lot or piece of ground situate on the Southerly side of Broadway, known as 414 Broadway in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, as shown on a Plan prepared by Kenneth R. Hahn, R.S. Drawing No. 81-268, dated November 19, 1981, bounded and described as follows:

BEGINNING at a point on the Southerly right of way line of Broadway (70 feet wide), said point being located South 58 degrees, 37 minutes West 139.81 feet of the West right of way line of Carlton Avenue;

THENCE extending along the Southerly right of way line of Broadway South 58 degrees, 37 minutes West 26.49 feet to a point; thence extending along the Easterly property line of House No. 418 Broadway, South 1 degree, 00 minutes West 117.20 feet to a point; thence extending along the Northerly property line of House No. 404 Hess Street, South 89 degrees, 00 minutes East 22.37 feet to a point; thence extending along the Westerly property line of House No. 412 Broadway, North 1 degree, 00 minutes East 131.39 feet to the place of beginning.

CONTAINING 2,780.45 square feet, more or less.

BEING known as 414 Broadway.

BEING Tax Parcel No.: P6W2C/9/7 0204.

PA ONE-CALL INFORMATION

Serial Number: 20200092076 (Design) 20200092063 (Dig)
Date of Inquiry: 01/09/2020
How Contacted: Web Ticket Entry

Company Name	Response				
	All Clear	Has Facilities	Plans	Field Markings	No Response
PPL Electric Utilities Corporation	X				
Bethlehem City				X	
Service Cable Electric Cable TV Inc.	X				
UGI Utilities				X	
Verizon				X	



SITE LOCATION MAP

SCALE: 1"=1,000'

AS-SURVEYED LEGAL DESCRIPTION

ALL THAT CERTAIN parcel or tract of land situate in the 2nd Ward of the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, located at the southeast intersection of Wyandotte Street and Broadway and being more particularly bounded and described as follows:

BEGINNING at a mag nail set at the intersection of the easterly right-of-way line of Wyandotte Street (60' right-of-way width) with the northerly right-of-way line of Sheets Street (15' right-of-way width);

THENCE from said POINT OF BEGINNING, following the easterly right-of-way line of Wyandotte Street for the following three (3) courses and distances:

- 1) N 05°25'28" E, a distance of 35.11 feet to a point;
- 2) By the arc of a circle curving to the right having a radius of 376.30 feet, an arc length of 42.30 feet and a chord that bears N 08°38'40" E for a distance of 42.27 feet to a point;
- 3) By the arc of a circle curving to the right having a radius of 67.00 feet, an arc length of 57.17 feet and a chord that bears N 36°18'26" E for a distance of 55.45 feet to a point on the southeasterly right-of-way line of Broadway;

THENCE following the southeasterly right-of-way line of Broadway, N 60°45'00" E, a distance of 167.59 feet to a mag nail set at the dividing line between the herein described property and property now or formerly of John S. & Stamatia Mamounas, recorded in Deed Book 812, Page 121 of the Northampton County Recorder of Deeds Office;

THENCE leaving the southeasterly right-of-way line of Broadway and following said dividing line, S 03°08'06" W, a distance of 131.39 feet to an iron pin with cap set on the dividing line between the herein described property and property now or formerly of Yu Huan Lin, recorded in Record Book 2017-1, Page 167231;

THENCE following said dividing line, N 86°51'54" W, a distance of 22.37 feet to an iron pin with cap set;

THENCE continuing along said dividing line and also the dividing line between the herein described property and property now or formerly of Joseph M. & Helena I. Richie, recorded in Record Book 1998-1, Page 17015 and property now or formerly of Mary Ann O'Reilly & Guy T. Schoenberger, recorded in Deed Book 639, Page 712, S 03°08'06" W, a distance of 81.45 feet to an iron pin with cap set on the northerly right-of-way line of Sheets Street, aforesaid;

THENCE following the northerly right-of-way line of Sheets Street, N 87°03'00" W, a distance of 154.95 feet to the POINT OF BEGINNING.

CONTAINING within said bounds a total of 0.585 acres (25,507.14 square feet).

GENERAL NOTES

1. Bearings shown hereon are based upon the bearing of the southerly right-of-way line of Broadway Avenue, noted as being N 60°45'00" E in the deed of record for Premises "A" of the subject premises, recorded in Record Book 2016-1, Page 88532.

2. The underground utilities shown on this survey have been located from field survey information, markings provided by the utility companies and existing drawings obtained from utility companies. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from available information.

3. Contour Interval = 1'. Elevations shown hereon are based upon GPS observation taken on January 14, 2020, and are to the North American Vertical Datum of 1988 (NAVD88)(GEOID12a).

4. There was no observed evidence of current earth moving work, building construction or building additions.

5. The surveyor knows of no known recent or proposed changes in street right-of-way lines, street or sidewalk construction or repairs.

6. There is no observed evidence of this site being used as a solid waste dump, stump, or sanitary landfill.


7. There are no delineated wetland areas located on the subject premises.

8. Iron pins with cap set are 5/8"Ø rebar, 30" in length with a yellow plastic I.D. cap that bears the inscription "MDM 724-934-2810".

9. The legal right-of-way line of Wyandotte Street is based upon Drawings for Construction and Condemnation of Right-of-Way, Route 297, Section 10a, Sheet 7 of 12, approved October 15, 1953.

10. Since this site has frontage along a state maintained highway (Wyandotte Street), a Highway Occupancy Permit (H.O.P.) is required for access to the state route. The Pennsylvania Department of Transportation (PennDOT) District 5.0 office should be contacted in regards to the permit. Their information is as follows:

PennDOT District 5-0
Engineering Office
1002 Hamilton Street
Allentown, PA 18101
(610) 871-4167
Permit Office

11. Some underground utilities and information is shown based on a Geophysical Investigation performed by Sweetgum Environmental and provided by AutoZone. These utilities are noted by a  marker.

ZONING INFORMATION

Zoning District - CB (Central Business District)
The retail sale of auto parts is a permitted use within this zoning district.

Minimum Lot Size - none required
Minimum Lot Width - none required
Minimum Front Yard Setback - none required
Minimum Side Yard Setback - none required (20 feet when next to residential)
Minimum Rear Yard Setback - none required (20 feet when next to residential)
Maximum Building Height - 150 feet
Maximum Building Coverage - 100%
Maximum Impervious Coverage - 100%

Signage Restrictions
Minimum Front Yard Setback - none required
Minimum Side Yard Setback - none required
Minimum Rear Yard Setback - none required

Parking Requirements
Minimum Front Yard Setback - none required
Minimum Side Yard Setback - none required
Minimum Rear Yard Setback - none required
Parking Formula - 1 space for every 150 square feet of area accessible to customers, or two parking spaces for each employee, whichever is greater

Zoning information was obtained from:

City of Bethlehem Zoning Department
10 East Church Street
Bethlehem, PA 18108
Craig Peiffer - Zoning Officer
610-865-7000

Zoning Notes:

1. A subdivision or replat is not necessary to convey the property but will be needed to construct new improvements on the site.
2. There are no striped parking spaces on this site.

VISIBLE ENCROACHMENTS

There are no noticeable observations at the time of the field survey.

FLOOD ZONE NOTE

By graphic plotting only, this site is located in Zone X of the Flood Insurance Rate Map 42095C0307E, Community No. 420718, Panel 0307, Suffix E, bearing an effective date of 7-16-14 and is not in a special flood hazard area.

SCHEDULE B - SECTION 2 ITEMS

Per Fidelity National Title Insurance Company Title Commitment No. PAFN19-5782 MM, bearing an effective date of 11/14/2019:

There are no survey related matters contained in the current title commitment.

SURVEYOR'S CERTIFICATION

AZ Bethlehem, LLC
501-07 Wyandotte Street & 414, 418 & 420 Broadway
2nd Ward, City of Bethlehem, County of Northampton
Commonwealth of Pennsylvania

Certified To: AZ Bethlehem, LLC
Fidelity National Title Insurance Company

The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the survey on which it is based was made on the date shown below and was made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2016; (ii) in accordance with the "Boundary and Topographical Survey Requirements" for Wright Partners, and includes Items 1, 2, 3, 4, 5, 6)a, 6)b, 7)a, 8, 9, 10, 11, 13 and 16-19 of Table A as specifically defined therein and (iii) pursuant to the Accuracy Standards (as adopted by ALTA and NSPS and in effect on the date of this certification) of an urban survey.

Howard G. McIlvried
Registered Land Surveyor No. 049396-R
In The Commonwealth of Pennsylvania
Date of Field Survey: January 14, 2020
Date of Last Revision: February 27, 2020

REVISIONS				
NO.	DATE	DESCRIPTION	BY	
1	1/27/2020	ORIGINAL SUBMITTAL	WJM	
2	2/18/2020	GENERAL REVISIONS	WJM	
3	2/27/2020	REVISED OWNERSHIP NAME	CVT	
4	3/12/2020	UNDERGROUND UTILITIES ADDED PER GEOPHYSICAL INVESTIGATION	LRB	

THIS PLAN OR PLAT OF SURVEY IS ONLY VALID TO THE PARTIES CERTIFIED HEREON.
THIS PLAN OR PLAT OF SURVEY IS ONLY VALID IF ACCOMPANIED BY SEAL AND SIGNATURE OF THE LICENSED PROFESSIONAL OF RECORD.
ANY ALTERATIONS TO THIS PLAN OR PLAT OF SURVEY MUST BE MADE BY THE SAME PROFESSIONAL ENGINEER BY SAID LICENSED PROFESSIONAL REVIEWER THIS PLAN OR PLAT OF SURVEY NULL AND VOID.

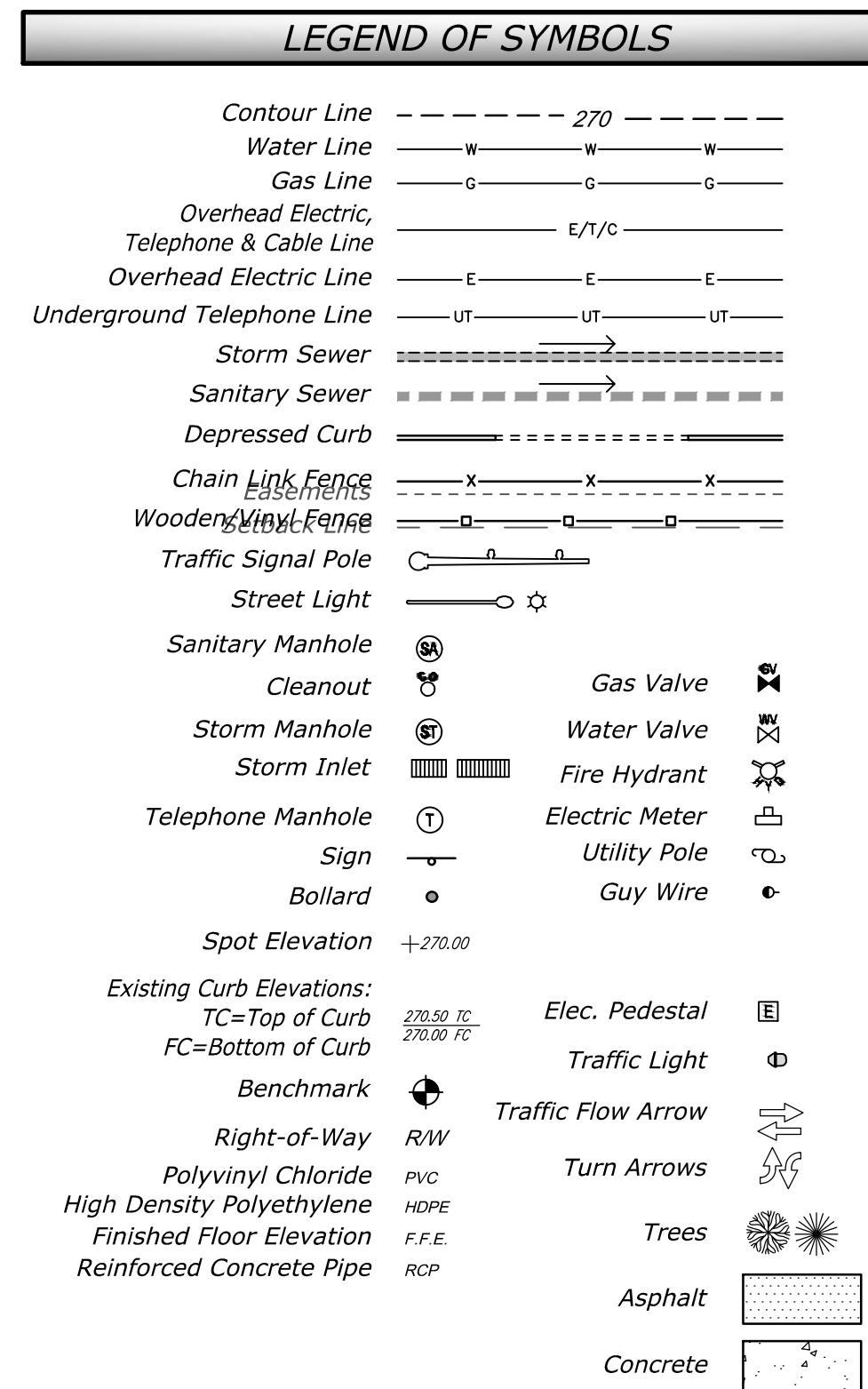
MDM
MCLILYRIED, DIDIANO, & MOX, LLC
Site Planners - Engineers - Surveyors
Pittsburgh, PA 15237
Ph.: (724) 934-2810 fax: (724) 934-2811
mdmsurvey@gmail.com
www.mdmlc.com

AZ Bethlehem, LLC
501-07 Wyandotte Street & 414, 418 & 420 Broadway
2nd Ward, City of Bethlehem, County of Northampton
Commonwealth of Pennsylvania
ALTA/NSPS LAND TITLE SURVEY

SEAL

SCALE: N/A
DATE: 3/12/2020
DRAWN BY: WJM
CHK'D BY: HGM

SHEET
1 of 2
Project No. 8527



REVISIONS				
NO.	DATE	DESCRIPTION	BY	
1	01/27/2020	ORIGINAL SUBMITTAL	WJM	
2	2/18/2020	GENERAL REVISIONS	WJM	
3	2/27/2020	REVISED OWNERSHIP NAME	CWT	
4	3/12/2020	UNDERGROUND UTILITIES ADDED PER GEOPHYSICAL INVESTIGATION	LRB	

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MDM
McILVRIED, DIDIANO, & MOX, LLC
Site Planners • Engineers • Surveyors
8851 1st Kind Drive
Pittsburgh, PA 15237
Ph.: (724) 934-2811 ext. (724) 934-2811
mdm@mdmllc.com
www.mdmllc.com

LIST OF PROPERTY OWNERS

PREMISES "A" OF TITLE COMMITMENT

Now or Formerly
Broadway Partners, LLC
501-07 Wyandotte Street
Record Book 2016-1, Page 88532
Parcel ID P65WZC 9 1
10,195.86 Square Feet
0.234 Acres

PREMISES "B" OF TITLE COMMITMENT

Now or Formerly
Broadway Partners, LLC
420 Broadway
Record Book 2016-1, Page 87221
Parcel ID P65WZC 9 2
4,545.44 Square Feet
0.104 Acres

PREMISES "C" OF TITLE COMMITMENT

Now or Formerly
Broadway Partners, LLC
418 Broadway
Record Book 2019-1, Page 112680
Parcel ID P65WZC 9 3
7,985.38 Square Feet
0.183 Acres

PREMISES "D" OF TITLE COMMITMENT

Now or Formerly
Broadway Partners, LLC
Record Book 79-1, Page 88910
414 Broadway
Parcel ID P65WZC 9 4
2,780.46 Square Feet
0.064 Acres

Now or Formerly
John S. & Stamatia Mamounas
412 Broadway
Deed Book 812, Page 121
Parcel ID P65WZC 9 5

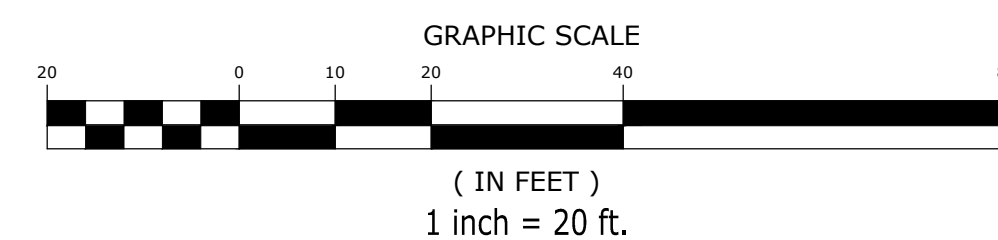
Now or Formerly
Yin Huan Lin
422 Carlton Avenue
Record Book 2017-1, Page 167231
Parcel ID P65WZC 9 11A

Now or Formerly
Joseph M. & Helena I. Richie
424 Carlton Avenue
Record Book 1998-1, Page 17015
Parcel ID P65WZC 9 12

Now or Formerly
Mary Ann O'Reilly & Guy T. Schoenberger
404 Sheets Street
Deed Book 639, Page 712
Parcel ID P65WZC 9 15

CALL BEFORE YOU DIG !
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.

 1-800-242-1776



SEAL

SCALE:	1"=20'
DATE:	3/12/2020
DRAWN BY:	WJM
CHK'D BY:	HGM

SHEET
2 of 2
Project No. 8527

*AZ Bethlehem, LLC
501-07 Wyandotte Street & 414, 418 & 420 Broadway
2nd Ward, City of Bethlehem, County of Northampton
Commonwealth of Pennsylvania*