

MICHAEL P. HANLON



CITY CLERK

Michael.Hanlon@allentownpa.gov
435 West Hamilton Street
Allentown, PA 18101
Phone: (610) 437-7556
Fax: (610) 437-7554

June 24, 2021

Craig Messinger
Director, Public Works
City Hall, Allentown, PA 18101

Irene Woodward
Director, Planning and Zoning
City Hall, Allentown, PA 18101

Cornelius (Simon) Okumu
Transportation and Economic Systems Planner/Technician
Lehigh Valley Planning Commission
961 Marcon Boulevard, Suite 310
Allentown, PA 18109

To All:

The attached street vacation petition was received from LLT Property, LLC. to vacate the following street:

Mason Street from East Side of S. 4th Street to West Side of Jute Street

This petition is hereby referred to the City Engineer, the Planning Commission and the Lehigh Valley Planning Commission for review and recommendations.

Please submit your report to this office.

Very truly yours,

A handwritten signature in dark ink, appearing to read "M P Hanlon".

Michael P. Hanlon
City Clerk

Cc: Council
Christian Brown, Chairman of the Planning Commission
Brian Borzak, Engineering
Matthew Kloiber, City Solicitor
Frances Fruhwirth, Associate Solicitor
LLT Property, LLC – [Jay S T@yahoo.com](mailto:Jay_S_T@yahoo.com) and cgray@malkameslaw.com

STREET VACATION PETITION

Date 6/22/2021

City Council, City Hall
435 Hamilton Street
Allentown, PA 18101
(610) 437-7556 Telephone (610) 437-7554 Fax
EMAIL: Mike Hanlon Michael.Hanlon@allentownpa.gov
Tawanna L. Whitehead Tawanna.Whitehead@allentownpa.gov

Gentlemen:

We, the undersigned and interested parties hereby request your honorable body to vacate

Mason Street
_____ from east side of S. 4th Street

to west side of Jute Street with* ~~with~~* utility easements. (*Strike inapplicable word.)

Reason for Vacation of Street (give details)

Mason Street serves no public purpose and it is only used by Petitioner,
LLT Property, LLC

*AutoZone, Inc. did not reply to our request that they join in the Petition to vacate
Mason Street.

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
<u>LLT Property, LLC</u>	<u>1902 S. 4th Street</u> <u>Allentown, Pa 18103</u>	<u>610-393-3666</u>	<u>Jay_S_T@yahoo.com</u> <i>cgray@MalKamesLaw.com</i>
<u>AutoZone, Inc.</u>	<u>PO Box 2198</u> <u>Memphis, TN 38101</u>		

NOTE: Send or deliver this petition to: City Clerk's Office
City Hall
435 Hamilton Street
Allentown, PA 18101
(610) 437-7556 Phone
(610) 437-7554 Fax
EMAIL: Mike Hanlon Michael.Hanlon@allentownpa.gov
Tawanna L. Whitehead Tawanna.Whitehead@allentownpa.gov

395.25 STREET VACATION FEES

Street Vacations: Petitions for street vacations can be found on the City website or by contacting the City Clerk's Office. A written Petition for a street vacation may be submitted to City Council by a citizen. The petition must be submitted together with a check in the amount of \$300.00 payable to the City of Allentown, to the City Clerk's Office, 435 Hamilton Street. Requests for Street Vacations shall be subject to a Three Hundred (\$300) Dollar fee. In addition, the petitioner must pay in full all costs incurred by the City in publishing the legally required advertising for the vacation prior to the final Council action. (14273 §1 3/3/05; 15173 §1 12/2/14)

Remittance/Check payable to the "City of Allentown"

STREET VACATION PROCEDURES

1. Applications for street vacations received by Clerk's Office.
2. Clerk's Office refers (at the same time) request to the following for their review and recommendations:
 - a. City Planner (as a Planner's standpoint)
 - b. City Engineer's Office (engineering in general)
 - c. Allentown City Planning Commission (analyze Planner's report and municipal impact standpoint)
 - d. Joint-Planning Commission (analyze regional impact standpoint)
3. Clerk's Office holds all reports until received. After reports are received, the Engineering Department sends up draft ordinance to be placed on Council's Agenda.
4. After First Reading Ordinance, the ordinance is referred to the Community Development Committee.
5. After introduction, the City Clerk's Office advertises the street vacation in the following way:
 - a. If a majority in number and interest of owners of property abutting the proposed vacation petition Council to vacate, notice of passage of the ordinance shall be published once within a week of adoption. The notice should state that the vacation was passed upon petition of property owners and the date of passage and that any person interested may appeal to the Court of Common Pleas within thirty (30) days of passage.
 - b. If the vacation does not qualify as a property owner petition as described above, you must advertise before adoption by publishing the ordinance once a week for three consecutive weeks immediately after introduction. At least twenty-eight (28) days must lapse between introduction and final passage and five (5) affirmative votes are necessary for adoption (53 P.S. 37916).
6. The Public Works Committee examines the proposed vacation and makes their recommendations. Abutting property owners are notified in writing of the committee meeting.
7. The bill is placed on Council's agenda for final reading.

**ARTICLE 915
STREET VACATIONS**

- 915.01 Procedure
- 915.02 Reservation of Easement
- 915.03 Utilities and Drainage Responsibility
- 915.04 Striking from City Block Plan
- 915.05 Ordinance Sponsored by Mayor

915.01 PROCEDURE

The procedure for vacating a street shall be as follows:

A. A petition to Council for the vacating of any street, shall be signed by a majority, in number and interest, of the owners of property abutting on the line of the proposed vacation as fixed at the time of presentation of the petition, and shall be verified by the affidavit of one (1) or more of the petitioners. Co-owners of undivided interest in any piece of property shall be deemed as one (1) person for the purpose of the petition and the majority in interest of such co-owners shall determine the position of the co-owners for this purpose.

B. A petition to vacate any street shall include a block plan showing the location and ownership of the abutting properties and shall be filed with the City Clerk upon payment to the City Treasurer by the petitioner of a filing fee in the amount of Three Hundred (\$300.00) Dollars. In addition, the petitioner must pay in full all costs incurred by the City in publishing the legally required advertising for the vacation prior to the final Council action. The purpose of this fee is to partially defray the normal administrative, engineering, advertising, and legal expenses for processing the petition for vacation. This fee shall not be refunded under any circumstances, whether or not the petition is granted. (12655 §1 5/15/85; 14273 §2 3/3/05; 15173 §1 12/3/14)

C. Council shall act on the petition to vacate by ordinance. Approval of a petition to vacate shall require the affirmative vote of at least four (4) members of Council.

D. In determining whether to vacate any street, Council shall consider the following:

1. Whether the right of way vacation will adversely affect the street pattern or circulation of the immediate area or of the community as a whole.
2. Whether the public need will be adversely affected.
3. Whether the public right of way may be needed for future public use.
4. Whether any abutting property owner will become landlocked or will have his access substantially impaired. (12245 §1 4/6/77)

915.02 RESERVATION OF EASEMENT

Unless otherwise specified in the Street Vacation Ordinance, there shall be reserved to the City after vacation an easement over the vacated area for drainage and for passage of public utilities such as electricity, telephone, water, sewer, gas and the like, together with the right of entry thereon for repairs, construction and reconstruction of the drainage facilities and the utilities mentioned, without any liability for damages on the part of the City. Where any such easement is reserved, no construction, temporary or permanent, shall be made over or across the vacated street area without the approval of Council by ordinance. Council may relinquish by ordinance the City's easement rights in any vacated street. (12245 §1 4/6/77)

915.03 UTILITIES AND DRAINAGE RESPONSIBILITY

Unless otherwise specified in the Street Vacation Ordinance, the abutting owners of the vacated street shall be responsible jointly and severally, for protecting, reconstructing and/or relocating all existing utilities and drainage facilities in such manner as will be satisfactory to the Mayor without any liability for damages on the part of the City resulting therefrom. (12245 §1 4/6/77)

915.04 STRIKING FROM CITY BLOCK PLAN

Immediately after an ordinance vacating any street becomes effective, the City Engineer is authorized and directed to strike such street between the limits cited from the City Block Plan. (12245 §1 4/6/77)

915.05 ORDINANCE SPONSORED BY MAYOR

Any ordinance for the vacating of any street may be sponsored by the Mayor without the petition of property owners. In such event, the Street Vacation Ordinance requires for passage the affirmative vote of at least five (5) members of Council. An ordinance sponsored by the Mayor shall not be subject to any filing fee, but the provisions set forth in Sections 915.02, 915.03 and 915.04 shall apply. (12245 §1 4/6/77)

A PETITION TO ALLENTOWN CITY COUNCIL
THE PLANNING COMMISSION OF THE CITY OF ALLENTOWN
FOR THE VACATION OF A PUBLIC STREET

The Petition of LLT Property, LLC, a Pennsylvania Limited Liability Company having its principal office at 1902 S. Fourth Street, Allentown, Pennsylvania 18103 respectfully represents:

1. LLT Property, LLC (herein called "LLT") owns a parcel of land located on the north side of Mason Street, a public street located in the City of Allentown located between the east side of South Fourth Street and the west side of South Jute Street.

2. AutoZone, Inc. owns a parcel of land described in Deed Book Volume 1568, Page 0895, located on the south side of Mason Street aforesaid. Auto-Zone, Inc. has not responded to LLT's request to join in this Petition to abandon Mason Street.

3. The said portion of Mason Street is depicted on Exhibit "A" and serves no public purpose inasmuch as it terminates without access at South Jute Street.

4. There are no other properties which abut either side of this section of Mason Street.

WHEREAS, LLT Property, LLC's requests that the City of Allentown vacate the aforesaid portion of Mason Street.

LLT Property, LLC

BY:  _____

Auto-Zone, Inc.

BY: _____

Property Overview

2021

Owner Name LLT PROPERTY LLC

Owner Address 1305 MARATHON DR
WHITEHALL PA 18052

Property Address 1902 S 4TH ST
ALLENTOWN PA 18103

Parcel Viewer [View in Parcel Viewer](#)

Low Number 1902

High Number 1906

Unit/Lot

Sub Division

Tax Authority CITY OF ALLENTOWN

School District ALLENTOWN SCHOOL DISTRICT

Parcel Id 640652637448 1

Old Parcel Id 02 19 H10SW4A 011 001

Tile 466015A

Acres/Dimension 94.8 X 71.01 IRREG

Lot Sq Ft 0

Utilities PUBLIC WATER/SEWER

Class COMMERCIAL

Land Use 1 STORY OFFICE BUILT AS AN OFFICE

Living Units 0

Zoning B-3

Homestead Act 72 You may apply if it is your permanent primary residence.

Preferential Land Act NO

Agricultural Easement NO

Assessment Base Year 2013

Total Assessment

Exempt Land	0
Exempt Building	0
Taxable Land	62,100
Taxable Building	110,000
Total	172,100
Taxable Total	172,100

	Mills (Land)	Mills (Building)	Mills	Taxes
Taxes County			3.780000	\$ 650.54
School			20.877300	\$ 3,592.98

	2021			
	Municipality	23.537600	4.452800	\$ 1,951.49
	Total			\$ 6,195.01
Bill Number	021900420			
LC PropertyAddress	1902 S 4TH ST ALLENTOWN PA 18103			

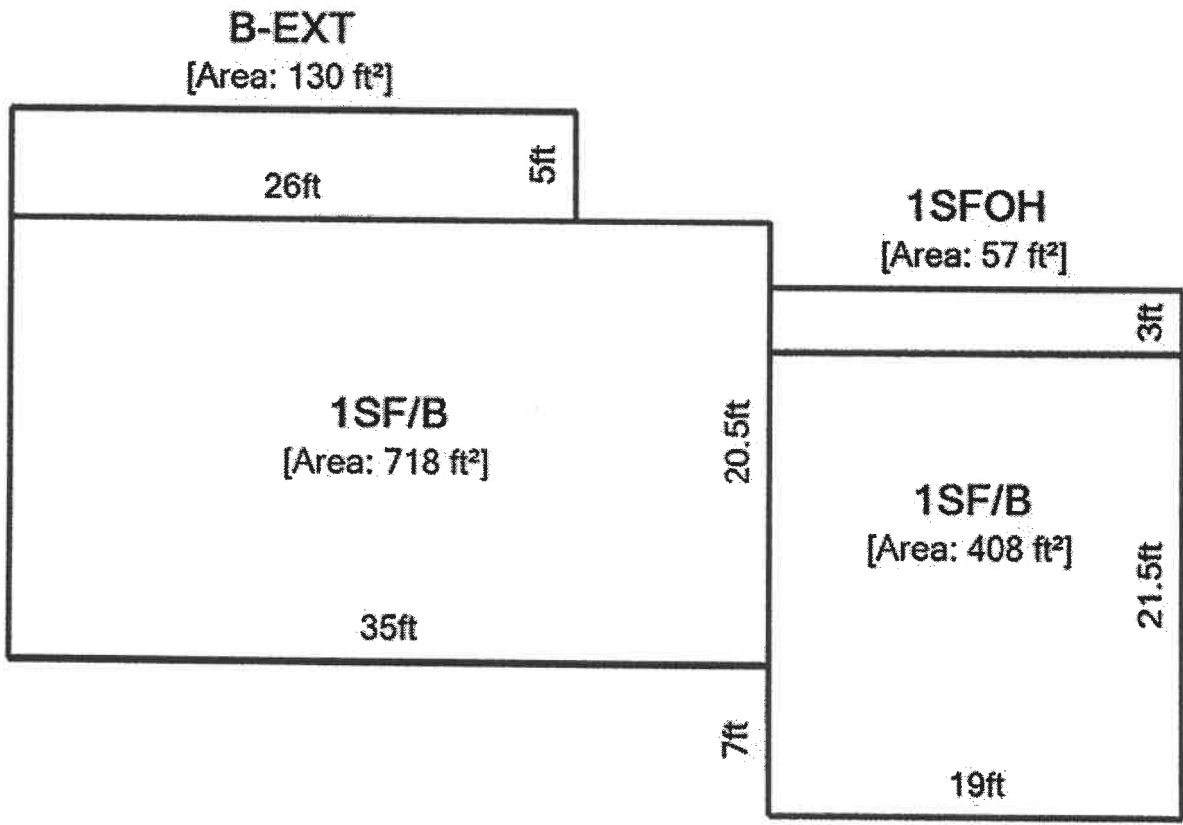
Basic Commercial Profile

	2021
Type of Building	OFFICE BUILDING
Floor Area	1183
Number of Stories	1
Year Built	1988
Type of Heating/Cooling	WARM AND COOL AIR (ZONED)
Elevator	NO
Sprinklers	NO
Basement Area	1256
Assessment Base Year	2013
Additional Information	PAVING, , , , , , , ,

Sales History

Sale Date	Owner Name	Document Id	Sale Price
01/2019	LLT PROPERTY LLC	2019000408	\$ 275,000
03/1990	OUTTEN CHEVROLET INC	1449/0928	\$ 176,000

Footprint



The building sketch represents the actual exterior measurement of the structure as measured from the outside. The sketch will show any attached areas and will be labeled with a descriptive code. Measurements are rounded to the nearest foot. Certain sketch dimensions and angles are drawn in approximation to their actual measurements.

The total square-foot area includes only the assessed living area of a residential structure, generally areas that are heated and/or cooled. Living area does not include porches, decks, patios, or garages.

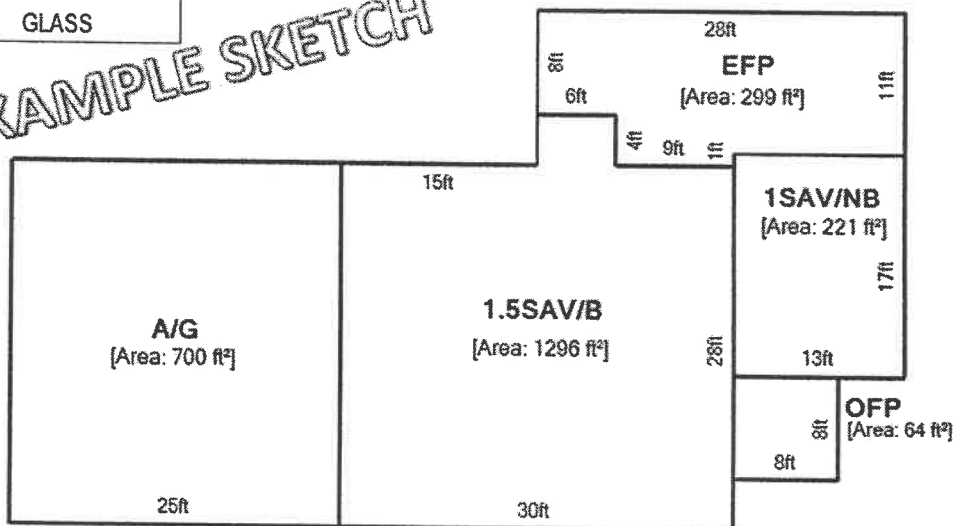
Some of the common abbreviations are listed below for reference:

BUILDING STYLE	
CODE	DESCRIPTION
1S	1 STORY
1.5S	1½ STORY
2S	2 STORY
2.5S	2½ STORY
3S	3 STORY
3.5S	3½ STORY
B-L	BI-LEVEL
S-L	SPLIT-LEVEL

CODE	DESCRIPTION	CODE	DESCRIPTION
A	ATTIC	IGP	INGROUND POOL
BAL	BALCONY	LD	LOADING DOCK
B	BASEMENT	MP	MASONRY PATIO
BAY	BAY	MS	MASONRY SLAB
BSG	BASEMENT GARAGE	NB	NO BASEMENT
BW	BREEZEWAY	NA	NOT ADDED
BLT	BUILT	NI	NOT INCLUDED
CP	CARPORT	OFP	OPEN FRAME PORCH
CPY	CANOPY	OMP	OPEN MASONRY PORCH
CC	CATHEDRAL CEILING	OH	OVERHANG
CRLS	CRAWL SPACE	PB	PART BASEMENT
DECK	DECK	PW	PARTY WALL
EFP	ENCLOSED FRAME PORCH	RECRM	RECREATION ROOM
EMP	ENCLOSED MASONRY PORCH	S	SHED
FB	FINISHED BASEMENT	SQFT	SQUARE FOOT
FDN	FOUNDATION	STRG	STORAGE
G	GARAGE	UFB	UNFINISHED BASEMENT
GH	GREENHOUSE	WD	DECK

EXTERIOR	
CODE	DESCRIPTION
AV, A, V	ALUMINUM OR VINYL
B	BRICK
B&F	BRICK & FRAME
BFR	BRICK FRONT
BTR	BRICK TRIM
C	CONCRETE
CB	CONCRETE BLOCK
F, FR	FRAME
ST	STONE
SD	STUCCO OR DRYVIT
MTL	METAL
GL	GLASS

EXAMPLE SKETCH



Information on this site is used for tax assessment purposes only and is subject to change without prior notice. The County of Lehigh Assessment Office assumes no responsibility for the use of the information for any other purpose. The use of information for any other purpose other than for tax assessment purposes is the sole and exclusive responsibility of the individual or entity using the information.

Search Result Print View - Public

Street View



Prepared By: Armand M. Vozzo, Jr., Esquire
19 Short Road
Doylestown, PA 18901
(215) 348-4733

Return To: William G. Malkames, Esquire
509 Linden Street
Allentown, PA 18102
(610) 821-8327

Premises: 1902-1906 South Fourth Street
City of Allentown
Lehigh County, Pennsylvania
Parcel ID No. 6406526374481

THIS DEED made this 2nd day of January, 2019.

BETWEEN OUTTEN CHEVROLET, INC., a Delaware corporation, having an office and place of business at 1701 W. Tilghman Street, Allentown, PA 18104 (hereinafter the "Grantor"),

AND LLT PROPERTY, LLC, a Pennsylvania limited liability company, having a registered office at 1305 Marathon Drive, Whitehall, PA 18052 (hereinafter the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Two Hundred Seventy-Five Thousand (\$275,000.00) Dollars, lawful money of the United States of America, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm to the Grantee, its successors and assigns forever,

ALL THAT CERTAIN messuage, tenement and lot of ground, with buildings and improvements thereon, located on the west side of South Fourth Street in the 19th Ward of the City of Allentown, County of Lehigh and Commonwealth of Pennsylvania, being known as 1902-1906 South Fourth Street, bounded and described as follows, to wit:

BEGINNING at a corner, said corner being the intersection of the westerly property line of South Fourth Street (60 feet wide) with the southerly property line of Mason Street (25 feet wide;

THENCE, along the westerly property line of said South Fourth Street, South 16° 47' 00" East, 94.80 feet to a corner;

THENCE, along the northerly property line of lands now or formerly of Schmoyer's Dry Cleaners, Inc., the two following courses and distances:

- (1) South 73° 13' 00" West, 71.01 feet to a corner; and
- (2) North 65° 58' 00" West, 35.22 feet to a corner located on the easterly property line of South Jute street (20 feet wide);

THENCE, along the same, North 2° 30' 00" East, 100 feet to a corner, said corner being the intersection of the easterly property line of South Jute Street with the southerly property line of Mason Street;

THENCE, along the southerly property line of said Mason Street, South 87° 30' 00" East, 68.48 feet to the place of BEGINNING.

CONTAINING in area 8,871 square feet.

BEING THE SAME PREMISES which Margaret E. Rothrock, individually and as Executrix of the Estate of Kenneth R. Rothrock, Deceased, by Indenture dated March 6, 1990 and recorded March 7, 1990 in Deed Book Volume 1449, Page 928 et seq., of the Lehigh County Recorder of Deeds Office, granted and conveyed to Outten Chevrolet, Inc., in fee.

TOGETHER with all and singular the lot of ground, buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever, unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in and to the same;

TO HAVE AND TO HOLD the said lot of ground with the buildings and improvements thereon, and hereditaments and premises hereby granted unto the Grantee, its successors and assigns, to and for the only proper use and behoof of the Grantee forever;

AND, the Grantor, does hereby covenant to and with the said Grantee, that the Grantor, its successors and assigns, SHALL and WILL warrant and forever defend the above described premises with all and singular the hereditaments and appurtenances granted unto the Grantee, and its successors and assigns, against the Grantor and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under it, them or any of them.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed dated the day and year first above written.

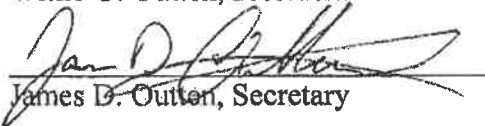
OUTTEN CHEVROLET, INC.

By:



Willie O. Outten, President

Attest:



James D. Outten, Secretary

ACKNOWLEDGEMENT

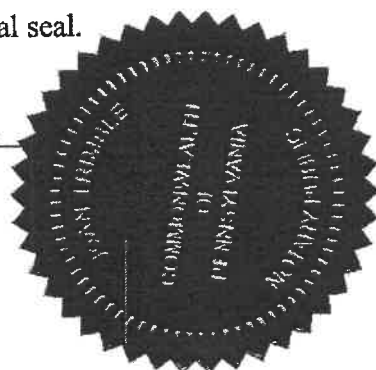
COMMONWEALTH OF PENNSYLVANIA :
 :
COUNTY OF Lehigh : SS

On this, the 2nd day of January, 2019, before me, the undersigned officer, a Notary Public for the Commonwealth of Pennsylvania, personally appeared Willie O. Outten, who identified and acknowledged himself to be the President of Outten Chevrolet, Inc., a Delaware corporation, and that he as such officer, being authorized to do so, executed the within Deed for the purposes therein contained by signing the name of the corporation by himself as President.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JOAN TRIMBLE
Notary Public
CITY OF ALLENTOWN, LEHIGH COUNTY
My Commission Expires Apr 3, 2021

Joan Trimble
Notary Public



The address of the above-named Grantee is:

1305 Marathon Drive
Whitehall, PA 18052

Joan Trimble
On behalf of the Grantees

ANDREA E. NAUGLE
LEHIGH COUNTY CLERK OF JUDICIAL RECORDS



Recorder of Deeds Division
Karen S. Collura, Chief Deputy
Lehigh County Courthouse
455 W. Hamilton Street - Room 122
Allentown, PA 18101-1614
(610) 782-3162

***RETURN DOCUMENT TO:**
MALKAMES LAW OFFICE
509 W. LINDEN STREET
ALLENTOWN, PA 18101

Instrument Number - 2019000408
Recorded On 1/4/2019 At 2:35:54 PM

- * Instrument Type - DEED
- Invoice Number - 356550 User ID: JV
- * Grantor - OUTTEN CHEVROLET INC
- * Grantee - LLT PROPERTY LLC
- * Customer - SIMPLIFILE LC E-RECORDING

***Total Pages - 4**

*** FEES**

STATE TRANSFER TAX	\$2,750.00
STATE WRIT TAX	\$0.50
STATE JCS	\$40.25
RECORDING FEES	\$13.00
AFFORDABLE HOUSING	\$11.50
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
UPI CERTIFICATION FEES	\$10.00
ALLENTOWN SCHOOL DISTRICT	\$1,375.00
CITY OF ALLENTOWN	\$1,375.00
TOTAL PAID	\$5,580.25

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
of Lehigh County, Pennsylvania



Andrea E. Naugle
Clerk of Judicial Records
Recorder of Deeds Division

LCGIS Registry UPI Certification
On January 4, 2019 By LY

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 2019000408



ENTERED

1990 APR 14 AM 10:59

RECORDER OF DEEDS
LEHIGH COUNTY, PA.

TLS

STATEMENT FOR
STATE TAX FILED

REALTY TRANS. TAX PAID	
STATE	3850
ALLENTOWN	3850
TTS	

DEED 04-14-98 NO

STATE STMP 3850.00
END TRHS 3850.00
CASHIER14092 11159TH

THIS DEED, made the 14th day of April in the year
Nineteen Hundred and Ninety-Eight (1998) between Marianne C. Leh and John Leh, II,
her husband, of Allentown, Lehigh County, Pennsylvania, Parties of the First Part (hereinafter
referred to as "Grantors")

AND

AutoZone, Inc., a Nevada corporation, with its principal offices in the City of Memphis,
County of Shelby and State of Tennessee, Party of the Second Part (hereinafter referred to as
"Grantee").

WITNESSETH, that in consideration of One (\$1.00) Dollar, and other good and valuable
consideration, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors
do hereby grant and convey to the said Grantee, it successors and assigns,

ALL THAT CERTAIN tract or parcel of land, with improvements thereon erected, situated
in the City of Allentown, County of Lehigh and Commonwealth of Pennsylvania, being more
particularly bounded and described as follows:

BEGINNING at an iron pin found at the intersection of the easterly right-of-way line
of South Fifth Street and the northerly right-of-way line of Mason Street; thence following the
easterly right-of-way line of South Fifth Street, N 23° 54' 15" E, a distance of 214.23 feet
to a point on the southerly property line of property now or formerly of Donald Hoffman and
Mario J. Rossillo recorded in Deed Book Volume 1537, Page 390 of the Lehigh County
Recorder of Deeds Office; thence following said property line, S 66° 42' 54" E, a distance
of 204.38 feet to a point on the westerly right-of-way line of South Fourth Street; thence
following the westerly right-of-way line of South Fourth Street, S 03° 04' 20" W, a distance
of 221.98 feet to a point at intersection of the westerly right-of-way line of South Fourth
Street and the northerly right-of-way line of Mason Street; thence following the northerly
right-of-way line of Mason Street, N 67° 54' 30" W, a distance of 283.45 feet to the point
of beginning.

ET:

V1604 P0895

PLD

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF LEHIGH)

ss.

On this, the 14th day of April, 1998, before me, a Notary Public, the undersigned officer, personally appeared MARIANNE C. LEH and JOHN LEH, II, her husband, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.



Suzanne M. Young
Notary Public
My Commission Expires: 12-16-01

NOTARY SEAL
SUZANNE M. YOUNG, Notary Public
Allentown, Lehigh County, PA
My Commission Expires Dec. 16, 2001

I HEREBY CERTIFY that the precise address of the grantee herein is

AutoZone, Inc.
Department 8700
P. O. Box 2198
Memphis, TN 38101-9842

[Signature]

MAIL
Lehigh Valley Abstract

MALKAMES LAW OFFICES

509 LINDEN STREET

ALLENTOWN, PA. 18101-1415

TELEPHONE (610) 821-8327

FAX (610) 821-5851

E-MAIL: mkoffice@malkameslaw.com

WILLIAM G. MALKAMES
MARK MALKAMES
WILLIAM KURT MALKAMES

Auto Zone, Inc.
PO Box 2198
Dept 8088
Memphis, TN 38101-9842

March 3, 2021

Re: 1902 S. 4th Street, Allentown, PA

Dear Auto Zone:

I represent LLT Property, LLC which owns the property at 1902 S. 4th Street, Allentown, Pa adjacent to your property. The LLT property is described in the enclosed deed and depicted on the enclosed property plan.

I am enclosing an aerial photograph showing that the LLT Property is located north of Mason Street, an unopened public street in the City of Allentown. Mason Street is located south of your property at 1869 S. Fifth Street, Allentown, Pa. Mason Street begins on S. 4th Street and continuous for about 94.8 feet eastwardly to a retaining wall which was erected years ago because of the change in elevation between the LLT Property and South Jute Street at the rear. Mason Street has a right of way width of 25 feet.

LLT Properties is interested in vacating Mason Street by the City.

If Mason Street were vacated, it would not result in any appreciable increase in the Auto Zone property but would allow LLT additional parking for its property.

Please advise whether Auto Zone would consent to vacate Mason Street. In this event Auto Zone would receive one half of the vacated portion of Mason Street and LLT would receive the other half.

As a consideration to Auto Zone, LLT would be willing to pay all the costs of vacating Mason Street and provide a consideration of \$2,000.00 to Auto Zone for a Quit Claim Deed for its one-half interest in Mason Street.

Please advise as soon as possible because LLT is involved in a zoning process with the City.

My letter of February 25, 2021 offered \$20,000 for a Quit Claim Deed for your half interest in Mason Street, the correct amount should have been \$2,000.

Very truly yours,



William G. Malkames

WGM/jls
Cc: Jay Trabulsi

MALKAMES LAW OFFICES

509 LINDEN STREET

ALLENTOWN, PA. 18101-1415

TELEPHONE (610) 821-8327

FAX (610) 821-5851

E-MAIL: mkoffice@malkameslaw.com

WILLIAM G. MALKAMES
MARK MALKAMES
WILLIAM KURT MALKAMES

Auto Zone, Inc.
PO Box 2198
Dept 8088
Memphis, TN 38101-9842

February 25, 2021

Dear Auto Zone:

I represent LLT Property, LLC which owns the property at 1902 S. 4th Street, Allentown, Pa adjacent to your property. The LLT property is described in the enclosed deed and depicted on the enclosed property plan.

I am enclosing an aerial photograph showing that the LLT Property is located north of Mason Street, an unopened public street in the City of Allentown. Mason Street is located south of your property at 1869 S. Fifth Street, Allentown, Pa. Mason Street begins on S. 4th Street and continuous for about 94.8 feet eastwardly to a retaining wall which was erected years ago because of the change in elevation between the LLT Property and South Jute Street at the rear. Mason Street has a right of way width of 25 feet.

LLT Properties is interested in vacating Mason Street by the City.

If Mason Street were vacated, it would not result in any appreciable increase in the Auto Zone property but would allow LLT additional parking for its property.

Please advise whether Auto Zone would consent to vacate Mason Street. In this event Auto Zone would receive one half of the vacated portion of Mason Street and LLT would receive the other half.

As a consideration to Auto Zone, LLT would be willing to pay all the costs of vacating Mason Street and provide a consideration of \$20,000.00 to Auto Zone for a Quit Claim Deed for its one-half interest in Mason Street.

Please advise as soon as possible because LLT is involved in a zoning process with the City.

Very truly yours,


William G. Malkames

WGM/jls
Cc: Jay Trabulsi