



3120 Hamilton Blvd Allentown, PA 18103



PROPERTY: 3120 Hamilton Blvd Allentown, PA 18103

COUNTY, STATE: Lehigh, Pennsylvania

MUNICIPALITY: South Whitehall Township

PIN/PARCEL: 548672700891 1

CURRENT OWNER: D2 Partners LP, entity owner
(limited partnership)

SPAN OF SEARCH: 60 years

DATE OF SEARCH: November 06, 2024

TITLE DEED: Deed recorded on June 14, 2021, Instrument Number 2021025740 & Deed of Correction recorded on September 15, 2021 Instrument Number 2021039633

NOTICE OF SEARCH LIMITATIONS:

This report does not search prior owners and/or possible liens or encumbrances associated therewith and is only intended to provide a current owner search. This report does not provide current or delinquent tax information. Users of this report acknowledge that this report is not intended to be relied on for legal or insurance purposes and is not guaranteed to be accurate or reliable for such purposes.

MORTGAGES:

1. Mortgage Amount: \$250,000.00
 - Mortgagor: D2 Partners LP
 - Mortgagee: Embassy Bank for the Lehigh Valley
 - Status: Active - Recorded Date: 06/14/2021 at 1:21:48 PM
 - Instrument Number: 2021025743

2. Mortgage Amount: \$987,010.00
 - Mortgagor: D2 Partners LP
 - Mortgagee: Embassy Bank for the Lehigh Valley
 - Status: Active
 - Recorded Date: 06/14/2021 at 1:21:46 PM
 - Instrument Number: 2021025741

EASEMENTS, COVENANTS, RESTRICTIONS, RIGHT OF WAYS, OR MISC:

- "Subject to any easements and rights of way as set forth in Instrument Number 2021026429, recorded on 06/17/2021 at 2:41:35 PM.", - "Subject to any easements and rights of way as set forth in Instrument Number 2013010592, recorded on 03/25/2013 at 2:10:48 PM.", - "Subject to any easements and rights of way as set forth in Instrument Number 2012030476, recorded on 08/23/2012 at 11:14:08 AM.", - "Subject to any easements and rights of way as set forth in Instrument Number 2012021850, recorded on 06/20/2012 at 10:08:50 AM.", - "Subject to any easements and rights of way as set forth in Instrument Number 2012021562, recorded on 06/18/2012 at 3:09:20 PM.", - "Subject to any easements and rights of way as set forth in Instrument Number 7200401, recorded on 07/29/2005 at 09:36 AM.", - "Subject to any easements and rights of way as set forth in Instrument Number Deed Book Volume 1270, page 269, dated 08/30/1979.", - "Subject to any easements and rights of way as set forth in Instrument Number Misc. Vol. 451, Page 606, and Misc. Vol. 452, Page 45.", - "Subject to any easements and rights of way as set forth in Instrument Number Misc. Vol. 452, Page 1185.", - "Subject to any easements and rights of way as set forth in Instrument Number Miscellaneous Book Volume 527, Page 646.", - "Subject to any easements and rights of way as set forth in Instrument Numbers V1515 P0932 and V1515 P0933."]

The Deed of Correction, Instrument #2021039633, adjusted Grantee's entity to D2 Partners LP, correcting Instrument #2021025740, recorded on 9/15/2021.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or tract of land, with the building improvements thereon, known formerly as the Car Wash Property, located along Hamilton Boulevard, east of Cedar Crest Boulevard, situated in South Whitehall Township, Lehigh County, Pennsylvania, more particularly described in accordance with the subdivision plan Auto Wash Systems, Inc., prepared by Martin H. Schuler Company, Surveying Engineers, of Allentown, and now described as Lot 1, in accordance with the Preliminary/Final Site Development Plan for Dorney Square, prepared by Martin, Bradbury & Griffith, Inc. (Plan No. 3001-001), dated May 20, 2010, and last revised April 5, 2011, as follows:

BEGINNING at a point along the southerly legal right-of-way line of Hamilton Boulevard, measured 40.00 feet from the center line, in line with property now or formerly of the Garage Building; thence, along the southerly legal right-of-way line of Hamilton Boulevard, the following two (2) courses and distances: (1) N 49° 07' 00" E, 122.74 feet to a point of curvature; (2) curving to the left, with a radius of 1,950.08 feet, for a distance measured along the arc of the curve, 76.03 feet to a point (delta 02° 14' 02", chord bearing N 47° 59' 59" E, chord length 76.02 feet); thence, along the land now or formerly of Kentucky Fried Chicken property, S 42° 21' 41" E, 101.88 feet to a point; thence, along property now or formerly of William B. Butz, formerly Allentown Railroad right-of-way property, following two (2) courses and distances: (1) S 47° 24' 39" W, 68.17 feet to a point; (2) S 49° 17' 00" W, 134.64 feet to a point; thence, along property now or formerly of the Garage Building, N 40° 05' 43" W, 102.01 feet to the place of Beginning.

CONTAINING 20,541 square feet, more or less.

BEING KNOWN as 3120 Hamilton Blvd., Allentown, South Whitehall Township, Pennsylvania.

BEING Tax Parcel No. 548672700891-1.

Civil Records Search Results

Search Results for D2 Partners LP

No judgments or liens found.