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CITY OF BETHLEHEM

Department of Community and Economic Development Interoffice Memo

To: City Council
From: Allyson Lysaght, J.D., Housing and Community Development Planner
Re: Revised LERTA Ordinance

Members of Council,

Attached please find the revised Ordinance Amending Article 342 along with the associated Resolution. The ordinance should include a reference to the commercial/industrial LERTA statute (Act 76 of 1977 of the General Assembly of the Commonwealth of Pennsylvania, as amended (72 P.S. 4722 et seq.), and to the residential LERTA statute Act 42 of 1977 of the General Assembly of the Commonwealth of Pennsylvania, as Amended (72 P.S. § 4711-101, et seq.) The reference to the residential statute was omitted in the first draft of the proposed amendment. We have been advised that an additional public hearing to address this amendment will need to occur. I would appreciate if you would schedule this hearing on August 16 prior to the first reading of the Ordinance.

If you have any further questions, please feel free to contact me.

DATE: July 28, 2016

Allyson Lysaght

cc: Law Bureau
Mayor's Office

DRAFT FOR PUBLIC HEARING – AUGUST 16, 2016
BILL NO. _____-2016

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BETHLEHEM,
COUNTIES OF LEHIGH AND NORTHAMPTON,
COMMONWEALTH OF PENNSYLVANIA, AMENDING
ARTICLE 342 OF THE CODIFIED ORDINANCES
ENTITLED LOCAL ECONOMIC REVITALIZATION TAX
ASSISTANCE - ENTERPRISE DEVELOPMENT AREA.

THE COUNCIL OF THE CITY OF BETHLEHEM HEREBY ORDAINS AS FOLLOWS:

SECTION 1. That Section 342.01 of the Codified Ordinances of the City of Bethlehem which currently reads as follows:

342.01 DEFINITIONS.

(a) As used in this Ordinance, the following words and phrases shall have the meaning set forth below:

- (2) "Deteriorated area" means that portion of the City which City Council has determined to be physically blighted in Resolution No. ~~45,163~~ pursuant to Act 76 of 1977 of the General Assembly of the Commonwealth of Pennsylvania, as amended (72 P.S. 4722 et seq.).

Shall be amended to read as follows:

342.01 DEFINITIONS.

(a) As used in this Ordinance, the following words and phrases shall have the meaning set forth below:

- (2) "Deteriorated area" means that portion of the City which City Council has determined to be physically blighted in Resolution No. 2012-166 pursuant to Ordinance 2012-28 and Act 76 of 1977 of the General Assembly of the Commonwealth of Pennsylvania, as amended (72 P.S. 4722 et seq.) and/or Resolution 2016-_____ passed _____, 2016 pursuant to Ordinance 2016-_____ which amends Ordinance 2012-28, and Act 42 of 1977 of the General Assembly of the Commonwealth of Pennsylvania, as Amended (72 P.S. § 4711-101, et seq.).

SECTION 2. That Section 342.06 of the Codified Ordinances of the City of Bethlehem which currently reads as follows:

342.06 TERMINATION.

This ordinance shall terminate on December 31, 2017 ~~unless otherwise repealed by Council.~~ No later than ~~September 30, 2017~~, the Mayor of the City of Bethlehem shall submit a written report to the Council of the City of Bethlehem which shall inform the Council as to how this Ordinance has been administered, the effects of this Ordinance on the community and include any suggestions or recommendations for this Ordinance's reenactment, modification or repeal. Nothing contained herein shall act to prohibit the Council of the City of Bethlehem from enacting a similar ordinance after December 31, 2017. Any property tax exemptions granted under the provisions of this Ordinance shall be permitted to continue according to the exemption schedule found in Section 342.03, unless any such property tax exemption is rescinded in accordance with the default provisions of this Ordinance, even if this Ordinance expires or is repealed.

Shall be amended to read as follows:

342.06 TERMINATION.

342.06 TERMINATION

(a) This ordinance shall terminate on December 31, 2017 for the first defined LERTA area adopted on October 2, 2012 pursuant to Resolution No. 2012-166 and Ordinance 2012-28

(b) This ordinance shall terminate on December 31, 2022 for the deteriorated area(s) adopted on _____, 2016 pursuant to Resolution No. 2016-_____ and Ordinance 2016-_____.

(c) No later than the above-respective termination dates, the Mayor of the City of Bethlehem shall submit a written report to the Council of the City of Bethlehem which shall inform the Council as to how this Ordinance has been administered, the effects of this Ordinance on the community and include any suggestions or recommendations for this Ordinance's reenactment, modification or repeal.

(d) Nothing contained herein shall act to prohibit the Council of the City of Bethlehem from enacting a similar ordinance after December 31, 2017 **or December 31, 2022.**

(e) Any property tax exemptions granted under the provisions of this Ordinance shall be permitted to continue according to the exemption schedule found in Section 342.03, unless any such property tax exemption is rescinded in accordance with the default provisions of this Ordinance, even if this Ordinance expires or is repealed.

SECTION 3. All Ordinances and parts of Ordinances inconsistent herewith be, and the same are hereby repealed.

Sponsored by _____

PASSED finally in Council on the _____ day of _____, 2016.

President of Council

ATTEST:

City Clerk

This Ordinance approved this _____ day of _____, 2016.

Mayor

RESOLUTION NO. 2016-

A Resolution designating areas of the City of Bethlehem within which exemptions from tax assessments may be granted for improvements to deteriorated industrial, commercial and other business property and/or deteriorated residential property and areas.

WHEREAS, in various areas of the City there are some deteriorated industrial, commercial and other business properties and/or deteriorated residential properties and areas; and

WHEREAS, the General Assembly of Pennsylvania has passed Act 76 of 1977, known as the Local Economic Revitalization Tax Assistance Act ("LERTA"), Act 42 of 1977, known as the Improvement of Deteriorating Real Property or Areas Tax Exemption Act ("IDRPA"), authorizing local taxing authorities to exempt certain improvements to deteriorated industrial, commercial and other business property and/or deteriorated residential property and areas from taxation under certain terms and conditions; and

WHEREAS, the City of Bethlehem wishes to take advantage of these authorizations for the purpose of fostering rehabilitation of said properties.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bethlehem that the said Council hereby affixes, effective January 1, 2017, the boundaries of an additionally-declared deteriorated area within the City of Bethlehem, County of Northampton, authorized for exemptions under Act 76 of 1977 and Act 42 of 1977, as more particularly described in Exhibit A attached hereto and made a part hereof.

This Resolution shall have no effect on any area designated under a prior Resolution for exemptions for improvements from real estate tax assessments.

Sponsored by _____

ADOPTED by Council this _____ day of _____, 2016 .

President of Council

ATTEST:

City Clerk

EXHIBIT A to RESOLUTION 2016-

**CITY OF BETHLEHEM LERTA/IDRPA ZONE BOUNDARY DESCRIPTION
(Northampton County, PA)**

CITY OF BETHLEHEM
LERTA/IDRPA BOUNDARY DESCRIPTION

The following described area is the LERTA/IDRPA District. This description was taken from the projected coordinate system, otherwise known as the North American Datum of 1983 in State Plane Pennsylvania South FIPS 3702.

BEGINNING at a point of which coordinates are 2626169.944,478400.570, said point also being the centerline intersection of West Broad Street and Guetter Street;

THENCE, continuing N00°36'49"E, a distance of 48.01' along the centerline of Guetter Street to a point.

THENCE, from said point N00°15'04"E, a distance of 189.27' along the centerline of Guetter Street to a point.

THENCE, from said point N00°04'37"E, a distance of 233.403' along the centerline of Guetter Street to the intersection of the street centerlines of West North Street and Guetter.

THENCE, from said intersection continuing on West North Street N89°55'25"W, a distance of 172.347' to the intersection West North Street and Masslich Street.

THENCE, from said intersection continuing on West North Street N89°55'25"W, a distance of 214.623' to the intersection of West North Street and Main Street centerlines.

THENCE, from said intersection continuing on Main Street N00°04'36"E, a distance of 529.998' to the intersecting centerlines of Main Street and West Union Boulevard.

THENCE, from said intersection continuing on West Union Boulevard N90°00'00"W, a distance of 136.749' to a point.

THENCE, from said point N02°19'25"W, a distance of 30.92' to a point of the edge of a property boundary.

THENCE, from said point N01°29'58"W, a distance of 28.635' to a point of a property boundary.

THENCE from said point N00°17'14"W, a distance of 17.313' to a point of a property boundary.

THENCE, from said point N01°15'32"E, a distance of 15.316' to a point of a property boundary.

THENCE, from said point S89°56'11"W, a distance of 28.087' to a point of a property boundary.

THENCE, from said point N00°32'03"E, a distance of 9.313' to a point of a property boundary.

THENCE, from said point S88°47'58"W, a distance of 29.115' to the edge of the property boundary.

THENCE, from said edge S89°17'37"W, a distance 12.367' to a point on the centerline of Orchard Street.

THENCE, from said point on the centerline of Orchard Street N00°20'30"W, a distance of 91.785' to the intersection of centerlines of Orchard Street and West Spruce Street.

THENCE, continuing on West Spruce Street S89°57'04"E, a distance of 98.439' to a point on the West Spruce Street centerline.

THENCE, from said point N04°17'59"E, a distance of 7.773' to a point on the edge of a property boundary.

THENCE, from said point N02°55'46"E, a distance of 14.675' to a point on a property boundary.

THENCE, from said point N00°00'00", a distance of 13.969' to a point on a property boundary.

THENCE, from said point N00°00'00"E, a distance of 15.313' to a point on a property boundary.

THENCE, from said point N00°00'00"E, a distance of 14' to a point on a property boundary.

THENCE, from said point N00°00'00"E, a distance of 13.969' to a point on a property boundary.

THENCE, from said point N00°00'00"E, a distance of 16' to a point on a property boundary.

THENCE, from said point N00°56'07"E, a distance of 15.314' to a point on a property boundary.

THENCE, from said point N00°16'00"W, a distance of 18.657' to a point on a property boundary.

THENCE, from said point S89°47'08"W, a distance of 16.75' to a point on a property boundary.

THENCE, from said point N00°21'58"W, a distance of 64.627' to the edge of a property boundary.

THENCE, from said edge N00°10'57"E, a distance of 35.818' to the centerline of West Goepf Street.

THENCE from said point on centerline continuing on West Goepf Street N89°55'25"W a distance of 106.921' to the intersection of West Goepf Street and Orchard Street.

THENCE, from said intersection continuing along the centerline of Orchard Street N03°21'17"W, a distance of 25.606' to a point on the centerline of Orchard Street.

THENCE from said point continuing along the centerline of Orchard Street, N01°11'09"W, a distance of 45.276' to a point on the centerline of Orchard Street.

THENCE from said point continuing along the centerline of Orchard Street N00°39'10"E, a distance of 65.694' to a point on the centerline of Orchard Street.

THENCE, from said point continuing along the centerline of Orchard Street, N00°59'03"W, a distance of 21.737' to a point on the centerline of Orchard Street.

THENCE, from said point continuing along the centerline of Orchard Street, N00°12'56"E, a distance of 99.153' to a point on the centerline of Orchard Street.

THENCE, from said point continuing along the centerline of Orchard Street N00°41'07"E, a distance of 31.404' to a point on the centerline of Orchard Street.

THENCE, from said point continuing along the centerline of Orchard Street N00°11'01"W, a distance 33.54' to a point on the centerline of Orchard Street.

THENCE, from said point continuing along the centerline of Orchard Street N00°11'01"W, a distance of 58.776' to a point on the centerline of Orchard Street.

THENCE, from said point continuing along the centerline of Orchard Street N00°45'54"E, a distance of 51.309' to a point on the centerline of Orchard Street.

THENCE, from said point N89°46'48"E, a distance of 13.497' to a point of the edge of a property boundary.

THENCE, from said point of edge S89°47'42"E, a distance of 43.663' to a point on a property boundary.

THENCE, from said point on property boundary N00°00'00"E, a distance of 55.469' to a point on a property boundary.

THENCE, from said point N89°54'42"E, a distance of 51.288' to a point on a property boundary.

THENCE, from said point N00°02'24"E, a distance of 70.546' to a point crossing Fairview Street to a point on the edge of a property boundary.

THENCE, from said point N00°00'00"E, a distance of 16.063' to a point on a property boundary.

THENCE, from said point N00°00'00"E, a distance of 17.375' to a point on a property boundary.

THENCE, from said point N01°39'05"W, a distance of 17.351' to a point on a property boundary.

THENCE, from said point N00°00'00"E, a distance of 17.375' to a point on a property boundary.

THENCE, from said point N00°00'00"E, a distance of 18.718' to a point on a property boundary.

THENCE, from said point N00°00'00"E, a distance of 16.688' to a point on a property boundary.

THENCE from said point N02°17'40"E, a distance of 18.734' to a point on a property boundary.

THENCE from said point N00°0'00"E, a distance of 20.031' to a point on a property boundary.

THENCE from said point N00°00'00"E, a distance of 20.062' to a point on a property boundary.

THENCE from said point N00°16'35"W, a distance of 18.032' to a point on a property boundary.

THENCE from said point N01°59'12"E, a distance of 13.116' to the centerline of Frankford Street.

THENCE from said point continuing along the centerline of Frankford Street S89°57'22"E, a distance of 13.281' to a point on the centerline of Frankford Street.

THENCE, from said point N01°50'30"E, a distance of 8.218' to a point on a property boundary.

THENCE, from said point N00°24'05"E, a distance of 48.095' to a point on a property boundary.

THENCE, from said point S89°35'09"W, a distance of 60.501' to a point on a property boundary.

THENCE, from said point S32°00'19"W, a distance of 2.358' to a point on a property boundary.

THENCE, from said point N89°50'30"W, a distance of 45.25' to a point on a property boundary.

THENCE, from said point N89°59'05"E, a distance of 16.129' to the centerline of Orchard Street.

THENCE, from said point N00°17'41"W, a distance of 46.109' to a point along the centerline of Orchard Street.

THENCE, from said point S89°56'00"E, a distance of 16.366' to a point on the edge of a property boundary.

THENCE, from said point S89°46'31"E, a distance of 39.913' to a point on a property boundary.

THENCE, from said point N00°19'38"W a distance of 87.502' to a point on a property boundary.

THENCE from said point N00°24'28"W a distance of 37.386' to a point on the centerline of West Laurel Street.

THENCE, from said point on the centerline of West Laurel S89°50'49"E, to a distance of 143.573' along the centerline of West Laurel Street to a point.

THENCE, from said point along the centerline of West Laurel Street S89°50'41"E a distance of 37.299' to the intersection of West Laurel Street and Main Street centerlines.

THENCE, from said point of said intersection S89°50'47"E, to a distance 209.264' to the point of the centerline intersection of West Laurel Street and Masslich Street centerlines.

THENCE, from said point N01°07'41"E, to a distance of 225.419' to a point of the centerline intersection of Masslich Street and West Durham Street centerlines.

THENCE, from said point continuing along the centerline of West Durham Street N89°58'16"E, to a distance of 480.883' to a point on West Durham Street centerline.

THENCE, from said point continuing along the centerline of West Durham Street S88°46'52"E to a distance of 104.608' to a point in which intersects Radley Street and West Durham Street centerlines

THENCE from said point of intersection along the centerline of Radley Street S00°51'05E, to a distance of 225.008' to a point on the intersection of West Laurel Street and Radley Street centerlines.

THENCE, from said point of intersection continuing along the centerline of Radley Street S89°50'46"E, to a distance 168.796' to the point on the intersection of Radley Street and New Street centerlines.

THENCE, from said point of intersection continuing along the centerline of Radley Street S89°50'46"E, to a distance of 154.321' to the point on the intersection of Radley Street and Long Street centerlines.

THENCE from said point of intersection continuing along the centerline of Radley Street S89°44'14"E , to a distance of 155.047' to a point on the Radley Street centerline.

THENCE from said point continuing along the centerline of Radley Street N88°58'37"E, to a distance of 121.547' to a point on the Radley Street centerline.

THENCE from said point continuing on the centerline of Radley Street N89°44'55"E, to a distance of 98.959' to a point on the Radley Street Centerline.

THENCE from said point continuing on the centerline of Radley Street S89°48'24"E, to a distance of 257.814' to a point on the Radley Street centerline.

THENCE from said point continuing on the centerline of Radley Street N86°55'19"E, to a distance of 46.434' to the intersection to the intersection of Center Street and West Laurel Street's centerlines.

THENCE, from said point continuing on the centerline of West Laurel Street S89°31'24"E, to a distance of 30.045' to a point on the centerline of West Laurel Street.

THENCE from said point continuing on the centerline of West Laurel Street N88°16'17"E to a distance of 33.141' to a point on the centerline of West Laurel Street.

THENCE from said point continuing on the centerline of West Laurel Street N89°36'38"E, to a distance of 103.964' to a point on the centerline of West Laurel Street.

THENCE from said point continuing on the centerline of West Laurel Street N88°40'49"E, to a distance of 23.56' to a point on the centerline of West Laurel Street.

THENCE, from said point continuing on the centerline of West Laurel Street N89°34'21"E, to a distance of 33.409' to a point on the centerline of West Laurel Street.

THENCE from said point continuing on the centerline of West Laurel Street N90°00'00"E, to a distance of 34.28' to the intersection of Grenadier Boulevard and West Laurel Street's centerlines.

THENCE from said point continuing along Grenadier Boulevard centerline S00°25'06"E, to a distance of 202.807' to a point on the centerline of Grenadier Boulevard.

THENCE from said point continuing along Grenadier Boulevard centerline S00°05'00"E, to a distance of 82.823' to a point on the centerline of Grenadier Boulevard.

THENCE from said point continuing along Grenadier Boulevard centerline S00°39'23"W, to a distance of 164.136' to the intersection of Fairview Street and Grenadier Boulevard centerlines.

THENCE from said point continuing along Fairview Street S89°46'28"E, to a distance of 132.781' to a point in which the centerlines of Fairview Street and Dodge Street intersect.

THENCE, from said point continuing along Fairview Street S89°24'30"E to a distance of 155.046 to a point on the centerline of Fairview Street.

THENCE, from said point continuing along Fairview Street N89°01'05"E to a distance of 33.786' to a point that is the intersection of Fairview Street and High Street centerlines.

THENCE from said point continuing along Fairview Street N89°34'56"E, to a distance of 229.219' to a point in which the centerlines of Fairview Street and Penn Street intersect.

THENCE from said point continuing along Fairview Street N89°17'17"E, to a distance of 363.279' to a point in which the centerlines of Fairview Street and Mercer Street intersect.

THENCE from said point continuing along Fairview Street N89°37'08"E, to a distance of 167.121' to a point in which the centerlines of Fairview Street and Linden Street intersect.

THENCE, from said point following Linden Street N00°19'28"W, to a distance of 113.827' to a point on the centerline of Linden Street.

THENCE from said point N89°43'13"E, to a distance of 37.516' to a point on the edge of a property boundary.

THENCE from said point N89°22'52"E to a distance of 101.256' to a point on a property boundary.

THENCE from said point N89°43'15"E to a distance of 19.25' to a point on a property boundary.

THENCE from said point N89°44'27"E to a distance of 20.75' to a point on a property boundary.

THENCE from said point N88°48'42"E, to a distance of 39.172' to a point on a property boundary.

THENCE from said point N89°42'53"E, to a distance of 18.837' across Pulaski Street to a point at the edge of a property boundary.

THENCE from said point N89°46'59"E to a distance of 41.25' to a point on a property boundary.

THENCE from said point N89°54'29"E to a distance of 58.413 to a point on a property boundary.

THENCE from said point N90°00'00"E to a distance of 42' to a point on a property boundary.

THENCE from said point N90°00'00"E, to a distance of 40' to a point on a property boundary.

THENCE from said point S89°47'03"E to a distance of 30.843' to a point on the centerline of Maple Street.

THENCE from said point S00°03'51"W to a distance of 89.15' to a point on the centerline of Maple Street.

THENCE from said point S00°22'29"W to a distance of 26.931' to a point in which is the intersection of Maple Street and Fairview Street centerlines.

THENCE from said point N89°20'53"E to a distance of 40.316' to a point on the centerline of Fairview Street.

THENCE, from said point S00°23'13"E to a distance of 43.672' to a point on the edge of a property boundary.

THENCE, from said point S00°22'30"E to a distance of 101.315' to a point on a property boundary.

THENCE, from said point S89°59'56"W to a distance of 51.913' to a point along a property boundary.

THENCE, from said point S89°41'16"W to a distance of 39.494' to a point on the centerline of Maple Street.

THENCE, from said point continuing along the Maple Street centerline S00°50'04"E to a distance of 117.211' to a point that is the intersection of Maple Street and Ettwein Street centerlines.

THENCE, from said point continuing along the Maple Street centerline S00°41'35"E to a distance of 263.939' to a point that is the intersection of Maple Street and Goepf Street centerlines.

THENCE, from said point continuing along the Maple Street centerline S00°05'57"E to a distance of 121.214' to a point on the Maple Street centerline.

THENCE, from said point S89°55'34"E to a distance of 35.882' to a point on the edge of property boundary.

THENCE, from said point N89°57'38"E to a distance of 47.251' to a point on a property boundary.

THENCE, from said point N89°55'22"E to a distance of 23.163' to a point on a property boundary.

THENCE, from said point N88°17'30"E to a distance of 22.01' to a point on a property boundary.

THENCE, from said point N89°55'04"E to a distance of 21.75' to a point on a property boundary.

THENCE, from said point N90°00'00"E to a distance of 19.25' to a point on a property boundary.

THENCE from said point S02°04'57"E to a distance of 20.639' to a point on a property boundary.

THENCE, from said point S00°00'00"W to a distance of 19.312' to a point on a property boundary.

THENCE, from said point S00°39'10"E to a distance of 21.97' to a point on a property boundary.

THENCE, from said point S00°00'00"W to a distance of 21.281' to a point on a property boundary.

THENCE, from said point N20°54'59"E to a distance of 5.554' to a point on the intersection of the Edge Street and East Spruce Street centerlines.

THENCE, from said point continuing along the Edge Street centerline S21°22'05"W to a distance of 12.088' to a point on the intersection of the Edge Street and Spruce Street centerlines.

THENCE, from said point continuing along the Edge Street centerline S21°22'05"W to a distance of 68.447' to a point on the Edge Street centerline.

THENCE, from said point continuing along the Edge Street centerline S00°24'13"E to a distance of 69.308' to a point on the Edge Street centerline.

THENCE, from said point continuing along the Edge Street centerline S07°56'04"E to a distance of 62.637' to a point on the intersection of the Edge Street and East Union Boulevard centerlines.

THENCE, from said point continuing along the Edge Street centerline S02°10'58"E to a distance of 27.084' to a point on the Edge Street centerline.

THENCE, from said point continuing along the Edge Street centerline S00°12'54"E to a distance of 109.797' to a point on the intersection of the Edge Street and Flint Street centerlines.

THENCE from said point continuing along the Edge Street centerline S00°53'46"E to a distance of 39.645' to a point on the centerline of Edge Street.

THENCE, from said point continuing along the centerline of Edge Street S02°52'53"W to a distance of 88.98' to the intersection of the Edge Street and Garrison Street centerlines.

THENCE, from said point continuing along the centerline of Edge Street S00°36'31"E to a distance of 71.577' to a point on the centerline of Edge Street.

THENCE, from said point continuing along the centerline of Edge Street S00°25'55"W to a distance of 55.016' to the intersection of the Edge Street and Harris Street centerlines.

THENCE, from said point continuing along the centerline of Edge Street S01°56'52"E to a distance of 28.369' to a point on the centerline of Edge Street.

THENCE, from said point continuing along the centerline of Edge Street S01°08'07"E to a distance of 44.093' to a point on the centerline of Edge Street.

THENCE, from said point continuing along the centerline of Edge Street S00°32'14"E to a distance of 44.093' to a point on the centerline of Edge Street.

THENCE, from said point continuing along the centerline of Edge Street S00°32'14"E to a distance of 30.896' to a point on the centerline of Edge Street.

THENCE, from said point continuing along the centerline of Edge Street S02°24'45"E to a distance of 31.401' to a point in which the centerlines of Edge Street and North Street intersect.

THENCE, from said point continuing along the North Street centerline S89°42'54"W to a distance of 170.238' to a point in which the centerlines of North Street and Maple Street intersect.

THENCE, from said point continuing along the Maple Street centerline S00°19'59"E to a distance of 230.719' to a point in which the centerlines of Maple Street and Raspberry Street intersect.

THENCE, from said point continuing along the Maple Street centerline S00°35'23"E to a distance of 248.724' to a point in which the centerlines of Maple Street and East Broad Street intersect.

THENCE, from said point continuing along the East Broad Street centerline N89°34'11"E to a distance of 157.104' to a point on the East Broad Street centerline.

THENCE from said point S00°18'47"E to a distance of 45.66' to a point on the edge of a property boundary.

THENCE, from said point S00°45'45"E to a distance of 106.197' to a point on a property boundary.

THENCE, from said point S01°50'07"E to a distance of 23.418' to a point on a property boundary.

THENCE, from said point S00°00'00"W to a distance of 21.375' to a point on a property boundary.

THENCE, from said point S00°42'42"E to a distance of 89.332' to a point on a property boundary.

THENCE, from said point S89°55'31"W to a distance of 120.589' to a point on the edge of a property boundary.

THENCE, from said point S89°00'14"W to a distance of 39.217' to a point in which the Maple Street and Walnut Street centerlines intersect.

THENCE, from said point continuing on the centerline of Walnut Street N00°55'28"W to a distance of 3.347' to a point on the centerline of Walnut Street.

THENCE, from said point continuing along the centerline of Walnut Street N88°26'49"W to a distance of 35.13' to a point on the centerline of Walnut Street.

THENCE from said point continuing along the centerline of Walnut Street S89°39'08"W to a distance of 116.503' to a point on the centerline of Walnut Street.

THENCE, from said point continuing along the centerline of Walnut Street S89°49'02"W to a distance of 74.229' to a point in which the centerlines of Walnut Street and Pulaski Street intersect.

THENCE, from said point continuing along the centerline of Pulaski Street N00°17'25"W to a distance of 168.924' to a point on the centerline of Pulaski Street.

THENCE, from said point N89°51'46"W to a distance of 4.552' to a distance of 4.552' to a point on the edge of a property boundary.

THENCE, from said point S89°45'19"W to a distance of 29.251' to a point on a property boundary.

THENCE, from said point S00°18'51"E to a distance of 61.407' to a point on a property boundary.

THENCE, from said point S89°49'19"W to a distance of 30.089' to a point on a property boundary.

THENCE, from said point S89°48'11"W to a distance of 9.163' to a point on a property boundary.

THENCE, from said point S89°52'37"W to a distance of 14.5' to a point on a property boundary.

THENCE from said point S89°45'41"W to a distance of 30' to a point on a property boundary.

THENCE from said point S89°46'06"W to a distance of 15.5' to a point on a property boundary.

THENCE, from said point S51°20'25"W to a distance of 3.202' to a point on a property boundary.

THENCE, from said point S89°48'06"W to a distance of 18' to a point on a property boundary.

THENCE from said point S00°00'00"W to a distance of 20.688' to a point on a property boundary.

THENCE, from said point S89°53'32"W to a distance of 39.154' to a point on the centerline of Linden Street.

THENCE, from said point continuing along Linden Street S00°52'20"E to a distance of 10.856' to a point on the centerline of Linden Street.

THENCE, from said point S89°59'04"W to a distance of 32.598' to a point on a property boundary.

THENCE, from said point S89°17'10"W to a distance of 75.256' to a point on a property boundary.

THENCE, from said point S89°48'49"W to a distance of 38.414' to a point on a property boundary.

THENCE, from said point S00°00'00"W to a distance of 20.031' to a point on a property boundary.

THENCE, from said point S88°01'30"W to a distance of 21.763' to a point on a property boundary.

THENCE, from said point S89°46'37"W to a distance of 16.087' to a point on a property boundary.

THENCE, from said point S00°12'23"E to a distance of 69.406' to a point on a property boundary.

THENCE, from said point S01°07'47"E to a distance of 6.763 to a point on the centerline of Walnut Street.

THENCE, from said point continuing on the Walnut Street centerline S89°49'44"W to a distance of 158.574' to a point on the centerline of Walnut Street.

THENCE, from said point continuing along the Walnut Street centerline S89°24'14"W to a distance of 110.954' to a point on the centerline of Walnut Street.

THENCE, from said point N00°49'35"W to a distance of 7.734' to a point on a property boundary.

THENCE, from said point N00°25'09"W to a distance of 124.847' to a point on a property boundary.

THENCE, from said point S88°46'14"W to a distance of 30.594' to a point on a property boundary.

THENCE, from said point S90°00'00"W to a distance of 30.413' to a point on a property boundary.

THENCE, from said point S86°35'13"W to a distance of 12.312' to a point on the centerline of Penn Street.

THENCE, from said point continuing along the Penn Street centerline N00°13'34"W to a distance of 10.847' to a point on the centerline of Penn Street.

THENCE, from said point N85°58'50"W to a distance of 8.187' to a point on the edge of a property boundary.

THENCE, from said point S90°00'00"W to a distance of 61.837' to a point on a property boundary.

THENCE, from said point N89°56'23"W to a distance of 29.25' to a point on a property boundary.

THENCE, from said point S90°00'00"W to a distance of 29.25' to a point on a property boundary.

THENCE, from said point S90°00'00"W to a distance of 15.75' to a point on a property boundary.

THENCE, from said point S90°00'00"W to a distance of 14' to a point on a property boundary.

THENCE, from said point N89°56'11"W to a distance of 28.413' to a point on a property boundary.

THENCE, from said point S89°58'41"W to a distance of 43.007' to a point on the centerline of High Street.

THENCE from said point continuing along the centerline of High Street S00°40'50"E to a distance 25.244' to a point on the centerline of High Street.

THENCE, from said point S89°49'07"W to a distance of 36.88' to the edge of a property boundary.

THENCE, from said point S88°59'25"W to a distance of 37.256' to a point on a property boundary.

THENCE, from said point N89°55'29"W to a distance of 24' to point on a property boundary.

THENCE, from said point S88°41'57"W to a distance of 28.921' to a point on a property boundary.

THENCE, from said point S88°42'46"W to a distance of 30.594' to a point on a property boundary.

THENCE, from said point S00°07'35"W to a distance of 13.885' to a point on a property boundary.

THENCE, from said point S89°39'50"W to a distance of 60.482' to a point on a property boundary.

THENCE from said point N00°08'31"E to a distance of 4.771' to a point on a property boundary.

THENCE, from said point S89°45'48"W to a distance of 15.163' to a point on a property boundary.

THENCE, from said point S89°52'51"W to a distance of 15' to a point on a property boundary.

THENCE, from said point S89°52'58"W to a distance of 15.25' to a point on a property boundary.

THENCE, from said point S89°52'47"W to a distance of 14.837' to a point on a property boundary.

THENCE, from said point S00°20'13"E to a distance of 99.783' to a point on the edge of a property boundary.

THENCE from said point S01°16'15"W to a distance of 9.543' to a point on the centerline of Walnut Street.

THENCE from said point continuing along Walnut Street S89°28'01"W to a distance of 15.325' to a point on the Walnut Street centerline.

THENCE, from said point continuing along Walnut Street S89°15'29"W to a distance of 27.291' to a point on the Walnut Street centerline.

THENCE, from said point continuing along the Walnut Street centerline S89°37'32"W to a distance of 33.986' to a point that is the intersection of the Walnut Street and Pine Street.

THENCE, from said point continuing along the Pine Street centerline N00°47'06"E to a distance of 42.436' to a point on the centerline of Pine Street.

THENCE, from said point continuing along the Pine Street centerline N00°28'41"W to a distance of 76.731' to a point on the centerline of Pine Street.

THENCE, from said point N89°56'46"W to a distance of 4.469' to a point on the edge of a property boundary.

THENCE, from said point S89°53'06"W to a distance of 31.25' to a point on the edge of a property boundary.

THENCE, from said point S89°49'01"W to a distance of 29.25' to a point on the edge of a property boundary.

THENCE, from said point S89°53'03"W to a distance of 31' to a point on the edge of a property boundary.

THENCE, from said point S89°48'58"W to a distance of 29.25' to a point on the edge of a property boundary.

THENCE, from said point N00°00'00"E to a distance of 34.156' to a point on the edge of a property boundary.

THENCE, from said point N89°30'34"W to a distance of 58.416' to a point on the edge of a property boundary.

THENCE, from said point S88°57'54"W to a distance of 43.55' to a point on the Center Street centerline.

THENCE, from said point continuing along Center Street S00°23'06"E to a distance of 36.287' to a point on the centerline of Center Street.

THENCE, from said point N89°56'07"W to a distance of 36.701' to a point on the edge of a property boundary.

THENCE, from said point S89°11'52"W to a distance of 60.256' to a point on a property boundary.

THENCE, from said point S89°26'09"W to a distance of 38.089' to a point on a property boundary.

THENCE, from said point S88°56'22"W to distance of 84.427' to a point on a property boundary.

THENCE, from said point N89°58'12"W to a distance of 12.261' to a point on the centerline of School Street.

THENCE, from said point continuing along the centerline of School Street S01°19'03"E to a distance of 49.196' to a point on the centerline of School Street.

THENCE, from said point continuing along the centerline of School Street S01°11'33"E to a distance of 55.812' to a point on the centerline of School Street.

THENCE, from said point continuing along the centerline of School Street S06°00'15"W to a distance of 11.107' to a point in which is the intersection of the School Street and East Walnut Street centerlines.

THENCE, from said point continuing along the centerline of East Walnut Street S89°50'06"W to a distance of 66.2' to a point on the centerline of East Walnut Street.

THENCE, from said point continuing along the centerline of East Walnut Street S89°50'06"W to a distance of 61.196' to a point on the centerline of East Walnut Street.

THENCE, from said point continuing along the centerline of East Walnut Street S89°50'06"W to a distance of 56.851' to a point on the centerline of East Walnut Street.

THENCE, from said point continuing along the centerline of East Walnut Street S89°45'56"W to a distance of 33.85' to a point on the centerline of East Walnut Street.

THENCE, from said point continuing along the centerline of East Walnut Street S89°41'30"W to a distance of 91.759' to a point on the centerline of East Walnut Street.

THENCE, from said point N01°18'53"W to a distance of 4.467' to a point on the edge of a property boundary.

THENCE, from said point N00°28'07"W to a distance of 81.065' to a point on the edge of a property boundary.

THENCE, from said point S89°50'53"W to a distance of 59' to a point on a property boundary.

THENCE, from said point S89°47'38"W to a distance of 13.191' to a point on the centerline of Long Street.

THENCE, from said point continuing along the centerline of Long Street N00°00'00"W to a distance of 31.434' to a point on the centerline of Long Street.

THENCE, from said point N89°47'55"W to a distance of 5.646' to a point on the edge of a property boundary.

THENCE, from said point S89°49'15"W to a distance of 30' to a point on a property boundary.

THENCE, from said point S89°48'58"W to a distance of 29.25' to a point on a property boundary.

THENCE, from said point N00°00'00"E to a distance of 58.25' to a point on a property boundary.

THENCE, from said point S89°45'30"W to a distance of 44.5' to a point on a property boundary.

THENCE from said point $S89^{\circ}50'14''W$ to a distance of 44' to a point on a property boundary.

THENCE from said point $S89^{\circ}46'50''W$ to a distance of 48.913' to a point on the edge of a property boundary.

THENCE, from said point $N89^{\circ}47'10''W$ to a distance of 42.017' to a point on the North New Street centerline.

THENCE, from said point continuing along North New Street $N00^{\circ}05'44''E$ to a distance of 109.037' to a point which is the intersection of the North New Street and East Broad Street centerlines.

THENCE, from said point $N89^{\circ}18'23''W$ to a distance of 580.851' back to the point of BEGINNING.