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CITY OF BETHLEHEM

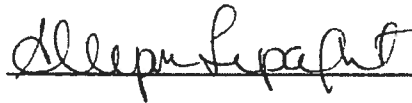
Department of Community and Economic Development Interoffice Memo

To: J. William Reynolds, City Council President
From: Allyson Lysaght, J.D., Housing and Community Development Planner
Re: Replacement of LERTA Ordinance

Attached please find an amended ordinance, associated resolution and area map for the establishment of an expanded LERTA district on the North Side of the City. This district now encompasses the properties discussed during CED and Council meetings last summer and fall along Mauch Chunk Road, and property at the corner of Main and Broad Streets. In addition to the residential properties already included in the existing district, the expanded district contains major development projects in the heart of the downtown which we would like to incentivize and see improved.

As a refresher, the property owner always pays tax on the base assessment. The increase in assessment triggers an increase in taxes. The increase in taxes is collected over the 10 year LERTA term. We are proposing a flat 10% tax abatement over the 10 year LERTA period rather than the graduated schedule our other South Side LERTA districts operate under.

DATE: March 2, 2017



cc: Mayor Robert Donchez
Law Bureau
Alicia Miller Karner

ORDINANCE NO. 2017 - ____

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. ~~15,163~~ 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 2017-_____ passed _____, 2017 pursuant to Ordinance 2017-_____ which amends Ordinance 2016-23, 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 342.03 of the Codified Ordinances of the City of Bethlehem which currently reads as follows:

342.03 EXEMPTION.

Subject to the conditions, requirements, and limitations set forth in this Ordinance, taxpayers making assessable improvements to deteriorated property located in the deteriorating area may apply for and may be granted a real estate tax exemption limited to the amounts in Section 342.02 above subject to the following schedule:

(a) For the first year immediately following the date upon which the improvement becomes assessable, 100% of the eligible assessment shall be exempted.

(b) For the second year immediately following the date upon which the improvement becomes assessable, 90% of the eligible assessment shall be exempted.

(c) For the third year immediately following the date upon which the improvement becomes assessable, 80% of the eligible assessment shall be exempted.

(d) For the fourth year immediately following the date upon which the improvement becomes assessable, 70% of the eligible assessment shall be exempted.

(e) For the fifth year immediately following the date upon which the improvement becomes assessable, 60% of the eligible assessment shall be exempted.

(f) For the sixth year immediately following the date upon which the improvement becomes assessable, 50% of the eligible assessment shall be exempted.

(g) For the seventh year immediately following the date upon which the improvement becomes assessable, 40% of the eligible assessment shall be exempted.

(h) For the eighth year immediately following the date upon which the improvement becomes assessable, 30% of the eligible assessment shall be exempted.

(i) For the ninth year immediately following the date upon which the improvement becomes assessable, 20% of the eligible assessment shall be exempted.

(j) For the tenth year immediately following the date upon which the improvement becomes assessable, 10% of the eligible assessment shall be exempted.

(k) After the tenth year the exemption shall terminate.

(l) The exemption from taxes granted under this Ordinance shall be upon the property and shall not terminate upon the sale or exchange of the property.

Shall be amended to read as follows:

342.03 EXEMPTION.

Subject to the conditions, requirements, and limitations set forth in this Ordinance, taxpayers making assessable improvements to deteriorated property located in the deteriorating

area on the South Side LERTA District, enacted 10/12/12 and starting on 1/1/2013, may apply for and may be granted a real estate tax exemption limited to the amounts in Section 342.02 above subject to the following schedule:

(a) For the first year immediately following the date upon which the improvement becomes assessable, 100% of the eligible assessment shall be exempted.

(b) For the second year immediately following the date upon which the improvement becomes assessable, 90% of the eligible assessment shall be exempted.

(c) For the third year immediately following the date upon which the improvement becomes assessable, 80% of the eligible assessment shall be exempted.

(d) For the fourth year immediately following the date upon which the improvement becomes assessable, 70% of the eligible assessment shall be exempted.

(e) For the fifth year immediately following the date upon which the improvement becomes assessable, 60% of the eligible assessment shall be exempted.

(f) For the sixth year immediately following the date upon which the improvement becomes assessable, 50% of the eligible assessment shall be exempted.

(g) For the seventh year immediately following the date upon which the improvement becomes assessable, 40% of the eligible assessment shall be exempted.

(h) For the eighth year immediately following the date upon which the improvement becomes assessable, 30% of the eligible assessment shall be exempted.

(i) For the ninth year immediately following the date upon which the improvement becomes assessable, 20% of the eligible assessment shall be exempted.

(j) For the tenth year immediately following the date upon which the improvement becomes assessable, 10% of the eligible assessment shall be exempted.

(k) After the tenth year the exemption shall terminate.

(l) The exemption from taxes granted under this Ordinance shall be upon the property and shall not terminate upon the sale or exchange of the property.

Subject to the conditions, requirements, and limitations set forth in this Ordinance, taxpayers making assessable improvements to deteriorated property located in the deteriorating area on the North Side LERTA District, enacted 2017 and effective 10/1/2017, may apply for and may be granted a real estate tax exemption limited to the amounts in Section 342.02 above subject to the following schedule:

(a) For the first year immediately following the date upon which the improvement becomes assessable through the tenth year upon which the improvement becomes assessable, 10% of the eligible assessment shall be exempted.

(Ord. 4446. Passed 10/16/07.)

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

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 September 6, 2016 pursuant to Resolution No. 2016-180 and Ordinance 2016-23.

(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.

(Ord. 3069 §3. Passed 5/27/86; Ord. 3205. Passed 8/2/88; Ord. 3355. Passed 10/16/90; Ord. 3519. Passed 12/15/92; Ord. 3642. Passed 11/1/94; Ord. 3771. Passed 10/1/96; Ord. 3905. Passed 10/6/98; Ord. 4042. Passed 11/21/00; Ord. 4172. Passed 12/23/02; Ord. 4278. Passed 10/5/04; Ord. 4406. Passed 12/5/06; Ord. 4446. Passed 10/16/07; Ord. 2008-42. Passed 12/16/08; Ord. 2010-26. Passed 12/7/10; Ord 2012-28. Passed 10/2/12; Ord. 2016-23. Passed 9/6/16.)

Shall be amended to read as follows:

(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, **2023** for the deteriorated area(s) adopted on _____ pursuant to **Resolution No. 2017-_____ and Ordinance 2017-_____**.

(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, **2023**.

(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 this day of , 2017.

President of Council

ATTEST:

City Clerk

This Ordinance approved this day of , 2017.

Mayor

RESOLUTION NO. 2017-

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 October 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 _____, 2017 .

President of Council

ATTEST:

City Clerk

EXHIBIT A - NORTHAMPTON COUNTY/BETHLEHEM AREA SCHOOL DISTRICT
CITY OF BETHLEHEM LERTA ZONE BOUNDARY DESCRIPTION

The following described area is the proposed LERTA District. All coordinates in this description are in the North American Datum of 1983, State Plane Coordinate System, Pennsylvania South FIPS 3702 (US Feet).

PART I:

BEGINNING at a point said point being the intersection of the Lehigh County and Northampton County Boundaries with the Northern most corner of Northampton County Parcel N6SW3C 1 6 0204E and the Western most corner of Northampton County Parcel N6SW3B 7 2 0204. Said point located at 2623949.283 Feet East and 481245.886 Feet North.

Thence Southeast in two courses along the Western and Southern perimeter of Northampton County Parcel N6SW3B 7 2 0204. First South along the Western boundary line to a point located at 2624089.750 Feet East and 480749.156 Feet North. Second, East following the Southern boundary to a point being the Southeast corner of Northampton County Parcel N6SW3B 7 2 0204. Said point located at 2624211.250 Feet East and 480745.407 Feet North.

Thence in a straight line, in an easterly direction to the intersection of the street Centerlines of W Laurel St and Mauch Chunk Rd. Said point located at 2624220.303 Feet East 480760.896 Feet North.

Continuing in an easterly direction along the Centerline of W Laurel St to a point being the intersection of the Centerlines of W Laurel St and Masslich St. Said point located at 2625997.619 Feet East and 480799.964 Feet North.

Thence along the Centerline of Masslich St, North to a point being the intersection of the Centerlines of Masslich St and W Durham St. Said point located at 2626002.056 Feet East and 481025.339 Feet North.

Thence along the Centerline of W Durham St, East to a point being the intersection of the Centerlines of W Durham St and Radley St. Said point located at 2626587.524 Feet East and 481023.355 Feet North.

Thence along the Centerline of Radley St, South to a point being the intersection of the Centerlines of Radley St and W Laurel St. Said point located at 2626587.524 Feet East and 480798.372 Feet North.

Thence again along the Centerline of Laurel St in an easterly direction, crossing over the East/West grid axis of N New St and changing its name from W Laurel St to E Laurel St. Continuing along the center of the Un-opened Right-of way of Laurel St and again along the Centerline of E Laurel St to a point being the intersection of the Centerlines of E Laurel St and Grenadier Blvd. Said point located at 2627852.065 Feet East and 480803.272 Feet North.

Thence South along the Centerline of Grenadier Blvd to the intersection of the Centerlines of Grenadier Blvd and E Fairview St. Said point located at 2627851.786 Feet East and 480353.521 Feet North.

Thence along the Centerline of E Fairview St, East to a point being the intersection of the Centerlines of E Fairview St and Linden St. Said point located at 2628933.053 Feet East and 480359.273 Feet North.

Thence along the Centerline of Linden St, North to a point being the intersection of the Centerline of Linden St and an extension of the Southern boundary line of Northampton County Parcel N6SE4C 17 1 0204. Said point located at 2628932.322 Feet East and 480473.098 Feet North.

Thence East, following the southern boundary line of Northampton County Parcel N6SE4C 17 1 0204, to the Southeast corner of Northampton County Parcel N6SE4C 17 1 0204. Said point located at 2629150.337 Feet East and 480475.375 Feet North.

Thence in a straight line East, crossing the Right-of-way of Pulaski St to the Northwest corner of Northampton County Parcel N6SE3D 19 5 0204. Said point located at 2629169.087 Feet East and 480475.469 Feet North.

Thence continuing East along the Northern boundary lines of Northampton County Parcels N6SE3D 19 5 0204, N6SE3D 19 4 0204, N6SE3D 19 3 0204, N6SE3D 19 2A 0204 and an extension of the northern boundary line thereof, to a point being the intersection of the boundary line extension with the Centerline of Maple St. Said point located at 2629381.593 Feet East and 480475.603 Feet North.

Thence South along the Centerline of Maple St to a point being the intersection of the Centerlines of Maple St and an extension of the Northern boundary line of Northampton County Parcel P6NE2A 8 13 0204. Said point located at 2629387.704 Feet East and 479713.514 Feet North.

Thence East along the Northern boundary line of Northampton County Parcel P6NE2A 8 13 0204 and extensions thereof, to a point being the intersection of the boundary line extension with the intersection of the Eastern boundary line extension with the Centerline of Edge St. Said point located at 2629557.087 Feet East and 479714.219 Feet North.

Thence in a southerly direction along the Centerline of Edge St to the intersection of the Centerlines of Edge St and E North St. Said point located at 2629561.822 Feet East and 478886.002 Feet North.

Thence West along the Centerline of E North St to a point being the intersection of the Centerlines of E North St and Maple St. Said point located at 2629561.822 Feet East and 478885.155 Feet North.

Thence again along the Centerline of Maple St, South to a point being the intersection of the Centerlines of Maple St and E Broad St. Said point located at 2629395.575 Feet East and 478405.729 Feet North.

Thence West along the Centerline of E Broad St to a point being the intersection of the Centerline of E Broad St and an extension of the Western boundary line of Northampton County Parcel P6NE2D 10 3 0204E. Said point located at 2629552.587 Feet East and 478406.909 Feet North.

Thence South along the Western boundary line of Northampton County Parcel P6NE2D 10 3 0204E to a point being the common point of Northampton County Parcel P6NE2D 10 3 0204E with the Southeast corner of Northampton County Parcel P6NE2D 10 10 0204. Said point located at 2629556.197 Feet East and 478120.956 Feet North.

Thence West along the Southern boundary line of Northampton County Parcel P6NE2D 10 10 0204 to the Southwest corner of Northampton County Parcel P6NE2D 10 10 0204 and in a straight line in a westerly direction to a point being the intersection of the Centerlines of Maple St and E Walnut St. Said point located at 2629396.342 Feet East and 478123.464 Feet North.

Thence continuing West along the Centerline of E Walnut St to a point being the intersection of the Centerline of E Walnut St and Pulaski St. Said point located at 2629170.495 Feet East and 478121.567 Feet North.

Thence North along the Centerline of Pulaski St to a point being the intersection of the Centerline of Pulaski St and an extension of the Southern boundary line of Northampton County Parcel P6NE1C 18 7 0204. Said point located at 2629169.552 Feet East and 478290.489 Feet North.

Thence Southwest along the extension of the Southern boundary line of Northampton County Parcel P6NE1C 18 7 0204 and Southern connecting boundary lines of Northampton County Parcels P6NE1C 18 7 0204, P6NE1C 18 6 0204, P6NE1C 18 5 0204, P6NE1C 18 4 0204, P6NE1C 18 3 0204, P6NE1C 18 2 0204 and P6NE1C 18 1 0204. To the Southwest corner of Northampton County Parcel P6NE1C 18 1 0204. Said point located at 2628985.837 Feet East and 478249.156 Feet North.

Thence in a straight line, crossing the Right-of-way of Linden St to a point being the Southeast corner of Northampton County Parcel P6NE1C 17 7 0204. Said point located at 2628914.337 Feet East and 478217.531 Feet North.

Thence continuing in a southwesterly direction along the Southern boundary lines of Northampton County Parcels P6NE1C 17 7 0204 and P6NE1C 17 6 0204E. To a point along the Eastern boundary line of Northampton County Parcel P6NE1C 17 5 0204 and being the Southwest corner of Northampton County Parcel P6NE1C 17 6 0204E. Said point located at 2628762.837 Feet East and 478195.625 Feet North.

Thence South along the Eastern boundary line of Northampton County Parcel P6NE1C 17 5 0204 and an extension thereof, to a point being the intersection of the extension of the Eastern boundary line of Northampton County Parcel P6NE1C 17 5 0204 and the Centerline of E Walnut St. Said point located at 2628763.133 Feet East and 478119.457 Feet North.

Thence along the Centerline of E Walnut St again, West to a point being the intersection of the Centerline of E Walnut St and an extension of the Western boundary of Northampton County Parcel P6NE1C 17 3 0204. Said point located at 2628493.612 Feet East and 478117.829 Feet North.

Thence North along the extension of the Western boundary and the Western boundary of Northampton County Parcel P6NE1C 17 3 0204 to a point being the common point with the Southeast corner of Northampton County Parcel P6NE1C 17 2 0204. Said point located at 2628492.587 Feet East and 478250.406 Feet North.

Thence West along the Southern boundaries of Northampton County Parcels P6NE1C 17 2 0204 and P6NE1C 17 1 0204, to the Southwest corner of Northampton County Parcel P6NE1C 17 1 0204. Said point located at 2628431.587 Feet East and 478249.750 Feet North.

Thence in a straight line in a northwesterly direction, crossing the Right-of-way of Penn St to a point being the Southeast corner of Northampton County Parcel P6NE1C 16 4 0204. Said point located at 2628411.087 Feet East and 478260.438 Feet North.

Thence West along the Southern boundaries of Northampton County Parcels P6NE1C 16 4 0204, P6NE1C 16 3 0204E, P6NE1C 16 2 0204, P6NE1C 16 1 0204, P6NE1C 16 1A 0204 and P6NE1C 16 9 0204. To the Southwest corner of Northampton County Parcel P6NE1C 16 9 0204. Said point located at 2628232.587 Feet East and 478260.500 Feet North.

Thence in a straight line in a southwesterly direction, crossing the Right-of-way of High St to a point being the Southeast corner of Northampton County Parcel P6NE1C 15 8 0204. Said point located at 2628153.087 Feet East and 478235.125 Feet North.

Thence West along the Southern boundaries of Northampton County Parcels P6NE1C 15 8 0204, P6NE1C 15 7 0204, P6NE1C 15 6 0204, P6NE1C 15 5 0204, P6NE1C 15 4 0204E, P6NE1C 15 3 0204 and P6NE1C 15 2 0204. To the Southwest corner of Northampton County Parcel P6NE1C 15 2 0204 along the Eastern boundary line of Northampton County Parcel P6NE1C 15 1 0204. Said point located at 2627911.587 Feet East and 478223.531 Feet North.

Thence South along the Eastern boundary line of Northampton County Parcel P6NE1C 15 1 0204 and an extension thereof, to a point being the intersection of the extension of the Eastern boundary line of Northampton County Parcel P6NE1C 15 1 0204 and the Centerline of E Walnut St. Said point located at 2627911.875 Feet East and 478114.210 Feet North.

Thence again along the Centerline of E Walnut St, West to a point being the intersection of the Centerlines of E Walnut St and Pine St. Said point located at 2627835.277 Feet East and 478113.492 Feet North.

Thence North along the Centerline of Pine St to a point being the intersection of the Centerline of Pine St and an extension of the Southern boundary of Northampton County Parcel P6NE1C 14 5 0204. Said point located at 2627835.219 Feet East and 478232.652 Feet North.

Thence Northwest along the extension of the Southern boundary of Northampton County Parcel P6NE1C 14 5 0204 and the Southern boundaries of Northampton County Parcels P6NE1C 14 5 0204, P6NE1C 14 4 0204, P6NE1C 14 3 0204, P6NE1C 14 2 0204 and P6NE1C 14 1 0204. To the Southwest corner of Northampton County Parcel P6NE1C 14 1 0204. Said point located at 2627651.587 Feet East and 478267.000 Feet North.

Thence in a straight line in a southwesterly direction crossing the Right-of-way of Center St to the Southeast corner of Northampton County Parcel P6NE1C 13 5 0204. Said point located at 2627571.587 Feet East and 478229.969 Feet North.

Thence West along the Southern boundaries of Northampton County Parcels P6NE1C 13 5 0204, P6NE1C 13 2 0204, P6NE1C 13 1 0204E and an extension thereof, to a point being the intersection of the extension of the Southern boundary line of Northampton County Parcel P6NE1C 13 1 0204E and the Centerline of School St. Said point located at 2627376.576 Feet East and 478227.194 Feet North.

Thence South along the Centerline of School St to a point being the intersection of the Centerlines of School St and E Walnut St. Said point located at 2627377.706 Feet East and 478111.165 Feet North.

Thence along the Centerline of E Walnut St again, West to a point being the intersection of the Centerline of E Walnut St and an extension of the Eastern boundary of Northampton County Parcel P6NE1D 13 11 0204. Said point located at 2627067.852 Feet East and 478110.003 Feet North.

Thence in two courses along the Eastern and Northern perimeter of Northampton County Parcel P6NE1D 13 11 0204. First, North along the extension of the Eastern boundary and following the Eastern boundary line to a point located at 2627067.087 Feet East and 478195.531 Feet North. Second, West following the Northern boundary to a point being the Northwest corner of Northampton County Parcel P6NE1D 13 11 0204. Said point located at 2627008.087 Feet East and 478195.375 Feet North.

Thence in a straight line in a northwesterly direction, crossing the Right-of-way of Long St to the Southeast corner of Northampton County Parcel P6NE1D 12 4 0204. Said point located at 2626989.337 Feet East and 478226.781 Feet North.

Thence Northwest along the Southern boundaries of Northampton County Parcels P6NE1D 12 4 0204, P6NE1D 12 3 0204, P6NE1D 12 2 0204, P6NE1D 12 1B 0204, P6NE1D 12 1A 0204 and an extension thereof, to a point being the intersection of the extension of the Southern boundary line of Northampton County Parcel P6NE1D 12 1A 0204 and the Centerline of N New St. Said point located at 2626750.570 Feet East and 478284.501 Feet North.

Thence North along the Centerline of N New St to a point being the intersection of the Centerline of N New St, E Broad St and W Broad St. Said point located at 2626750.839 Feet East and 478393.538 Feet North.

Thence West along the Centerline of W Broad St to a point being the intersection of the Centerline of W Broad St and Main St. Said point located at 2625779.886 Feet East and 478403.051 Feet North.

Thence North along the Centerline of Main St to a point being the intersection of the Centerline of Main St and W Union Blvd. Said point located at 2625785.339 Feet East and 479401.762 Feet North.

Thence West along the Centerline of W Union Blvd to a point being the intersection of the Centerline of W Union Blvd and the Lehigh County and Northampton County Boundaries. Said point located at 2624923.344 Feet East and 479397.980 Feet North.

Thence Northward, following the Lehigh County and Northampton County Boundaries to a point at intersection of the Lehigh County and Northampton County Boundaries with the Northern most corner of Northampton County Parcel N6SW3C 1 6 0204E and the Western most corner of Northampton County Parcel N6SW3B 7 2 0204. Said point located at 2623949.283 Feet East and 481245.886 Feet North and said point being the place of BEGINNING.

