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November 14, 2008



CITY OF BETHLEHEM
OFFICE OF CITY COUNCIL
ATTN: ROBERT DONCHEZ, PRESIDENT
10 E. CHURCH ST
BETHLEHEM, PA 18018

RE: Street Vacation: Revised Plan of Minsi Trail Farm dated May, 1925

Dear President Donchez:

Please be aware that I represent Nitschmann, LLC, which is the owner of various contiguous parcels of land located at the northeast corner of the intersection of Broad Street and Stefko Boulevard, Bethlehem, Northampton County, Pennsylvania.

In May 1925, the public record reflects that these collective parcels were developed for residential use as shown on the "Revised Plan of Minsi Trail Farm", a true and correct copy of said plan attached hereto for your reference as Exhibit "A". Since that time, the usage of these tracts has evolved into mixed commercial, residential and light industrial uses.

Nitschman, LLC intends to merge all parcels and develop the site for an assisted living and memory care facility with Moravian Village of Bethlehem. However, consolidation of the tract for comprehensive development necessitates vacation of several paper streets. I have enclosed a marked-up version of the existing Minsi Trail plan highlighted with prior street vacations for your reference. (Exhibit "B")

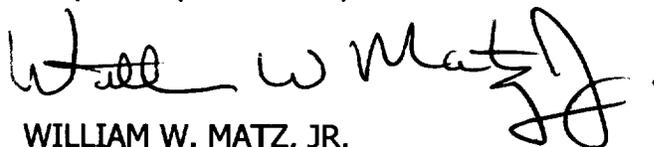
Accordingly, please accept this correspondence with referenced enclosures requesting that the City of Bethlehem vacate any and all streets underlying and/or contiguous to the land owned by Nitschmann, LLC for the reasons set forth herein. I have attached a true and correct copy of this request as detailed in the diagram attached hereto as Exhibit "C".

The affected streets would include North Street between Stefko Boulevard and Marshall Street, Marshall Street between North and Broad Streets, and a 15 foot wide alley between North and Broad Streets. The City has previously vacated portions of these paper streets in Ordinance # 1780, 1674, 2383 and 2488.

The required Affidavits of Ownership have been executed by Nitschmann, LLC and two contiguous property owners Milton A. Smith, Jr., James Hahn and Engelman Associates and are attached to this letter. Please initiate the appropriate action by City Council to approve this petition.

Thank you for your assistance and consideration.

Respectfully submitted,

A handwritten signature in black ink that reads "William W. Matz, Jr." with a stylized flourish at the end.

WILLIAM W. MATZ, JR.

WWM,JR:jlc

Enclosures: Revised Plan by Minsi Trail Farm dated May 1925
Revised Plan by Minsi Trail Farm dated May 1925 (marked up for street vacations)
Plan of Streets Proposed for Vacation (as per petition)
Affidavits

xc: Randy Emmons, Manager (w/enc)
Dave Roth (w/enc)
Milton A. Smith, Jr. (w/enc)
Thomas E. Engelman (w/enc)
Keith Lawler (w/enc)
Alex Camayd (w/enc)