



CITY OF BETHLEHEM  
OFFICE OF THE CITY SOLICITOR

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INTEROFFICE MEMORANDUM

To: Louise M. Kelchner, City Clerk

From: William P. Leeson, Esq., City Solicitor

Re: Lease Agreement  
Lessee Name: Friends of the Bethlehem Mounted Police  
Location: Monocacy Park

Date: September 10, 2015

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Attached is a proposed Resolution and associated Lease Agreement for Council's consideration.

Please place this matter on City Council's agenda for review and appropriate action.



William P. Leeson, Esq., Solicitor

Cc: Robert J. Donchez, Mayor  
Ralph E. Carp, Parks & Public Property  
Mark A. Diluzio, Chief of Police  
Tom Tenges, Friends of the Bethlehem Mounted Police

RESOLUTION NO. 2015-\_\_\_\_\_

Authorization For Lease Agreement

BE IT RESOLVED by the Council of the City of Bethlehem that the Mayor and the Controller and/or such other City officials as deemed appropriate by the City Solicitor, are hereby authorized to execute a Lease Agreement for Bethlehem Police Mounted Unit at Monocacy Park between the City of Bethlehem and the Friends of the Bethlehem Mounted Police, a 501(c)(3) not-for-profit corporation, and such other agreements and documents as are deemed by the City Solicitor to be necessary and/or related thereto, according to the terms and conditions indicated therein and made a part hereof.

Sponsored by \_\_\_\_\_

\_\_\_\_\_

ADOPTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_

President of Council

ATTEST:

\_\_\_\_\_

City Clerk

## LEASE AGREEMENT

### Bethlehem Police Mounted Unit at Monocacy Park

THIS AGREEMENT of Lease is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2015, between the CITY OF BETHLEHEM, a City of the Third Class of the Commonwealth of Pennsylvania, of the County of Northampton, with its offices and principal place of business at 10 East Church Street, Bethlehem, Pennsylvania, 18018, hereinafter referred to as "CITY" or "LESSOR", and the FRIENDS OF THE BETHLEHEM MOUNTED POLICE, a 501(c)(3) not-for-profit corporation, of Bethlehem, Pennsylvania, 18018, hereinafter referred to as "LESSEE".

NOW, THEREFORE, this agreement witnesseth:

#### 1. PARTIES

The parties to this Lease are:

- a. Lessor, the City of Bethlehem;
- b. Lessee, the Friends of the Bethlehem Mounted Police, a non-profit corporation registered under the laws of the Commonwealth of Pennsylvania and recognized by the Internal Revenue Service as a 501(c)(3) not-for-profit corporation, whose mission is to support and promote the City of Bethlehem's Mounted Police Unit. The Friends of the Bethlehem Mounted Police seek to promote public safety and security, improve civic pride and raise awareness of the Bethlehem Mounted Police. It has been organized to promote programs to provide a safe environment and neighborhood for the residents, workers, and visitors of Bethlehem. It is intended to enlarge and strengthen the services of the City of Bethlehem Police Department Mounted Patrol Unit, which includes seeking the reinstatement of the Mounted Police Unit should the Unit be disbanded.

#### 2. DESCRIPTION OF LEASED PREMISES

- a. WITNESSETH, that LESSOR doth demise and let unto LESSEE all that certain tract or parcel of ground situate along the south side of Illick's Mill Road in the Eighteenth Ward of the City of Bethlehem, County of Northampton, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ALL THAT CERTAIN tract or parcel of land, located south of Illicks Mill Road, being a 4.19 Ac. Tract, reserved as a lease for the Bethlehem Mounted Patrol, as shown on the Plan of Survey, prepared by Musselman Associates, dated September 9, 2015, situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit;

BEGINNING at a point located along the south side of an existing parking lot thence along the southerly side of the parking lot, North 77°07'31" East, 120.19 feet to a point, thence in and along and through lands now or late of the City of Bethlehem, the following 15 courses and distances, 1) South 11°10'28" East, 117.30 feet to a point; 2) South 79°48'17" East, 34.06 feet to a point; 3) South 34°28'57" East, 32.55 feet to a point; 4) North 79°24'01" East, 95.18 feet to a point; 5) South 12°36'33" East, 416.39 feet to a point; 6) South 10°29'00" West, 87.99 feet to a point; 7) North 88°21'08" West, 86.28 feet to a point; 8) North 53°33'38" West, 158.11 feet to a point; 9) North 60°02'13" West, 165.34 feet to a point; 10) North 25°44'47" West, 292.65 feet to a point; 11) North 13°41'14" West, 59.93 feet to a point; 12) North 77°19'55" East, 51.12 feet to a point; 13) North 29°10'09" East, 42.24 feet to a point; 14) North 59°39'43" East, 28.42 feet to a point; and 15) North 52°04'38" East, 54.14 feet to the point or place of BEGINNING.

CONTAINING in AREA – 4.19 Ac.

- b. All of which is shown upon the Map or Plan entitled "Plan of Survey, City of Bethlehem Mounted Patrol, Illicks Mill Road, City of Bethlehem, Northampton Co. Pa." which is attached to this agreement.
- c. The property is leased to Lessee in an as-is condition, Lessor making no warranties whatsoever regarding the condition or suitability of the premises.

### 3. USE OF PARKING FACILITIES

- a. LESSEE and invitees of LESSEE may use the Municipal Parking Lot on the south side of Illick's Mill Road (Lot), opposite the demised premises, subject to reasonable restrictions established by Lessor as necessary to accommodate parking needs for other facilities in the area.
- b. The Bethlehem Police Department Mounted Unit (Mounted Unit) may make arrangements with the City of Bethlehem Parks Department to allow parking and storage of horse transport trailers on the Lot, subject to restrictions established by the Director of the Parks Department.

### 4. TERM

- a. The term of this Lease shall run from the date of completed execution by the Mayor for a period of ten (10) years (initial term).

- b. The parties may renew the lease at five (year) terms thereafter.
  - i. First Renewal Term-LESSOR will renew the lease for an additional five year term (first renewal term) after the initial term, if, at all times, the Friends of the Mounted Unit maintains its non-profit status and its mission remains fully and exclusively aligned with its mission as stated in paragraph 1(b).
    - 1. If the Mounted Unit is disbanded at any time during the initial term, the Lease will be renewed for the first renewal term. However, if the Mounted Unit is not reinstated by properly authorized City officials within two years of the start of first renewal term, the lease will terminate on the last day of the second year of the first renewal term.
  - ii. Second Renewal Term-at the conclusion of the first renewal term, LESSOR will renew the lease for another five year term (second renewal term) if, at all times, the Friends of the Mounted Unit maintains its non-profit status and its mission remains fully and exclusively aligned with its mission as stated in paragraph 1(b).
    - 1. If the Mounted Unit is disbanded at any time during the first renewal term, the Lease will be renewed for the second renewal term. However, if the Mounted Unit is not reinstated by properly authorized City officials within two years of the start of second renewal term, the lease will terminate on the last day of the second year of the second renewal term.
  - iii. Subsequent Renewal Terms-LESSOR may extend the lease for further five year terms, provided the Friends of the Mounted Unit maintains its non-profit status and its mission remains fully and exclusively aligned with its mission as stated in paragraph 1(b).
- c. All renewals will be made in writing, and shall be executed no later than six months prior to the conclusion of the term of the last renewal. The renewal shall not be unreasonably delayed by the LESSOR.

## 5. RENT AND SECURITY DEPOSIT

- a. Lessee's annual rent shall be \$1.00, payable on or before the anniversary execution of this agreement. A security deposit is waived.

## 6. LEASE CONDITION – CONSTRUCTION OF HORSE FACILITY

- a. It is a condition of this Lease that LESSEE, within two (2) years from the date hereof, will complete construct on the demised premises a building containing facilities to house and maintain the horses of the City of Bethlehem Police Department Mounted Patrol Unit (Unit), and containing such accessory rooms as may be appropriate for said use. The facility will fully comply with all applicable City and state code requirements.
- b. The architectural design of said building and of any additions shall be acceptable to the Lessor's Mayor and Director of Parks and Public Property.

## 7. OWNERSHIP OF IMPROVEMENTS

- a. The ownership of any structures and improvements constructed on the demised premise shall revert to LESSOR:
  - i. upon termination by agreement of the parties;
  - ii. upon termination of the lease under 4.b.i.1 or 4.b.ii.1
  - iii. at the conclusion of the second renewal term (see 4.b.ii) or at the conclusion of any subsequent renewal term (see 4.b.iii) if the lease is not renewed.
  - iv. upon termination for any cause allowed in this Lease.
- b. At the time of reversion, Lessee shall thereupon without objection execute any necessary or appropriate documents to transfer title to Lessor free and clear of liens, pledges, encumbrances, security agreements, financing statements or other security pledging the improvements to secure lending to Lessee.

## 8. PERMITTED USES

- a. The demised premises shall be used for the purpose of construction, maintenance and operation of said building and adjoining grounds as a place for the care of the Mounted Unit's horses and for municipal purposes. Municipal purposes is defined as normal, permitted police training and activities..
- b. The premises shall be used consistent with the purposes of the Lessee, namely, to support the Mounted Unit as a supported organization under the Internal Revenue Code, and for related educational and recreational activities of a cultural or civic nature and for no other purpose, and for such uses as will also be consistent with the preceding and with the terms of the Pennsylvania Third Class City Code, as heretofore amended. The Lessee shall determine, consult with and recommend to the Mayor and the Parks & Public Property Director for approval, the extent and manner in which the Premises will be utilized for the aforesaid purposes and uses, which approval shall be required but not unreasonably withheld, and any disapproval must be provided to the Lessee by the Mayor and the Parks & Public Property Director in writing, together with the reasons therefor.
- c. Notwithstanding the preceding limitation on the use of the premises, the Lessee may conduct any and all of its meetings and affairs thereon, including but not limited to the use of the premises for fund raising activities. All funds generated by the Lessee from such activities shall be allocated exclusively to uses consistent with IRS regulations in a manner that will not jeopardize or cause termination of Lessee's tax exempt status.
- d. Smoking is banned within the improvements to be constructed. It is a smoke free environment. Lessee shall maintain and enforce "no smoking" in the interior of buildings; and post "No Smoking" signs in conspicuous locations and as ordered by the Fire Commissioner under International Fire Code Section 310.3. Lessee shall designate an area outside for smoking and provide

at said location devices for safe disposal of smoking material away from the building.

- e. Lessee shall comply with requests by the City for financial records, income statements, balance sheets, auditor's reports and tax returns allowing for review and assurance of compliance with said statutes and regulations.

#### 9. MAINTENANCE AND REPAIRS

- a. Lessee shall be solely responsible for the maintenance and upkeep of the demised premises including any structures or improvements made to the demised premises.
- b. Lessee agrees that fire safety and prevention shall always be a paramount concern in Lessee's maintenance, repairs, occupancy and use of the premises. Lessee shall comply with City ordinance and adopted Building and International Fire Code requirements, and directives by the Fire Commissioner, on fire safety and prevention measures, also including number and placement of emergency lighting devices, the number, location and timely replacement of fire extinguishers, number and location of smoke detectors, required and regular maintenance of sprinkler /fire inhibition systems and maximum occupancy limits. The Bethlehem Fire Inspection Department will perform yearly inspections to assure compliance. Non-compliance with City ordinance and Code requirements and directives by the Fire Commissioner on fire safety and prevention measures shall be an event of default under this Lease.
- c. Portable generators, kerosene heaters, heating devices and fuel are prohibited for inside use and storage unless express written permission for limited use thereof is granted by the Director of Parks subject to any restrictions imposed by the Director.
- d. Lessee shall not make changes or improvements to grounds in Monocracy Park other than leased premises without prior authorization by the Director of Parks and Public Property.

#### 10. UTILITIES

- a. Lessee shall pay for all utility service and commodity expense for water, sewer, electricity, gas, heating oil, telephone, television, internet, satellite signal and security system. Payments are due within 30 days of invoice by Lessor or otherwise on terms stated and billed directly to Lessee by a third party. Interest terms and penalties for late payment stated in City and third party invoices shall apply and be payable.

#### 11. LESSOR'S RIGHT OF ENTRY

- a. City retains the right to inspect the premises at any time.
- b. Should the City deem the property in need of any repairs within the scope of Lessee's duties under any part of this Lease and Lessee fails to satisfy its obligation to make the repairs, or if the City deems it necessary to exercise

this power in an emergency, City then shall have the right and discretion to enter and occupy the premises, including through third party contractors, and to make such repairs and present an invoice to Lessee who shall immediately pay over the invoiced sum.

## 12. DEFAULT

- a. It shall be an event of default allowing City to terminate the Lease:
  - (1) if Lessee does not pay in full when any rent is due; or
  - (2) if Lessee fails to observe a prohibition and fails to perform or otherwise breaches any other obligation of performance or payment under this lease; or
  - (3) if Lessee abandons the leased premises, which shall be conclusively presumed if the premises remains unoccupied for more than 60 consecutive days; or
  - (4) if Lessee becomes insolvent or bankrupt in any sense or makes a general assignment or sale for the benefit of creditors or offers a settlement to creditors, or if a petition in bankruptcy or for reorganization or for an arrangement with creditors under any federal or state law is filed by or against Lessee or a bill in equity or other proceeding for the appointment of a receiver for any of Lessee's assets is commenced, or if the property of Lessee shall be levied upon at the leased premises; or
  - (5) if Lessee, as a privately owned business entity, or its owners transfer either a controlling or a majority ownership interest in the organization; or
  - (6) revocation of Lessee's tax exempt status if it is a non-profit or charitable tax exempt entity; or
  - (7) failure to pay utilities in full when the utility payments are due; or
  - (8) failure to maintain the Premises in an adequate and appropriate manner. Adequate and appropriate manner is defined as the more stringent of either: i) the standards employed by the Bethlehem Police Department in care and control of real and personnel property or ii) in a condition comparable or better to the condition of the surrounding City-owned parkland and structures.
- b. City shall have the right to notify Lessee in writing of default and an intention to terminate the Lease. Upon notification of default and intent, the Lease shall be terminable by City within thirty days thereof.
- c. Limited Grace Period. If the default consists of something other than the failure to pay money which cannot reasonably be cured within 10 days, City will not exercise any right if the Lessee begins to cure the default within the 10 days of written notice and continues, actively and diligently, in good faith to completely cure said default as determined by City in its reasonable judgment. The allowance of an opportunity to cure a default, in whole or in part (as an example, delayed enforcement in an attempt to resolve a dispute amicably), shall not be construed as a waiver and shall not impose an estoppel upon



City's discretion to act as it deems appropriate, including termination of the Lease under paragraph B. preceding.

### 13. COMPLIANCE WITH LAWS

- a. General compliance obligations. Lessee is obligated to comply with State, Federal and City of Bethlehem laws, ordinances and City Park Rules and Regulations in its use of the premises and conduct of public and private operations and events in furtherance of its mission statement and charitable purpose.
- b. Specific compliance obligations:
  - (1) Lessee shall comply with all Pennsylvania laws, regulations and procedures and City ordinances, including Article 941.
  - (2) Lessee shall comply with all Pennsylvania laws, regulations and procedures and City codes, adopted building codes and ordinances when making structural changes, repairs and improvements.

### 14. INDEMNIFICATION

Lessee agrees it is legally liable to, and shall, release, indemnify, defend and hold harmless City, their agents, employees, directors, officers, elected officials, appointed officials and board members, and insurers, from economic and financial harm, said harm including all claims, demands, civil actions, awards and judgments for damages and compensation for property damage, repairs, replacement, personal injury, death, medical expenses, lost income and wages, consequential damages, attorney fees and litigation costs, contribution and indemnification, asserted by City, Lessee, or either's employees, officers, volunteers, contractors, invitees, permittees, licensees, trespassers and any third party, contractor, insurer, public agency or municipality, business organization or a member of the general public caused partly or entirely by or arising from: a) breach of this Lease by Lessee; b) negligent, reckless or intentional conduct by Lessee or its officers, directors, officers, employees, volunteers, guests, invitees, contractors, permittees or licensees; c) Lessee's possession, occupancy, licensing, permitting, use, events and operations on the property without regard for whether the harm is caused by negligent, reckless or intentional conduct. This provision shall apply to the Lessors use and occupancy of the Premises. Further, this provision shall not apply to municipal purposes, as that term is defined in 8.a.

### 15. ENVIRONMENTAL HAZARDS AND CONTAMINATION

- a. City represents and warrants that there are no existing environmental hazards, waste, sewage or chemical leaks, spills, pollution or contamination or other similar conditions at the leased premises.
- b. Lessee hereby warrants that it is solely responsible for environmental hazards, waste, sewage, fuel or chemical leaks, spills, pollution or contamination or other similar conditions arising directly from Lessee's use and occupancy of

the premises or its operations, events, maintenance, use of chemical and fueling tanks, and vehicle fueling operations. Lessee shall comply, at its sole expense, with all laws and requirements as set forth above, all manufacturers' instructions and all requirements of insurers relating to the treatment production, storage, handling, transfer, processing, transporting, use, disposal and release of hazardous substances, hazardous mixtures, chemicals, pollutants, petroleum products, toxic or radioactive matter. Lessee expressly agrees to indemnify and hold harmless the City and for any such occurrence or damage resulting in cleanup cost; repair and restoration cost; municipal, federal or judicially imposed fine, penalty or judgment; claim, suit, civil action, or legal liability of any nature whatsoever for environmental hazard, personal injury, waste, sewage or chemical leaks, spills, pollution, contamination or other similar conditions, whether or not caused by Lessee's negligence. Lessee warrants that it will not create or maintain pollution or contamination or other similar conditions upon the leased premises and agrees to indemnify and hold harmless the City if they are held accountable for or otherwise incurs the cost to remedy any such condition caused by the action of Lessee, its owners, officers, employees, agents or contractors. This legal obligation of Lessee includes, but is not limited to, notification and violation under Federal Environmental Protection Agency Law and Regulations, and under Pennsylvania Department of Environmental Resources Law and Regulations, and under any other Federal, State or local law, regulation or ordinance. The foregoing constitutes material terms and conditions of this lease. In the event of City's determination of Lessee's breach of these terms and conditions, the City may invoke remedies allowable at law and throughout this lease, including declaring default.

#### 16. ASSIGNMENT

- a. This Lease shall not be assignable by Lessee.
- b. Lessee shall not sublease any portion of the property without express written consent from Lessor.

#### 17. TRANSFER AND ASSIGNMENT FOR BENEFIT OF CREDITORS

- a. If Lessee shall transfer its business to a new owner or owners cumulatively acquiring a controlling interest, be sold out at a Sheriff's or Constable's Sale, or make either a transfer of assets to or assignment for the benefit of creditors, or commit any act of bankruptcy whatsoever, it shall be an event of default and the rent for the balance of the current term and unpaid charges and expenses shall at once become due and payable, as if by the terms of this Lease it were all payable in advance and may be collected by distress or otherwise, and shall be paid in full from the proceedings of any such assignment, sale or bankruptcy proceedings, any law, usage or custom to the contrary notwithstanding. A change of Lessee's name is permitted if the legal entity is otherwise identical and serves the identical mission.

- B. Lessee shall not pledge, transfer, assign, encumber or grant lien rights, primary or subordinated, through any contract, lease, security agreement, promissory note, financing statement or other writing, either upon, to or against any City property whether it be real property, personal and business property, fixtures, equipment, liquor licenses, vehicles, intangibles and chattel paper. In the event Lessee commits a breach of the foregoing, it shall be an event of default and, upon the City's demand, Lessee immediately shall take all steps necessary and incur all expense needed to reverse the illegal transaction and restore the City's unrestricted unencumbered rights to their property.

#### 18. NON-WAIVER OF ENFORCEMENT

No statement, action or forbearance by the City (as an example, non or delayed enforcement in an attempt to resolve a dispute or default amicably) shall be considered a waiver, express or implied, of any of the rights, terms and conditions of this Lease and City's right to enforce any and all provisions.

#### 19. WAIVER OF NOTICE TO QUIT

Lessee hereby waives any and all notices required by any act of assembly concerning notices to quit.

#### 20. INSURANCE

- a. Lessee shall bear the risk of loss by fire, theft, or other casualty of any of its owned personal property, money, inventory, furniture, equipment or other contents brought upon the leased premises.
- b. Lessee shall procure and maintain a policy of insurance providing building replacement cost insurance on the improvements and liability insurance against public liability arising from the operation of the business, products liability, liquor liability, and the condition of the leased premises and the pavements and grounds surrounding the same, with limits of not less than One Million Dollars (\$1,000,000.00) per person, and Two Million Dollars (\$2,000,000.00) per occurrence; and liability coverage for property rented by tenant of no less than One Million Dollars (\$1,000,000.00), to be annually adjusted at the City's demand to match the City's insured value on the property. The City, its officers, elected officials, directors and employees, shall be named as additional insureds on such policy and Lessee shall provide the City with a certificate evidencing such insurance being in force for a yearly term. The insurance shall be renewed for every term year of the Lease and the certificate provided in the same form when renewed. Lapse or cancellation of the insurance is an event of default.

## 21. EJECTMENT

In the event of any default by Lessee hereunder, and termination of this Lease by City, or upon the expiration of this Lease, Lessor may cause judgment in ejectment to be entered against Lessee for possession of the leased premises, and for that purpose, Lessee does hereby authorize and empower City, or any Prothonotary, Clerk of Court or attorney of any Court of record to appear for Lessee and confess judgment against Lessee in ejectment for possession of the leased premises, and Lessee agrees that a Writ of Possession pursuant thereto may issue forthwith. Lessee further agrees that, if for any reason whatsoever after the commencement of said action, the same shall be terminated and possession of the leased premises shall remain in or be restored to Lessee, City shall have the right, at any subsequent time when occasion shall arise, to cause the entry of successive judgments by confession in ejectment for possession of the leased premises. Lessee agrees that this Lease or a true and correct copy thereof shall be sufficient authorization and warrant to confess judgment and for the issuance of a Writ of Possession pursuant thereto. Lessee hereby waives any and all notices required by any act of assembly concerning notices to quit.

## 22. INTERPRETATION

If Lessee for any reason, purpose or reply to the City, or upon any occasion, also including court proceedings, asserts that the Lease is vague or ambiguous in order to establish grounds to disagree with and avoid City's interpretation of Lessee's obligations, the parties agree that any asserted vagueness or ambiguity of terms or disagreement shall be resolved by interpretation in favor of the City.

## 23. NOTICES AND PLACE OF PAYMENT

- a. Any notice under this Lease must be in writing and must be sent by registered or certified mail to the last address of the party to whom the notice is to be given, as designated by such party in writing.
- b. The City hereby designates the City's place of payment and notice address as Office of the Director of Parks, 10 East Church Street, Bethlehem, Pennsylvania, 18018.
- c. Lessee hereby designates Lessee's notice address as P.O. Box 1314, Bethlehem, Pennsylvania, 18018 or upon such other authorized agent and address who may be designated in writing by Lessee.

## 24. BINDING EFFECT

This Agreement shall be binding upon and afford its benefits to the parties hereto, their respective owners, partners, legal representatives, heirs, successors, executors and assigns.

## 25. ENTIRE AGREEMENT

This Lease contains the entire agreement between the parties and shall not be modified in any manner except by an instrument in writing executed by the parties. If any term or provision of this Lease or the application thereof, to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to the persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term and provision of this Lease shall be valid and be enforced to the fullest extent permitted by law.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the parties by their legally authorized representatives have hereunto set their hands and seals on the day and year first above written.

ATTEST:

\_\_\_\_\_

LESSEE:  
FRIENDS OF THE BETHLEHEM  
MOUNTED POLICE

BY: \_\_\_\_\_ (Seal)  
Authorized Representative

ATTEST:

\_\_\_\_\_

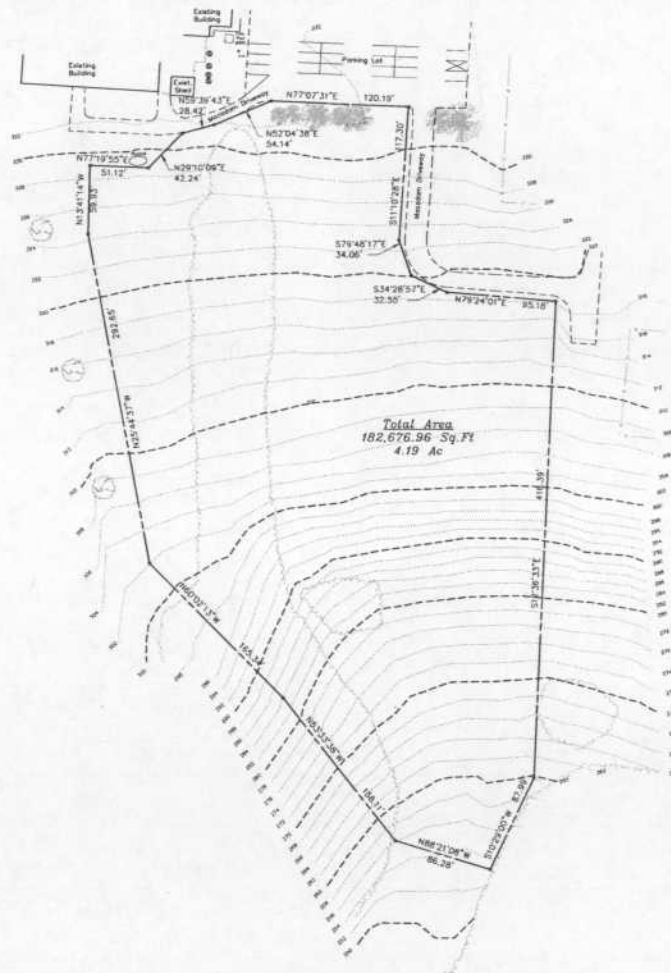
City Controller

LESSOR:  
CITY OF BETHLEHEM

BY: \_\_\_\_\_ (Seal)  
Robert J. Donchez  
Mayor

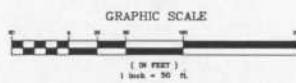
I certify that the within Lease Agreement is needed, necessary and appropriate.

By: \_\_\_\_\_  
City of Bethlehem Department Head  
Print Name: Ralph E. Carp



Total Area  
182,676.96 Sq. Ft.  
4.19 Ac

Plan of Survey  
City of Bethlehem Mounted Patrol  
Illicks Mill Rd  
City of Bethlehem, Northampton Co, Pa



Plan of Survey	
City of Bethlehem Mounted Patrol Illicks Mill Road Bethlehem, Pa	
DATE 8/2/25	SCALE 1"=50'
BY MUSSELMAN ASSOCIATES	DRAWN BY JPM
CHECKED BY JPM	DATE 8/2/25
MUSSELMAN ASSOCIATES professional land surveyor 109 E. Broad St. Bethlehem, Pa. 18018 Tel: 610.486.9999 Fax: 610.486.5181 email: JPM@MUSSELMAN.COM	
2015-14	

