

BASIC INFORMATION FOR THE DEVELOPMENT AGREEMENTS

In order to complete the development agreements for this land development, we require the following information:

(a) The full and complete legal name of the person or entity which is now holding, or which will be holding, legal title to the real estate for development purposes, and a mailing address. If a corporation, we need the state of incorporation; the name of the corporate president and secretary; and a copy of a certificate of incorporation. If a partnership, we need the names of the general partners, and a copy of the partnership agreement.

(b) A statement of the expected duration of the period of construction of the required municipal improvements. The financial security to be provided to Bethlehem Township to secure the performance of the developer's municipal improvements obligations must be of greater duration than the estimated construction period, and the expiration date of any letter of credit must not be less than two months after the expiration of the estimated construction period. This will provide sufficient time for the developer to notify the Township concerning the completion of all improvements and adequate opportunity for inspection thereof prior to the final release of financial security.

(c) The name and address of the lender or bonding company which will be providing the security, together with a statement whether the security will be in the form of a letter of credit, a mortgage escrow account, or a bond.

(d) The exact name of the subdivision or land development plan as set forth on the plan to be recorded; the plan, drawing or job number as set forth on the plan; the name of the engineering firm responsible for the plan as set forth on the plan; and the date of the plan and the last revision date of the plan prior to recording.

You are further requested to ensure that the professional engineer responsible for this land development has submitted engineering cost estimates for the required municipal improvements to the Bethlehem Township consulting engineer, John C. Wagner, P.E., P.L.S. of Spotts, Stevens & McCoy, so that a determination can be made as to the amount of financial security which will be required. No agreement will be completed until and unless we are notified by the Township consulting engineer concerning the amount of financial security that is necessary.

As soon as we have this information, we will authorize the Township Solicitor to prepare the necessary legal documents.

You should also contact the Bethlehem Township Manager, or the Bethlehem Township Director of Planning, who will explain the process by which fees due the Township shall be paid and any other outstanding matters resolved, and the process by which the Township will execute the final agreements and release signed plans for recording.