

COMMONWEALTH OF PENNSYLVANIA
GOVERNOR'S OFFICE
EXECUTIVE ORDER

Subject:		Number:
STRATEGIC DEVELOPMENT AREA, LEHIGH COUNTY		2007-08
Date:	By Direction of:	
September 6, 2007	 Edward G. Rendell, Governor	

WHEREAS, there exists in this Commonwealth areas of economic distress that require coordinated efforts by private and public entities to enable these areas to make significant contributions to the economic and social well-being of the Commonwealth; and

WHEREAS, Article XXIX-C of the Tax Reform Code (herein the Act) provides that the Governor may designate property within the Commonwealth as Proposed Strategic Development Areas; and

WHEREAS, the Commonwealth must, on occasion, make timely and flexible economic development decisions to address and assist communities that are in vital need of improvement.

NOW, THEREFORE, I, Edward G. Rendell, Governor of the Commonwealth of Pennsylvania, by virtue of the authority vested in me by the Constitution of the Commonwealth of Pennsylvania and other laws of the Commonwealth, do hereby proclaim the following:

1. Proposed Strategic Development Area Site. The following parcel of property is hereby designated as a Proposed Strategic Development Area:

In Upper Macungie Township, Lehigh County, a 25.931 acre site being known as lot 11 of the Mill Run Corporate Center, as more fully described in the Land Title Survey Plan attached hereto and made a part hereof.

2. Definition. For purposes of this Executive Order, Strategic Development Area shall have the meaning ascribed to it in the Act.

3. Timeframe. The Proposed Strategic Development Area listed above shall be eligible for the tax exemptions, abatements, or credits provided by the Act and for the period described therein.

4. Designation. The Department of Community and Economic Development shall designate the above-described parcel of property as a Strategic Development Area, in accordance with the Act, following the timely submission of completed applications and approvals as required by the Act.

5. Relationship With Other Agencies. All agencies under the Governor's jurisdiction shall cooperate with and provide assistance to the Strategic Development Area in performing their revitalization functions.

LAND TITLE SURVEY PLAN

AI,TA/AGSM Land Title Survey Lot 11 Mill Run Corporate Center

ALL THAT CERTAIN tract of land situate in Upper Macungie Township, Lehigh County, Pennsylvania, being all of Lot 11 of the Mill Run Corporate Center Subdivision, as shown on and described in accordance with the ALTAIACSM Land Title Survey Plan for Lot 11 Mill Run Corporate Center, prepared by Barry Isett & Associates, Inc., dated February 18, 2005, last revised February 25, 2005, as follows:

COMMENCING at the intersection of the westerly right of way line of Mill Road extended (T-904, 60 foot right of way) and the northerly right of way line of Tilghman Street extended (SR 1002, 80 foot right of way); thence along said northerly right of way line of Tilghman Street, South 73 degrees 11 minutes 21 seconds West, 43.68 feet to the POINT OF BEGINNING of the lands to be described; thence continuing along said northerly right of way line of Tilghman Street, the following two (2) courses and distances:

(1) South 73 degrees 11 minutes 21 seconds West, 142.92 feet;

(2) South 73 degrees 51 minutes 58 seconds West, 1,931.97 feet; thence partially along the lands of Edward A. & Judy A. Rau and partially along the lands of Harmony Office, LLC, North 15 degrees 38 minutes 52 seconds West, 363.95 feet;

thence along the lands of Upper Macungie Township the following six (6) courses and distances:

(1) South 80 degrees 01 minutes 54 seconds East, 404.44 feet;

(2) North 70 degrees 39 minutes 56 seconds East, 340.07 feet;

(3) North 53 degrees 00 minutes 05 seconds East, 183.12 feet;

(4) North 23 degrees 04 minutes 38 seconds East, 272.62 feet;

(5) North 33 degrees 21 minutes 54 seconds East, 210.49 feet;

(6) North 20 degrees 44 minutes 56 seconds West, 225.73 feet; thence along the lands of Liberty Property Limited Partnership, the following two (2) courses and distances:

(1) North 60 degrees 13 minutes 29 seconds East, 58.67 feet;

(2) North 27 degrees 24 minutes 53 seconds East, 205.75 feet; thence along the southerly right of way line of Ambassador Drive West (60 foot right of way), the following three (3) courses and distances:

(1) along a circular curve to the left, having a radius of 346.87 feet and a central angle of 56 degrees 49 minutes 09 seconds, the arc length of 343.98 feet (chord bearing of North 89 degrees 00 minutes 18 seconds East, 330.06 feet);

(2) North 60 degrees 35 minutes 44 seconds East, 153.41 feet;

(3) along a circular curve to the right, having a radius of 35.00 feet and a central angle of 90 degrees 00 minutes 00 seconds, the arc length of 54.98 feet (chord bearing of South 74 degrees 24 minutes 16 seconds East, 49.50 feet);

thence along the aforesaid westerly right of way line of Mill Road the following two (2) courses and distances:

(1) South 29 degrees 24 minutes 16 seconds East, 908.63 feet;

(2) Along a circular curve to the right, having a radius of 35.00 feet and a central angle of 102 degrees 35 minutes 37 seconds, the arc length of 62.67 feet (chord bearing of South 21 degrees 53 minutes 33 seconds West, 54.63 feet) to the POINT OF BEGINNING.

CONTAINING 25.3931 acres.

BEING the same premises which Mill Run Associates, a Pennsylvania limited partnership by Deed dated 3/2/2005 and recorded 3/8/2005 in the Office of the Recorder of Deeds in and for the County of Lehigh in Document No. 7250316, granted and conveyed unto Liberty Property Limited Partnership, a Pennsylvania limited partnership, in fee.