

**TOWNSHIP OF UPPER SAUCON
LEHIGH COUNTY, PENNSYLVANIA**

**REQUEST FOR PROPOSAL
LEASE OF FORMER TUMBLEBROOK GOLF COURSE
AND ASSOCIATED PROPERTIES**

A. NOTICE

Notice is hereby given that the Township of Upper Saucon (hereinafter, "Township") will accept sealed proposals for the lease of the former Tumblebrook Golf Course and associated properties as more fully described below. All proposals will be accepted at the Township Office, located at 5500 Camp Meeting Road, Center Valley, PA 18034. Proposals shall be in the form prescribed herein and shall be delivered to the Township Office no later than 3:00 p.m., Eastern Standard Time (EST), on or before Friday January 8, 2021. The Township reserves the right to waive defects in the proposals and to accept late submissions, however any such waiver shall be at the sole and absolute discretion of the Township.

B. Description of the Real Property

The real property which is the subject of this Request for Proposals (hereinafter, "RFP") consists of four (4) parcels of land as more particularly described in **Exhibits A** through **D** (hereinafter, collectively the "Properties"); however individual proposals may encompass, all, one or some of the Properties. A map showing the physical relationship of the Properties is attached hereto as **Exhibit E**. The Properties are as follows:

Parcel 1. This tract is 71.1 acres, more or less, and is improved with a nine (9) hole golf course and multiple structures, including but not limited to a clubhouse and garage facility (See **Exhibit A**);

Parcel 2. This tract is 8.2513 acres, more or less, and is unimproved (See **Exhibit B**);

Parcel 3. This tract is 7.9849 acres, more or less, and is unimproved (See **Exhibit C**); and

Parcel 4. This tract consists of 73.9 acres, more or less, and is a former farm, improved with a barn (See **Exhibit D**).

The Properties are located near the Lutron campus, with Parcel 1 abutting the Saucon Rail Trail, a popular recreational trail extending from Hellertown to the southern boundary of Upper Saucon Township, south of Coopersburg. Municipal water and sewer are not available.

C. ZONING AND USES

The Properties are located in the Township's Suburban Residential (R-2) Zoning District, however the terms of this RFP both limit and expand the types of uses which the Township will consider for the Properties; it being the intent of the Township to maintain the rural nature of the Properties while encouraging exciting, sustainable and innovative uses of the land. Accordingly, not all uses permitted in the R-2 District will be authorized, however many uses not permitted in

the R-2 will be considered. For example, residential development is permitted in the R-2 but will not be considered, however a winery with a tasting facility will be considered even though it is not a permitted use in the R-2. The following are examples of potential uses and their current zoning status:

1. Golf course and driving range (permitted by special exception in the R-2);
2. Farming and agriculture (permitted by right in the R-2);
3. Bed and breakfast (permitted by right in the R-2);
4. Riding Stables (permitted by special exception in the R-2);
5. Farm based education / entertainment (permitted by special exception in the R-2);
6. Outdoor recreation facility (not permitted in the R-2);
7. Winery / craft beverage production w/ tasting room (not permitted in the R-2);
8. Bee keeping (not permitted in the R-2);
9. Commercial recreation facility (not permitted in the R-2);
10. Facilities devoted to entertainment and cultural uses (not permitted in the R-2);
11. Agriculture and horticulture (permitted by right in the R-2); and
12. Other appropriate uses or combination of uses.

As will be discussed below, it is strongly recommended that each applicant discuss its proposal with the Township prior to formal submission. While the Township cannot guarantee zoning and other relief, it will work in good faith to secure such relief as necessary for the successful Bidder.

While the Township will work with the successful Bidder, the property will be leased “as is,” and the Township does not, and will not, make any warranties or guarantees with respect to the success of the proposal and the project. The Township will be governed by applicable laws in the legal review and approvals relating to the proposal and the project.

D. CURRENT OPERATION AND POTENTIAL EXPANSION

The Tumblebrook Golf Course (hereinafter, “Golf Course”) is a Donald Ross, nine (9) hole design constructed in or about 1931. Its location is enhanced by excellent access to State Routes 309 and 378. Interstate 78 is approximately three (3) miles to the north, providing regional access. The existing Golf Course (Parcel 1) and the adjacent, undeveloped lands acquired by the Township (Parcels 2 through 4) consist of rolling hills and gentle slopes. The clubhouse is located on Parcel 1 and has a grill, bar, seating and restrooms. The Township is no longer in possession of golf carts or equipment necessary to maintain the course.

In addition to the site inspection and informational conference discussed below, the Township will make available for inspection the limited operation and financial records relating to the Golf Course, club house and the acquisition of Parcels 2 through 4 and schedule meetings with interested Bidders to provide initial feedback concerning proposals to continue the golf course operation.

In the event that a Bidder proposes the continued operation of the Golf Course, notice is provided that the previous operator sold an undetermined number (believed to be approximately 10) season passes to customers.

E. TERM / RENT /USE

Bidders are advised that the analysis to be employed by the Township in accepting a bid will not be the typical, highest bid standard. Instead the Township will utilize a more qualitative approach using the criteria set forth in Section F, below. Accordingly, it is the intent of the Township to allow the Bidder to propose the term, rent and use, based upon the proposed, business model.

F. PROPOSALS AND CRITERIA FOR AWARD

1. Proposal. The proposal shall consist of and incorporate all material requirements for the operation of the proposed use and include the following:

- a. Identification of the parcels, or parts thereof, to be leased;
- b. Proposed rental payments;
- c. Proposed term;
- d. Proposed use with sufficient specificity to reasonably identify all accessory uses, zoning and land development requirements and necessary zoning and land development relief (variances, waivers, etc.);
- e. Reasonable identification of licenses, permits and insurance requirements necessitated by the venture;
- f. Potential environmental, traffic or other impacts;
- g. Unusual maintenance or operational issues;
- h. Tax considerations including real estate taxes, real estate transfer taxes, amusement taxes and EIT;
- i. Utility requirements, including without limitation sewer and water (municipal or on-lot);
- m. The application, use or production of herbicides, pesticides, toxic or other hazardous substances;
- n. The nature and extent of improvements to the realty including demolition;
- o. Desirability of continuing use of the name "Tumblebrook;"
- p. If public, the institution of programs to maintain and encourage participation by residents of the Township, youth and youth organizations;
- r. Unique or unusual lease requirements; and

q. References from three individuals with knowledge or insight concerning your proposed venture.

2. Criteria for Award.

a. Township Review. The Township will establish a committee to review each proposal using the criteria specified below and the other criteria and considerations set forth in this RFP. The committee will then make its recommendations to the Board of Supervisors who will make the award. Prior to the committee meeting, the Bidder is encouraged to meet with staff to refine the proposal.

b. The review criteria include the following:

1. The ability, capacity and skill of the Bidder to carry out the proposal;
2. The quality and history of performance of previous or similar operations;
3. The Bidder's history of compliance with applicable laws, ordinances, rules and regulations of this and other municipalities and governmental entities;
4. The financial resources of the Bidder to carry out the proposal;
5. The evaluation of references as they relate to the Bidder's ability to fulfill the requirements of any lease agreement;
6. The most favorable overall financial benefit to the Township; and
7. The degree to which the proposal reflects a project which is innovative, sustainable and viable;
8. Consistency with the surrounding neighborhood;
9. Architectural and design characteristics and preservation of open space;
10. Consistency with the public health, safety and general welfare;
11. Input from references; and
12. Such other considerations as may be lawful and appropriate under the circumstances.

c. The Township reserves the right to reject any or all proposals and to waive all deficiencies in the bids and the bid process.

G. DUE DILIGENCE

All documents relating to the operation of the Golf Course and the acquisition of Parcels 2 through 4 are available for inspection at the Township office during regular business hours.

A mandatory, informational conference will be held at 10:00 a.m. EST on Wednesday, November 18, 2020, in the meeting room at the Township Office. All questions to be answered at the conference should be submitted to the Township in writing by Monday, November 16, 2020.

A site tour will be conducted on Wednesday, November 18, 2020, immediately following the conference. The Township will endeavor to accommodate individual site inspections at mutually convenient times but does not guarantee the same.

Questions which arise after the conference must be submitted in writing. Each question and response will be shared with all prospective bidders.

Following the conference, the Township will schedule informal staff meetings with interested Bidders to review and comment on proposals. The purpose of these meeting will be to assist the prospective Bidder in determining the degree of Township interest in the proposal and its viability and to refine the same for presentation to the Committee and the Board of Supervisors.

Bidders are placed on notice that a well is located on Parcel 1 near the existing clubhouse, and that this well provides potable water for Parcel 1. Both PA DEP and DRBC have imposed reporting requirements in connection with the use of the well. Such requirements may be included in the lease.

Oral statements made at any time by or on behalf of the Township shall not be binding upon the Township.

H. SUBMISSION OF PROPOSAL

Proposals shall be submitted at a time and in a manner as described in this RFP.

The Proposal shall be accompanied by security in the form of a certified check made payable to the Township in the amount of One Thousand Dollars (\$1,000.00) to secure the negotiation of the lease. This sum shall be forfeited by the Bidder in the event of a failure to negotiate and/or execute a lease, regardless of the cause or fault. The security shall be released upon the timely execution of the lease by the parties. Security will be returned to unsuccessful bidders within thirty (30) days following the bid submission date or execution of lease whichever is earlier.

One original and one electronic copy of each proposal and the security shall be submitted to the Township Manager, Thomas F. Beil, at the address noted above. The proposal shall be type written and shall set forth the name and address of the Bidder. It shall reasonably address the criteria set forth in this RFP. The proposal shall be submitted in a sealed envelope and shall be plainly and boldly marked with the inscription "PROPOSAL FOR LEASE OF TUMBLEBROOK PROPERTIES." The sealed envelope shall bear the name, address, email address and telephone number of the Bidder.

The Township expects each Bidder to make a good faith effort to comply with the requirements of this RFP, however it reserves the right to waive defects in the Proposal and the RFP process.

I. WITHDRAWAL OF PROPOSALS

A proposal may be withdrawn at any time and the security released with the consent of the Township.

J. INVESTIGATION BY THE TOWNSHIP

The Township reserves the right to make such investigation as it deems necessary to determine the ability of the Bidder to meet the lease requirements, including without limitation contact with the Bidder's references. The Township may require a Bidder to appear before the Board of Supervisors or committee thereof at a mutually convenient time to answer questions and provide information concerning its proposal and qualifications.

K. DISQUALIFICATION OF CONTRACTOR

Any attempt to prejudice or gain support in any manner from the Board of Supervisors or any employee of the Township for a proposal will constitute grounds for disqualification. This provision does not preclude a presentation to the Board of Supervisors or any committee thereof.

L. OPENING OF PROPOSALS AND AWARD OF CONTRACT

Proposals will be opened on Friday, January 8, 2021, at 3:30 pm at the Township Office. It is anticipated that the award will be made by the Board of Supervisors at a public meeting to be held on Monday, January 25, 2021, commencing at 6:30 pm at the Township Office.

M. EXECUTION OF CONTRACT

The successful Bidder will be required to execute a lease agreement with the Township within sixty (60) calendar days from the date of mailing of the Notice of Award, which shall be by first class, postage prepaid to the Bidder, unless otherwise agreed by the Township in writing. If the Bidder fails to timely execute the lease, the Township may, at its sole option, award the lease to another applicant unless earlier withdrawn in accordance with this RFP. The lease shall be subject to negotiation of the parties, however it shall contain all covenants, terms and conditions typically found in a commercial lease, including without limitation confessions of judgement for rent and possession, insurance naming the Township an additional insured and indemnification of the Township. The lease shall be subject to the review and approval by the Township Solicitor and the Township Board of Supervisors.

N. COLLUSION - GENUINE BID

By submitting a proposal, the Bidder certifies that the proposal is genuine and not collusive or a sham or made in the interest or on behalf of any person not named as Bidder, and that the Bidder has not directly or indirectly induced or solicited any other applicant to put in a sham bid or any other person, firm or corporation to refrain from submitting a proposal and that the Bidder has not in any manner sought by collusion to secure an advantage over another Bidder.

O. LICENSES, PERMITS AND FEES

All licenses, permits and fees necessary to carry out the proposal or operate the use shall be obtained by the Bidder / Lessee at its sole cost and expense.

P. CONTACT

Inquires concerning this RFP should be directed to Thomas F. Beil, Township Manger, Upper Saucon Township, 5505 Camp Main Road, Center Valley, PA. Mr. Beil may be contacted at (610) 282-1171 or at tbeil@uppersaucon.org.

Exhibit A

Search Result Print View - Public

Street View



Property Overview

2020

Owner Name	UPPER SAUCON TWP		
Owner Address	5500 CAMP MEETING RD CENTER VALLEY PA 18034-8401		
Property Address	3584 JACOBY RD COOPERSBURG PA 18036		
Parcel Viewer	View in Parcel Viewer		
Low Number	3584		
High Number	3584		
Unit/Lot			
Sub Division			
Tax Authority	UPPER SAUCON TOWNSHIP		
School District	SOUTHERN LEHIGH SCHOOL DISTRICT		
Parcel Id	642490709028 1		
Old Parcel Id	22 L11 003 004		
Tile	436204		
Acres/Dimension	71.1 ACRES		
Lot Sq Ft	0		
Utilities	NONE		
Class	COMMERCIAL		
Land Use	GOLF COURSE		
Living Units	1		
Zoning	R-2		
Homestead Act 72	You may apply if it is your permanent primary residence.		
Preferential Land Act	NO		
Agricultural Easement	NO		
Assessment Base Year	2013		
Total Assessment	Exempt Land	1,279,800	
	Exempt Building	953,700	
	Taxable Land	0	
	Taxable Building	0	
	Total	2,233,500	
	Taxable Total	0	
Taxes		Mills	Taxes
	County	3.780000	\$ 0.00
	School	16.436500	\$ 0.00

	2020
	Municipality 1.369100 \$ 0.00 Total \$ 0.00
Bill Number	2206091
LC_PropertyAddress	3584 JACOBY RD COOPERSBURG PA 18036

Basic Commercial Profile

	2020
Type of Building	STORAGE WAREHOUSE
Floor Area	990
Number of Stories	1
Year Built	1930
Type of Heating/Cooling	WARM AND COOL AIR (ZONED)
Elevator	NO
Sprinklers	NO
Basement Area	0
Assessment Base Year	2013
Additional Information	BT PAVING, I M P SHED, OFF, WOOD DECK, , , , ,

Basic Commercial Profile

	2020
Type of Building	
Floor Area	0
Number of Stories	0
Year Built	
Type of Heating/Cooling	
Elevator	NO
Sprinklers	NO
Basement Area	0
Assessment Base Year	2013
Additional Information	GOLF HOLES, , , , , , , , , ,

Basic Residential Profile

	2020
Type of Residence	SINGLE FAMILY - DETACHED
Number of Stories	2 1/2 STORY
Type of Construction	STONE
Type of Basement	FULL
Type of Heating/Cooling	BASE
Type of Garage	NONE
Number of Full Bathrooms	1
Number of Half Bathrooms	1
Fireplaces	0
Square Feet	1968
Year Built	1900
Pool	NO POOL
Implement Buildings	NO IMPLEMENT BLDG

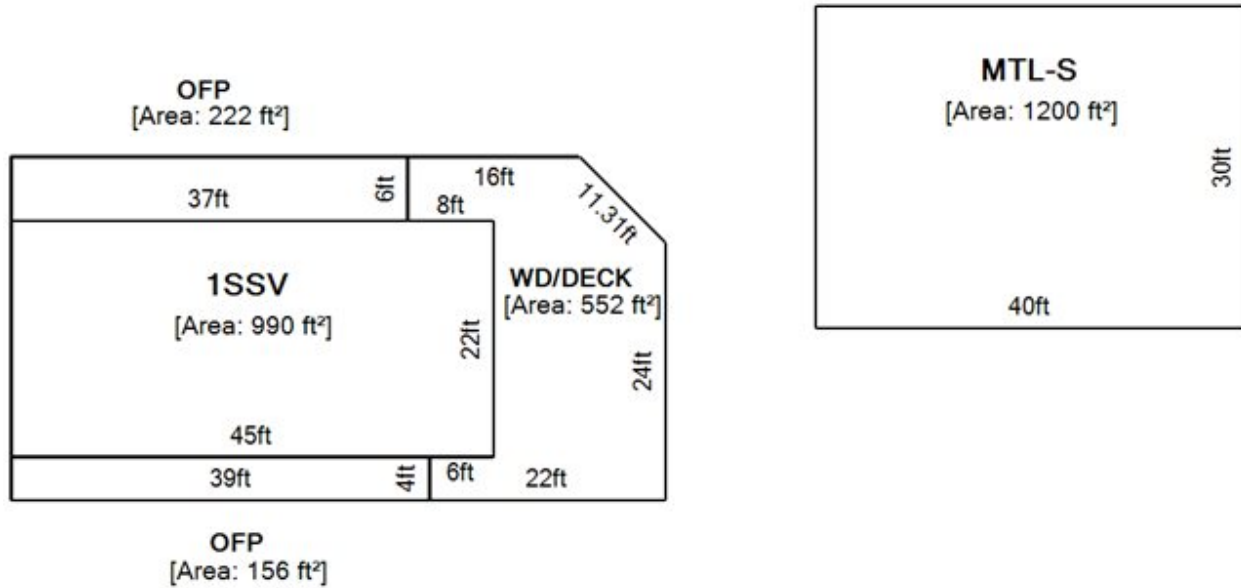
Residential Profile Data With No Influence on Assessment Value

	2020
Total Rooms	6
Number of Bedrooms	3
Family Rooms	0

Sales History

Sale Date	Owner Name	Document Id	Sale Price
05/2001	UPPER SAUCON TWP	1684/0071	\$ 1
03/1988	HORIZON ASSOCIATES & JAY BOND	1413/0290	\$ 430,000
12/1980	HOLSCHER CORPORATION	1289/1065	\$ 60,000
00/0000	HOLSCHER CORPORATION	1289/1065	\$ 0

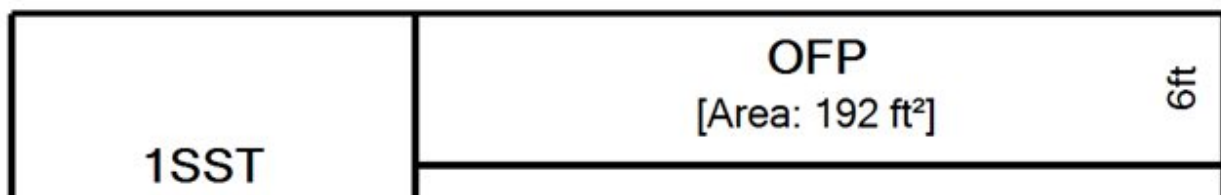
Footprint

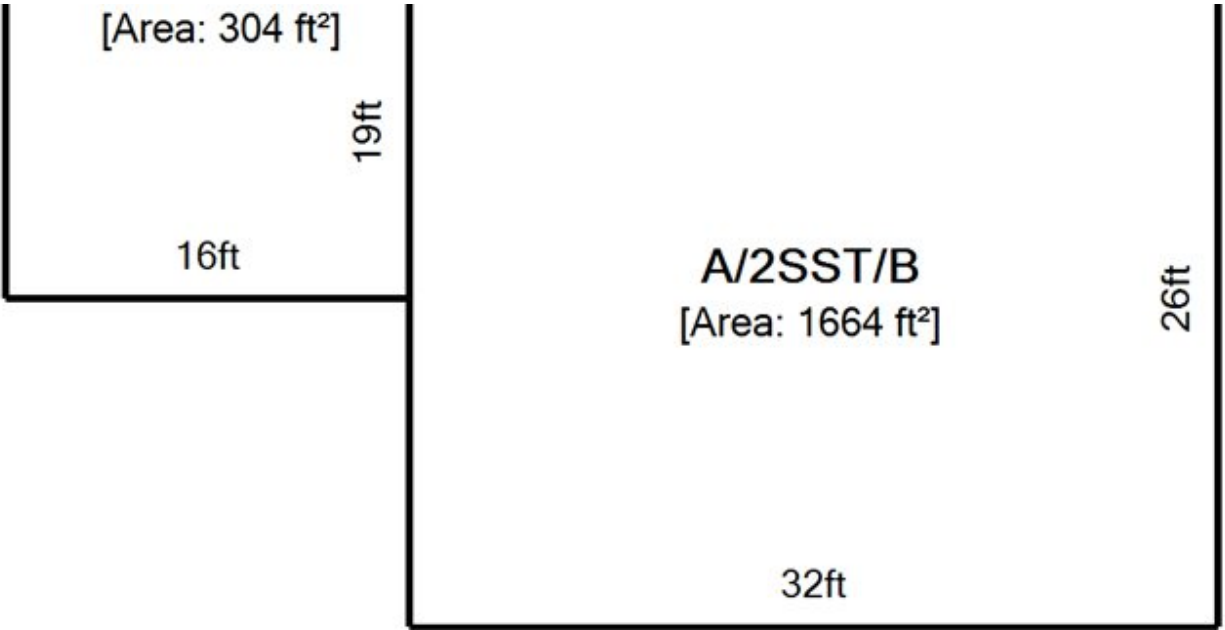


Footprint



Footprint





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The building sketch represents the actual exterior measurement of the structure as measured from the outside. The sketch will show any attached areas and will be labeled with a descriptive code. Measurements are rounded to the nearest foot. Certain sketch dimensions and angles are drawn in approximation to their actual measurements.

The total square-foot area includes only the assessed living area of a residential structure, generally areas that are heated and/or cooled. Living area does not include porches, decks, patios, or garages.

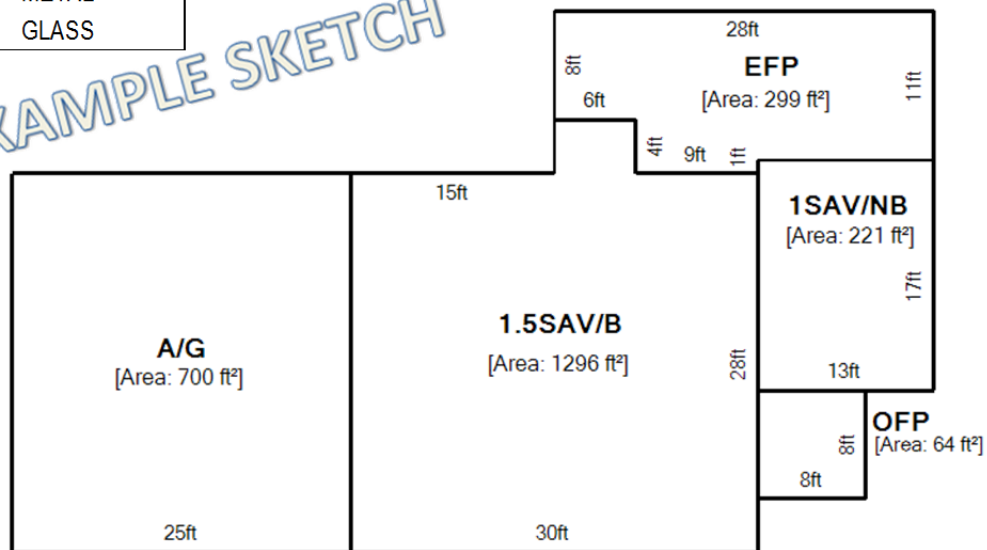
Some of the common abbreviations are listed below for reference:

BUILDING STYLE	
CODE	DESCRIPTION
1S	1 STORY
1.5S	1½ STORY
2S	2 STORY
2.5S	2½ STORY
3S	3 STORY
3.5S	3½ STORY
B-L	BI-LEVEL
S-L	SPLIT-LEVEL

EXTERIOR	
CODE	DESCRIPTION
AV, A, V	ALUMINUM OR VINYL
B	BRICK
B&F	BRICK & FRAME
BFR	BRICK FRONT
BTR	BRICK TRIM
C	CONCRETE
CB	CONCRETE BLOCK
F, FR	FRAME
ST	STONE
SD	STUCCO OR DRYVIT
MTL	METAL
GL	GLASS

CODE	DESCRIPTION	CODE	DESCRIPTION
A	ATTIC	IGP	INGROUND POOL
BAL	BALCONY	LD	LOADING DOCK
B	BASEMENT	MP	MASONRY PATIO
BAY	BAY	MS	MASONRY SLAB
BSG	BASEMENT GARAGE	NB	NO BASEMENT
BW	BREEZEWAY	NA	NOT ADDED
BLT	BUILT	NI	NOT INCLUDED
CP	CARPORT	OFP	OPEN FRAME PORCH
CPY	CANOPY	OMP	OPEN MASONRY PORCH
CC	CATHEDRAL CEILING	OH	OVERHANG
CRLS	CRAWL SPACE	PB	PART BASEMENT
DECK	DECK	PW	PARTY WALL
EFP	ENCLOSED FRAME PORCH	RECRM	RECREATION ROOM
EMP	ENCLOSED MASONRY PORCH	S	SHED
FB	FINISHED BASEMENT	SQFT	SQUARE FOOT
FDN	FOUNDATION	STRG	STORAGE
G	GARAGE	UFB	UNFINISHED BASEMENT
GH	GREENHOUSE	WD	DECK

EXAMPLE SKETCH



Information on this site is used for tax assessment purposes only and is subject to change without prior notice. The County of Lehigh Assessment Office assumes no responsibility for the use of the information for any other purpose. The use of information for any other purpose other than for tax assessment purposes is the sole and exclusive responsibility of the individual or entity using the information.

Exhibit B

Search Result Print View - Public

Street View



Property Overview

2020

Owner Name	UPPER SAUCON TWP
Owner Address	5500 CAMP MEETING RD CENTER VALLEY PA 18034-8401
Property Address	3571 JACOBY RD COOPERSBURG PA 18036
Parcel Viewer	View in Parcel Viewer
Low Number	3571
High Number	3571
Unit/Lot	
Sub Division	
Tax Authority	UPPER SAUCON TOWNSHIP
School District	SOUTHERN LEHIGH SCHOOL DISTRICT
Parcel Id	642490243871 1
Old Parcel Id	22 K11 021 039
Tile	446216
Acres/Dimension	8.2513 ACRES
Lot Sq Ft	359427
Utilities	NONE
Class	VACANT LAND
Land Use	VACANT LAND - RESIDENTIAL 5.000 TO 9.999 ACRES
Living Units	0
Zoning	R-2
Homestead Act 72	You may apply if it is your permanent primary residence.
Preferential Land Act	NO
Agricultural Easement	NO
Assessment Base Year	2013

Total Assessment	Exempt Land	166,100
	Exempt Building	0
	Taxable Land	0
	Taxable Building	0
	Total	166,100
	Taxable Total	0

	Mills	Taxes
County	3.780000	\$ 0.00

	2020
Taxes	School 16.436500 \$ 0.00 Municipality 1.369100 \$ 0.00 Total \$ 0.00
Bill Number	2206090
LC_PropertyAddress	3571 JACOBY RD COOPERSBURG PA 18036

Sales History

Sale Date	Owner Name	Document Id	Sale Price
07/2001	UPPER SAUCON TWP	1697/0143	\$ 140,000
08/1980	TALAGO PAUL & MARY	1283/0193	\$ 47,900

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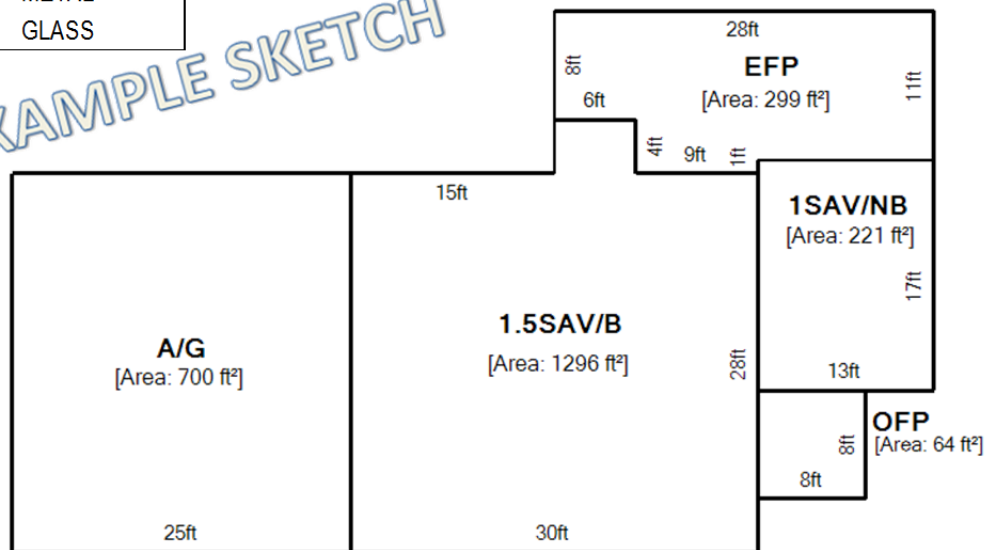
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BUILDING STYLE	
CODE	DESCRIPTION
1S	1 STORY
1.5S	1½ STORY
2S	2 STORY
2.5S	2½ STORY
3S	3 STORY
3.5S	3½ STORY
B-L	BI-LEVEL
S-L	SPLIT-LEVEL

EXTERIOR	
CODE	DESCRIPTION
AV, A, V	ALUMINUM OR VINYL
B	BRICK
B&F	BRICK & FRAME
BFR	BRICK FRONT
BTR	BRICK TRIM
C	CONCRETE
CB	CONCRETE BLOCK
F, FR	FRAME
ST	STONE
SD	STUCCO OR DRYVIT
MTL	METAL
GL	GLASS

CODE	DESCRIPTION	CODE	DESCRIPTION
A	ATTIC	IGP	INGROUND POOL
BAL	BALCONY	LD	LOADING DOCK
B	BASEMENT	MP	MASONRY PATIO
BAY	BAY	MS	MASONRY SLAB
BSG	BASEMENT GARAGE	NB	NO BASEMENT
BW	BREEZEWAY	NA	NOT ADDED
BLT	BUILT	NI	NOT INCLUDED
CP	CARPORT	OFP	OPEN FRAME PORCH
CPY	CANOPY	OMP	OPEN MASONRY PORCH
CC	CATHEDRAL CEILING	OH	OVERHANG
CRLS	CRAWL SPACE	PB	PART BASEMENT
DECK	DECK	PW	PARTY WALL
EFP	ENCLOSED FRAME PORCH	RECRM	RECREATION ROOM
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Exhibit C

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Street View



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Property Address	* JACOBY RD COOPERSBURG PA 18036
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High Number	*
Unit/Lot	
Sub Division	
Tax Authority	UPPER SAUCON TOWNSHIP
School District	SOUTHERN LEHIGH SCHOOL DISTRICT
Parcel Id	642490776642 1
Old Parcel Id	22 K11 021 038 A
Tile	446216
Acres/Dimension	7.9849 ACRES
Lot Sq Ft	347822
Utilities	NONE
Class	VACANT LAND
Land Use	VACANT LAND - RESIDENTIAL 5.000 TO 9.999 ACRES
Living Units	0
Zoning	R-2
Homestead Act 72	You may apply if it is your permanent primary residence.
Preferential Land Act	NO
Agricultural Easement	NO
Assessment Base Year	2013

Total Assessment	Exempt Land	162,700
	Exempt Building	0
	Taxable Land	0
	Taxable Building	0
	Total	162,700
	Taxable Total	0

	Mills	Taxes
County	3.780000	\$ 0.00

	2020
Taxes	School 16.436500 \$ 0.00 Municipality 1.369100 \$ 0.00 Total \$ 0.00
Bill Number	2206092
LC_PropertyAddress	* JACOBY RD COOPERSBURG PA 18036

Sales History

Sale Date	Owner Name	Document Id	Sale Price
01/2003	UPPER SAUCON TWP	7068053	\$ 325,000
12/2002	SAL LAPIO INCORPORATED	7033403	\$ 1
09/2002	SAL LAPIO INCORPORATED	7033403	\$ 215,000
/0000	NEW PARCEL	0000000	\$ 0

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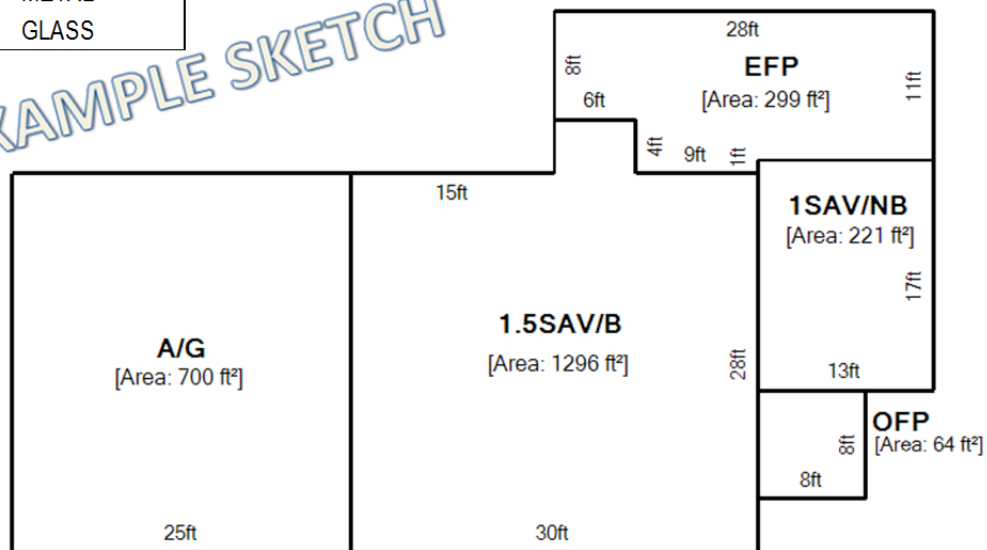
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EFP	ENCLOSED FRAME PORCH	RECRM	RECREATION ROOM
EMP	ENCLOSED MASONRY PORCH	S	SHED
FB	FINISHED BASEMENT	SQFT	SQUARE FOOT
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G	GARAGE	UFB	UNFINISHED BASEMENT
GH	GREENHOUSE	WD	DECK

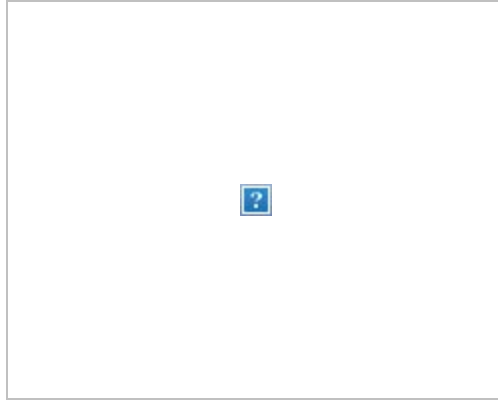
EXAMPLE SKETCH



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Exhibit D

Search Result Print View - Public



Property Overview

	2020
Owner Name	UPPER SAUCON TWP
Owner Address	5500 CAMP MEETING RD CENTER VALLEY PA 18034-8401
Property Address	7486 PASSER RD COOPERSBURG PA 18036
Parcel Viewer	View in Parcel Viewer
Low Number	7486
High Number	7486
Unit/Lot	
Sub Division	
Tax Authority	UPPER SAUCON TOWNSHIP
School District	SOUTHERN LEHIGH SCHOOL DISTRICT
Parcel Id	643401249637 1
Old Parcel Id	22 K11 021 005 515
Tile	446313
Acres/Dimension	73.636 AC
Lot Sq Ft	3207584
Utilities	NONE
Class	VACANT LAND
Land Use	VACANT LAND - AGRICULTURAL 50 ACRES AND UP
Living Units	0
Zoning	R-2
Homestead Act 72	Application Mailed - Please fill out and return for processing.
Preferential Land Act	ACT 515
Agricultural Easement	NO
Assessment Base Year	2013
	Exempt Land 788,100
	Exempt Building 0
Total Assessment	Taxable Land 0
	Taxable Building 0
	Total 788,100
	Taxable Total 0
	Mills Taxes
	County 3.780000 \$ 0.00

	2020
Taxes	School 16.436500 \$ 0.00 Municipality 1.369100 \$ 0.00 Total \$ 0.00
Bill Number	2206098
LC_PropertyAddress	7486 PASSER RD COOPERSBURG PA 18036

Sales History

Sale Date	Owner Name	Document Id	Sale Price
10/2001	UPPER SAUCON TWP	1018/0671	\$ 10
12/1997	HARING CHARLES	1698/0856	\$ 1
12/1997	HARING CHARLES H & WILLIAM A HARING	1601/0665	\$ 1
00/0000	HARRING CHARLES H & W A HARRING	0990/0425	\$ 0

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The building sketch represents the actual exterior measurement of the structure as measured from the outside. The sketch will show any attached areas and will be labeled with a descriptive code. Measurements are rounded to the nearest foot. Certain sketch dimensions and angles are drawn in approximation to their actual measurements.

The total square-foot area includes only the assessed living area of a residential structure, generally areas that are heated and/or cooled. Living area does not include porches, decks, patios, or garages.

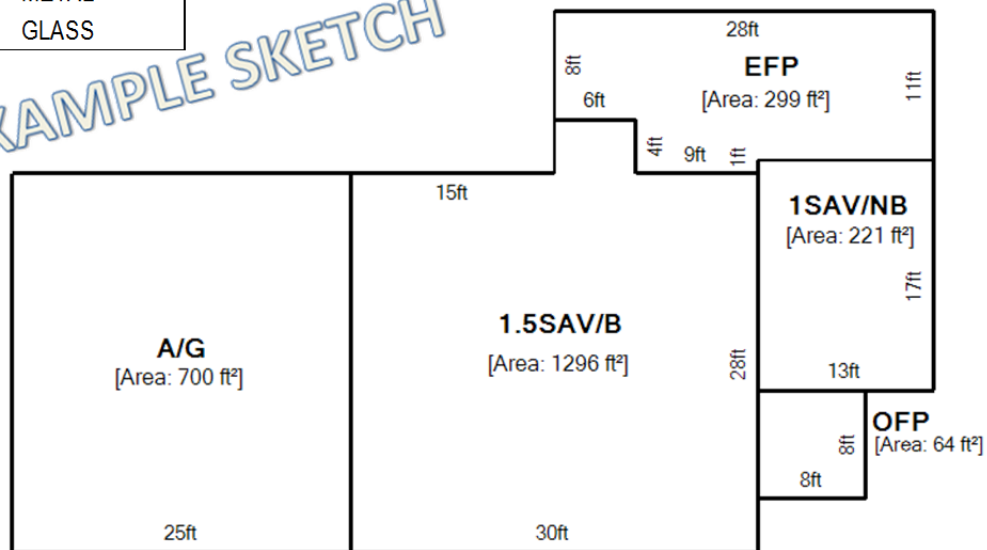
Some of the common abbreviations are listed below for reference:

BUILDING STYLE	
CODE	DESCRIPTION
1S	1 STORY
1.5S	1½ STORY
2S	2 STORY
2.5S	2½ STORY
3S	3 STORY
3.5S	3½ STORY
B-L	BI-LEVEL
S-L	SPLIT-LEVEL

EXTERIOR	
CODE	DESCRIPTION
AV, A, V	ALUMINUM OR VINYL
B	BRICK
B&F	BRICK & FRAME
BFR	BRICK FRONT
BTR	BRICK TRIM
C	CONCRETE
CB	CONCRETE BLOCK
F, FR	FRAME
ST	STONE
SD	STUCCO OR DRYVIT
MTL	METAL
GL	GLASS

CODE	DESCRIPTION	CODE	DESCRIPTION
A	ATTIC	IGP	INGROUND POOL
BAL	BALCONY	LD	LOADING DOCK
B	BASEMENT	MP	MASONRY PATIO
BAY	BAY	MS	MASONRY SLAB
BSG	BASEMENT GARAGE	NB	NO BASEMENT
BW	BREEZEWAY	NA	NOT ADDED
BLT	BUILT	NI	NOT INCLUDED
CP	CARPORT	OFP	OPEN FRAME PORCH
CPY	CANOPY	OMP	OPEN MASONRY PORCH
CC	CATHEDRAL CEILING	OH	OVERHANG
CRLS	CRAWL SPACE	PB	PART BASEMENT
DECK	DECK	PW	PARTY WALL
EFP	ENCLOSED FRAME PORCH	RECRM	RECREATION ROOM
EMP	ENCLOSED MASONRY PORCH	S	SHED
FB	FINISHED BASEMENT	SQFT	SQUARE FOOT
FDN	FOUNDATION	STRG	STORAGE
G	GARAGE	UFB	UNFINISHED BASEMENT
GH	GREENHOUSE	WD	DECK

EXAMPLE SKETCH



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Exhibit E

