

**LAND DEVELOPMENT EXTENSION AGREEMENT
SAUCON VALLEY SCHOOL DISTRICT**

THIS AGREEMENT, made this ____ day of _____, 2006, by and between **LOWER SAUCON TOWNSHIP**, a municipal corporation with its principal place of business located at 3700 Old Philadelphia Pike, Bethlehem, Pennsylvania 18015, (hereinafter "Township"),

AND

SAUCON VALLEY SCHOOL DISTRICT, duly organized and existing under the laws of the Commonwealth of Pennsylvania, with its principal place of business located at 2097 Polk Valley Road, Hellertown, Pennsylvania 18055 (hereinafter "Developer").

WITNESSETH:

WHEREAS, the parties entered into a Land Development Agreement on June 4, 2003, the terms and conditions of which are incorporated herein by reference as though the same were set forth more fully at length herein, which Land Development is know as "Saucon Valley School District – Elementary / Middle School Additions"; and a Land Development Extension Agreement dated July 7, 2004, and recorded on July 27, 2004, in Volume 2004-1, Page 291628; and a Land Development Extension Agreement dated August 24, 2005 and recorded on September 28, 2005 in Deed Book Volume 2005-1, Page 376076; and

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER:
#Q7-20-3 and,

WHEREAS, the Developer has failed to complete all improvements in accordance with the terms of the Land Development Agreement; and,

WHEREAS, the Developer has requested an extension of the time period to complete those improvements; and,

WHEREAS, the Township is desirous of granting an extension for the completion of the

improvements of the project in accordance with the terms of the Land Development Agreement.

NOW, THEREFORE, in consideration of the mutual promises and undertakings herein set forth and in further consideration of the Council of Lower Saucon Township affixing their approval to a certain Land Development Plan presented by Developer, and intending to be legally bound hereby, and for other good valuable considerations, the parties agree as follows:

1. The Township agrees to extend to June 4, 2007, the period for completion of all improvements for the project in accordance with the Lower Saucon Township letter dated May 30, 2006 (attached hereto as Exhibit "A") in accordance with the terms of the Land Development Agreement. Developer agrees to complete all said improvements by that date.

2. Developer acknowledges and agrees that the extension, which is the subject of this Agreement, shall not extend any other deadlines that may exist for any other Phase or completion of all improvements.

3. The extension of time shall not enlarge the protection under Section 508 of the Municipalities Planning Code, 53 P.S. §10508. The Developer acknowledges that the Township's approval of the extension did not waive the provision of Section 508.

4. The Land Development Agreement dated June 4, 2003, shall in all other respects remain in full force and effect.

IN WITNESS WHEREOF, the parties intending to be legally bound hereby, have hereunto set their hands and seals the day and year first above written.

ATTEST:

LOWER SAUCON TOWNSHIP

Glenn Kern
President of Council

ATTEST:

SAUCON VALLEY SCHOOL DISTRICT

Authorized Representative

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF NORTHAMPTON :

On this ____ day of _____, 2006, before me, a Notary Public, personally appeared GLENN KERN, who acknowledged himself to be the President of Council of the Township of Lower Saucon, and that he, as such President, being authorized to do so, executed the foregoing instrument for the purposes herein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

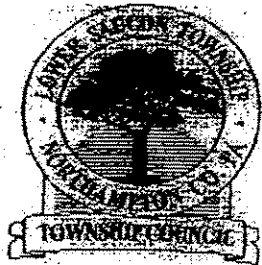
Notary Public

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF NORTHAMPTON :

On this ____ day of _____, 2006, before me, a Notary Public, the undersigned officer, personally appeared _____, who acknowledged himself to be an authorized representative of SAUCON VALLEY SCHOOL DISTRICT, and acknowledged that he executed the foregoing instrument for the purposes herein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public



Township Council of Lower Saucon Township

Handwritten initials

Officials:
Glenn Kern, President
Triscilla deLeon, Vice President
Ron Horisny
Tom Maxfield
Sandra Yerger

May 30, 2006

Saucon Valley School District
2097 Polk Valley Road
Hellertown, PA 18055-2400

Re: Land Development

Gentlemen:

Lower Saucon Township Council at their May 17, 2006 meeting approved the a one-year extension of time to complete the improvements at the Saucon Valley School District Land Development subject to the conditions listed in the attached staff recommendation. This approval is conditioned upon the District paying any outstanding escrow account invoices.

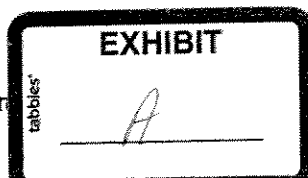
Please contact me if you have any questions regarding this matter.

Sincerely,

Handwritten signature of Jack Cahalan
Jack Cahalan
Township Manager

JC/llh

cc: Council
James Birdsall, P.E.
B. Lincoln Treadwell, Jr., Esq.



STAFF RECOMMENDATION
FOR
SAUCON VALLEY SCHOOL DISTRICT
LAND DEVELOPMENT IMPROVEMENTS
FOR THE MAY 17, 2006
LOWER SAUCON TOWNSHIP COUNCIL MEETING

The Lower Saucon Township staff recommends that Township Council approve an extension until June 4, 2007 for completion of improvements at the Saucon Valley School District Land Development. This approval is subject to the following conditions:

1. The owner shall enter into an Extension Agreement with the Township satisfactory to the Township Solicitor and Township Council.
2. The owner shall pay any outstanding plans and appeals account invoices owed to the Township.
3. All conditions shall be satisfied by July 30, 2006.