

**BEFORE THE  
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

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**PETITION OF NORTHWOODS  
MANAGEMENT, LLC, FOR A  
DECLARATORY ORDER**

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:  
: **Docket No. P-2026** \_\_\_\_\_  
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**PETITION FOR DECLARATORY ORDER**

Northwoods Management, LLC (“Northwoods Management” or “Petitioner”), hereby respectfully requests that the Pennsylvania Public Utility Commission (the “PUC” or the “Commission”) issue a Declaratory Order authorizing Northwoods Management to provide sanitary sewage conveyance service to an adjacent property that may one day contain a single-family home. The Commission has the power to issue such an order pursuant to Section 331(f) of the Public Utility Code, 66 Pa.C.S. Section 331(f), and Section 5.42 of the Commission’s Rules and Regulations, 52 Pa.Code Section 5.42. Petitioner further requests that the Commission declare that such service will not constitute the provision of public utility service under Section 102 of the Public Utility Code, 66 Pa.C.S. Section 102. To the extent possible, Petitioner requests expeditious review.

**A. Reason for Petition.**

This petition, as well as a petition being filed contemporaneously by Heritage Village Management, LLC, concern two adjacent manufactured home communities in Lehigh Township, Northampton County – Heritage Village and Northwoods. While owned by separate limited liability companies, the two LLCs share a common principal and sole member.

Heritage Village contains a sanitary sewage collection and conveyance system that collects sanitary sewage from the manufactured home lots in the community and conveys it to a

Lehigh Township Municipal Authority (“LTMA”) sewer main for treatment and disposal. The sanitary sewage flows from the Heritage Village Community are metered by LTMA and Heritage Village Management pays LTMA for treatment of this sanitary sewage.

Northwoods is topographically higher than Heritage Village and LTMA does not operate any sewer mains adjacent to Northwoods. Sanitary sewage generated in Northwoods, therefore, must flow southwest through Heritage Village to reach LTMA’s sewer mains for treatment. Rather than install separate sewer mains through Heritage Village dedicated solely for sanitary sewage flows from Northwoods, the Northwoods sewer system is connected to the Heritage Village system. A metering manhole is located at the point of connection between Northwoods and Heritage Village, and LTMA meters sewage flow at that location for purposes of billing Heritage Village Management for sewage disposal.<sup>1</sup>

Northwoods Management recently purchased a small property (the “Tim Pitts Parcel”) adjacent to Northwoods for which Lehigh Township had approved a 29-lot manufactured home community. The lot line between Northwoods and the Tim Pitts Parcel has been eliminated, and the former Tim Pitts Parcel is now part of Northwoods. The sanitary sewage plans approved by Lehigh Township for the Tim Pitts Parcel involve connecting the Tim Pitts Parcel to Northwoods. The approved sewage plans also include a sewer lateral to an undeveloped single-family lot owned by Tim and Wendy Pitts that is suitable for the construction of one single-family home. The planned lateral for this single-family lot is sized for, and limited to, one EDU (250 gallons per day).

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<sup>1</sup> A small portion of the sewer flow from Northwoods encompassing less than 20% of the manufactured home lots enters the LTMA sewer system at a different location to the east of Heritage Village.

**B. Specific Averments.**

1. The name of the Petitioner is Northwoods Management, LLC, and the address of the Petitioner is:

Northwoods Management, LLC  
2846 Main Street, Box 12A  
P.O. Box 677  
Morgantown, PA 19543

2. The Petitioner's attorney, upon whom all documents should be served, is:

Daniel F. Schranghamer  
GSP Management Co.  
P.O. Box 677  
Morgantown, PA 19543  
Phone: (570) 567-7261  
Email: [dschranghamer@gmail.com](mailto:dschranghamer@gmail.com)

3. The Northwoods manufactured home community ("Northwoods") is owned and operated by Northwoods Management, LLC.

4. Northwoods is comprised of two properties, the first property located at No. Butternut Drive, Lehigh Township, being Northampton County Parcel Nos. H3-7-13-0516 (the "Northwoods Property"), and the second property located at 4091 Mountain View Drive, Lehigh Township, formerly identified as Northampton County Parcel No. H3-7-10E-0516 (the "Tim Pitts Property"). A copy of the deed for the Northwoods Property is attached as Exhibit A. A copy of the deed for the Tim Pitts Property is attached as Exhibit B.

5. The lot line between the Northwoods Property and the Tim Pitts Property was eliminated and the Tim Pitts Property was merged into the Northwoods Property at Parcel No. H3-7-13-0516. The Lot Consolidation Plan was recorded in the Office of the Recorder of Deeds of Northampton County on March 18, 2025, at Instrument Number 2024005313, Book 2025-5, Page 158. *See*, Exhibit C.

6. The land development plans for the Northwoods Property provide for the construction of 196 manufactured home lots.

7. The Northwoods Property is currently under construction and will be completed in phases.

8. Residential sewage from the Northwoods Property will be and is treated by the Lehigh Township Municipal Authority (“LTMA”).

9. LTMA will bill Northwoods Management for sewer flows from the Northwoods Property based upon metered sewer flows recorded at two locations: a metering manhole where the Northwoods sewer mains enter Heritage Village; and a metering manhole at the southeastern corner of the Northwoods Property.

10. The land development plans for the Tim Pitts Property provide for the construction of 29 manufactured home lots and a sanitary sewage lateral to one (1) adjacent single-family lot identified as Tax Parcel H3-7-10-0516, with an address of 4083 Mountain View Drive (the “H3-7-10 Parcel” or the “Single-Family Lot Parcel”).

11. The sewage facilities planning module approved by the Lehigh Township Board of Supervisors on September 12, 2023, provides for the residential sanitary sewage from 29 manufactured home lots and one single-family home on the H3-7-10 Parcel. A copy of the approved sewage facilities planning module is attached hereto as Exhibit D.

12. The H3-7-10 Parcel is owned by Tim and Wendy Pitts, the individuals who prepared and had the land development plans for the Tim Pitts Property approved by Lehigh Township.

13. Northwoods Management has agreed to convey to the Pitts an easement for one Equivalent Dwelling Unit (“EDU”) (250 gallons per day) of residential sanitary sewage, from

only one single-family home, to drain from the H3-7-10 Parcel through the sanitary sewer mains on the Northwoods Property for treatment by LTMA.

14. A copy of the Northwoods Easement Agreement conveying an easement from Northwoods Management to the Pitts is attached hereto as Exhibit E.

15. The approved land development plan showing the location of the sanitary sewer lateral stub into the H3-7-10 Parcel is attached hereto as Exhibit F.

16. Under the Northwoods Easement Agreement, the Pitts are required to use their best efforts to become an individual residential customer of LTMA and to make sewer rental payments for sanitary sewage treatment directly to LTMA.

17. The Pitts will not be required to make any payments to Northwoods Management solely for sanitary sewage flow through the sewer mains in the Northwood.

18. If LTMA refuses to make the Pitts a residential customer, the Pitts will only be required to reimburse Northwoods Management for the payments Northwoods Management is required to make to LTMA as a result of the Pitts' sanitary sewage flows.

19. A "public utility" is defined in Section 102 of the Pennsylvania Public Utility Code as "[a]ny person or corporations now or hereafter owning or operating in this Commonwealth equipment or facilities for . . . Wastewater collection, treatment, or disposal for the public for compensation." 66 Pa.C.S. Section 102.

20. Two essential components of this definition is that the wastewater collection be furnished or for "the public" and "for compensation. If wastewater collection is not being provided to "the public" or is not being provided "for compensation," the entity providing the service is not a "public utility."

21. Under the Northwoods Easement Agreement, Northwoods is not receiving any

compensation from the Pitts for wastewater collection services for the Pitts' sanitary sewer flows through Northwoods.

22. Under the Northwoods Easement Agreement, Northwoods Management is solely responsible for the cost of maintaining, repairing, and inspecting its own sewer laterals and sewer mains, and the Pitts are solely responsible for the cost of maintaining, repairing, and inspecting their own sewer lateral.

23. Northwoods Management, therefore, will not be providing wastewater collection service for compensation and cannot be a "public utility."

24. Under the Northwoods Easement Agreement, Northwoods Management has agreed to provide wastewater collection service to the Single-Family Lot for one single-family home, limited to 250 gallons per day.

25. Northwoods Management is not holding itself out as offering wastewater collection service to the general public and the general public does not have the right to use Northwoods' wastewater collection and conveyance system.

26. Northwoods' wastewater collection and conveyance system, instead, is only available to a "defined, privileged, and limited group." *See, Petition of Upper Saucon Township for a Declaratory Order*, 2025 PA. PUC LEXIS 107, \*11 (citing *Drexelbrook Associates v. Pa. Public Utility Commission*, 212 A.2d 237, 239-240 (Pa. 1965)).

27. Northwoods Management, therefore, will not be providing wastewater collection service for the public and cannot be a "public utility."

28. Accordingly, Petitioner Northwoods Management respectfully requests relief as more particularly set forth below.

WHEREFORE, for the reasons stated herein, Petitioner Northwoods Management respectfully requests that the Commission order the following:

- a. Issue a Declaratory Order authorizing Northwoods Management to provide wastewater collection service to the H3-7-10 Parcel.
- b. Issue a Declaratory Order concluding that such wastewater collection service is not “to or for the public” where such service is provided to a single customer and not offered to the general public.
- c. Issue a Declaratory Order concluding that such wastewater collection service will not constitute the provision of public utility service pursuant to Section 102 of the Pennsylvania Public Utility Code so as to subject the Petitioner to the jurisdiction of the Commission.

Respectfully submitted,

GSP Management Co.

/s/ Daniel F. Schranghamer

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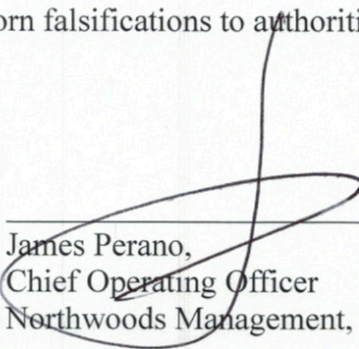
Daniel F. Schranghamer  
Attorney I.D. No. 67311  
P.O. Box 677  
Morgantown, PA 19543  
Phone: (570) 567-7261  
Email: dschranghamer@gmail.com

Attorney for Petitioner Northwoods Management,  
LLC

Date: February 5, 2026

**VERIFICATION**

I, James Perano, Chief Operating Officer of Petitioner Northwoods Management, LLC, hereby state that the facts above set forth are true and correct to the best of my knowledge, information and belief and that I expect that Respondents will be able to prove same at any hearing held in this matter. I understand that the statements made herein are made subject to the penalties of 18 Pa. C.S. §4904, relating to unsworn falsifications to authorities.

  
\_\_\_\_\_  
James Perano,  
Chief Operating Officer  
Northwoods Management, LLC

Dated: February 3, 2026

**BEFORE THE  
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

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**PETITION OF NORTHWOODS  
MANAGEMENT, LLC, FOR A  
DECLARATORY ORDER**

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: **Docket No. P-2026** \_\_\_\_\_  
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**CERTIFICATION OF SERVICE**

This is to certify that in this case, complete copies of all papers contained in the foregoing *Answer, New Matter and Counterclaims* have been served upon the following persons, by the following means and on the date(s) stated:

<b>Name:</b>	<b>Means of Service:</b>	<b>Date(s) of Service:</b>
Office of Small Business Advocate 555 Walnut Street Forum Place – 1 <sup>st</sup> Floor Harrisburg, PA 17101	First Class Mail	February <u>5</u> , 2026
Office of Consumer Advocate 555 Walnut Street Forum Place – 5 <sup>th</sup> Floor Harrisburg, PA 17101	First Class Mail	February <u>5</u> , 2026
Bureau of Investigation and Enforcement Pennsylvania Public Utility Commission Commonwealth Keystone Building 400 North Street, 2 <sup>nd</sup> Floor West Harrisburg, PA 17120	First Class Mail	February <u>5</u> , 2026
Heritage Village Management, LLC P.O. Box 677 Morgantown, PA 19543	First Class Mail	February <u>5</u> , 2026
Single-Family Lot Owners:  Timothy L. and Wendy G. Pitts 3738 Bayberry Dr. Danielsville PA 18038	First Class Mail	February <u>5</u> , 2026

GSP Management Co.

/s/ Daniel F. Schranghamer

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Daniel F. Schranghamer  
Attorney I.D. No. 67311  
P.O. Box 677  
Morgantown, PA 19543  
Phone: (570) 567-7261  
Email: dschranghamer@gmail.com

Attorney for Petitioner Northwoods Management,  
LLC

Date: February 5, 2026

Exhibit “A”

# COUNTY OF NORTHAMPTON

## RECORDER OF DEEDS

NORTHAMPTON COUNTY GOVERNMENT CENTER

669 WASHINGTON STREET

EASTON, PENNSYLVANIA 18042-7486

Area Code (610) 829-6210

Andrea F. Suter - Recorder

Dorothy J. Edelman - Lead Deputy

Barbara L. Manieri - Deputy



Book - 2022-1 Starting Page - 254718

\*Total Pages - 8

Instrument Number - 2022029901

Recorded On 9/13/2022 At 2:16:40 PM

NCGIS Registry UPI Certification

On September 13, 2022 By SRM

\* Instrument Type - DEED

Invoice Number - 1042873

\* Grantor - NIKKI INC

\* Grantee - NORTHWOODS MANAGEMENT LLC

User - KAB

\* Customer - ABSTRACT LAND ASSOCIATES INC

### \* FEES

STATE TRANSFER TAX	\$29,400.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$40.25
RECORDING FEES	\$19.00
AFFORDABLE HOUSING	\$14.02
AFFORDABLE HOUSING -	\$2.48
ADMIN FEE	
COUNTY RECORDS	\$2.00
IMPROVEMENT FEE	
DEEDS RECORDS	\$3.00
IMPROVEMENT FEE	
UPI CERTIFICATION FEE	\$20.00
NORTHAMPTON AREA	\$14,700.00
SCHOOL REALTY	
LEHIGH TOWNSHIP	\$14,700.00
TOTAL PAID	\$58,901.25

### \*RECORDED BY:

ABSTRACT LAND ASSOCIATES INC  
3912 MARKET ST  
CAMP HILL, PA 17011

I hereby CERTIFY that this document is recorded in the  
Recorder's Office Of Northampton County, Pennsylvania



*Andrea F. Suter*

Andrea F. Suter  
Recorder of Deeds

THIS IS A CERTIFICATION PAGE

**Do Not Detach**

THIS PAGE IS NOW THE FIRST PAGE  
OF THIS LEGAL DOCUMENT

Book: 2022-1

Page: 254718

00IKOC



\* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

Prepared by and Return to:

Abstract Land Associates, Inc.  
3912 Market Street  
Camp Hill, PA 17011

File No. 2219200

Parcel ID # H3 7 13 0516 (Butternut Drive)  
H3 7 4L 0516 (Mountain View Drive)

**This Indenture**, made the 8<sup>th</sup> day of SEPTEMBER, 2022.

**Between**

**NIKKI INC. AND LURRS, AKA L.U.R.R.S.**

(hereinafter called the Grantors), of the one part, and

**NORTHWOODS MANAGEMENT, LLC**

(hereinafter called the Grantee), of the other part,

**Witnesseth**, that the said Grantors for and in consideration of the sum of **Two Million Nine Hundred Forty Thousand And 00/100 Dollars (\$2,940,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee

**ALL THAT CERTAIN** tract, piece or parcel of land situated in the **Township of Lehigh**, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows; to wit:

**Beginning** at an iron pin located along the existing roadway right-of-way of Mountain View Drive (SR 946), 34.00 feet from centerline; said pin also located along Joesph J. & Tina M. Neff and the lands herein described, thence;

- 1) **South- 42 degrees - 31 minutes - 30 seconds- East, 244.37 feet** along lands now or former of Joseph J. & Tina M. Neff to an iron pin, thence;
- 2) **North- 74 degrees - 25 minutes - 36 seconds- East, 210.27 feet** along the same lands to an iron pin, thence;
- 3) **South- 19 degrees - 40 minutes - 50 seconds- East, 170.03 feet** along lands now or former of Richard G. & Dora A. Trence to an iron pin, thence;
- 4) **North- 74 degrees - 25 minutes - 16 seconds- East, 110.05 feet** along the same lands to an iron pin, thence;
- 5) Along an arc curving to the right having a radius of 175.00 feet, a length of 82.19 feet, a tangent of 41.87 feet, and a delta angle of 26 degrees – 54 minutes - 36 seconds (long chord **North- 87 degrees- 52 minutes- 34 seconds- East, 81.44 feet**) along the same lands to an iron pin, thence;

- 6) **South- 78 degrees - 40 minutes - 08 seconds- East, 6.00 feet** along the same lands to an iron pin, thence;
- 7) **North- 28 degrees – 44 minutes - 47 seconds- East, 208.50 feet** along the same lands to an iron pin, thence;
- 8) **North- 06 degrees - 44 minutes - 32 seconds- West, 99.12 feet** along the same lands to an iron pin, thence;
- 9) **North- 06 degrees - 37 minutes - 45 seconds- West, 80.12 feet** along the same lands to an iron pin, thence;
- 10) **North- 76 degrees - 46 minutes - 16 seconds- East, 157.67 feet** along lands now or former of Robert I. & Anna F. Taschler to an iron pin, thence;
- 11) **North- 76 degrees - 46 minutes - 16 seconds- East, 141.30 feet** along lands now or former of Judith Ziegenfus & Annabelle Clarke to an iron pin, thence;
- 12) **North- 76 degrees - 53 minutes - 55 seconds- East, 117.02 feet** along lands now or former of Charles R. Heffeling to an iron pin, thence;
- 13) **South- 03 degrees - 31 minutes - 20 seconds- East, 60.49 feet** along lands now or former of Theresa Gross to an iron pin, thence;
- 14) **South- 02 degrees - 17 minutes - 56 seconds- East, 194.41 feet** along the same lands to an iron pin, thence;
- 15) **South- 11 degrees - 19 minutes - 52 seconds- West, 837.72 feet** along the same lands to an iron pin, thence;
- 16) **North- 78 degrees - 32 minutes - 20 seconds- East, 1,103.15 feet** along the same lands to an iron pin, thence;
- 17) **North- 78 degrees - 57 minutes - 10 seconds- East, 494.56 feet** along the same lands to an iron pin, thence;
- 18) **South- 09 degrees - 51 minutes - 45 seconds- East, 206.29 feet** along lands now or former of Bradley J. & Lori K. Tucker to an iron pin, thence;
- 19) **South- 89 degrees - 53 minutes - 12 seconds- East, 267.00 feet** along the same lands to an iron pin, thence;
- 20) **North- 89 degrees - 50 minutes - 19 seconds- East, 169.45 feet** along lands now or former of Troy Michael & Jennifer Ann Heffelfinger to an iron pin, thence;
- 21) **South- 00 degrees - 07 minutes - 48 seconds- East, 254.26 feet** along lands now or former of Richard L. & Peggy G. Snyder and lands now or former of Vincent J. & Christina M. Romeo to a concrete monument, thence;
- 22) **South- 68 degrees - 46 minutes - 53 seconds- West, 342.91 feet** along lands now or former of Daniel R. & Jan L. Schwartz and lands now or former of Jeffrey L. & Dorris Seigfried to a concrete monument, thence;
- 23) **South- 08 degrees - 34 minutes - 17 seconds- East, 226.32 feet** along lands now or former of Sara L. Ertl to an iron pin, thence;
- 24) **South- 12 degrees - 02 minutes - 24 seconds- East, 396.49 feet** along lands now or former of Melvin, Jr. & Marsha J. Hein through lands now or former of Steven L. Jones to an iron pin, thence;

- 25) **North- 78 degrees - 12 minutes - 36 seconds- East, 171.12 feet** along lands now or former of Steven L. Jones and lands now or former of Jeffrey A. Butz, Et Al to an iron pin, thence;
- 26) **South- 11 degrees - 59 minutes - 50 seconds- East, 203.32 feet** along lands now or former of Ronald R. & Jo Ann E Hein to an iron pin, thence;
- 27) **South- 69 degrees - 10 minutes - 17 seconds- West, 483.03 feet** along lands now or former of Ronald R. & Jo Ann E Hein through lands now or former of Michael & Kara Stianche to an iron pin, thence;
- 28) **South- 02 degrees - 54 minutes - 17 seconds- East, 279.23 feet** along lands now or former of Michael & Kara Stianche to an iron pin, thence;
- 29) **South- 86 degrees - 18 minutes - 02 seconds- West, 1,100.65 feet** along lands now or former of Agape Faith Ministries and lands now or former of David H. & Brenda J. Jones to a concrete monument, thence;
- 30) **South- 62 degrees - 21 minutes - 12 seconds- West, 74.00 feet** along lands now or former of Donald L. Ryan Jr. to an iron pin, thence;
- 31) **South- 61 degrees - 21 minutes - 12 seconds- West, 140.57 feet** same lands to an iron pin, thence;
- 32) **North- 23 degrees - 28 minutes - 58 seconds- West, 197.81 feet** along lands now or former of Jack A. & Ruth A. Heffelfinger to an iron pin, thence;
- 33) **North- 20 degrees - 25 minutes - 42 seconds- West, 921.87 feet** along lands now or former of Donald L. Ryan Jr. to an iron pin, thence;
- 34) **South- 70 degrees - 41 minutes – 01 seconds- West, 214.50 feet** along the same lands to an iron pin, thence;
- 35) **North- 20 degrees - 50 minutes - 22 seconds- West, 495.99 feet** along lot 102 through lot 24 of the Heritage Village subdivision to an iron pin, thence;
- 36) **South- 67 degrees - 28 minutes - 50 seconds- West, 426.78 feet** along lot 24 through lot 20 of the Heritage Village subdivision to an x, thence;
- 37) **North- 80 degrees - 30 minutes - 32 seconds- West, 42.05 feet** along lot 19 of the Heritage Village subdivision to an iron pin, thence;
- 38) **South- 88 degrees - 08 minutes - 58 seconds- West, 133.47 feet** along lot 19 and lot 18 of the Heritage Village subdivision to an iron pin, thence;
- 39) **North- 21 degrees - 23 minutes - 39 seconds- West, 412.25 feet** along lands now or former of Thomas M. Oncheck to an iron pin, thence;
- 40) **North- 64 degrees - 50 minutes - 49 seconds- East, 227.33 feet** along lands now or former of Nikolai W. & Linda K. Toras and lands now or former of Nikolai W. & Linda K. Toras to an iron pin, thence;
- 41) **North- 28 degrees - 14 minutes - 35 seconds- West, 578.53 feet** along lands now or former of Nikolai W. & Linda K. Toras to an iron pin, thence;
- 42) **North- 47 degrees - 28 minutes - 33 seconds- East, 402.32 feet** along the existing roadway right-of-way of Mountain View Drive (SR 946), 34.00 feet from centerline, to the aforementioned iron pin and place of beginning.

**CONTAINING: 102.5087 acres (4,465,280.83 sq. ft.)**

Said property subject to easements; restrictions and covenants of record as contained within the chain of title of said deed of record.

This description prepared by Lehigh Engineering Associates Inc. on July 8 2022.  
PARCEL NOS. H3-7-13-0516 and H3-7-4L-0516

**BEING** the same premises which LURRS, a/k/a L.U.R.R.S., a Pennsylvania partnership, by deed dated January 18, 1999, and recorded January 27, 1999, in the Office of the Recorder of Deeds in and for the County of Northampton, Pennsylvania, in Deed Book Volume 1999-1, Page 11082, granted and conveyed unto LURRS, aka L.U.R.R.S., in fee.

**ALSO BEING** the same premises which the County of Northampton, Pennsylvania, acting by and through the Tax Claim Unit of Northampton County, by Deed dated February 17, 1999, and recorded February 26, 1999, in the Office of the Recorder of Deeds in and for the County of Northampton, Pennsylvania, in Deed Book Volume 1999-1, Page 26535, granted and conveyed unto Nikki, Inc.

**Together with** all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

**To have and to hold** the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

**And** the said Grantors, for themselves and their successors and assigns, do, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that they, the said Grantors, and their successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantors, and their successors and assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

**In Witness Whereof**, the parties of the first part have signed and sealed these presents or caused these presents to be executed in their respective names and their respective common and corporate seals to be hereunto affixed by their proper officers thereunto duly authorized. Dated the day and year first above written.

ATTEST:

Jason Scott  
{SEAL}

NIKKI INC.

By: [Signature]  
Mark S. Leuthe, President  
J. MVL

Jason Scott  
{SEAL}

LURRS, AKA L.U.R.R.S.

By: [Signature]  
Mark S. Leuthe, Partner  
MVL

Commonwealth of Pennsylvania } ss  
County of NORTHAMPTON

AND NOW, this 8<sup>th</sup> day of September, 2022, before me, the undersigned Notary Public, appeared Mark S. Leuthe, who acknowledged himself to be the President of Nikki Inc., a corporation, and he, as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

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

[Signature]  
Notary Public 5/6/2026  
My commission expires 5/6/2026  
Commonwealth of Pennsylvania - Notary Seal  
BROOKE E KURTZ - Notary Public  
Northampton County  
My Commission Expires May 6, 2026  
Commission Number 1419634

Commonwealth of Pennsylvania } ss  
County of NORTHAMPTON

AND NOW, this 8<sup>th</sup> day of September, 2022, before me, the undersigned Notary Public, appeared Mark S. Leuthe, who acknowledged himself to be the Partner of LURRS, aka L.U.R.R.S., a corporation, and he, as such Partner being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Partner.

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

[Signature]  
Notary Public  
My commission expires 5/6/2026

Commonwealth of Pennsylvania - Notary Seal  
BROOKE E KURTZ - Notary Public  
Northampton County  
My Commission Expires May 6, 2026  
Commission Number 1419634

The precise residence and the complete post office address of the above-named Grantee is:

2846 main St., Suite 129  
Morgantown, PA 19543-9486

Cynthia E. Bell

On behalf of the Grantee

RECEIVED

2022 SEP 13 A 11: 16

RECORDER OF DEEDS  
NORTHAMPTON COUNTY, PA

# Deed

Parcel ID # H3 7 13 0516 & H3 7 4L 0516

Nikki Inc. and LURRS, aka L.U.R.R.S.

TO

Northwoods Management, LLC

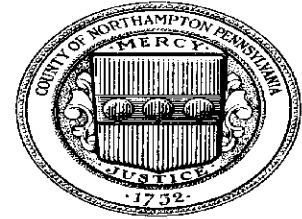
Abstract Land Associates, Inc.  
3912 Market Street  
Camp Hill, PA 17011

Exhibit “B”

# COUNTY OF NORTHAMPTON

**RECORDER OF DEEDS**  
NORTHAMPTON COUNTY GOVERNMENT CENTER  
669 WASHINGTON STREET  
EASTON, PENNSYLVANIA 18042-7486  
Area Code (610) 829-6210

Andrea F. Suter - Recorder  
Dorothy J. Edelman - Lead Deputy  
Lauren M. Coccia - Deputy



Book - 2024-1 Starting Page - 246568  
\*Total Pages - 5

Instrument Number - 2024027242  
Recorded On 12/27/2024 At 12:09:06 PM

NCGIS Registry UPI Certification  
On December 27, 2024 By JJD

- \* Instrument Type - DEED
- Invoice Number - 1097721
- \* Grantor - PITTS, TIMOTHY L
- \* Grantee - NORTHWOODS MANAGEMENT LLC
- User - MAH
- \* Customer - ABSTRACT LAND ASSOCIATES INC

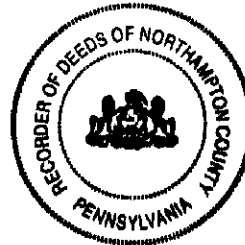
**\* FEES**

STATE TRANSFER TAX	\$5,220.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$40.25
RECORDING FEES	\$13.00
AFFORDABLE HOUSING	\$14.02
AFFORDABLE HOUSING -	\$2.48
ADMIN FEE	
COUNTY RECORDS	\$2.00
IMPROVEMENT FEE	
DEEDS RECORDS	\$3.00
IMPROVEMENT FEE	
UPI CERTIFICATION FEE	\$10.00
NORTHAMPTON AREA	\$2,610.00
SCHOOL REALTY	
LEHIGH TOWNSHIP	\$2,610.00
TOTAL PAID	\$10,525.25

**\*RECORDED BY:**

ABSTRACT LAND ASSOCIATES INC  
3912 MARKET STREET  
CAMP HILL, PA 17011

I hereby CERTIFY that this document is recorded in the  
Recorder's Office Of Northampton County, Pennsylvania



*Andrea F. Suter*

Andrea F. Suter  
Recorder of Deeds

THIS IS A CERTIFICATION PAGE

**Do Not Detach**

THIS PAGE IS NOW THE FIRST PAGE  
OF THIS LEGAL DOCUMENT

Book: 2024-1

Page: 246568

00JZLF



\* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

Prepared by: Kevin T. Fogerty, Esquire  
1275 Glenlivet Drive, Suite 150  
Allentown, PA 18106  
610-366-0950

Return to: Abstract Land Associates, Inc.  
3912 Market St.  
Camp Hill, PA 17011  
(717) 763-1450

Parcel #: H3-7-10E-0516  
4091 mountain view Dr.

## ***SPECIAL WARRANTY DEED***

***THIS DEED***, made this 17<sup>th</sup> day of December, in the year Two Thousand  
Twenty-Four (2024),

***BETWEEN*** TIMOTHY L. PITTS AND WENDY G. PITTS, husband and wife,  
of Lehigh Township, Northampton County, Pennsylvania, Grantors

***A***

***N***

***D***

NORTHWOODS MANAGEMENT, LLC, a Pennsylvania limited liability company,  
of Lehigh Township, Northampton County, Pennsylvania, Grantee

***WITNESSETH*** that in consideration of One and 00/100 (\$1.00) Dollar, in hand paid, the  
receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the  
said Grantee:

**ALL THAT CERTAIN** strip of land situated in the **Township of Lehigh**, County of  
Northampton, Commonwealth of Pennsylvania, as described as Lot #5 as shown on a minor  
subdivision plan prepared by Lehigh Engineering Associates Inc., entitled "Preliminary/Final  
Minor Subdivision Plan For Timothy L. Pitts" recorded in the Northampton County Court House  
on November 15, 2023, as Instrument Number 2023025086, bounded and described as follows to  
wit:

**BEGINNING** at a concrete monument, said concrete monument located along the southern PennDOT right-of-way of a public roadway locally known as Blue Mountain Drive (S.R. 0946), being twenty-five (25) feet from centerline, said concrete monument also being located along the common boundary line of Lot #4, of the same subdivision, and the herein described tract, being the true point of beginning, thence, South nine (09) degrees thirty (30) minutes fifty-six (56) seconds West, one hundred eighty-three and three hundredths (183.03) feet along the western property line of Lot #4 as depicted in the Minor Subdivision Plan For Timothy L. Pitts, as referenced above, also being within a three hundred twenty-five (325) foot PPL Easement and along the western boundary of a sixty-four (64) foot Buckeye Pipeline Easement to an iron pin; thence, South fifteen (15) degrees four (04) minutes zero (00) seconds East, two hundred seventy-seven and thirty-three hundredths (277.33) feet along the western property line of same aforementioned Lot #4 as depicted in the Minor Subdivision Plan For Timothy L. Pitts, as referenced above, also being along the western boundary the previously mentioned three hundred twenty-five (325) foot PPL Easement and with the previously mentioned sixty-four (64) foot Buckeye Pipeline Easement to an iron pin; thence, North seventy-four (74) degrees fifty-six (56) minutes zero (00) seconds East, fifteen and ninety-two hundredths (15.92) feet with the same lands of the aforementioned Lot #4 as depicted in the Minor Subdivision Plan For Timothy L. Pitts, as referenced above, also being with the previously mentioned three hundred twenty-five (325) foot PPL Easement to an iron pin; thence, South fifteen (15) degrees four (04) minutes zero (00) seconds East, two hundred eighty-six and seventy-six hundredths (286.76) feet along the western property line of the same aforementioned Lot #4 as depicted in the Minor Subdivision Plan For Timothy L. Pitts, as referenced above, also being with the previously mentioned three hundred twenty-five (325) foot PPL Easement to an iron pin; thence, South seventy-four (74) degrees fifty-six (56) minutes zero (00) seconds West, fifteen and ninety-two hundredths (15.92) feet along the same lands of the aforementioned Lot #4 as depicted in the Minor Subdivision Plan For Timothy L. Pitts, as referenced above, also being within the previously mentioned three hundred twenty-five (325) foot PPL Easement to an iron pin; thence, South fifteen (15) degrees four (04) minutes zero (00) seconds East, four hundred eighty-five and eighty-six hundredths (485.86) feet along the western property line of same aforementioned Lot #4 as depicted in the Minor Subdivision Plan For Timothy L. Pitts, as referenced above, also being within the previously mentioned three hundred twenty-five (325) foot PPL Easement to an iron pin; thence, South seventy-three (73) degrees forty-two (42) minutes twenty-four (24) seconds West, seven hundred sixty-one and ten hundredths (761.10) feet along the northern property line of the lands now or formerly owned by Northwoods Management LLC (Tax Map H3, Block 7, Lot 13) to an iron pin; thence, North six (06) degrees twenty-nine (29) minutes fifty-six (56) seconds East, eight hundred thirty-seven and seventy-two hundredths (837.72) feet along the eastern property line of the lands now or formerly owned by Northwoods Management LLC 9Tax Map H3, Block 7, Lot 4L) to an iron pipe; thence, North seven (07) degrees seven (07) minutes fifty-two (52) seconds West, one hundred seventy-nine and sixteen hundredths (179.16) feet along the eastern property line of the same lands now or formerly owned by Northwoods Management LLC (Tax Map H3, Block 7, Lot 4L) to an iron pin; thence, North seventy-two (72) degrees twenty-seven (27) minutes forty-four (44) seconds East, two hundred fourteen and no hundredths (214.00) feet along the southern property line of Lot #2 as depicted in the Minor Subdivision Plan For Timothy L. Pitts, as referenced above, to a concrete monument; thence, North seventeen (17) degrees thirty-two (32) minutes sixteen (16) seconds West, two hundred fifty-two and ninety-nine hundredths (252.99) feet along the eastern property

line of Lot #2 as depicted in the Minor Subdivision Plan For Timothy L. Pitts, as referenced above, to a concrete monument; thence, North seventy-two (72) degrees fourteen (14) minutes nineteen (19) seconds East, eighty-nine and eight hundredths (89.08) feet along the southern PennDOT right-of-way of a public roadway locally known as Blue Mountain Drive (S.R. 0946), to an iron pin to be set; thence, South seventeen (17) degrees forty-five (45) minutes forty-one (41) seconds East, five and no hundredths (5.00) feet within the PennDOT right-of-way of a public roadway locally known as Blue Mountain Drive (S.R. 0946), to an iron pin to be set; thence, North seventy-two (72) degrees fourteen (14) minutes nineteen (19) seconds East, ten and no hundredths (10.00) feet along the southern PennDOT right-of-way of a public roadway locally known as Blue Mountain Drive (S.R. 0946), to an iron pin to be set; thence, North seventeen (17) degrees forty-five (45) minutes forty-one (41) seconds West, five and no hundredths (5.00) feet within the PennDOT right-of-way of a public roadway locally known as Blue Mountain Drive (S.R. 0946), to an iron pin to be set; thence, North seventy-two (72) degrees fourteen (14) minutes nineteen (19) seconds East, two hundred two and seventy-six hundredths (202.76) feet along the southern PennDOT right-of-way of a public roadway locally known as Blue Mountain Drive (S.R. 0946), to a concrete monument and true point of **BEGINNING.**

Said property subject to a portion of a three hundred twenty-five and no hundredths (325.00) foot wide easement of the Pennsylvania Power and Light Company, and a sixty-four and no hundredths (64.00) foot wide Buckeye Petroleum Pipeline Easement, as depicted on the above referenced plan.

**UNDER AND SUBJECT TO** all covenants, easements, restrictions and conditions of record, as well as all easements, rights and encumbrances visible upon the ground.

Parcel #H3-7-10E-0516

**BEING PART OF THE SAME PREMISES** which Theresa Gross, widow, by her Deed dated December 28, 2007, and recorded at the Northampton County Recorder of Deeds Office, Easton, Pennsylvania on January 2, 2008, at Record Book Volume 2008-1, Page 1919, granted and conveyed unto Timothy L. Pitts and Wendy G. Pitts, husband and wife, in fee, the Grantors herein.

**AND** the said Grantors do hereby **WARRANT SPECIALLY** the property hereby conveyed.

Said property subject to any additional easements or rights of ways, contained in the chain of title, or what a title search would reveal, and/or visible upon the ground.

Actual Consideration - \$522,000.00

RECORDED OF DEEDS  
NORTHAMPTON COUNTY, PA

2024 DEC 27 11:42

RECEIVED



# Exhibit “C”

# COUNTY OF NORTHAMPTON

## RECORDER OF DEEDS

NORTHAMPTON COUNTY GOVERNMENT CENTER

669 WASHINGTON STREET

EASTON, PENNSYLVANIA 18042-7486

Area Code (610) 829-6210

Andrea F. Suter - Recorder

Dorothy J. Edelman - Lead Deputy

Lauren M. Coccia - Deputy



Book - 2025-5 Starting Page - 158

\*Total Pages - 2

Instrument Number - 2025005313

Recorded On 3/18/2025 At 11:48:02 AM

\* Instrument Type - SUBDIVISION MAP

Invoice Number - 1102517

\* Grantor - NORTHWOODS LOT 5 CONSOLIDATION PLAN

\* Grantee - NORTHWOODS LOT 5 CONSOLIDATION PLAN

User - KAB

\* Customer - LEHIGH TOWNSHIP

\* FEEs

STATE WRIT TAX	\$0.50
RECORDING FEES	\$29.50
COUNTY RECORDS IMPROVEMENT FEE	\$2.00
DEEDS RECORDS IMPROVEMENT FEE	\$3.00
TOTAL PAID	\$35.00

\* RECORDED BY:

LEHIGH TOWNSHIP  
1069 MUNICIPAL RD  
WALNUTPORT, PA 18088

I hereby CERTIFY that this document is recorded in the Recorder's Office Of Northampton County, Pennsylvania



*Andrea F. Suter*

Andrea F. Suter  
Recorder of Deeds

THIS IS A CERTIFICATION PAGE

**Do Not Detach**

THIS PAGE IS NOW THE FIRST PAGE  
OF THIS LEGAL DOCUMENT

Book: 2025-5

Page: 158

00K4BV



\* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

ORDINANCE ADOPTION NOTICE

**COPY**

Notice is hereby given that the following ordinance was adopted by the Northampton County Council at the meeting held September 21, 2000, it was signed by the County Executive on September 22, 2000, and becomes effective as such on October 22, 2000.

-SUMMARY-

TITLE: AN ORDINANCE AMENDING THE NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER ORDINANCE.

IT IS HEREBY ORDAINED AND ENACTED, By the Northampton County Council that the Recorder of Deeds of the County of Northampton may not record or accept for recording any conveyance of real estate, mortgage of real estate, or any other instrument affecting real estate in said County unless the uniform parcel identifier on the tax map maintained for tax assessment purposes shall be contained in the body thereof, or shall be endorsed thereon to be recorded therewith. The County of Northampton designates the Geographic Information Systems Division as the permanent records office for County tax maps in compliance with Section 3 of Act No. 1988-1. **All subdivision plans presented to the Geographic Information Systems Division for assignment of uniform parcel identifiers are required to have a street address assigned by the municipality, in conjunction with the U.S. Postal Service, on all approved building lots.** The Geographic Information Systems Division shall charge a fee of \$5.00 per parcel to initially assign uniform parcel identifiers as provided in Section 6 of Act No. 1988-1.

Voting for adoption of the ordinance were: Wayne Grube, Michael Corriere, Ron Angle, Joseph Brennan, J. Michael Dowd, Marilyn Lieberman, Ann McHale, and Gregory Zebrowski. Absent was Carol Cuono.

Frank E. Flisser  
Clerk to Council

(Morning Call - September 25, 2000)

\$10.00

County of Northampton GIS Division

DATE RECEIVED: 3/11/25  
TIME RECEIVED: 12:00  
RECEIVED FROM: Lehigh Township  
TELEPHONE # (610-767-6771) x113  
SUBDIVISION NAME: Tim Pitts

NORTHAMPTON COUNTY

UNIFORM PARCEL IDENTIFIER

SUBDIVISION NAME: NORTHWOODS & LOT #5 CONSOLIDATION

DATE: 3/11/2025

<u>PLAN LOT</u>	<u>MAP</u>	<u>BLOCK</u>	<u>LOT</u>	<u>SCHOOL</u>	<u>MUNI</u>
LOT	H3	7	13	05	16
LOT #5	H3	7	10E	05	16

LOT AND LOT #5 CONSOLIDATED TO BE KNOWN AS:

LOT	H3	7	13	05	16
-----	----	---	----	----	----

RECORDERS OFFICE  
NORTHAMPTON COUNTY, PA

INVOICE # 1102517  
0202-RECEIPT KAB

--- CHARGES ---

#001 SUBDIVISION MAP \$35.00

Instrument Number - 2025005313  
Recorded on - Mar 18, 2025 11:48:02 AM  
Book: 2025-5 Page: 158  
Total Pages: 2  
Municipality - LEHIGH TOWNSHIP  
Grantor - NORTHWOODS LOT 5 CONSOLIDATION PLAN  
Grantee - NORTHWOODS LOT 5 CONSOLIDATION PLAN

Fee Detail:  
SUBDIVISION RECORDING FEE \$29.50  
MAP WRIT PER PAGE \$0.50  
IMPROVEMENT FEE-COUNTY \$2.00  
IMPROVEMENT FEE-RECORDER \$3.00  
Comment - NO BUTTERNUT DR

TOTAL CHARGES \$35.00

--- PAYMENTS ---

CHECK: 2603 \$35.00

TOTAL PAYMENTS \$35.00

AMOUNT DUE \$35.00  
PAYMENT ON INVOICE (\$35.00)  
BALANCE DUE \$0.00

Receipt By: WALK-IN  
Customer:  
LEHIGH TOWNSHIP  
1069 MUNICIPAL RD  
WALNUTPORT, PA 18088

THANK YOU  
ANDREA F. SUTER  
RECORDER OF DEEDS  
COUNTY # 48  
03/18/2025 11:47:44 AM

County of Northampton Revenue Division  
669 Washington Street  
Easton, PA. 18042-7484

BUSINESS ACTUAL TIME DRW  
3/18/2025 3/18/2025 11:44:14 46

REG WS02 WALKIN JD  
>>RECEIPT # 001443 3/18/2025 OFLN

1070 Maps  
NAME MP LEHIGH TOWNSHIP  
MISC MAP  
3730 Maps  
32500-42280

Receipt total 1 10.00  
All receipts 10.00  
CHECK 1 10.00  
2602

LEHIGH TOWNSHIP  
1069 MUNICIPAL RD  
WALNUTPORT PA 18088  
Total remitted 10.00

THANK YOU

# Exhibit “D”

LEHIGH TOWNSHIP BOARD OF SUPERVISORS

September 12, 2023

I CALL TO ORDER. The Lehigh Township Board of Supervisors held their regular monthly meeting on September 12, 2023, at 6:00 p.m. The meeting was held at the Lehigh Township Municipal Building, 1069 Municipal Road, Walnutport Pa. 18088. Vice Chairman Cindy Miller called the meeting to order with the Pledge of Allegiance and roll call.

Present: Cindy Miller  
Phil Gogel (business meeting only)  
David Hess  
Jerry Pritchard  
Attorney David Backenstoe  
Alice Rehrig  
Scott Fogel  
Frank Zamadics

Absent: Mike Jones

II. 2024 BUDGET DISCUSISON. The first draft of the 2024 Budget was presented to the Board. Specific requests from the various departments for inclusion in the budget are as follows:

Public Works:

A single axle dump truck and a pickup truck that are listed in the Capital Improvements Plan for replacement. Frank Zamadics understands that he will have to pick and choose which one will be included in the budget. His preference would be to include the single axle dump because the 2002 is starting to get in pretty rough shape. The projected cost of the vehicle is going to be around \$250,000 with the plow and spreader. Jerry Pritchard questioned what kind of delivery date is expected on the vehicle. Frank Zamadics commented it is expected to take about 9 months for delivery, so the sooner the chassis is ordered, the better.

A 72-inch zero turn is also scheduled for replacement. The estimate he received for another Xmark mower is \$16,000 through Co-Stars. When it comes time for ordering the mower, he can get pricing on other brands of mowers. Jerry Pritchard questioned if one is lower on maintenance than another. Frank Zamadics commented it is hard to tell; it could depend upon the operator. This year we had two good guys cutting our parks. Tier 4 emissions are required on law mowers which can sometimes be problematic. The price he was given was for a 27-horsepower fuel injected Kawasaki engine which seems to be more reliable.

IV APPROVAL OF BILLS.

- A. General Fund Checks 27056 to 27118. Phil Gogel made a motion to approve these bills. Daid Hess seconded the motion. All voted aye. Motion carried.
  
- B. State Fund Checks 1585 and 1586. David Hess made a motion to approve these bills. Jerry Pritchard seconded the motion. All voted aye. Motion carried.

V. PLANNING RELATED ITEMS

A. Plan for Withdrawal

- 1. Stanley and Joan Gertner Annexation Plan. A letter was received from the developer that he will be withdrawing his plan which is set to expire February 29, 2024. David Hess made a motion to accept the withdrawal of the Stanley and Joan Gertner Annexation Plan. Jerry Pritchard seconded the motion. All voted aye. Motion carried.

B. Extension of Time

- 1. 4209 Lehigh Drive Land Development. Woody Howells was present to represent this plan. The developer provided the Board with an extension of time until November 30, 2023. Woody Howells commented everything for this plan has been completed. They are waiting for the engineers to provide a check print for Mike Muffley to review and then they will be in with their final plans for approval. Phil Gogel made a motion to accept the extension of time until November 30, 2023. David Hess seconded the motion. All voted aye. Motion carried.

C. Plan for Approval

- 1. Timothy L. Pitts Minor Subdivision. David Lear was present to represent this plan. This plan breaks small parcels off the larger parcel to be incorporated into adjoining properties and there will be a larger property that will be incorporated into the Northwoods Development. They were holding off on the approval and recording of this plan until they heard back from all the outside agencies because they wanted to make sure that nothing on the Northwoods Plan would affect anything they were doing with the lot line adjustment plan. Phil Gogel made a motion to approve this plan. Daid Hess seconded the motion. All voted aye. Motion carried.

D. Planning Module for Adoption.

- 1. Timothy Pitts Land Development Plan, Resolution 2023-14. Phil Gogel made a motion to approve the Planning Module for the Timothy Pitts Land Development Plan and to adopt Resolution 2023-14. Jerry Pritchard seconded the motion. All voted aye. Motion carried.

just doing their thing. When is something going to happen? Attorney Backenstoe commented the applicant typically places it on the miscellaneous argument list for a briefing schedule. Katherine Mack questioned how you get them to do that. They were denied twice by the Zoning Hearing Board and they are continuing their activity. How long can it continue to go on? Attorney Backenstoe commented he will need to contact their attorney.

- IX. PUBLIC COMMENT. Janet Sheats commented the Fire Company will be having a cash bingo on September 22<sup>nd</sup>. The doors open at 5:00 p.m. The game starts at 6:00 p.m. The kitchen will be open. The Fire Company is also selling Yeti style tumblers that state I support the Fire Company for \$40.

Katherine Mack listened to the video from the Northampton School Board meeting last evening. They were talking about an escrow account when the elementary school was being built and how it was an open ended account and bills could keep piling up and you need to keep adding more money to the account. They said there was something where the Township put a bill into the School District and the Board refused to pay it. She would like to know what bill it was. The Board commented they were not aware of them not paying a bill. Cindy Miller commented she remembers them not wanting to do a letter of credit and the Township made them do it and they tried to get out of the recreation fee. She doesn't remember any issues with an escrow at all. Mike Muffley commented there has not been any activity with the School District for at least six months. They are in the maintenance period so we would still be holding an escrow for that, but that is typical and not something that is billed. Alice Rehrig commented every time money is taken from an escrow account, the owner is provided with a copy of the bill. The only thing that she can think of is that they may have been asked to replenish their escrow account and they didn't want to do that and wanted to pay the bills as they were received.

- X. EXECUTIVE SESSION. The Board went into Executive Session to discuss a personnel matter. No action was taken.
- XI. ADJOURN. David Hess made a motion to adjourn. Phil Gogel seconded the motion All voted aye. Motion carried.

## **Project Narrative**

The owner of the property is proposing a residential development on a single lot for 29 mobile homes and a single sewer lateral to a possible future home on 27 acres of land. The lateral is being constructed at this time so as not to disturb the roadway later. Currently, the lot is primarily farmed and has trees bordering the property. A large PPL easement runs north/south through the property. These dwelling units will utilize public water from Heritage Village Management, LLC and public sewer, which will tie into the private North Woods mobile home park system. This development is expected to generate 250 gpd/unit, which amounts to 7,500 gpd of sewage or 30 EDU's. The sewer system will be privately owned and maintained by the property owner.

Lots 1-3 are not building lots, and their area will be consolidated into the adjoining properties. Lot 4 will contain the farmland that may be a single home in the future and will have a sewer lateral to it. Lot 5 will contain the 29 mobile home units.

# Exhibit “E”

# COUNTY OF NORTHAMPTON

**RECORDER OF DEEDS**  
NORTHAMPTON COUNTY GOVERNMENT CENTER  
669 WASHINGTON STREET  
EASTON, PENNSYLVANIA 18042-7486  
Area Code (610) 829-6210  
Dorothy J. Edelman - Recorder



**Book - 2026-1 Starting Page - 24696**  
**\*Total Pages - 8**

Instrument Number - 2026002713  
Recorded On 2/3/2026 At 3:12:08 PM

NCGIS Registry UPI Certification  
On February 2, 2026 By JJD

- \* Instrument Type - EASEMENT
- Invoice Number - 1124629
- \* Grantor - NORTHWOODS MANAGEMENT LLC
- \* Grantee - PITTS, TIMOTHY L
- User - JMKE
- \* Customer - GSP MANAGEMENT CO.

**\* FEES**

STATE TRANSFER TAX	\$0.01
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$41.25
RECORDING FEES	\$19.00
COUNTY RECORDS	\$2.00
IMPROVEMENT FEE	
DEEDS RECORDS	\$3.00
IMPROVEMENT FEE	
UPI CERTIFICATION FEE	\$20.00
NORTHAMPTON AREA SCHOOL	\$0.01
REALTY	
<b>TOTAL PAID</b>	<b>\$85.77</b>

**\*RECORDED BY:**

GSP MANAGEMENT CO.  
800 W 4TH ST STE 200  
WILLIAMSPORT, PA 17701-5895

I hereby CERTIFY that this document is recorded in the Recorder's Office Of Northampton County, Pennsylvania



*Dorothy J. Edelman*

Dorothy J. Edelman  
Recorder of Deeds

THIS IS A CERTIFICATION PAGE  
**Do Not Detach**  
THIS PAGE IS NOW THE FIRST PAGE  
OF THIS LEGAL DOCUMENT

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**Book: 2026-1**

**Page: 24696**

**«11LP[2F**

\* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

**This instrument was prepared by:**

Daniel F. Schranghamer, Esq.  
GSP Management Co.  
P.O. Box 677  
Morgantown, PA 17754

**After recording, return to:**

Northwoods Management, LLC  
2846 Main Street, Box 12A  
Morgantown, PA 19543  
Attn: Ashley Johnson

**Parcel Nos. H3-7-13-0516 (No. Butternut Drive) and H3-7-10-0516 (4083 Mountain View Dr.)**

*SPACE ABOVE THIS LINE FOR RECORDER'S USE*

**RESIDENTIAL SEWAGE DRAINAGE EASEMENT AGREEMENT**

This Agreement and Declaration of Easement (this "Agreement") is made by and between **Northwoods Management, LLC**, a Pennsylvania limited liability company (hereinafter the "Grantor") and **Timothy L. and Wendy G. Pitts**, husband and wife (hereinafter the "Grantee"), and is dated for reference purposes as of January 21, 2026.

**RECITALS**

A. Grantor is the owner of the property located at No. Butternut Drive, Lehigh Township, being Northampton County Parcel Nos. H3-7-13-0516 (the "Northwoods Property").

B. Grantor obtained a portion of the Northwoods Property from NIKKI Inc. and LURRS a/k/a LURRS, a Pennsylvania Partnership by Deed dated September 8, 2022, and recorded in the Office of the Recorder of Deeds of Northampton County on September 13, 2022, at Deed Book Volume 2022-1, Page 254718 (the "Northwoods Parcel").

C. Grantor obtained a second portion of the Northwoods Property from Timothy L. and Wendy G. Pitts by Deed dated December 17, 2024, and recorded in the Office of the Recorder of Deeds of Northampton County on December 27, 2024, at Deed Book Volume 2024-1, Page 246568 (the "Tim Pitts Parcel").

D. The lot line between the Northwoods Parcel and the Tim Pitts Parcel was eliminated, and the two parcels were merged into the Northwoods Property at Parcel No. H3-7-13-0516. The Lot Consolidation Plan was recorded in the Office of the Recorder of Deeds of Northampton County on March 18, 2025, at Instrument Number 2024005313, Book 2025-5, Page 158.

E. The Northwoods Property is currently under construction and will be completed in phases.

F. The land development plans for the Northwoods Parcel provide for the construction of 196 manufactured home lots.

G. The land development plans for the Tim Pitts Parcel provide for the construction of 29 manufactured home lots and a sanitary sewage lateral to one (1) adjacent single-family lot identified as Tax Parcel H3-7-10-0516, with an address of 4083 Mountain View Drive (the "H3-7-10 Parcel").

H. In addition to the 29 manufactured home lots on the Tim Pitts Parcel, the sewage planning module for the Tim Pitts Parcel, approved by the Lehigh Township Board of Supervisors on September 12, 2023, provides for the residential sanitary sewage from one single-family home on the H3-7-10 Parcel to be conveyed to the sewer mains in the Northwoods Property.

I. The H3-7-10 Parcel is owned by Grantee.

J. Residential sewage from the Northwoods Property will be and is treated by the Lehigh Township Municipal Authority ("LTMA").

K. Grantor has agreed to convey to Grantee an easement for one Equivalent Dwelling Unit ("EDU") of residential sanitary sewage to drain from the H3-7-10 Parcel through the sanitary sewer mains on the Northwoods Property for treatment by LTMA.

L. One EDU is defined for purposes of this Agreement as 250 gallons per day.

M. This Easement Agreement provides for sanitary sewage flows from only one single-family home on the H3-7-10 Parcel.

NOW, THEREFORE, the Parties, intending to be legally bound hereby, and in consideration of the payment of ONE DOLLAR (\$1.00), receipt of which is hereby acknowledged, as well as the mutual covenants contained herein, do hereby agree as follows:

**AGREEMENT**

**NOW THEREFORE**, intending to be legally bound, for valuable consideration, the receipt and sufficiency of which is hereby recognized, Grantor and Grantee hereby grant, bargain, sell, and agree as follows:

1. Incorporation of Recitals. The above Recitals are hereby incorporated into this agreement as if set forth herein.

2. Grant of Perpetual Residential Sewage Drainage Easement. Grantor hereby grants, bargains, sells, and conveys, and Grantee does hereby purchase from Grantor, a perpetual residential sewage drainage easement for the drainage of one EDU of residential sanitary sewage from one single family home on the H3-7-10 Parcel through the Northwoods Property for treatment by LTMA.

3. No Services for General Public. Grantor is not a regulated public utility and does not wish to undertake the responsibilities of a regulated public utility. This grant of a sewage drainage easement to Grantee is done solely for one single-family home on the H3-7-10 Parcel.

4. Construction of Sewage Facility Improvements. Grantee agrees to construct all sewage facility improvements for the H3-7-10 Parcel pursuant to all applicable requirements imposed by any governmental authority and at Grantee's sole cost and expense.

5. Minimization of I&I.

a. For so long as this Easement Agreement remains in place, Grantee agrees to minimize, to the greatest extent possible, infiltration and inflow into Grantee's sewer lateral from the H3-7-10 Parcel to the Northwoods Property.

b. Grantee shall install and maintain, at Grantee's sole cost and expense, a sewage flow meter at the location where the sewer lateral from the H3-7-10 Parcel enters the Northwoods Property. The meter shall record flow at least every 15 minutes. Grantee shall provide the meter readings to Grantor by the fifth (5<sup>th</sup>) day of each month.

c. If any monthly meter reading shows an average daily flow in excess of one EDU or a peak flow in any 15-minute period in excess of the rate of 1,000 gpd, Grantee shall immediately repair the sewer lateral from the H3-7-10 Parcel to eliminate all flows in excess of one EDU.

d. If Grantor is required by LTMA to pay an excessive flow surcharge for any given month, Grantee shall reimburse Grantor for a percentage of the surcharge, based upon the percentage of flow from the H3-7-10 Parcel to the total flow from the Northwoods Property to LTMA upon which the excessive flow surcharge is based. This requirement shall not apply if the flow rates from the H3-7-10 Parcel do not, by themselves, exceed the flow rates that would trigger an excessive flow surcharge.

6. Maintenance and Repairs. Grantee is solely responsible for all maintenance, repair, fees, and inspections required for Grantee's sewer lateral from the H3-7-10 Parcel to the Northwoods Property. Grantor is solely responsible for all maintenance, repair, fees, and inspections required for Grantor's sewer laterals and sewer mains.

7. Grantee Sewer Rental Payments.

a. Grantee shall use its best efforts to become an individual residential customer of LTMA and to make sewer rental payments for the treatment of all sanitary sewage flows from the H3-7-10 Parcel directly to LTMA.

b. Grantee shall not be liable to Grantor for any payments solely for sanitary sewage flow through the sewer mains on the Northwoods Property.

c. If Grantee is not able to become an LTMA customer, Grantee shall reimburse Grantor for any payments Grantor makes to LTMA as a result of Grantee's sanitary

sewage. Any such reimbursement payments shall be made by Grantee to Grantor within ten (10) days of demand by Grantor.

7. Perpetual Duration. The Permanent Easement identified in Paragraph one, above, shall remain in effect in perpetuity, shall be deemed a covenant running with the land regardless of ownership, and be binding upon all subsequent property owner(s); and the personal representatives, heirs, successors, or assigns of the Grantee and the Grantor.

8. Recordation. This Agreement shall be recorded in the Northampton County Recorder of Deeds. Grantee shall pay all recording costs necessary to record this Instrument in the public records.

(SIGNATURES CONTINUE ON FOLLOWING PAGES)



GRANTEE:

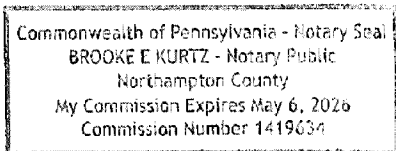
Timothy L. Pitts, an individual resident of the Commonwealth of Pennsylvania

*Timothy L. Pitts*

STATE OF Pennsylvania )  
 ) SS  
COUNTY OF Northampton )

On January 30th, 2026, before me, the undersigned Notary Public, personally appeared Timothy L. Pitts, an individual, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and executed the instrument.

WITNESS my hand and official seal.



*[Signature]*  
(Signature of notary)

GRANTEE:

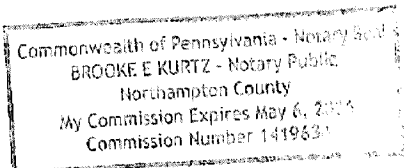
Wendy G. Pitts, an individual resident of the Commonwealth of Pennsylvania

*Wendy G. Pitts*

STATE OF Pennsylvania )  
 ) SS  
COUNTY OF Northampton )

On January 30th, 2026, before me, the undersigned Notary Public, personally appeared Wendy G. Pitts, an individual, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and executed the instrument.

WITNESS my hand and official seal.



*[Signature]*  
(Signature of notary)

**Certificate of Residence:**

I certify that the precise address of the Grantee is:


Timothy L. and Wendy G. Pitts  
3738 Bayberry Dr.  
Danielsville PA 18038

Timothy L. Pitts, an individual resident of the Commonwealth of Pennsylvania

STATE OF Pennsylvania )  
 ) SS  
COUNTY OF Northampton )

On January 30th, 2026, before me, the undersigned Notary Public, personally appeared Timothy L. Pitts, an individual, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and executed the instrument.

WITNESS my hand and official seal.  
Commonwealth of Pennsylvania - Notary Seal  
BROOKE E KURTZ - Notary Public  
Northampton County  
My Commission Expires May 6, 2026  
Commission Number 1419634


  
\_\_\_\_\_  
(Signature of notary)

Wendy G. Pitts, an individual resident of the Commonwealth of Pennsylvania

STATE OF Pennsylvania )  
 ) SS  
COUNTY OF Northampton )

On January 30th, 2026, before me, the undersigned Notary Public, personally appeared Wendy G. Pitts, an individual, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and executed the instrument.

WITNESS my hand and official seal.  
Commonwealth of Pennsylvania - Notary Seal  
BROOKE E KURTZ - Notary Public  
Northampton County  
My Commission Expires May 6, 2026  
Commission Number 1419634

  
\_\_\_\_\_  
(Signature of notary)

# Exhibit “F”



