

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 - 2023-1 Starting Page - 54186
***Total Pages - 6**

Instrument Number - 2023006274
Recorded On 3/28/2023 At 2:39:46 PM

NCGIS Registry UPI Certification
On March 28, 2023 By SRM

- * Instrument Type - MEMORANDUM
- Invoice Number - 1055696
- * Grantor - BUSHKILL VALLEY MOTORCYCLE CLUB INC
- * Grantee - BETHLEHEM LANDFILL COMPANY
- User - MKTE
- * Customer - LAND AIR WATER LEGAL SOLUTIONS LLC

*** FEES**

STATE WRIT TAX	\$0.50
RECORDING FEES	\$15.00
COUNTY RECORDS	\$2.00
IMPROVEMENT FEE	
DEEDS RECORDS	\$3.00
IMPROVEMENT FEE	
UPI CERTIFICATION FEE	\$10.00
TOTAL PAID	\$30.50

***RECORDED BY:**

LAND AIR WATER LEGAL SOLUTIONS LLC
850 CASSATT RD STE 210
BERWYN, PA 19312-2701

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: 2023-1 Page: 54186



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

EXHIBIT
BLC 118

**Prepared by and return to:
Land Air Water Legal Solutions LLC
Maryann Garber, Esquire
850 Cassatt Road, Suite 210
Berwyn, PA 19312
Ph.: (610) 898-3850**

Tax Parcel: N7-18-1-0719 – 2248 Riverside Drive, Lower Saucon Township, Northampton County

MEMORANDUM AND NOTICE OF COVENANT

2248 Riverside Drive, Lower Saucon Township
Northampton County Tax Map Parcel No. N7-18-1-0719 (“Property”)

THIS Memorandum and Notice is entered into and provided by Bushkill Valley Motorcycle Club, Inc., a Pennsylvania Corporation (“BV Motorcycle Club”), and Bethlehem Landfill Company, a Delaware corporation (“BLC”) (collectively, the “Parties”) on the date provided below. BV Motorcycle Club with an address of 1312 Tatamy Road, Easton, PA 18045, and BLC with an address of 2335 Applebutter Road, Bethlehem, PA 18015.

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the Parties entered into an agreement dated November 3, 2022 (“BV Motorcycle Club/BLC Agreement”) pursuant to Paragraph 2 of which, the BV Motorcycle Club granted the following covenants to BLC, applicable to the Property and which run with the Property:

- a. Upon the Effective Date of the BV Motorcycle Club/BLC Agreement, BV Motorcycle Club agrees to:
 1. Refrain from any earth disturbance or tree removal in the Easement Area of the Property (said Easement Area depicted on the Bushkill Valley Motorcycle Club Tract Easement Plan (2 sheets) prepared by Martin & Martin, dated September 2022, attached hereto as Exhibit A, which is incorporated herein), except for the following, upon notice to and approval from BLC, said approval not to be unreasonably withheld or delayed:
 - i. as necessary to maintain and/or replace the Existing Trails and other existing improvements in the Easement Area depicted on Exhibit A or to make improvements needed for and along the Hill Climb as depicted on Exhibit A; and/or
 - ii. as necessary for utilities such as electric, gas, and telephone that are needed to serve its use of the Property as of the Effective Date of the BV Motorcycle Club/BLC Agreement.

- 2. Refrain from constructing any additional improvements in the Easement Area; although it is permitted to replace any existing improvements in the Easement Area that are depicted on Exhibit A and to make improvements needed for and along the Hill Climb as depicted in Exhibit A; and
 - 3. Limit its use of the Easement Area to its use as of the Effective Date of the BV Motorcycle Club/BLC Agreement, which is riding motorcycles and other off-road recreational vehicles both on and off the Existing Trails identified on Exhibit A and related uses, and public and non-public events, both organized and unorganized, related thereto, and hunting.
- b. Within fifteen (15) days of a request by BLC, execute a Grant of Conservation Easement and Declaration of Restrictive Covenants in substantially the same form as that attached to the Agreement ("Conservation Easement") and take any and all other necessary action for the recording of the Conservation Easement by Lower Saucon Township. Upon the recording of the Conservation Easement, BV Motorcycle Club shall be released from the covenants contained in Paragraph 2 of the BV Motorcycle Club/BLC Agreement

Upon the recording of the Conservation Easement, this Memorandum and Notice shall terminate by operation of law.

IN WITNESS WHEREOF, the Parties hereto have subscribed their names to this Memorandum and Notice on this 3rd day of November 2022.

BUSHKILL VALLEY MOTORCYCLE CLUB, INC., a Pennsylvania corporation

By: Thomas Hockman
 Name: THOMAS HOCKMAN
 Title: Board Chairman
 Date: November 3, 2022

BETHLEHEM LANDFILL COMPANY, a Delaware corporation

By: John M. Perkey
 Name: John M. Perkey
 Title: Vice President-Deputy General Counsel
 Date: November 14, 2022

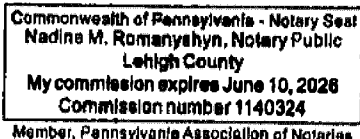
COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF NORTHAMPTON

ss.

On this 3rd day of November, 2022, before me, a Notary Public, personally appeared Thomas Hockman known to me or satisfactorily proven to be the authorized representative of Bushkill Valley Motorcycle Club, Inc. as its Board Chairman who executed the foregoing instrument, and duly acknowledged to me that they executed the same for the purposes therein contained.

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



Nadine M Romanyshyn (SEAL)
Notary Public

State of Texas

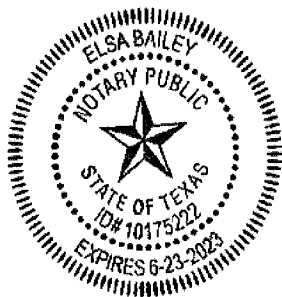
~~COMMONWEALTH OF PENNSYLVANIA:~~

Montgomery
COUNTY OF NORTHAMPTON

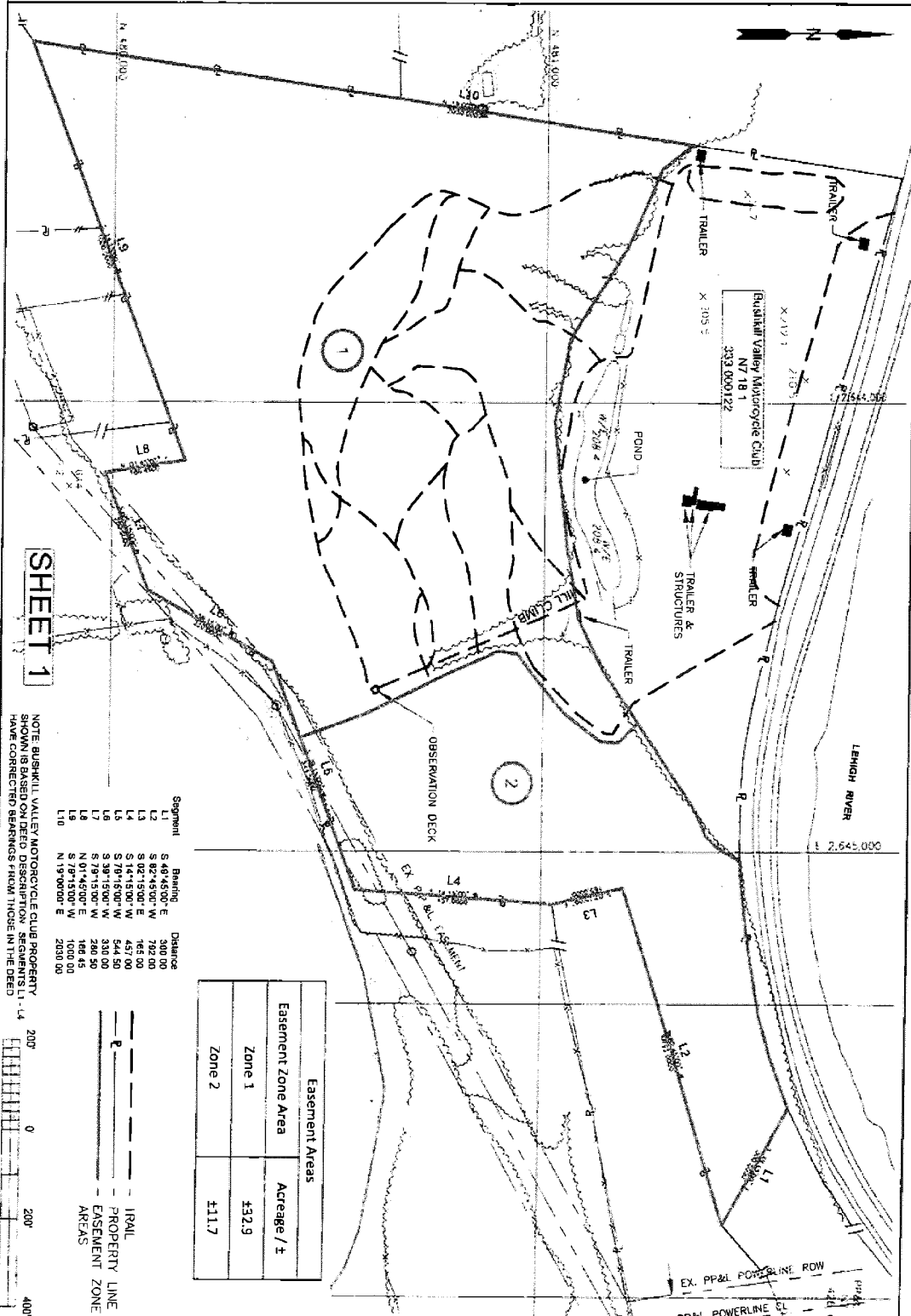
ss.

On this 14th day of November, 2022, before me, a Notary Public, personally appeared John M. Perkey known to me or satisfactorily proven to be the authorized representative of Bethlehem Landfill Company as its Vice President - Deputy General Counsel who executed the foregoing instrument, and duly acknowledged to me that they executed the same for the purposes therein contained.

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



Elsa Bailey (SEAL)
Notary Public

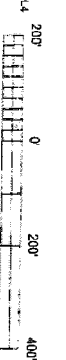


SHEET 1

NOTE BUSHKILL VALLEY MOTORCYCLE CLUB PROPERTY SHOWN IS BASED ON DEED DESCRIPTION SEGMENTS L1 - L4 HAVE CORRECTED BEARINGS FROM THOSE IN THE DEED

Segment	Bearing	Distance
L1	S 49°45'00" E	300.00
L2	S 02°15'00" W	762.00
L3	S 14°15'00" W	457.00
L4	S 79°15'00" W	544.50
L5	S 38°15'00" W	330.00
L6	S 79°15'00" W	260.50
L7	N 01°45'00" E	188.45
L8	N 01°45'00" E	178.00
L9	N 19°00'00" E	2030.00
L10	N 19°00'00" E	2030.00

Easement Areas	
Easement Zone Area	Acres +/-
Zone 1	432.9
Zone 2	111.7



IRAIL
 PROPERTY LINE
 EASEMENT ZONE AREAS

M&M martin and martin incorporated
 phone: (717) 264-6759
 37 south main street • suite A
 chambersburg, pennsylvania 17201

BUSHKILL VALLEY MOTORCYCLE CLUB TRACT
EASEMENT PLAN
 LOWER SAUNDY TWP NORTHAMPTON CO

Bethlehem Landfill Company
 WASTE CONNECTIONS INC.

Scale: AS SHOWN
Job # 1162.6
Date: SEPT 2022
By: MSH
Chk'd: KNB
1162_6BMC22-03.dwg



Bushkill Valley Motorcycle Club
 NY 18-1
 393-000122

SHEET 2

NOTE: BUSHKILL VALLEY MOTORCYCLE CLUB PROPERTY SHOWN IS BASED ON DEED DESCRIPTIONS AND HAS BEEN CORRECTED BEARINGS FROM THOSE IN THE DEED. SATELLITE IMAGERY SOURCE: GOOGLE EARTH DATE: 02/20/20

Segment	Bearing	Distance
L1	S 48°45'00" E	300.00
L2	S 82°45'00" W	722.00
L3	S 02°15'00" E	166.00
L4	S 14°15'00" W	457.00
L5	S 08°15'00" W	344.50
L6	S 08°15'00" W	280.50
L7	S 79°15'00" W	166.45
L8	N 01°45'00" E	1000.00
L9	S 78°15'00" W	2630.00
L10	N 19°00'00" E	2630.00

Easement Areas	
Easement Zone Area	Acreage / ±
Zone 1	±32.9
Zone 2	±11.7

--- TRAIL
 - - - PROPERTY LINE
 - - - EASEMENT ZONE AREAS



martin and martin incorporated phone: (717) 264-6758 37 south main street • suite A chambersburg, pennsylvania 17201	BUSHKILL VALLEY MOTORCYCLE CLUB TRACT EASEMENT PLAN LOWER SAUNDERS INC Bethlehem Landfill Company WASTE CONSULTING INC NORTHAMPTON CO	Scale: AS SHOWN
		Job # 1162 B
		Date: SEPT 2022
		By: WSI
		Checked: KNB
		1162_6BMC22-CL.dwg