

**9425 STENTON AVE LLP
1415 BETHLEHEM PIKE
FLOURTOWN, PA 19031**

Dan E. Berger, Jr.
The Township of Springfield
1510 Paper Mill road
Wyndmoor, PA 19038

December 10, 2008

Re: 9425 Stenton Ave

Dear Don;

At the conclusion of our phone conversation this morning I called the partners of 9425 Stenton Ave and our attorney Michael Cassidy to discuss our options.

The partner's discussion concluded with the following :

Primarily we would like to hold to the 30 units. As it stands currently, the neighbors have not dropped their suit. In the event that we receive written assurance that the neighbors have dropped their suit and the following stipulations are made we will amend the plans to be 26 units:

Item 8: It is our understanding that internal landscaping is not necessary in the garage.

Item: 17: We ask for a waiver since the previous traffic study has already been submitted to the township.

Item 18: We request a waiver of road widening since this would be unusual along Stenton Ave. We feel that it may be hazardous if the balance of Stenton Ave. is not similarly widened. As to Whitemarsh Ave., we are more than willing to connect the curbs.

Item 20: Since we already have 28 units approved we ask that the Commissioners waive the recreational area to be dedicated.

Item 36: We ask that this be waived so that we may put four (4) spaces in the front to augment the courtyard area for formal event needs.

Item 52: The Springfield Emergency Services has reviewed this plan but we do not have anything in writing. We would appreciate a formal report for our engineer. We will do whatever is good for the township and construct what is needed under this report.

Obviously, if the neighbors persist in pursuing their suit it will involve more time and money. Under the circumstances we would have to ask our attorney to request that the neighbors post the bond for the costs of the delay that the suit caused.

However, we are hopeful that these concessions by both parties can be accomplished. We look forward to working with the neighbors and township to complete this project to the satisfaction of all parties.

Thank you for your attention to this matter.

Sincerely;

Dan Helwig
9425 Stenton Ave LLP