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November 30, 2000

The Supervisors, Planning Commission and
Staff of Whitemarsh Township
c/o Whitemarsh Township Administrative Building
616 Germantown Pike
Lafayette Hill, PA 19444-1498

**Re: Sketch Plan Application for "Creekside Commons" on behalf of
The DePaul Group**

Dear Supervisors, Planning Commission Members and Township Staff:

On behalf of The DePaul Group, I hereby submit for your review a Sketch Plan Application and Plan depicting a proposed mixed use development for the property known generally as "Hole No. 1" of the old Corson Quarry. As you are undoubtedly aware, the property has been fully reclaimed from its prior quarry use and is now being proposed for new development. We very clearly understand the significance of our proposed development for Whitemarsh Township and we look forward to a cooperative effort with the Supervisors, Planning Commission, Township Staff and our neighbors to produce a carefully planned and successful development.

One hundred percent of the Creekside Commons property is zoned HVY-X Heavy Industrial. That zoning permits buildings to be erected "for any lawful purpose" with the exception that certain types of uses are only permitted "as an accessory use customarily incidental to a permitted use". That list of exceptions includes the traditional number of least desirable uses such as manufacturing of explosives and slaughterhouses. Interestingly, the list of exceptions also includes two fairly normal land use types: dwellings and retail commercial development.

As you might expect, the owners of the Creekside Commons property have considered many types of possible development for the property since the zoning permits virtually every type of industrial and commercial land use except dwellings and retail. Although our initial investigation largely centered around reusing the property for industrial and manufacturing purposes, we eventually became convinced

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that the area could support a very high end office product notwithstanding the quarry across the street and the railroad which comprises one entire boundary of the property. Obviously, we were aware of the desire of Philadelphia Cricket Club to build another golf course and the fact that our property, except for the railroad, would soon be surrounded on three sides by a golf course.

Under the regulations of the Heavy X Industrial District in Whitemarsh Township, our studies indicate that the Creekside Commons property could be developed for 650,000 to 700,000 square feet of office with at grade parking all the way up to twice that square footage if structured parking were utilized. We have instead proposed a mixed use concept of Class A office and luxury residential apartment because we believe the combination of two uses will work well together and be far less intense from a traffic standpoint than 100 percent office development.

It is contemplated that all of the buildings in the project (office and apartment) will contain one level of parking located partially below grade. The office buildings would then contain four stories of office development and the apartment buildings would contain seven stories of apartments. All of the buildings, of course, are well below the permitted height restriction of 120 feet. The office buildings would contain a total of 450,000 square feet of leasable space and the 3 apartment buildings would contain 200 large, luxury apartments in each building. With the exception of the residential and the proposal to provide for 9 x 18 parking spaces, it is our belief that the Sketch Plan otherwise complies with all of the setback, coverage and other dimensional regulations of the Whitemarsh Township Zoning Ordinance. In addition, 100 percent of the parking spaces required by the Ordinance have been provided, although a number of those spaces have been shown as "in reserve" since it is believed that the office requirement, in particular, is more than will actually be needed for the buildings in question.

Under our proposal, either a new, mixed use zoning district could be created or apartment buildings could be added as another permitted use in the Heavy X Industrial District subject to such additional regulations as would be worked out between the Township and the Developer. It is presently intended that the entire property would be held in single and separate ownership although it is possible that subdivision lines might need to be created around individual buildings or groups of buildings for financing and mortgage purposes.

As shown on the Plans, our proposal involves a building setback of 200 feet from all residential districts (as required by the Zoning Ordinance) and also from Stenton Avenue (which is not required by the Ordinance). Along Stenton Avenue, the Ordinance would require a 200 foot setback from that portion of the opposite road frontage which is zoned residential but only a 20 foot setback from that portion of the road frontage which is also zoned Heavy-X. In addition, the Plan provides a full 100 foot parking setback from the property line shared with the golf course and provides for building coverage of 9.86 percent although 40 percent building coverage is permitted by the Ordinance.

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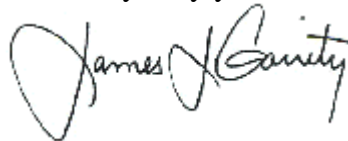
As the Township is undoubtedly aware, the adjoining property owners consist solely of Mr. and Mrs. Dixon and Highway Materials Inc. across Stenton Avenue, and the railroad and Cricket Club on the same side of Stenton as the property. Part of our proposal includes the landscaping of a buffer strip on the opposite side of Stenton Avenue along that portion of our road frontage which is owned by Highway Materials, Inc.

Clearly, we recognize that the development of our property as proposed (not to mention the even more intense development permitted as of right by the Zoning Ordinance) will result in an impact upon the roads and intersections in the vicinity of the project. We stand ready to discuss a cooperative effort toward a resolution of these traffic issues with the Township and its consultants whenever you are ready to do so.

Lastly, we are aware that the proposed development of our property has already generated significant interest throughout the Township even prior to our filing of any Plans for formal review. Some of the rumors, unfortunately, have suggested proposed development significantly different from what we have ever contemplated. As I stated at the beginning of this letter, it is our sincere hope that we will be able to work with the Township and all of our neighbors to produce a development which is both successful and a significant aesthetic improvement over the prior use of the property as well as many of the uses which could legally be developed upon the property under the existing Zoning Ordinance.

Thank you.

Very truly yours,

A handwritten signature in black ink that reads "James J. Garrity". The signature is written in a cursive style with a large, looped initial "J" and "G".

JAMES J. GARRITY

JJG/Irs

cc: Creekside Commons, Inc.

