

RESOLUTION NO. 2010

EAST NORRITON TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION GRANTING WAIVER OF THE REQUIREMENTS
FOR LAND DEVELOPMENT OF NORRITON BUSINESS CAMPUS L.P.
FOR LOTS 1, 6, 14 and 16

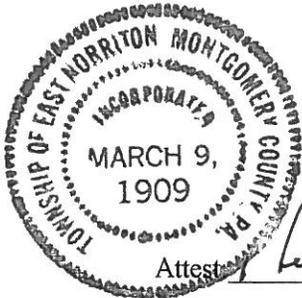
The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, hereby resolves to grant a waiver of the requirement for full land development review for Norriton Business Campus, Lots 1, 6, 14 and 16 as more fully described on the plans listed on Exhibit "A" attached hereto and made part hereof and further conditioned upon the following being satisfied by the Applicant:

1. This plan is part of a flex plan approved by East Norriton Board of Supervisors on September 16, 1985.
2. The Applicant shall comply with the Township's Engineer's letter dated January 17, 2002.
3. The Applicant shall enter into an Application Agreement and Escrow Agreement.
4. The Applicant shall record the Plan for Lot 1, 6, 14 & 16 at the Montgomery County Recorders of Deed.
5. The Applicant shall pay East Norriton Plymouth Whitpain Joint Sewer Authority the current rate and quantity at time of purchase for sanitary sewer connections required.
6. The Applicant shall create an easement benefitting the Township or its assigns for the Greenway trail and install the Green Way trail along the property's Germantown Pike and Burnside Avenue frontages as outlined in the staff meeting memorandum dated January 3, 2001 and January 28, 2002 shown as numbers 7 through 10 on the Preferred Alignment Plan contained in the Greenway Trail Feasibility Study. This shall be done before November 1, 2002. The Applicant shall install landscaping as depicted on its plan, along the entire trail although the order of plantings may alternate.
7. The Applicant may in the future open Potshop Lane to Burnside Avenue in accordance with established Township and PennDOT regulations as noted in the January 28, 2002 memorandum. Upon final approval, this section of roadway shall be dedicated to East Norriton Township and the former cul-de-sac bulb area of Potshop Lane shall revert back to Norriton Business Campus owner. The applicant shall be responsible for all engineering and legal requirements for the dedication of the road and abandonment of the cul-de-sac.

- 8. The Applicant shall be responsible for 50% of the cost of construction of the Greenway trail at the Norriton Business Campus from Germantown Pike and Potshop Lane to the southeasterly corner of their property along Burnside Avenue in the amount not to exceed \$85,338.00 in accordance with Township specifications. East Norriton Township shall apply for a Community Conservation Grant for the amount based on the figures in the Greenway Trail Feasibility Study. In the event the Township receives a grant greater than \$42,699.00 for the cost of the trail Sections 7 through 10 as described in item #7 above, the Township shall reimburse Norriton Business Campus the overage not to exceed their cost of the Greenway trail. The Applicant shall be responsible for the engineering cost associated with the construction of the trail, however the Township shall credit the Applicant for 50% of the cost for engineering the layout of the trail not to exceed \$2,625.00.
- 9. The Applicant shall pay all reasonable legal and engineering costs (except those engineering costs referenced in the above paragraph) associated with the development of the property and the provisions of this Resolution.
- 10. The applicant shall supply the Norriton Fire Engine Company the Foam Suppression trailer as outlined in the letter from Bruce Shoupe dated December 21, 2001 prior to issuance of a use and occupancy permit.

DULY PRESENTED AND ADOPTED the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in public meeting held this 26th day of February 2002.

BOARD OF SUPERVISORS
EAST NORRITON TOWNSHIP



By: Lewis K. McQuirns
Lewis K. McQuirns, Chairman

Attest: [Signature]
Secretary

The above conditions are agreed to by Donald T. Torwetta for Norriton Business Campus, Inc., this 26th of February 2002.

[Signature]