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January 31, 2003

John Campanelli
7460 Lancaster Pike, Suite 1
Hockessin, DE 19707

RE: Coffee Run Condominiums

Dear John:

As you are aware, New Castle County has committed to completing the necessary sewer improvements to provide sewer capacity for the Coffee Run Condominiums. Unfortunately, this is a 6 or 7 stage project that has just started construction. Planning of the later stages has not been completed. I have asked the County to provide me a timeline for completion of planning and construction of all 7 phases. The difficulty with obtaining sewer capacity for this project has been that your project is at the end of the last phase. As soon as I obtain a timeline from New Castle County regarding the timing of sewer capacity for your project, I will forward that to you immediately.

Please contact me if you have any questions.

Very truly yours,


WILLIAM J. RHODUNDA, JR.

WJR.Jr./bld

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May 5, 2003

John Campanelli
7460 Lancaster Pike, Suite 1
Hockessin, DE 19707

RE: Coffee Run Condominiums

Dear John:

Enclosed please find several maps provided by the Department of Special Services that depict the areas where sewer improvements are required to permit the Coffee Run Condominiums to be developed. There are three maps that are enclosed. The first general map is entitled "Capacity Status, for Northern Sewer District, New Castle County". That map indicates that there is no sewer capacity in the area where the Coffee Run Condominiums is located. The second map is the Red Clay Interceptor Relief, Project Number 219602. The third map is the Hyde Run Relief, Project Number 219604. Both of these maps have been funded by New Castle County. In order for the Coffee Run Condominiums to be developed, the sewer lines highlighted in pink need to be upgraded. As you will see, there is a substantial amount of sewer work that needs to be completed prior to reaching the end of the Hyde Run Relief Project at Westgate Farms that will provide sewer capacity for the Coffee Run Condominiums. The good news is that the County has funded this project and the improvements will go to the end of the line which will permit the sewer capacity to be available for the project. Unfortunately, sewer capacity will not be available for 3-5 years. It is hard to predict the exact time sewer capacity will be available due to the large number of improvements necessary and the length of the line that needs to be rehabilitated to get to the end of the Hyde Run interceptor.

I have requested specific time frames that the County projects to complete all of these improvements and have not received a response to date. I will forward that information immediately upon receipt. At this point, however, it is fair to state that this project has been funded, and that eventually the work will be completed once all necessary approval and work can be completed along the entire length of the proposed improvements.

Please contact me if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read 'WJR', written over a horizontal line.

WILLIAM J. RHODUNDA, JR.

WJR,Jr./bld
Enclosures