



June 17, 2020

Herbert B. Spackman Trust  
2565 Charlestown Road  
Phoenixville, PA 19460  
**SENT VIA UPS, TRACKING #1ZF134V71397515476**

**RE: Tax Parcel #s 66-3-1 & 66-3-6  
Right-of-way, Temporary Construction Easement and Traffic Signal Easement Appraisals**

To Whom it May Concern:

Toll PA XVIII, L.P. ("**TOLL BROTHERS**") is the equitable owner of the property located to the northeast of the intersection of Street Road and New Street, in Westtown Township, more commonly known as Crebilly Farm ("**PROPERTY**"). Based upon meetings held with the Pennsylvania Department of Transportation ("**PaDOT**") regarding a proposed development of the Property, Toll Brothers has agreed to construct specific state highway roadway improvements at the intersection of Street Road and New Street.

These improvements will be completed by Toll Brothers, provided, permanent right-of-way, temporary construction easements and traffic signal easements can be obtained from the above referenced tax parcel numbers that are owned by the Herbert B. Spackman Trust ("**TRUST**"). Toll Brothers is willing to pay the Trust fair market value plus 10% for right-of-way and easements required to complete the road improvements.

To determine the fair market value, a conceptual design of the improvements were completed by McMahon Associates. The plans were reviewed by PaDOT and Westtown Township and revisions were made resulting in the current conceptual plan.

Following completion of the conceptual design, Toll Brothers contracted the services of William Wood Company, LLC to complete an appraisal to determine the fair market value of the right-of-way, temporary construction easements and traffic signal easements necessary to be acquired for the road improvements to be constructed.

Enclosed for your review, please find the following:

- Robinson Tract Residential Development Street Road (S.R. 0926) and New Street, Conceptual Design Exhibit Alternative A dated March 6, 2020 and last revised 5/18/20, sheets 1 to 3 of 3
- Robinson Tract Residential Development Street Road (S.R. 0926) and New Street, Conceptual Design Exhibit Alternative A dated March 10, 2020 and last revised 5/18/20, sheets 1 to 2 of 2
- Appraisal Report for Parcel Number 66-3-1 completed by William S. Wood, III of William Wood Company, LLC with the effective date of June 2, 2020
- Appraisal Report for Parcel Number 66-3-6 completed by William S. Wood, III of William Wood Company, LLC with the effective date of June 2, 2020

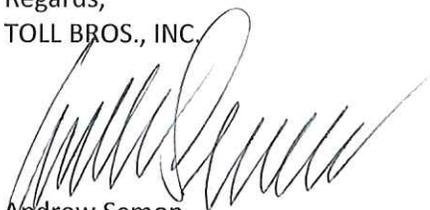
Toll Brothers is willing to offer you \$21,541.84 for the permanent right of way, temporary construction easements and traffic signal easement that is the subject of the appraisals and is required to construct the required state roadway improvements.

In an effort to more fully explain the proposed road improvements and associated impacts to your property, Toll Brothers and our consultants are available to meet with you to review the information in more detail. I can be reached at (610) 358-3611.

Please let me know if you are willing to sell the required permanent right of way, temporary construction easement and traffic signal easements.

Thank you for your time and consideration and I look forward to meeting with you soon.

Regards,  
TOLL BROS., INC.



Andrew Semon  
Division President

Enclosures

Cc: Randell Spackman (w/ enclosures) (hand delivered)  
Fran Hanney, P.E., PaDOT District 6 (w/ enclosures) (via e-mail)  
Al Federico, P.E., Westtown Township (w/ enclosures) (via e-mail)  
Judy Lizza, Thornbury Township (w/ enclosures) (via USMail)  
Will Ethridge, Westtown Township (w/ enclosures) (via e-mail)  
Gregg Adelman, Esq., Kaplin Stewart (w/ enclosures) (via e-mail)  
Nicole Kline, P.E., McMahon Associates (w/ enclosures) (via e-mail)