



# THE RICHARDS INVESTMENT PARTNERSHIPS

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RICHARDS FAMILY INVESTMENT PARTNERSHIP  
D & P INDUSTRIAL PARK  
THE RUNNEMEDE CORPORATE CENTER

REAL ESTATE MANAGEMENT AND DEVELOPMENT

May 1, 1998

Mr. John Otto  
Mr. Peter Grover  
Penn Valley Constructors, Inc.  
1707 Pennsylvania Avenue  
Morrisville, PA 19067

Re: Runnemedede Corporate Center  
40,040 Square Foot Office / Distribution Facility  
160 9<sup>th</sup> Avenue  
Runnemedede, New Jersey

Dear John & Peter

The latest building erected in the Runnemedede Corporate Center is now completed, and the Tenant, The Visiting Nurse Association, has taken occupancy.

Now that the "dust" has settled, I wanted to express my thanks to you and your staff, particularly Mike McCormick, Project Manager, and Steve Pfau, on-site Construction Superintendent, for a job "well done".

This was a particularly complex project when considering the large amount of interior finish involved (over 55% of the building was finished office and day-care) and all of specialty items required by the Tenant. Further complicating the situation was the Tenant's tight time frame, the constant barrage of plan changes being made, and the fact that this project was built during the winter months.

In spite of all of the above impediments, the building was delivered to the Tenant on time and on budget.

Both Mike and Steve must be commended for the excellent job they did keeping the project moving forward while controlling the overall construction costs. They were attentive to both the needs and whims of the Tenant as well as the demands of my partners and myself.