

A CONDENSED REPORT OF THE
DUE DILIGENCE INVESTIGATION CONDUCTED BY
NAVE NEWELL, INC.

INTRODUCTION

Nave Newell, Inc. (NNI) was retained by the Downingtown Area School District (DASD) to coordinate site investigations for the Siemens Property located in Uwchlan Township, Chester County, Pennsylvania. The sub consultants, who performed the individual site studies and tasks, are listed at the end of this condensed report.

Based upon the present information in the sub consultants' reports and the complete NNI Summary (copy attached), there appear to be no items at this time that prevent DASD from developing the land for its planned use.

CONCLUSIONS AND RECOMMENDATIONS

1. Seek approval or re-zoning from Uwchlan Township for the proposed School Campus. The land is zoned PIC (Planned Industrial Commercial) and educational uses are not permitted. Township approval may be achieved by:
 - a. obtaining a zoning variance.
 - b. amending the zoning ordinance.
 - c. seeking rezoning to Residential Use.
2. The unnamed tributary to Pickering Creek is classified as "High Quality" by PaDEP.
 - a. Minimize disturbance, during planning, to avoid a lengthy permitting process with PaDEP and the Chester County Conservation District.
 - b. Calculate the 100-year flood plain. The Township requires a 50-foot buffer from the edge of a stream or 100-year flood plain. This area must be protected.
3. Sample the surface soils to verify the presence of pesticides, arsenic, and lead from past farming operations. Based upon other sites (i.e. Shamona Creek, and Wallace Township) this has not been a problem.
4. Based upon two prior Bog Turtle Surveys, and current results to date, there is no evidence of bog turtles.
 - a. The current survey is in process and a final report is due August 2006.
 - b. Suitable habitat may be identified and may need to be buffered.
5. A special Permit will be required to renovate or demolish (if possible) two "Class I Historic Resources."
 - a. The Uwchlan Township Historic Commission reviews the permits and the Board of Supervisors makes the final decision.
 - b. A third property is a 1950's vintage house and is not considered historic.

6. Based upon the age of the buildings onsite, asbestos containing material and lead based paint surveys should be completed.
7. The site soils will provide sufficient area (about 8 acres for three schools) to accommodate on site sewage disposal, using community spray or drip irrigation methods.
8. Revise the current school campus sketch, by DWKCB Architects, as the Land Development process occurs.
9. Account for bedrock during the site design and construction to minimize costs. Depths to bedrock range from nine (9) feet to thirty-one (31) feet from the ground surface.
10. Account for groundwater during design and construction to minimize costs and account for stormwater management. Depths to groundwater range from 2.67 feet to 21.75 feet from the ground surface.

ADDITIONAL CONSIDERATIONS

1. Farm Lease – An agreement exists between the present property owner and Mr. Acker. He farms, maintains the property (except the Historic House) and secures the area. I recommend we continue this agreement in the future.
2. A vacated swimming pool at one of the Historic Properties should be filled in upon DASD ownership.
3. The 1950's ranch-style house should be demolished.
4. Security systems (lights and / or alarms) should be installed on the remaining structures.
5. The property will need to be "posted" during hunting season.
6. Mr. Barry DePew (Toll Brothers) delivered to me a preliminary Traffic Impact Study completed by Traffic Planning and Design May 10, 2005. The report is based upon a "Mixed Use Housing Development." Although the results are not entirely applicable to the DASD plans, it contains useful benchmark information.
7. Mr. McErlane prepared a "Tax Impact of Siemens Acquisition" in a letter dated April 5, 2006. A School Board member inquired about this item.

Consultants and tasks for the Due Diligence process

Project Management – Nave Newell Inc.

Manage the overall coordination of the work with the sub consultants and DASD, and assemble the final report comprising the findings of each task. Perform Ordinance review to ascertain the zoning, land use, and plan requirements that might impact the proposed building(s) and associated land development.

Coordinate with Aerial Survey Company and place field targets around site.

Soils Study – David Blackmore and Associates, Nave Newell Inc.

Perform test borings for rock formations in the proposed areas of building to evaluate the possible foundation issues. Perform multiple site test pits to determine groundwater, high water table and depth-to-rock with area of proposed site improvements associated with the new schools.

Bog Turtle Study – Gian L. Rocco

Update the 2001 study to determine if the onsite wetlands have the habitat associated with bog turtles.

Phase I Environmental Study – RT Environmental Services, Inc.

Perform a Phase I Environmental Site Assessment for the subject property to see if there are any environmental liabilities, including, but not limited to, asbestos, lead paint, or other contaminations.

Wetlands Delineation – Del Val Soil and Environmental Consultants, Inc., Nave Newell Inc.

Perform wetlands delineation for wetlands present onsite.
Field locate wetlands flagging and prepare Wetlands plan.

Onsite Sanitary Sewer Disposal Feasibility Study – Del Val Soil and Environmental Consultants, Inc.

Update sanitary sewer disposal study for sanitary flows from the school campus for onsite sewage treatment.

Total Cost Estimate - \$75,096