

OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

APPENDIX B  
Strawbridge 2 Property (replacement land)  
Appraisal

OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

# Real Estate Appraisal Report

**982.60 Acre Tract  
The Conservation Fund  
George Strawbridge Jr. &  
Trustees under Deed of Trust of George  
Strawbridge Jr.**

North of Stricklersville Road  
Elk, Franklin & New London Townships  
Chester County, Pennsylvania

## Prepared For

Department of Conservation and Natural Resources  
5th Floor  
400 Market Street  
Harrisburg, PA 17105

## Date of Report

January 3, 2019

## Effective Date of Valuation

June 5, 2018



3004 Hempland Road, Suite 3  
Lancaster, PA 17601  
717.435.9560



3004 Hempland Road, Suite 3  
Lancaster, PA 17601-1389  
717.435.9560  
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January 3, 2019

Thomas Ford  
Director Bureau of Recreation & Conservation  
Department of Conservation & Natural Resources  
5th Floor  
400 Market Street  
Harrisburg, PA 17105

Re: Estimate of Market Value  
Approx. 982.60 acres  
N of Stricklersville Road,  
Elk, Franklin & New London Townships, Chester County, Pennsylvania

Dear Mr. Ford:

We are transmitting a real estate appraisal report of the above referenced property. In accordance with your request, I personally inspected the property on June 5, 2018.

The purpose of this report is to develop an opinion of market value of the 982.60 acre property described in the body of this report. Use of this report is restricted to the intended use of valuing the fee simple interest for the Strawbridge replacement property to create an excess bank with the National Park Service. The intended users are the Pennsylvania Department of Conservation and Natural Resources (client) and the National Park Service.

A *Real Estate Appraisal Report* has been prepared. This report is completed under the Standard Rule 2-2 (a) and performed under Standard 1 of the 2018-2019 Uniform Standards of Professional Appraisal Practice and the Uniform Appraisal Standards for Federal Land Acquisitions. All three approaches to value were considered, but only the Sales Comparison Approach is developed in this report.

We valued the land under the four tests of the Highest and Best Use and conclude that the Highest and Best Use is as an agricultural use.

**Hypothetical Condition #1** states that the subject is being appraised as one tract even though it is under two different ownerships. The property is under agreement of sale between George Strawbridge Jr., BNY Mellon, N.A., George Baxter and R. Stewart Strawbridge, Successor Trustees under the Deed of Trust of George Strawbridge Jr. and The Conservation Fund. The agreement is dated March 22, 2017 and the property is to be transferred in three phases. Phase I and II have been completed. It is reasonable to assume the remaining phase will be completed over the next year.

**Extraordinary Assumption #1** states that the deeded acreage is not able to be calculated or confirmed by a plat because of missing deed calls in the original deed (W53-873). Therefore the acreage assumed in this report is based on the tax assessment acreages totaling 982.60 acres.

The enclosed report provides the market data and analysis supporting the opinion of market value for the fee simple interest:

**As Is Market Value is \$13,756,000**

This opinion of value assumes a purchase in cash or its equivalent (in typically available financing terms) and negotiations free of seller or buyer duress.

The appraised value is qualified by the hypothetical conditions, extraordinary assumptions, limiting conditions, certain definitions, and certifications that are set forth within the report.

The supporting data, analysis, and conclusions on which this valuation is based are contained in the appraisal report and in the appraiser's work file. **THIS LETTER MUST REMAIN ATTACHED TO THE REPORT IN ORDER FOR THE VALUE OPINION SET FORTH TO BE CONSIDERED VALID.**

This report has been completed in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation and the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA). This appraisal has also been completed in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the American Society of Farm Managers and Rural Appraisers with which the appraiser is affiliated.

We have verified and attest to the accuracy of the facts presented in this report.

We trust you will find the details of this analysis relevant to your decisions, and we would be pleased to answer any questions you may have.

OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

Sincerely,

SNYDER APPRAISAL ASSOCIATES, LLC

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Gregory L. Snyder, ARA  
PA State Certified General RE Appraiser  
#GA-001309-L  
Expires 6/30/2019

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## ADDENDA

- Engagement Letter
- A - Legal Description
- B - Title Reports
- C - Agreement of Sale
- D - Plats
- E - Tax Assessment
- F - Soil Report
- G - Timber Appraisal
- H - Comparable Location Maps
- I - Comparable Sales
- J - Zoning
- K - Qualifications
- L - Required Trainee Checklist

# Certification

The appraiser certifies and agrees that:

1. The statements of fact contained in the report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the personal, unbiased professional analysis, opinions, and conclusions of the appraiser.
3. The appraiser has no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. The compensation received by the appraiser for the appraisal is not contingent on the analyses, opinions, or conclusions reached or reported.
5. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
6. The appraisal was made and the appraisal report was prepared in conformity with the Uniform Appraisal Standards for Federal Land Acquisitions.
7. The appraisal was developed and the appraisal report prepared in conformance with the Appraisal Standard Board's *Uniform Standards of Professional Appraisal Practice* and complies with USPAPS Jurisdictional Exception Rule when invoked by section 1.2.7.2 of the *Uniform Appraisal Standards for Federal Land Acquisition*.
8. I have no bias with respect to the property that is the subject of this report or to the parties involved in this report.
9. My engagement in this assignment was not contingent on developing or reporting predetermined results.
10. This appraisal report was made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the appraisal organizations with which the appraiser is affiliated.
11. All contingent and limiting conditions imposed by terms of the assignment or by the undersigned are contained herein.
12. The appraiser has made a physical inspection of the property appraised and all comparable sales used in developing the opinion of value. The subject inspection date was June 5, 2018, and the inspection method was on-site inspection. The

property owner, or their representative, was given the opportunity to accompany the appraiser on the subject property inspection.

13. Katie A. Yoder, licensed trainee, provided significant real property professional assistance to the person signing this certification. Her involvement is described in Addendum L.

---

GREGORY L. SNYDER, ARA  
Pennsylvania State Certified General RE Appraiser  
GA-001309-L  
Expires 6/30/2019

# Summary of Salient Facts and Conclusions

<b>Owners of Record:</b>	The Conservation Fund, George Strawbridge Jr. & BNY Mellon, N.A., R. Stewart Strawbridge and George J. Baxter, Successor Trustees under the Deed Trust of George Strawbridge Jr.
<b>Property Address:</b>	N. of Stricklersville Road Landenberg, PA 19350
<b>Property Location/Directions:</b>	The subject is located on the north side of Stricklersville Road, east of the intersection with Chesterville Road (Rt. 841), which is 6 miles southwest of Landenberg.
<b>County:</b>	Chester
<b>Townships:</b>	Elk, Franklin & New London
<b>Deed Reference:</b>	W53-873, B64-175 & 9653-523
<b>Deeded Acreage:</b>	Not Stated
<b>Assumed Acreage:</b>	982.60 Acres
<b>Tax Map Identification:</b>	70-5-6, 70-5-7, 71-4-32.3, 72-6-1, 72-6-10, 70-5-8 & 72-6-4
<b>Tax Assessment – Assessed Value:</b>	\$147,120
<b>Present Use:</b>	Crop Farm
<b>Zoning:</b>	47% Agricultural Residential (R-2) - Elk 51% Agricultural/Residential (AR) – Franklin 2% Low Density Residential (R-1) - New London
<b>Easements and Right of Ways:</b>	Unrecorded Utility Pole and Road ROW. 20' wide trail easement
<b>FEMA Flood Map Zone:</b>	15% in Zone A
<b>Interests Appraised:</b>	Fee Simple
<b>Limits of Fee Simple Rights:</b>	20' wide trail easement

**Highest and Best Use:**

<i>As Vacant:</i>	Agricultural w/ future subdivision potential
<i>As Improved:</i>	N/A
<i>Final Determination:</i>	Agricultural w/ future subdivision potential

<b>Date of Inspection:</b>	June 5, 2018
<b>Date of Report:</b>	January 3, 2019
<b>Effective Date of Value Opinions:</b>	June 5, 2018

**Indicated Value:**

<b>Cost Approach:</b>	Not Developed
<b>Income Approach:</b>	Not Developed
<b>Sales Comparison Approach:</b>	\$14,000 per acre or \$13,756,000
<b>Final Opinion of Market Value:</b>	\$14,000 per acre or \$13,756,000

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FEBRUARY 5, 2024

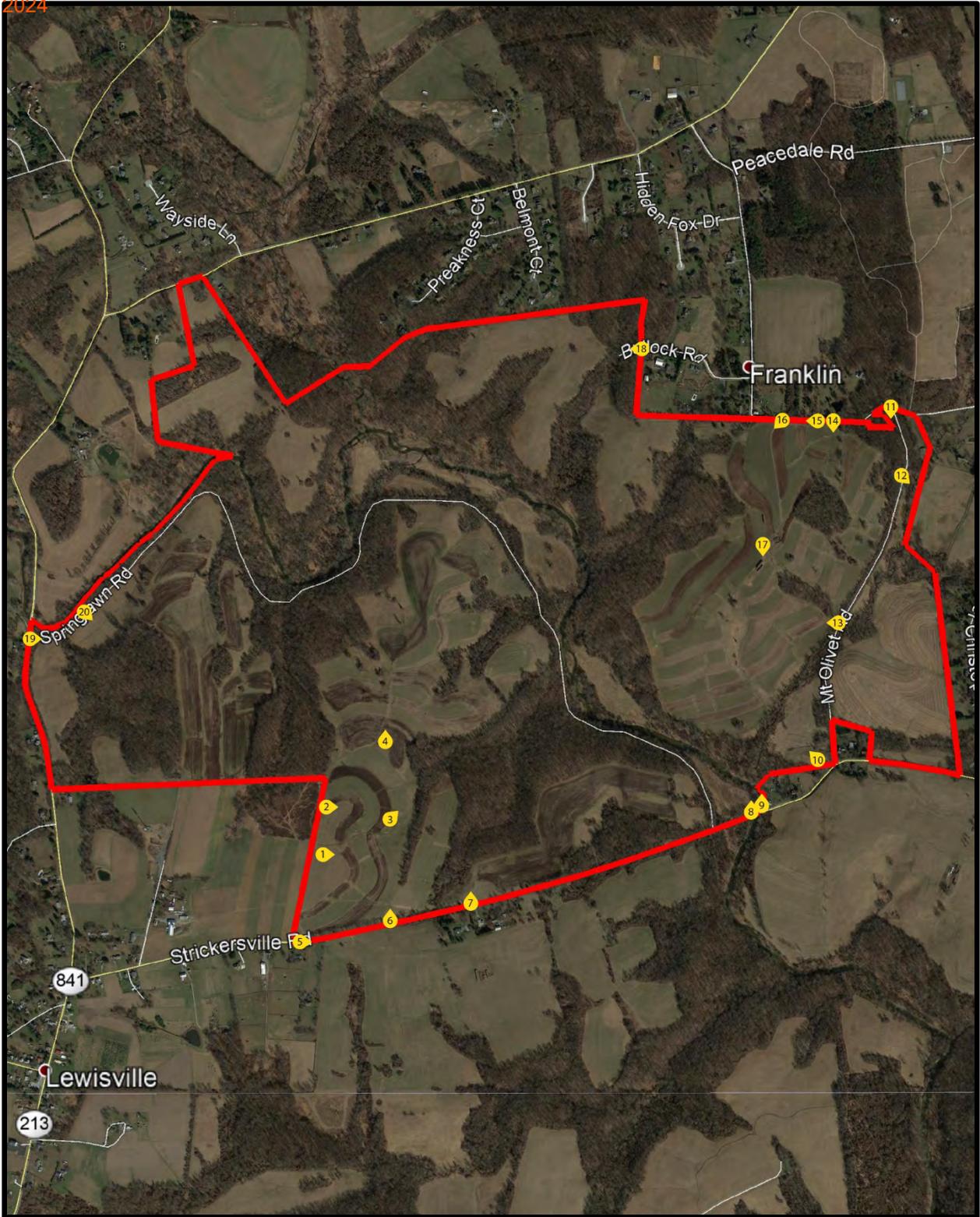


PHOTO LOCATION KEY MAP



#1 Cropland looking east

N. of Stricklersville Road, Landenberg, PA  
Photo by Gregory L. Snyder 6/5/2018



#2 Cropland looking east

N. of Stricklersville Road, Landenberg, PA  
Photo by Gregory L. Snyder 6/5/2018



#3 Cropland looking northeast

N. of Stricklersville Road, Landenberg, PA  
Photo by Gregory L. Snyder 6/5/2018



#4 Cropland looking north

N. of Stricklersville Road, Landenberg, PA  
Photo by Gregory L. Snyder 6/5/2018



#5 Lewisville-Stricklersville Road Frontage  
looking east

N. of Stricklersville Road, Landenberg, PA  
Photo by Gregory L. Snyder 6/5/2018



#6 Cropland looking north

N. of Stricklersville Road, Landenberg, PA  
Photo by Gregory L. Snyder 6/5/2018



#7 Cropland & Woodland looking north

N. of Stricklersville Road, Landenberg, PA  
Photo by Gregory L. Snyder 6/5/2018



#8 Springlawn Trail looking north

N. of Stricklersville Road, Landenberg, PA  
Photo by Gregory L. Snyder 6/5/2018

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WEST GROVE, PA  
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#9 Big Elk Creek looking north

N. of Stricklersville Road, Landenberg, PA  
Photo by Gregory L. Snyder 6/5/2018



#10 Cropland looking northwest

N. of Stricklersville Road, Landenberg, PA  
Photo by Gregory L. Snyder 6/5/2018



#11 Trail looking south

N. of Stricklersville Road, Landenberg, PA  
Photo by Gregory L. Snyder 6/5/2018



#12 Pasture looking southeast

N. of Stricklersville Road, Landenberg, PA  
Photo by Gregory L. Snyder 6/5/2018



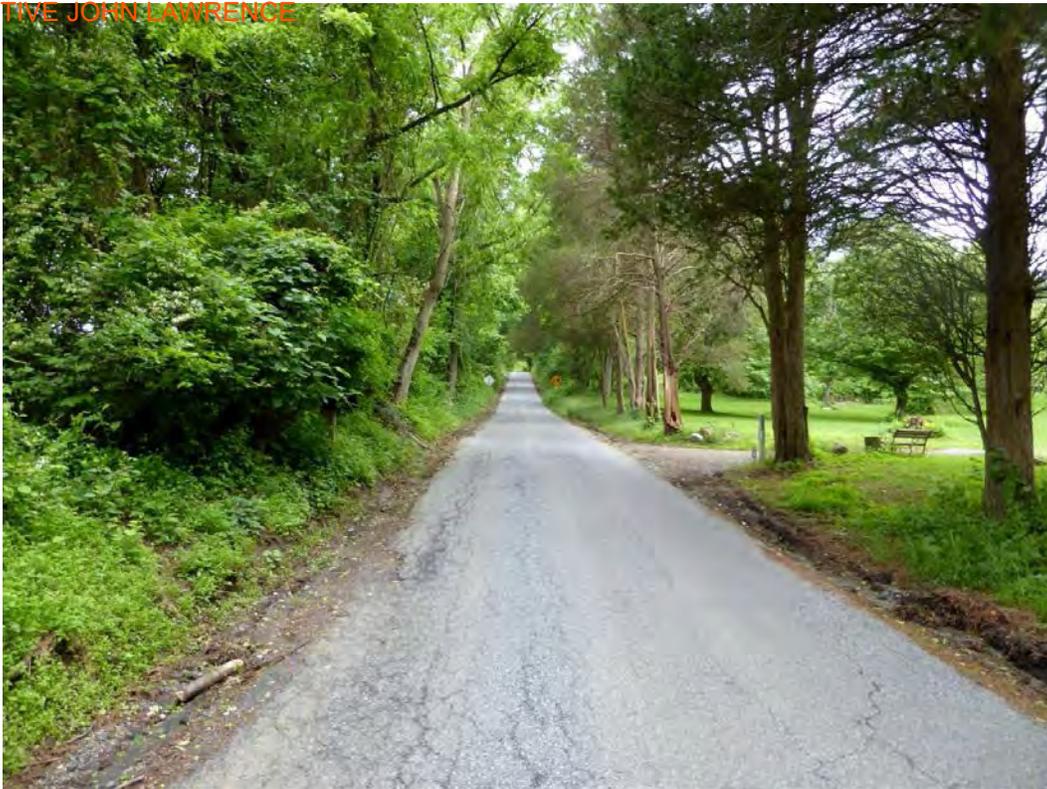
#13 Cropland looking west

N. of Stricklersville Road, Landenberg, PA  
Photo by Gregory L. Snyder 6/5/2018



#14 Cropland looking south

N. of Stricklersville Road, Landenberg, PA  
Photo by Gregory L. Snyder 6/5/2018



#15 Walker Road Frontage looking west

N. of Stricklersville Road, Landenberg, PA  
Photo by Gregory L. Snyder 6/5/2018



#16 Cropland looking southwest

N. of Stricklersville Road, Landenberg, PA  
Photo by Gregory L. Snyder 6/5/2018

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WEST GROVE, PA  
FEBRUARY 5, 2024



#17 Cropland looking south

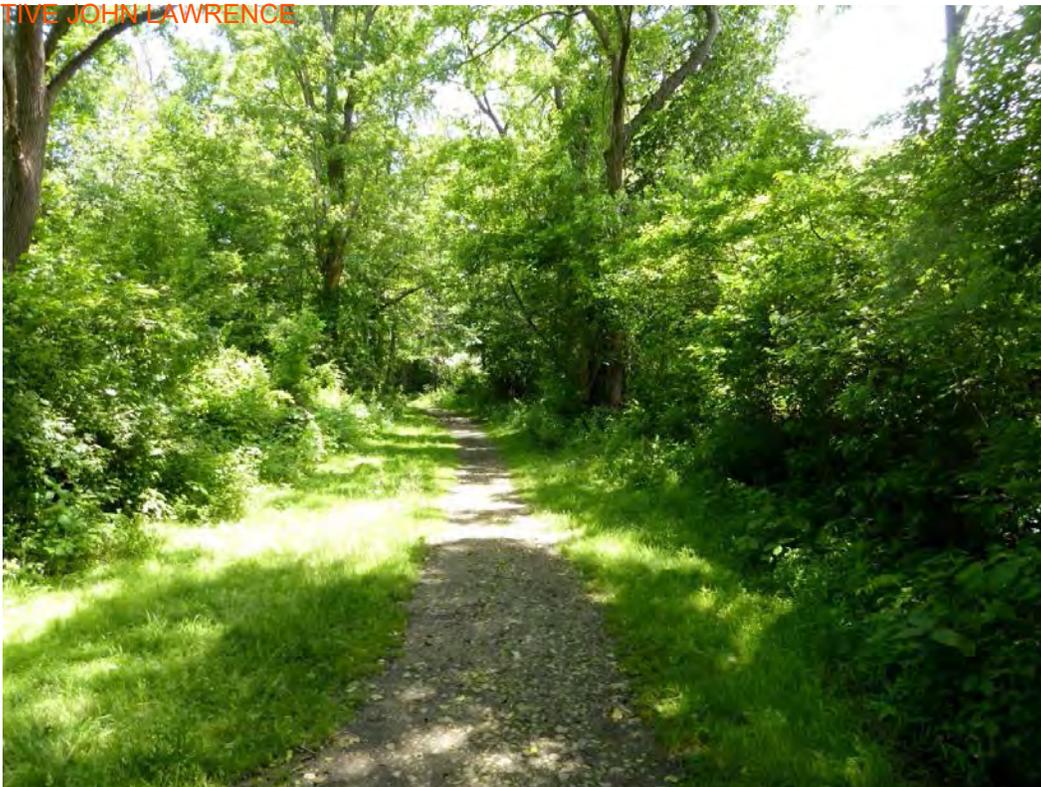
N. of Stricklersville Road, Landenberg, PA  
Photo by Gregory L. Snyder 6/5/2018



#18 Woodland looking west

N. of Stricklersville Road, Landenberg, PA  
Photo by Gregory L. Snyder 6/5/2018

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FEBRUARY 5, 2024



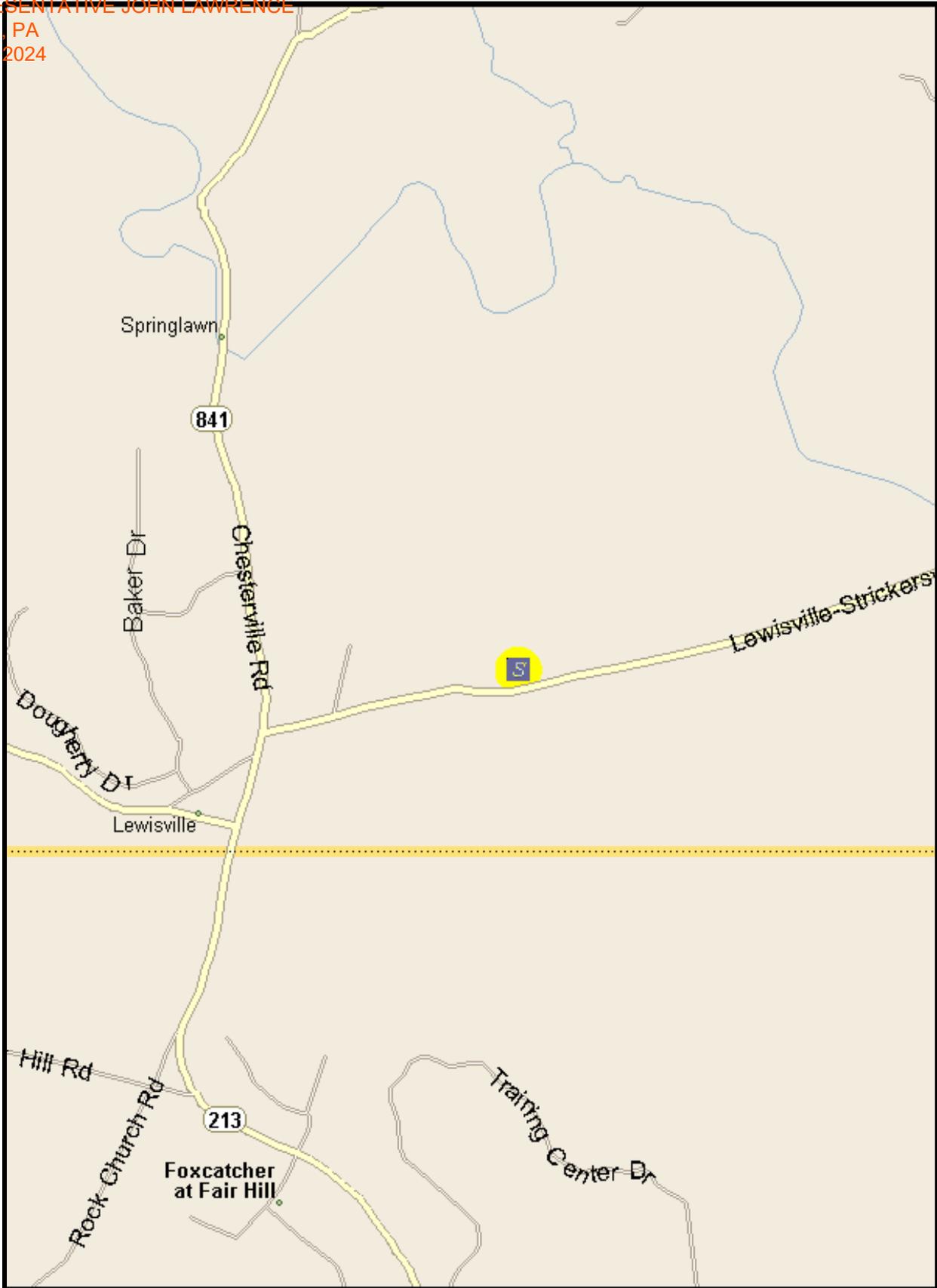
#19 Springlawn Trail looking east

N. of Stricklersville Road, Landenberg, PA  
Photo by Gregory L. Snyder 6/5/2018

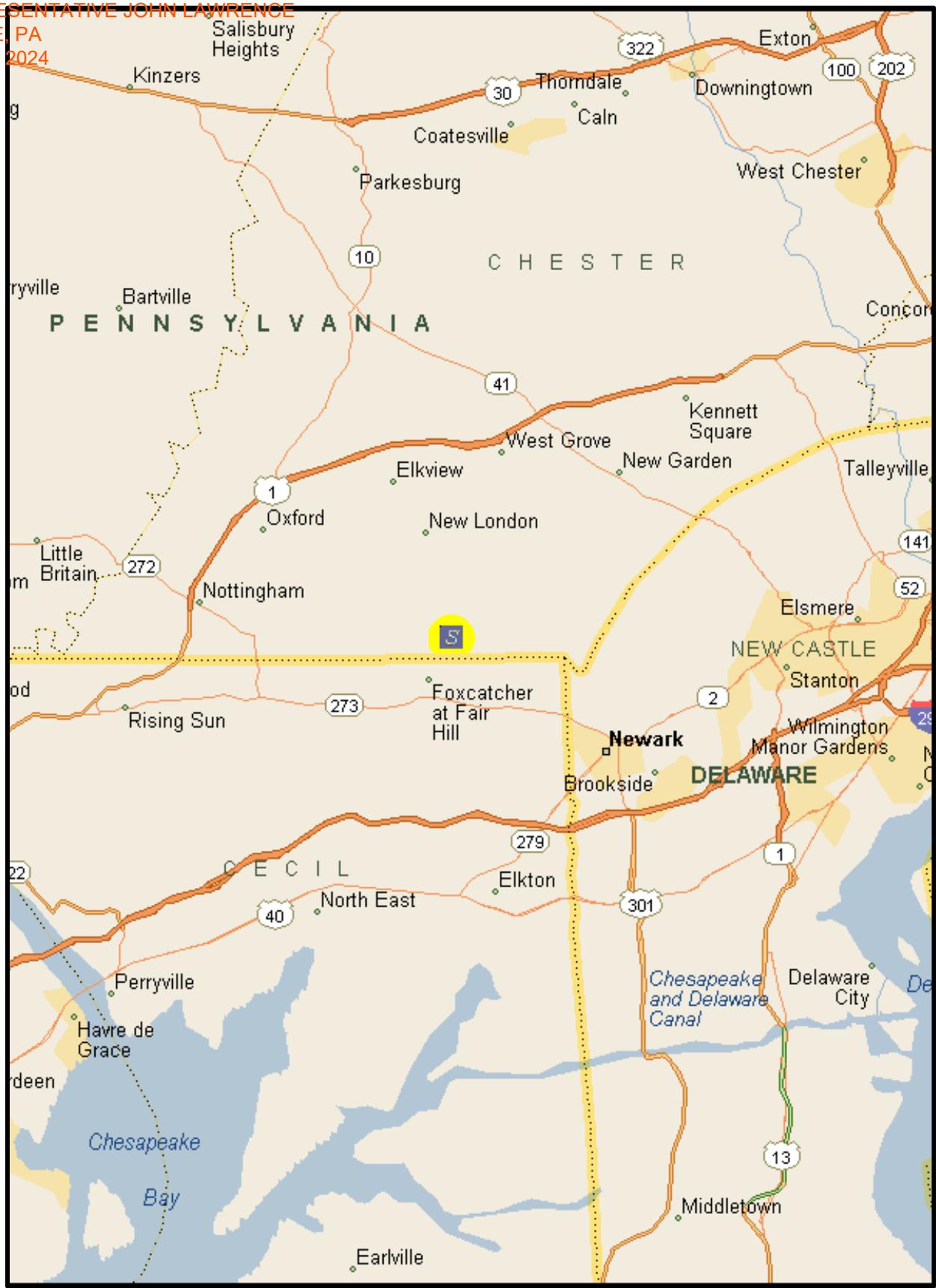


#20 Cropland looking southeast

N. of Stricklersville Road, Landenberg, PA  
Photo by Gregory L. Snyder 6/5/2018



N of Stricklersville Road, Elk, Franklin & New London Townships, Chester County



Regional Map

# Introduction

## *Scope of Work*

The scope of this Real Estate Appraisal includes:

1. Determine the type of value to be established in this report;
2. Establish the intended use and user of the report;
3. Ascertain any Limiting Conditions, Hypothetical Conditions and/or Extraordinary Assumptions;
4. Confirm the property rights being appraised;
5. Perform an on-site inspection of the subject including a walking inspection of the property boundaries and improvements to examine physical characteristics. All structures will be inspected noting the type of structure with special emphasis on determining the condition and utility;
6. Review site plans, deed, GIS data, soil maps, tax assessment records, etc. obtained from the Chester County public records and the Owners;
7. Research Recorder of Deeds for easements, deed restrictions, etc.;
8. Review Zoning Ordinance to determine legal restrictions created by Zoning Ordinances;
9. Identify the subject's market area and analyze pertinent characteristics;
10. Describe the subject's market area and the site;
11. Determine the Highest and Best Use of the property;
12. Research and collect comparable data of similar use sales in the subject's market area. Verify information with buyers, sellers, brokers, public records, and/or with other knowledgeable sources. The southeastern portion of the state, including Chester, Lancaster and Berks Counties were searched;
13. Analyze the comparables sales to determine market conditions, locational factors, physical attributes, unit sizes and other pertinent factors and/or adjustments indicated by comparable sales data;
14. Develop the Cost Approach of the subject property;  
*The Cost Approach was not developed since there are no improvements.*
15. Develop the Income Approach of the subject property;

The Income Approach was not considered a reliable approach for this vacant land tract.

16. Develop the Sales Comparison Approach of the subject property;
17. Reconcile into a final opinion the As Is Market Value.

## ***Jurisdictional Exception***

The appraisal is being completed under the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA) as required by the client. UASFLA requires the definition of Market Value be used as defined in Section 1.2.7.2 (Jurisdictional Exceptions). Purpose of the Appraisal). Contrary to the Uniform Standards of Professional Appraisal Practice (USPAP) Standards Rule 1-2(c), this definition does not call for the estimate of value to be linked to a specific exposure time estimate, but merely that the property be exposed on the open market for a reasonable length of time, given the character and its market. Therefore, the appraiser's estimate of market value shall not be linked to a specific exposure time when conducting appraisals for federal land acquisition purposes under UASFLA.

Also, Section 1.2.4 recognizes that some appraisers' client groups may require the appraiser to estimate marketing time for the property under appraisal. However, such estimates are inappropriate for, and must not be included in, appraisal reports prepared for federal land acquisitions under UASFLA. The request to provide a reasonable marketing time opinion exceeds the normal information required for the conduct of the appraisal process and is, therefore, beyond the scope of appraisal assignment.

UASFLA requirements are in conflict with USPAP. The Exposure Time and Marketing Period will not be developed in this report, which is allowed by a Jurisdictional Exception to USPAP.

## ***Statement of Limiting Conditions***

The certification of the appraiser appearing in the appraisal report is subject to the following conditions and as set forth in the report. Acceptance or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

1. This appraisal is to be used only for the purpose and intended use stated herein. While distribution of this appraisal in its entirety is at the discretion of the client, individual sections shall not be distributed; this report is intended to be used in whole and not in part.
2. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the appraiser render any

opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership. Existing easements or encumbrances are identified in the report; the title search included in the addenda section was used for determining the ownership, easements, and encumbrances detailed in this report.

3. Sketches in the report may show approximate dimensions and are included to assist the reader in visualizing the property. The appraiser made no survey of the property and does not warrant accuracy of any legal descriptions. Exact acreages have not been determined and the appraiser assumes no responsibility for such matters.
4. Necessary licenses, permits, consents, legislative or administrative authority from Federal, State, or Local government, or private entities are assumed to be in place or reasonably attainable.
5. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have previously been made. If the appraiser is subpoenaed pursuant a court order, the client agrees to pay Snyder Appraisal Associates, LLC regular per diem rates plus expenses.
6. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures that would render it more or less valuable. The appraiser assumes no responsibility for engineering that might be required to discover such factors.
7. Information, estimates, and opinions furnished to the appraiser and contained in the report or work file were obtained from sources considered to be reliable and believed to be true and correct. The appraiser assumes no responsibility for accuracy of such items.
8. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organization and Federal and State laws governing the appraiser.
9. It is assumed the property is in full compliance with all applicable Federal, State, and Local environmental regulations and laws, unless noncompliance is stated, defined, and considered in the appraisal report.
10. It is assumed no hazardous materials or products banned by the Federal, State, or Local safety commissions have been situated on the premises. No environmental impact studies were requested or made in conjunction with this appraisal, and the appraiser hereby reserves the right to alter, amend, rescind, or revise any of

the value opinions, based on subsequent environmental impact studies, research or investigation.

11. Unless otherwise stated in this report, the existence of hazardous substances, including without limitations asbestos, urea-formaldehyde foam insulation, polychlorinated biphenyl, petroleum, leakage, or agricultural chemicals, which may or may not be present on the property, was not called to the attention of the appraiser nor did the appraiser become aware of such during the inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances. The presence of such hazardous substances may affect the value of the property. The value opinion developed herein is predicated on the assumption that no hazardous substances exist on or in the property or in such proximity thereto, which could cause a loss in value. No responsibility is assumed for any such hazardous substances, or for any expertise or knowledge required to discover them.
12. ***American with Disabilities Act (ADA) of 1990*** - A civil rights act passed by Congress guaranteeing individuals with disabilities equal opportunity in public accommodations, employment, transportation, government services, and telecommunications. Statutory deadlines became effective on various dates between 1990 and 1997. Snyder Appraisal Associates, LLC has not made a determination regarding the subject's ADA compliance or non-compliance. ***Non-compliance could have a negative impact on value; however, this has not been considered or analyzed in this appraisal.***

## ***Hypothetical Conditions***

**Hypothetical Condition** is defined as:

“A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.”<sup>1</sup>

1. The subject is being appraised as one tract even though it is under two different ownerships. The property is under agreement of sale between George Strawbridge Jr., BNY Mellon, N.A., George Baxter and R. Stewart Strawbridge, Successor Trustees under the Deed of Trust of George Strawbridge Jr. and The Conservation Fund. The agreement is dated March 22, 2017 and the property is to be transferred in three phases. Phase I and II have been completed. It is reasonable to assume the remaining phase will be completed over the year.

## ***Extraordinary Assumptions***

**Extraordinary Assumption** is defined as:

“An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions.”<sup>2</sup>

1. The deeded acreage was not able to be calculated or confirmed by a plat because of missing deed calls in the original deed (W53-873). Therefore the acreage assumed in this report is based on the tax assessment acreages totaling 982.60 acres.

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<sup>1</sup> *Uniform Standards of Professional Appraisal Practice, 2018-2019*

<sup>2</sup> *Uniform Standards of Professional Appraisal Practice, 2018-2019*

## ***Purpose***

The purpose of this appraisal is to provide an opinion of the market value, as defined below, of the subject property. The appraisal must be completed in compliance with Uniform Standards of Professional Appraisal Practice, Uniform Appraisal Standards for Federal Land Acquisitions and appraisal instructions issued by Land and Water Conservation Fund 6F.

## ***Types and Definition of Value Established***

The definition of **Market Value** used in this report can be stated as:

Market value is the amount in cash, or on terms reasonably equivalent to cash, for which all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property.<sup>3</sup>

## ***Intended Use of Appraisal***

The intended use of this report is to value the fee simple interest for the Strawbridge replacement property to create an excess bank with the National Park Service.

## ***Intended User of Appraisal and Client***

The intended users of the report are the Pennsylvania Department of Conservation and Natural Resources (client) and the National Park Service.

## ***Property Rights Appraised***

Fee Simple Estate is “the absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat”.<sup>4</sup>

The property rights being appraised are also subject to normal right-of-ways granted to government agencies and public utility companies for placing and maintaining utility distribution and drainage systems, as well as other easements and agreements of record.

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<sup>3</sup> Section 1.2.4 of *Uniform Appraisal Standards of Federal Land Acquisitions*, 2016

<sup>4</sup> *The Dictionary of Real Estate Appraisal*, Sixth Edition, Appraisal Institute

The Fee Simple Estate of the property was appraised. The Fee Simple Estate is restricted by a 20' wide trail easement. Unrecorded utility and highway easements were also found to be in existence.

## ***Larger Parcel***

The Larger Parcel is defined as:

*"The tract or tracts of land that possess a unity of ownership and have the same, or an integrated, highest and best use."*<sup>5</sup>

The larger parcel is the 982.60 acre tract described in this report. The landowner owns no other real estate contiguous to this tract and this is a LWCF 6F replacement tract.

## ***Summary of Appraisal Problem***

The appraisal problem is to determine the Market Value of the fee simple interest being considered for the replacement property for a LCWF 6F conversion and create an excess bank with the National Park Service.

The subject is a larger than typical tract located in southern Chester County.

The challenge in developing this report was locating similar use comparables in a reasonable proximity to the subject.

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<sup>5</sup>Section 4.3.3 *Uniform Appraisal Standards for Federal Land Acquisition*, 2016

# Factual Data

## *Legal Description*

Property is deeded to: George Strawbridge, Jr. (70%) and Girard Bank,  
George Strawbridge Sr. and William C Lickle.  
Successor Trustees under Deed of Trust of George  
Strawbridge, Jr. (30%)

Deed Reference #: W53-873 (Addendum A)

Date of Recording and Purchase: The most recent transfer was on October 18, 1978  
from Springtown Corporation

Deeded Acreage: 1,690.28 Acres

Property is deeded to: BNY Mellon, N.A., R. Stewart Strawbridge and George  
J. Baxter, Successor Trustees under Deed of Trust of  
George Strawbridge, Jr. (30%)

Deed Reference #: B64-175 (Addendum A)

Date of Recording and Purchase: The most recent transfer was on August 7, 1984 from  
Delaware Trust Company, George Strawbridge and  
William C Lickle. Successor Trustees under Deed of  
Trust of George Strawbridge, Jr.

Deeded Acreage: 1,690.28 Acres

Property is deeded to: The Conservation Fund

Deed Reference #: 9653-523 (Addendum A)

Date of Recording and Purchase: The most recent transfer was on November 9, 2017  
from George Strawbridge Jr. (70%) & BNY Mellon,  
N.A., R. Stewart Strawbridge and George J. Baxter,  
Successor Trustees under Deed of Trust of George  
Strawbridge, Jr. (30%)

Deeded Acreage: 254.45 Acres

Property is deeded to: The Conservation Fund

Deed Reference #: 9847-280 (Addendum A)

Date of Recording and Purchase: The most recent transfer was on November 9, 2018  
from George Strawbridge Jr. & BNY Mellon, N.A., R.  
Stewart Strawbridge and George J. Baxter, Successor  
Trustees under Deed of Trust of George Strawbridge,  
Jr.

Deeded Acreage: 386.23 Acres

# *Market Area Analysis*

The ever changing nature of the basic forces that motivate buyers and sellers within a given market area has a direct impact on the area's real estate values. The forces are usually considered in four major categories:

- Physical considerations
- Social considerations
- Economic considerations
- Governmental considerations

The following general analysis outlines the general economic conditions and future outlook and trends of the subject market area.

## **Chester County, Pennsylvania**

### *INTRODUCTION*

Chester County was organized by William Penn in 1682 as one of the three original counties of Pennsylvania. Chester County originally extended from the Delaware River to the far western part of the County and southwest of the Schuylkill River to the Delaware and Maryland borders. In 1789, the county seat was moved from Chester on the Delaware River to a central location at West Chester, then called Turk's Head. In that same year the present boundaries of Chester County were formed with the establishment of Lancaster, Berks, Montgomery and Delaware Counties.

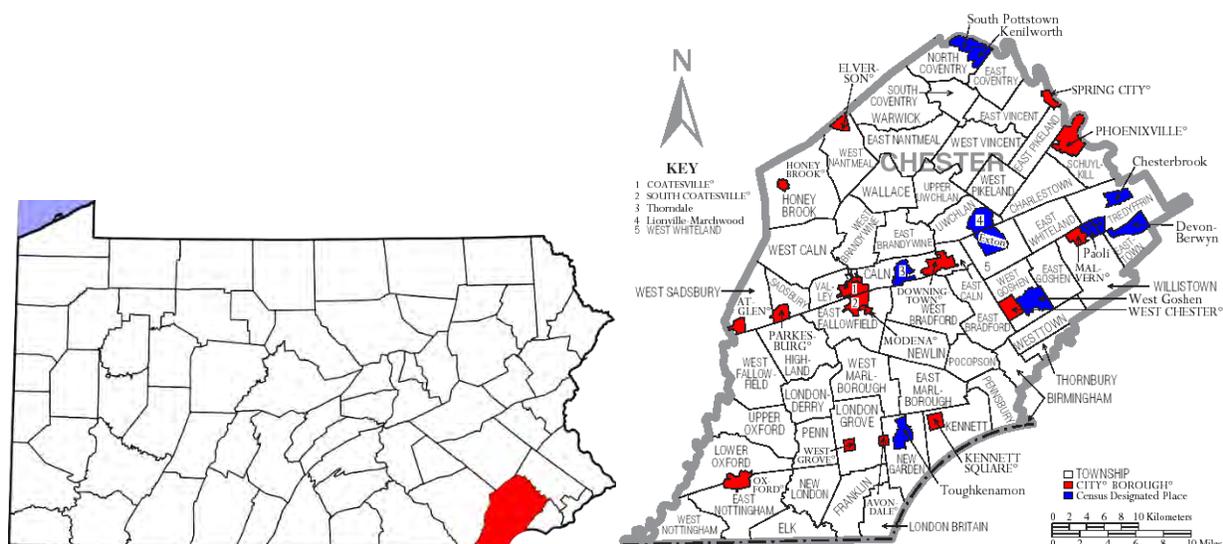
Quakers were influential in the early period, and an older Swedish population that predated William Penn's charter was absorbed. Chester shares with Montgomery County the Valley Forge encampment and with Delaware County the Brandywine Battlefield. Iron works began before the Revolution, followed by production of paper, textiles, and bricks. Accessibility increased with the Lancaster Pike (1795), Schuylkill Navigation Canal (1825), and Columbia Railroad (1840s). In the 1890s the county became a residential location for commuting Philadelphia workers. Chester was an early producer of a valuable mushroom crop, and has long excelled in fruit growing, dairying, livestock breeding, and raising flowers. Thirty percent of the land is farmed. The Pierre du Pont Arboretum and Gardens (Longwood) arose in the nineteenth century. The institute that became Lincoln University was founded in 1854 to educate African Americans, and there were Underground Railroad stations at West Chester, Phoenixville, Oxford, and Kennett Square.

In the 20<sup>th</sup> century farming and industry continued to prosper while the economy gradually became more financial, trade and service oriented. Today the county offers an

environment that is suitable for a variety of economic activities. "High tech" firms, as well as agriculture and manufacturing coexist in surroundings that are suitable for all.

## PHYSICAL CONSIDERATIONS

**LOCATION** - Chester County is located in southeastern Pennsylvania, and is part of the five county Philadelphia region including Bucks, Delaware, Montgomery and Philadelphia Counties. The County is bordered on the northwest by Berks County, on the east by Montgomery and Delaware Counties, on the west by Lancaster County and on the south by the states of Delaware and Maryland. The county is located 30 miles west of the city of Philadelphia, 103 miles south of New York City and 69 miles north of the city of Baltimore.



**GEOGRAPHY** - Chester County is part of the Piedmont Province of the Appalachian Highlands. Elevations within the County range from 1,020 feet at Welsh Mountain in northwestern Chester County to 66 feet above sea level where the Schuylkill River flows out of the County at Valley Forge National Park.

Major streams in Chester County include the Schuylkill River, Brandywine Creek, French Creek, the Red and White Clay Creeks, Octoraro Creek, and the Big and Little Elk Creeks. Approximately 82% of the land area in the County drains to the Delaware River and Delaware Bay. The remaining land area drains to the Susquehanna River and Chesapeake Bay.

**CLIMATE** - The average low temperature in the month of January is 18°F and the average high temperature in the month of July is 84°F. Typical last frosts occur early May. Rainfall ranges a monthly low of 2.4" in February to a monthly high of 4.5" in July.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Avg. High	38°	41°	52°	64°	74°	82°	86°	84°	78°	66°	55°	44°
Avg. Low	20°	22°	30°	38°	48°	58°	64°	61°	54°	42°	35°	25°
Mean	30°	32°	41°	51°	62°	70°	75°	74°	66°	55°	46°	34°
Avg. Precip.	3.5"	3.1"	3.5"	3.8"	4.4"	4.3"	4.7"	3.9"	4.3"	3.3"	3.9"	3.7"

GEOGRAPHY - The County has a total land area of 756 square miles with an average population density of 659 persons per square mile. The percentage of people living in urban areas is 87% with 13% living in rural areas.

TRANSPORTATION - The main corridors through the county are: Routes 30, 202 & 1 running east/west, Routes 100 and 322 running north/south, and the Pennsylvania Turnpike (Route 76). There are several small airports that handle light aircraft with the Philadelphia International Airport located in close proximity. The county is bisected by commuter railroad line served by Amtrak connecting to Harrisburg and Lancaster to the west and Philadelphia to the east.

**SOCIAL CONSIDERATIONS**

POPULATION - As shown by the following table the population of Chester County in 2010 was estimated to be 498,886 residents.

Year	Population
2000 Census	433,501
2010 Census	498,886
2016 Estimate	519,293
2020 Projection	604,385
2030 Projection	692,054
<i>United States Census &amp; The Center for Rural Pennsylvania</i>	

EDUCATION - The County includes fourteen independent public school districts, a variety of private schools and two vocational education schools. Private schools include Bishop Shanahan, Kimberton Waldorf School, Malvern Preparatory School, West Chester Christian School and Villa Maria Academy for Girls.

On the collegiate level, Immaculata College, Lincoln University, Valley Forge Christian College, Penn State University Great Valley and West Chester University of Pennsylvania all have a long-standing place in the community.

93% of Chester County residents aged 25 year+ have graduated High School. 50.2% have a Bachelor's degree or higher, compared to 29.3% for the State of Pennsylvania (2012-2016 US Census data).

**ECONOMIC CONSIDERATIONS**

According to the 2010 census, Chester County has the highest median household county in Pennsylvania. The county is healthy economically, with over 14,314 employer establishments (2017 Census) and a labor force of 276,500. Traditionally, the unemployment rate has been the lowest in the surrounding five-county area.

EMPLOYMENT - The following table identifies the top employers in Chester County:

Major Employers
The Vanguard Group
QVC Network Inc.
County of Chester
Federal Government
The Chester County Hospital
Main Line Hospitals Inc.
PA State System of Higher Education
Giant Food Stores, LLC
The Devereux Foundation
Downingtown Area School District
<i>3<sup>rd</sup> Quarter 2017</i> <i>Quarterly Census of Employment and Wages</i>

Labor force and unemployment:

Labor Force	County	Pennsylvania
Labor Force	276,500	6,378,000
Employed	267,400	6,081,000
Unemployed	9,100	297,000
Unemployment Rate	3.3%	4.7%
<i>Center for Workforce Information and Analysis</i> <i>Preliminary April 2018 - Seasonally Adjusted</i>		

**AGRICULTURE** - The Statistical Summary the PA Department of Agriculture gives the following 2012 - 2013 statistics:

Total # of Farms	1,731
Land in Farms	166,000
Average Size of Farm	96
Cattle	551
Commercial Dairy	286
Hog	48
Sheep	151
Poultry	278

Livestock on Farms	
Hogs & Pigs	18,329
Cattle & Calves	40,500
Sheep & Lambs	3,032

Cash Receipts	
Field	\$34,798,000
Field Vegetables & Potatoes	\$4,613,000
Fruits	\$1,757,000
Horticulture & Mushrooms	\$421,655,000
Total Crops	\$462,823,000
Poultry, Meat Animals & Livestock	\$33,379,000
Dairy	\$81,184,000
Total Livestock & Products	\$114,563,000
Government Payments	\$2,321,000
Total All	\$579,707,000

## GOVERNMENTAL CONSIDERATIONS

**GOVERNMENT** - Pennsylvania mandates the classification of counties according to population size. Chester County is a Third Class Pennsylvania County. Third Class counties in Pennsylvania elect three county commissioners to four year terms. The number of terms is unlimited. One commissioner must be of a minority party.

Each of the 73 municipalities is governed by an elected body - supervisors, councils, or commissioners, depending on the municipal designation. Each is responsible for establishing and administering municipal financial budgets and tax rates, as well as being responsible for land use controls through zoning and subdivision regulations and building permits. Local officials provide Road maintenance and other general services as well.

**TAXATION** - Taxes in Chester County are paid twice a year. Spring taxes, due in June, are paid to the county and municipality. Fall taxes, due October, are paid to the school districts. Agricultural land greater than ten acres is eligible for preferential taxation (Act 319 - Clean and Green Act). Tying the land assessed value to the value that it generates to the landowner is an important means of addressing tax fairness or equity to the land owner who chooses to use the land in agriculture, despite having other alternatives available. If a property does not continue to meet the requirements for participation in the Act, roll back taxes and penalties are incurred.

**NATURAL LANDSCAPES** - Natural landscapes of Chester County are made up of woodland, stream corridors, steep hillsides, ridge tops, wetlands, and marshes. These

resources are permanent and essential elements of the physical environment, and are the foundation for the livability of all landscapes. The Chester County planning Commissions vision includes conservation of natural landscapes by encouraging development in and adjacent to existing developed areas, limiting infrastructure to encourage efficient use of existing natural and developed resources.

**RURAL LANDSCAPES** - Rural landscapes include farms, farm related businesses, and villages, along with some scattered housing sites. They are predominant in the northern, western, and southern areas of Chester County. Chester County has some of the most productive soils in the world. The Planning Commission recognizes it is imperative that these soils remain productive for future generations. Agriculture will continue to be the primary land use in the rural landscape as well as a major component of the economy and an important scenic resource. Suburban encroachment will be reduced by limiting new infrastructure, such as water and sewer systems. Limited development will be directed to soils not well suited for agriculture.

Development in corridors through rural landscapes will be limited and targeted to serve the needs of local residents. Where new growth does take place, access to the corridor will be carefully planned to protect not only the function of the roadway but its scenic character as well.

**PRESERVATION/CONSERVATION PROGRAMS** - As of July, 2017, the Chester County Agricultural Land Preservation Board has preserved 465 farms in Chester County for a total of 37,534 acres. There are a number of active Conservancies in the area including the Land Conservancy for Southern Chester County.

## **CONCLUSION**

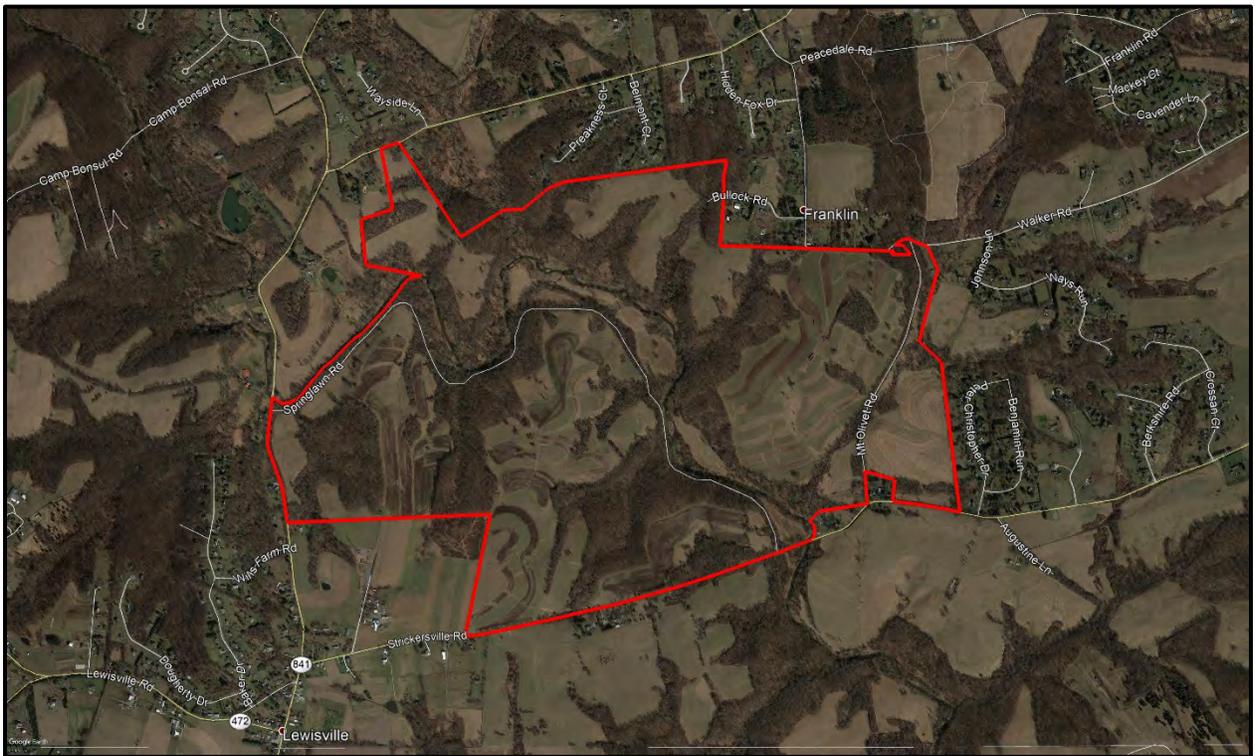
For Chester County, the ability to retain some of its past is challenged by the continuing demand for change. Over many years, the county has worked diligently to retain its unique character and its economic vitality. Chester County's goal is to protect and direct its future given the ever increasing needs dictated by continuing population increase.

## Acreage

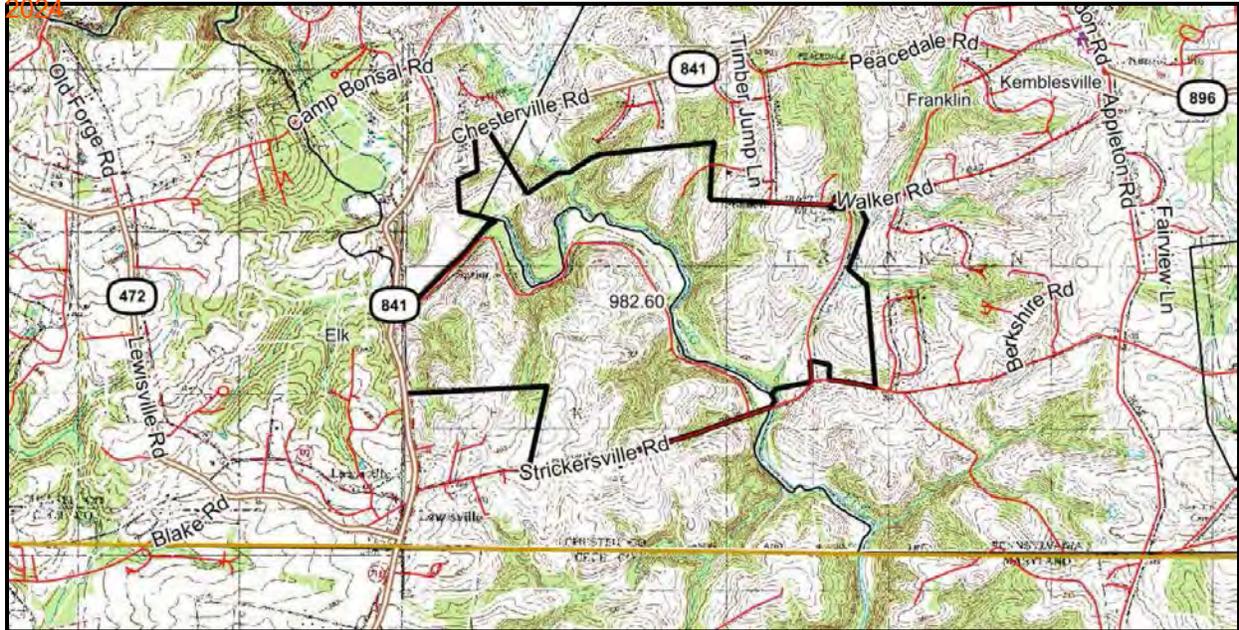
Deeded Acreage: Not Stated Platted Acreage: Not Platted Tax Map Acreage: 982.60

Land Use:	Acres	%
Tillable	530.04	53.9%
Permanent Pasture	0.00	0.0%
Woodland	443.00	45.1%
Farmstead	0.00	0.0%
Waste	9.56	1.0%
Assumed Acreage Total	982.60	100.0%

*Acreage amount is based on Extraordinary Assumption #1.*



**Overall Topography: Rolling**



**Soils:**

	Soil Type	Class	Yield	Slope	Farmland Importance	Hydric Soils	% of Total Acreage
1	Ba Baile Silt Loam	5w	0	--	--	Y	1%
2	BaB Baile Silt Loam	5w	0	3-8%	--	Y	1%
3	Co Codorus Silt Loam	2w	130	--	Prime	N	8%
4	Cs Comus Silt Loam	1	175	--	Prime	N	4%
5	GgB Glenelg Silt Loam	2e	170	3-8%	Prime	N	4%
6	GgC Glenelg Silt Loam	3e	160	8-15%	State	N	2%
7	GIA Glenville Silt Loam	2w	100	0-3%	Prime	N	0%
8	GIB Glenville Silt Loam	2e	100	3-8%	Prime	N	4%
9	GIC Glenville Silt Loam	3e	95	8-15%	State	N	0%
10	Ha Hatboro Silt Loam	4w	115	--	--	Y	2%
11	MaB Manor Loam	2e	115	3-8%	Prime	N	21%
12	MaC Manor Loam	3e	105	8-15%	State	N	27%
13	MaD Manor Loam	4e	95	15-25%	--	N	18%
14	MaE Manor Loam	6e	0	25-35%	--	N	8%
15	UrsB Urban Land-Manor Complex	8s	0	0-8%	--	N	0%
16	UrsD Urban Land-Manor Complex	8s	0	8-25%	--	N	0%
17	W Water	--	0	--	--	N	2%



The Baile component makes up 85 percent of the map unit. Slopes are 3 to 8 percent. This component is on depressions, uplands. The parent material consists of local alluvium over residuum weathered from mica schist. Depth to a root restrictive layer, bedrock, lithic, is 60 to 99 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 3 inches during January, February, March, April, November, and December. Organic matter content in the surface horizon is about 3 percent. Non-irrigated land capability classification is 5w. This soil meets hydric criteria.

*Map unit: Co - Codorus silt loam*

The Codorus component makes up 85 percent of the map unit. Slopes are 0 to 3 percent. This component is on uplands, flood plains. The parent material consists of alluvium derived from gneiss and/or alluvium derived from mica schist. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. A seasonal zone of water saturation is at 27 inches during January, February, March, April, November, and December. Organic matter content in the surface horizon is about 3 percent. Non-irrigated land capability classification is 2w. This soil does not meet hydric criteria.

*Map unit: Cs - Comus silt loam*

The Comus component makes up 90 percent of the map unit. Slopes are 0 to 3 percent. This component is on flood plains, uplands. The parent material consists of alluvium derived from granite and gneiss and/or alluvium derived from mica schist. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. Non-irrigated land capability classification is 1. This soil does not meet hydric criteria.

*Map unit: GgB - Glenelg silt loam, 3 to 8 percent slopes*

The Glenelg component makes up 85 percent of the map unit. Slopes are 3 to 8 percent. This component is on hillslopes, hills. The parent material consists of residuum weathered from mica schist. Depth to a root restrictive layer, bedrock, paralithic, is 60 to 120 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone

of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Non-irrigated land capability classification is 2e. This soil does not meet hydric criteria.

*Map unit: GgC - Glenelg silt loam, 8 to 15 percent slopes*

The Glenelg component makes up 85 percent of the map unit. Slopes are 8 to 15 percent. This component is on hillslopes, hills. The parent material consists of residuum weathered from mica schist. Depth to a root restrictive layer, bedrock, paralithic, is 60 to 120 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Non-irrigated land capability classification is 3e. This soil does not meet hydric criteria.

*Map unit: GlA - Glenville silt loam, 0 to 3 percent slopes*

The Glenville component makes up 90 percent of the map unit. Slopes are 0 to 3 percent. This component is on hillslopes, hills. The parent material consists of colluvium and/or residuum weathered from mica schist. Depth to a root restrictive layer, bedrock, paralithic, is 60 to 99 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 21 inches during January, February, March, April, November, and December. Organic matter content in the surface horizon is about 3 percent. Non-irrigated land capability classification is 2w. This soil does not meet hydric criteria.

*Map unit: GlB - Glenville silt loam, 3 to 8 percent slopes*

The Glenville component makes up 90 percent of the map unit. Slopes are 3 to 8 percent. This component is on hillslopes, hills. The parent material consists of colluvium derived from schist and/or colluvium derived from gneiss. Depth to a root restrictive layer, fragipan, is 15 to 30 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 21 inches during January, February, March, April, November, and December. Organic matter content in the surface horizon is about 3 percent. Non-irrigated land capability classification is 2e. This soil does not meet hydric criteria.

*Map unit: GlC - Glenville silt loam, 8 to 15 percent slopes*

The Glenville component makes up 100 percent of the map unit. Slopes are 8 to 15 percent. This component is on hillslopes, hills. The parent material consists of residuum weathered from mica schist. Depth to a root restrictive layer, bedrock, paralithic, is 60 to 99 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 21 inches during January, February, March, April, November, and December. Organic matter content in the surface horizon is about 3 percent. Non-irrigated land capability classification is 3e. This soil does not meet hydric criteria.

*Map unit: Ha - Hatboro silt loam*

The Hatboro component makes up 80 percent of the map unit. Slopes are 0 to 3 percent. This component is on flood plains, valleys. The parent material consists of alluvium derived from metamorphic and sedimentary rock. Depth to a root restrictive layer, bedrock, lithic, is 60 to 99 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is frequently flooded. It is not ponded. A seasonal zone of water saturation is at 3 inches during January, February, March, April, May, October, November, and December. Organic matter content in the surface horizon is about 3 percent. Non-irrigated land capability classification is 4w. This soil meets hydric criteria.

*Map unit: MaB - Manor loam, 3 to 8 percent slopes*

The Manor component makes up 100 percent of the map unit. Slopes are 3 to 8 percent. This component is on hillslopes, uplands. The parent material consists of residuum weathered from mica schist. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Non-irrigated land capability classification is 2e. This soil does not meet hydric criteria.

*Map unit: MaC - Manor loam, 8 to 15 percent slopes*

The Manor component makes up 95 percent of the map unit. Slopes are 8 to 15 percent. This component is on hillslopes, uplands. The parent material consists of residuum weathered from mica schist. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone

of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Non-irrigated land capability classification is 3e. This soil does not meet hydric criteria.

*Map unit: MaD - Manor loam, 15 to 25 percent slopes*

The Manor component makes up 100 percent of the map unit. Slopes are 15 to 25 percent. This component is on hillslopes, uplands. The parent material consists of residuum weathered from mica schist. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Non-irrigated land capability classification is 4e. This soil does not meet hydric criteria.

*Map unit: MaE - Manor loam, 25 to 35 percent slopes*

The Manor component makes up 100 percent of the map unit. Slopes are 25 to 35 percent. This component is on hillslopes, uplands. The parent material consists of residuum weathered from mica schist. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Non-irrigated land capability classification is 6e. This soil does not meet hydric criteria.

Map unit: UrsB - Urban land-Manor complex, 0 to 8 percent slopes

The Manor component makes up 30 percent of the map unit. Slopes are 0 to 8 percent. This component is on hillslopes, uplands. The parent material consists of residuum weathered from mica schist. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Non-irrigated land capability classification is 2e. This soil does not meet hydric criteria.

*Map unit: UrsD - Urban land-Manor complex, 8 to 25 percent slopes*

The Manor component makes up 30 percent of the map unit. Slopes are 8 to 25 percent. This component is on hillslopes, uplands. The parent material consists of residuum weathered from mica schist. Depth to a root restrictive layer is greater than

60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Non-irrigated land capability classification is 4e. This soil does not meet hydric criteria.

**Timber:** A timber appraisal completed by Shannon Henry of Silvix, LLC on August 1, 2018 is attached to the report as addendum G. A high percentage of the timber encountered while cruising the forest was sized well into the saw timber class and of reasonable quality. Using the most recent pricing reported on the PA timber Market Report, we estimate the range of value for merchantable trees on the property to be approximately \$300,000 - \$500,000, which equates to approximately \$300 - \$500 per acre.

## Improvement Description

None

## Fixtures

None

## Use History

The property has been used as a crop for many years. Crop fields are presently under cultivation with typical Chester County crops.

## Sales History

The property is presently a part of an agreement of sale dated March 22, 2017, which is attached as Addendum C.

The property is to be transferred in three phased transactions.

- Phase I – Tax parcels 72-6-10 (63.5 A), 70-5-7 (71.9 A), 71-4-32.3 (19.3 A), 72-6-1 (14.4 A) & 70-5-6 (96.7 A) for \$4,385,000 (Closed – 11/19/2017)
- Phase II – Tax Parcel 72-6-4 (370.1 A) for \$6,105,000 (Closed – 11/19/2018)
- Phase III – Tax Parcel 70-5-8 (346.7 A) for \$5,725,000 (To be closed – 11/2019)
- Total acreage – 982.60 A – Total Agreed Sale Price - \$16,215,000

Financing for the existing and planned transfers was provided by a variety of grants and foundations. The funding sources include Chester County, Commonwealth of PA and Mt. Cuba Center (Alfred I. DuPont Testamentary Trust).

Deed W53-873 was transferred on October 18, 1978 for \$2,750,000 from Springtown Corporation to George Strawbridge Jr. (70%) and Girard Bank, George Strawbridge, Sr. and Charles H. Norris, Jr., Trustees under Deed of Trust of George Strawbridge, Jr. dated January 20, 1971 (30%). The sale was an arm's length sale with no special conditions of sale at the time of transfer. This transfer included additional acreage that is not a part of this appraisal.

Deed B46-175 transferred the 30% on August 7, 1984 from and Girard Bank, George Strawbridge, Sr. and Charles H. Norris, Jr., Trustees under Deed of Trust of George Strawbridge, Jr. dated January 20, 1971 to Delaware Trust (now BNY Mellon, N.A.), R. Stewart Strawbridge and George J. Baxter, Trustees under Deed of Trust of George Strawbridge, Jr. dated January 20, 1971. The sale was an arm's length sale with no special conditions of sale at the time of transfer. This transfer included additional acreage that is not a part of this appraisal.

Deed 9653-523 transferred tax parcels 70-5-6, 70-5-7, 71-4-32.3, 72-6-1 & 72-6-10 from George Strawbridge, Jr. (individually) and BNY Mellon, N.A., R. Stewart Strawbridge and George J. Baxter, Trustees under Deed of Trust of George Strawbridge, Jr. dated January 20, 1971. The transfer occurred on November 19, 2017 for \$4,385,000. The sale was an arm's length sale with no special conditions of sale at time of transfer. This deed transferred 254.45 acres (Phase I of the Agreement of Sale).

A previous transfer was part of deed 9653-523 transfer, which was Deed 4158-1495. It transferred tax parcels 71-4-32.3 & 72-6-1 on March 31, 1997 from Jane F. Trimble to George Strawbridge, Jr. 33.7 acres for \$269,000. The sale was an arm's length sale with no special conditions of sale at time of transfer.

Deed 9847-280 transferred parcel 72-6-4 from George Strawbridge, Jr. (individually) and BNY Mellon, N.A., R. Stewart Strawbridge and George J. Baxter, Trustees under Deed of Trust of George Strawbridge, Jr., dated January 20, 1971. The transfer, for \$6,105,000, occurred on November 9, 2018, to be made effective November 19, 2018. The sale was an arm's length sale with no special conditions of sale at time of transfer. This deed transferred 386.23 acres (Phase II of the Agreement of Sale).

The agreed sales price was based on appraisals completed for the Conservation Fund. Copies of those appraisals were not provided to the appraiser. This appraisal indicates that the buyer is paying above market price.

## Rental History

Cropland is leased annually to a local farmer. It was disclosed that the tenant agrees to pay an annual rent of \$85.00 per acre of tillable land before January 1. The agreement of sale Section 5.2.D. – Farm leases states the purchaser agrees to allow the Farm Tenant to continue to grow crops on the property, including those portions of the property sold to purchaser in Phase 1 and Phase 2 of this transaction, until at least the date that closing occurs on Phase 3.

## Tax Assessment

Tax Assessment Identification: 70-5-6, 70-5-7, 71-4-32.3, 72-6-1, 72-6-10, 70-5-8 & 72-6-4  
Market Value Tax Assessment: \$3,779,170  
Common Level Ratio: 1.95  
Indicated Market Value: \$7,369,382  
Act 319 Assessment: Yes (\$147,120)  
Annual Market Value Taxes: \$120,208  
Annual Act 319 Taxes: \$5,244



Chester County online GIS Tax Map

## Location

The subject is located on the north side of Stricklersville Road east of the intersection with Chesterville Road (Rt. 841), which is approximately 6 miles southwest of Landenberg.

## Environmental

The scope of this appraisal does not include any environmental audits or testing for hazardous materials. No apparent environmental concerns were noted. However, as in the case of all real estate, the owners of the subject property are advised to have a complete understanding of the environmental issues surrounding the subject site. As such, a Phase I environmental audit is recommended.

## Zoning & SALDO

The property is located in three townships, each with a separate zoning district.

47% is located in Elk Township's Agricultural Residential Zone (R-2). The R-2 Agricultural Residential District has been established to achieve the following purposes:

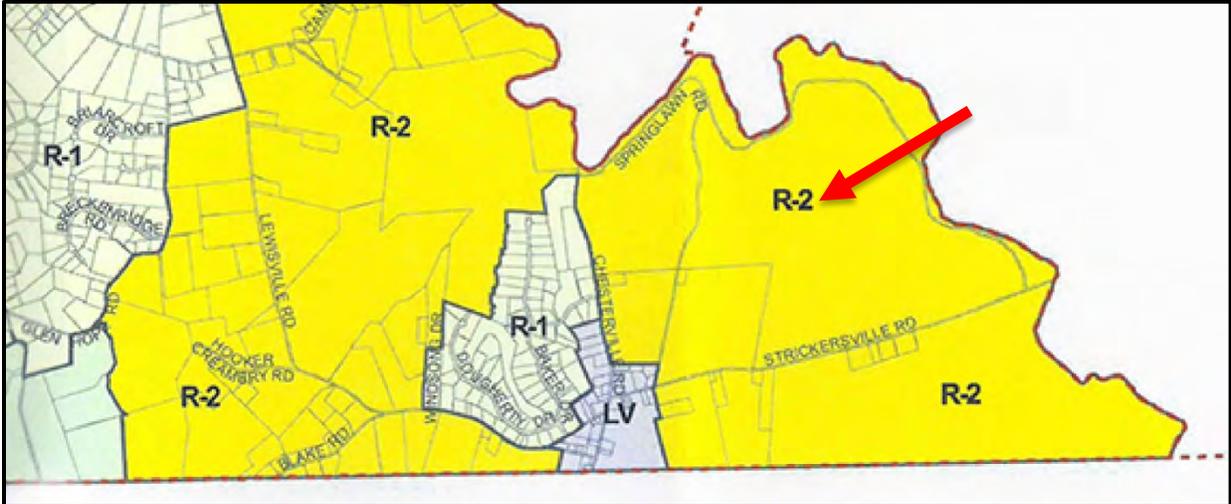
- To implement the Township Comprehensive Plan goal of preserving agricultural lands and the continued prosperity of the agriculture industry in the Township.
- To support the preservation of sensitive environmental features, such as streams, floodplains, wetlands, areas of steep slopes, and areas of soils conditional, for on-lot sewage disposal/systems and variable groundwater yields.
- To provide opportunities for housing types at a density and in a cluster configuration that preserve and protect the rural character of Elk Township and preserve permanent open space areas large enough to support continued agricultural use.
- To limit haphazard and strip development of agricultural lands by providing an opportunity for non-agricultural uses in a planning setting as would be compatible with the rural character of the Township.
- Provide farmers with a variety of agriculture related use opportunities to help supplement farm income.

Permitted uses by right include:

- Non-intensive agricultural uses and related building
- Woodland preserve, game farm and preserve, wildlife sanctuary or other conservation purposes
- Horticultural uses
- Tenant house
- Business associated with agriculture
- Single-family detached dwellings
- Forestry

### Minimum Lot Size and Density

- Minimum lot size – 2 acres,
- Minimum lot width – 200 feet
- Maximum building coverage – 8%
- Cluster development is allowed



Portion of Elk Township Zoning Map (subject parcel indicated by red arrow)

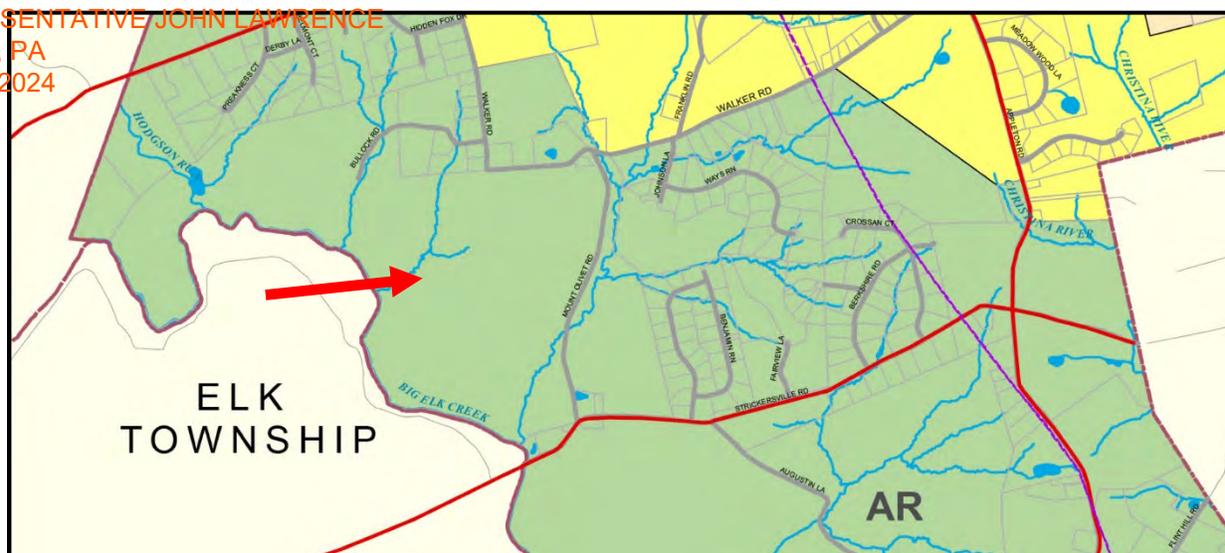
51% is located in Franklin Township’s Agricultural/Residential district (AR). The Agricultural/Residential District (AR) has been created to encourage the use of prime agricultural soils for cultivation and to conserve critical environmental areas by maintaining a relatively low density. The AR District has been located along roads which cannot accommodate high traffic volumes. The use of on-site domestic waste disposal systems shall be provided in order to help replenish the supply of ground water.

Permitted uses by right include:

- Agriculture and buildings related to agriculture
- Single-family detached dwellings
- Equestrian uses

### Minimum Lot Size and Density

- Minimum lot size – 80,000 SF
- Minimum lot width – 150’
- Maximum building coverage – 8%
- Open space design allowed



Portion of the Franklin Township Zoning Map (subject parcel indicated by red arrow)

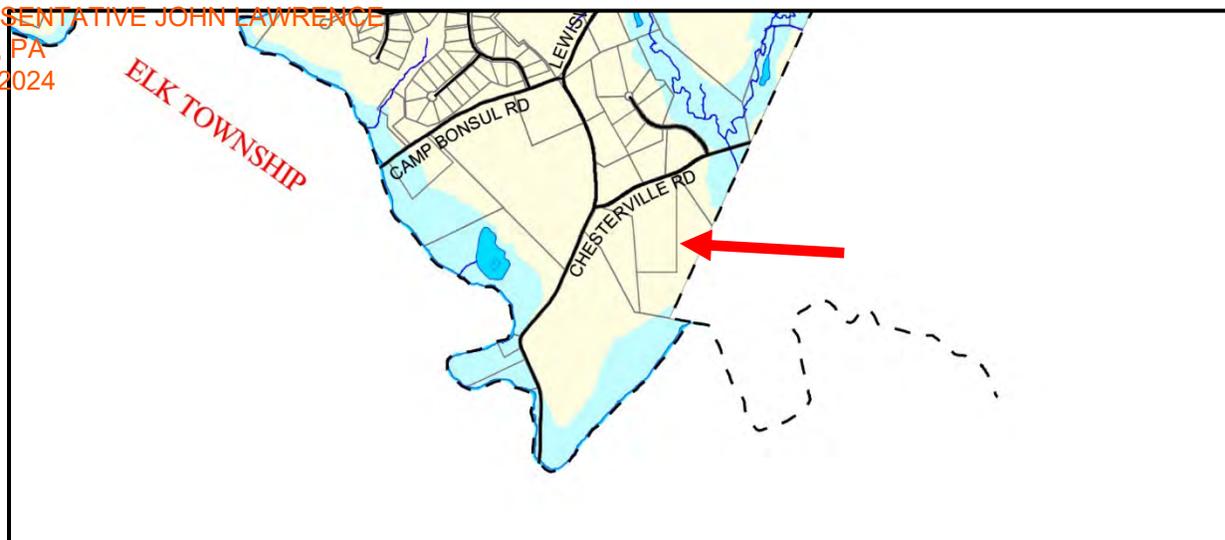
2% is located in New London Township's Low Density Residential district (R-1). The R-1 Low Density Residential District has been created to accommodate housing types which typify the rural residential character of the Township. Properties in the R-1 District may be served by individual on-lot water supply and individual on-lot sewage systems. They may utilize the lot-averaging option to achieve some site design flexibility.

Permitted uses by right include:

- Single-family residential
- Agriculture
- Forestry

Minimum Lot Size and Density

- Minimum lot size – 2 acres
- Minimum lot width – 150'
- Maximum building coverage – 15%
- Lot averaging allowed



Portion of the New London Township Township Zoning Map (subject parcel indicated by red arrow)

The Subdivision and Land Development Ordinances were reviewed for all three townships. The design standards compliment the zoning ordinances. There are no additional requirements included in the SALDO that would prohibit the amount of development permitted under zoning.

Agricultural uses are permitted under all three zoning ordinances. A copy of the relevant zoning ordinance sections are included in Addendum J of this report.

## Utilities and Street Improvements

Water Type:	Streams
Sewage Type:	None
Public Utilities:	Electric and telephone service is available
Road Type:	Asphalt

## Easements

Unrecorded electric pole, telephone pole and highway ROW's.

The property is subject to 20' trail easement known as the Springlawn Trail that crosses the property. The easement is to Elk Township. Permitted uses are hiking, horseback riding & bicycling. A map of the easement is included below. Record Book 7308-70, 7308-124 and 7308-139 are associated with this trail easement.

Deed Book & Page X14-515 discuss an easement for a pipe for use of spring water. No evidence of this pipeline and its use were noted.

Deed Book & Pages G23-264 and Q35-568 refers to a mill & mill race. The mill no longer exists and the need for a mill race is not needed.





Aerial Map indicating subject property with FEMA NFHL overlay

## Development Factors

Road Frontage: 6,192 feet (254 ft. on Chesterville Rd, 1,861 ft. on Lewisville-Chesterville Rd. & 5,938 ft. on Strickersville Rd.)

Soils with Hydric Components: 3%

## Overall Comments of Subject

The subject is a large acreage tract with the tillable acreage being tilled at this time. The first portion that has transferred to The Conservation Fund encompasses the Springlawn Trail and is mostly wooded.

The remaining two large tracts (Phase II & III) have most of the tillable land.

On the south border are lands presently owned by the Commonwealth of PA.

# Analysis and Conclusions

## *The Valuation Process*

The following is an overall discussion of the process used to develop this appraisal. Highest and Best Use is defined and the Approaches to Value are described.

## Highest and Best Use Defined

Highest and Best Use reflects a basic assumption about real estate market behavior; that the price a buyer will pay for a property is based on their conclusions about the most profitable use of the site or property. Determination of Highest and Best Use must be based on careful consideration of prevailing market conditions, trends affecting market participation and change, and the existing use of the subject property.

The Highest and Best Use may be defined as “The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future.”<sup>6</sup>

Because the use of land can be limited by the presence of improvements, Highest and Best Use is determined separately for the land or site *as though vacant* and available to be put to its Highest and Best Use, and for the property *as improved*. The Highest and Best Use of land *as though vacant* and property *as improved* must meet the four criteria defined above.

The determination of *as though vacant* Highest and Best Use reflects that land value is derived from potential land use. Land has limited value unless there is a present or anticipated use for it. The amount of value depends on the nature of the land's anticipated use according to the concept of surplus productivity. Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination, is generally regarded as the Highest and Best Use of the land *as though vacant*. This is the “classic” definition of a land residual analysis.

For the purpose of analysis, the appraiser assumes the parcel of land in question is vacant. Even a site with a large building on it can be made vacant by demolishing the building. The question to be answered is: If the land were vacant, what new improvements should be constructed on the site?

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<sup>6</sup> Section 4.3.1, *Uniform Appraisal Standards For Federal Land Acquisition*, 2016

The Highest and Best Use of a property as improved refers to the optimal use that could be made of the property including all existing structures. The implication is that the existing improvements should be renovated or retained so long as they continue to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.

The determination of the Highest and Best Use of land *as though vacant* is useful for land or site valuation. Determining the Highest and Best Use of an *improved* property provides a decision regarding continued use or demolition of the property. The reader should note that demolition is indicated when the land *as though vacant* has more value than the parcel as presently improved.

## Methods of Valuation

It is normal appraisal practice to assemble as much relevant data from the marketplace as possible. This data is applied in the three recognized approaches to value: the Cost Approach, the Income Approach, and the Sales Comparison Approach.

In the Cost Approach, an estimate of the site's value is derived by comparing the subject site to similar sites that have sold. The subject site is valued in accordance with the conclusions reached in the Highest and Best Use section of this report.

Based on the physical characteristics of the property, the subject's replacement cost new (RCN) can be estimated based on comparative costs derived from the market and from *Marshall & Swift Commercial/Agricultural Estimator*. Accrued depreciation from all observed sources is subtracted from the RCN to yield depreciated replacement cost. The depreciated building value is added to the indicated land value to yield an estimate of value based on the Cost Approach.

The Income Approach analysis is concerned with the present worth of anticipated future benefits derived from ownership of the subject property, expressed in terms of net operating income (NOI) that ownership of a property may be expected to produce. The anticipated stabilized NOI available from owning a property is then converted into a value estimate by applying an appropriate rate derived from market observations.

The Sales Comparison Approach uses sales of similar properties as an indication of value for the subject property. This comparison may be made per square-foot, per acre or any other basis that is recognized in the marketplace and that provides an adequate unit of measure of indicated market value. In this appraisal, the unit of comparison is the price paid per acre for the comparable properties.

The Sales Comparison Approach is essential to almost every appraisal of real property. This approach best mirrors the actions of buyers in the marketplace for similar-type

properties. In this appraisal, information has been presented on recent sales similar in utility and location to the subject property.

After arriving at an indication of value, the results are correlated into a single conclusion of value based on the approach or approaches that have the highest quality or quantity of data available and the ones in which the appraiser has the greatest confidence. Pertinent data and facts used in the appraisal process are analyzed on the following pages of this report.

# *Sales and Data Analysis*

## Comparable Sale Analysis Process

When valuing properties that are land intensive, the appraiser's first step is to determine land values using unimproved sales. The sales are analyzed to determine the various values different land types contribute to a property. The land types that are most often differentiated in the subject's market area are tillable, pasture, woodland, farmstead and wasteland.

To establish the ratio of the contributory values (CV) of the various land types, sales that contain only one land type are used to determine the value of that land type. After a single land type's CV has been ascertained, other land type CVs can be determined on parcels with multiple land types. The following example demonstrates the process:

Sale A contains 100 tillable acres and sold for \$100,000 or \$1,000 per acre. Sale B contains 50 tillable acres and 50 acres of woodland. This property sold for \$75,000 or \$750 per acre. Both sales occurred on a similar date and with similar conditions of sale. To analyze Sale B's woodland CV the following calculations are completed:

Total sale price for Sale B	\$75,000
Less 50 tillable acres @\$1,000/acres (from Sale A)	<u>\$50,000</u>
Residual value attributable to woodland	\$25,000

Therefore, \$25,000/50 acres = \$500/woodland acre or 50% of the CV of tillable land.

In order to evaluate the contributory value of the improvements, the improved sales are analyzed by the following formula:

$$\text{Sale Price} - \text{Land CV} = \text{Improvement CV}$$

The same type of methodology used in determining land uses is used to determine the improvements contributory value. The following example demonstrates that process:

Sale A is the same 100 acres of tillable soils used in the land use calculation above. It sold for \$100,000 or \$1,000 per acre. Sale B is also 100 acres of tillable soils and contains a 2,000 square foot dwelling. It sold for \$175,000 or \$1,750 per acre. Both sales sold on similar date with similar conditions of sale. To analyze sale B's building contributory value the following calculations are completed:

Total sale price for Sale B	\$175,000
Less Cropland 100 acres @\$1,000/A. (From sale A)	<u>\$100,000</u>
Residual value attributable to dwelling	\$75,000

Sale B contributes \$1,000 per acre to land and \$750 per acre (\$75,000/100 acres) to the improvement. These CVs and their condition and utility are utilized in the development of the sales comparison approach.

Depreciation rates from the comparable sales need to be determined for use in the cost approach. In order to determine the amount of depreciation, the cost new of the improvements must first be established. It is important that the appraiser have a working understanding of the cost new of the improvements.

Two types of costs new can be considered. The *replacement* cost is the estimated cost to construct, at current prices as of the effective appraisal date, a building with utility equivalent to the building being appraised, using modern materials and current standards, design, and layout.<sup>7</sup> The *reproduction* cost is the estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all the deficiencies, superadequacies, and obsolescence of the subject building.<sup>8</sup>

The use of *replacement* cost eliminates the need to estimate some forms of functional obsolescence. The *reproduction* cost is generally difficult to estimate because identical materials may be unavailable and construction standards may have changed since the improvement was originally built. *Replacement* cost estimates are often preferred in rural property appraisal where obsolescence in farm structures is prevalent, particularly in established farming areas with older structures.

The *replacement* cost new is generally the preferred cost new for use with the types of aged improvements on farms in Chester County. Their actual age is often 100+/- years old.

The following types of ages (defined in *The Dictionary of Real Estate Appraisal*, Sixth Edition published by the Appraisal Institute) are important when evaluating comparable sale improvements:

*Actual Age* is the number of years that have elapsed since construction of an improvement was completed; also called historical or chronological age.

*Useful Life* is the period of time over which a structure may reasonably be expected to perform the function for which it was designed.

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<sup>7</sup> *The Dictionary of Real Estate Appraisal*, Sixth Edition, Appraisal Institute

<sup>8</sup> *The Dictionary of Real Estate Appraisal*, Sixth Edition, Appraisal Institute

*Effective Age* is the age of property based on the amount of observed deterioration and obsolescence it has sustained, which may be different from its chronological age.

*Economic Life* is the period over which improvements to real property contribute to property value.

*Remaining Economic Life* is the estimated period during which improvements will continue to contribute to property value; an estimate of the number of years remaining in the economic life of the structure or structural components as of the date of the appraisal; used in the age-life method of estimating depreciation.

Useful life and effective age are the two ages considered in developing the various types of depreciation on the comparable sales and on the subject as well.

The various types of depreciation are then calculated. The types of depreciation used in this report are defined in the *Dictionary of Real Estate Appraisal*, Sixth Edition published by the Appraisal Institute and set forth below:

*Physical Deterioration* is an element of depreciation; loss in value caused by wear, tear, age and use.

*Functional Obsolescence* is an element of depreciation resulting from deficiencies or superadequacies in the structure.

*External Obsolescence* is an element of depreciation; a defect, usually incurable, caused by negative influences outside a site and generally incurable on the part of the owner, landlord, or tenant.

The comparable sales were analyzed to determine the kind and amount of depreciation.

## Database

The appraiser maintains a database of approximately 54 sales of land and farms larger than 50 acres in Chester County, southern Berks County and southeastern Lancaster County that have transferred since January 2015. County tax assessment databases, *Parcel Viewer*, *Lancaster Farming* (local farm newspaper), public sale notices, Realtors multi-list information and contacts with realtors and auctioneers in the counties were utilized to locate the sales used in the development of this report.

The sales were verified using a public record source, as well as further verification with buyers, sellers, realtors, auctioneers, lenders, etc. involved in the transfer whenever possible. Sales verification was completed by either direct contact in person, telephone or US Postal Service. When verification was not possible by the mentioned sources and

Information appeared arm's length, confirmation was made using available public information verifications.

The following sales 26 sales were considered in the development of this report:

County	Sale #	Cons Ease	Sale Date	Twp	Acres	Sale Price	\$/Acre Value	\$/Acres Value Land	\$/Acre Bldg
Lancaster	7114841	X	Dec-14	Sadsbury	80.96	\$900,000	\$11,117	\$11,117	\$0
Chester	2915007		Jan-15	E. Nottingham	54.83	\$765,000	\$13,952	\$13,952	\$0
Chester	2915163	X	Mar-15	W. Brandywine	68.63	\$430,000	\$6,265	\$6,265	\$0
Chester	2915178		Mar-15	W. Brandywine	75.20	\$800,000	\$10,638	\$8,710	\$1,928
Lancaster	7115470	X	Jul-15	Colerain	96.13	\$1,152,000	\$11,984	\$11,901	\$83
Chester	2915466		Jul-15	W. Fallowfield	75.40	\$1,300,000	\$17,241	\$17,241	\$0
Berks	1115753		Nov-15	Caernarvon	61.50	\$413,400	\$6,722	\$6,722	\$0
Chester	2915765	X	Nov-15	Warwick	111.67	\$1,147,464	\$10,275	\$9,308	\$967
Chester	2915754		Nov-15	L. Oxford	58.17	\$595,000	\$10,229	\$10,229	\$0
Chester	2915840	X	Dec-15	Londonderry	54.10	\$600,000	\$11,091	\$11,091	\$0
Chester	2915841	X	Dec-15	Franklin	56.29	\$650,000	\$11,547	\$11,547	\$0
Chester	2916020		Jan-16	Elk	73.66	\$300,000	\$4,073	\$4,073	\$0
Chester	2916084	X	Feb-16	E. Nottingham	121.39	\$1,899,438	\$15,647	\$13,895	\$1,752
Lancaster	7116153	X	Mar-16	Colerain	182.31	\$2,000,000	\$10,970	\$10,444	\$526
Chester	2916228		Apr-16	Sadsbury	61.39	\$401,300	\$6,537	\$6,537	\$0
Chester	2916234		Apr-16	L. Oxford	130.28	\$1,230,000	\$9,441	\$7,561	\$1,880
Chester	2916229	X	Apr-16	Highland	266.90	\$2,641,327	\$9,896	\$8,900	\$996
Chester	2916306		May-16	W. Sadsbury	73.55	\$750,000	\$10,197	\$10,197	\$0
Chester	2916307		May-16	U. Oxford	125.80	\$1,787,000	\$14,205	\$14,205	\$0
Lancaster	7116851		Dec-16	Colerain	162.75	\$1,700,000	\$10,445	\$8,473	\$1,972
Chester	2917009		Jan-17	W. Brandywine	86.10	\$1,000,000	\$11,614	\$11,614	\$0
Chester	2917454	X	Jul-17	W. Fallowfield	77.05	\$1,175,000	\$15,250	\$15,250	\$0
Chester	2917463		Jul-17	London Britain	56.95	\$959,078	\$16,841	\$16,841	\$0
Chester	2917539	X	Aug-17	L. Oxford	113.60	\$1,190,000	\$10,475	\$10,475	\$0
Chester	2917541	X	Aug-17	Honey Brook	60.00	\$1,000,000	\$16,667	\$16,667	\$0
Lancaster	7117832	X	Dec-17	Colerain	116.30	\$1,650,000	\$14,187	\$14,187	\$0
				Average	96.11	\$1,239,154	\$13,640	\$13,358	

The sales range from 54.83 to 266.90 acres in size. Total value per acre and the land contributory value ranges from \$4,073 to 17,271 per acre.

Of the 26 selected sales, half are subject to conservation easements. There were no large acreage sales similar in size to the subject in this particular market. In order to find similar large acreage tracts one would have to go to another market area, which will require large location adjustments. This indicates that the typical buyer of land in this particular market area is not looking for or requiring a parcel size greater than 200 acres.

## Land Use Value Allocation

The first analysis of the comparable sales is to determine the contributory value of the three major land uses in Chester County (tillable, pasture and woodland).

The first comparison determines the percentage difference between tillable acreage and woodland acreage. Pairings are made with land size as similar as possible and with similar date of sale. Additionally, all comparables were similar in financing and terms of sale. A number of bareland comparables in Chester County and comparable sales from Berks and Lancaster County were considered. Additionally, historical or older sales needed to be considered. Following are several matched pairings:

	Sale #1		Sale #2		
Database #	1114331		1114007		
Selling Price	\$320,000		\$227,000		
Acres	35.43		35.71		
Total Sale \$/A	\$9,032		\$6,357		
Date of Sale	May-14		Jan-14		
	Acres	\$/Acre	Acres	\$/Acre	Ratio
Tillable Acres	35.43	\$9,032	0.00	\$0	100%
Woodland Acres	0.00	\$0	35.71	\$6,357	70%

	Sale #1		Sale #2		
Database #	1114007		1114834		
Selling Price	\$227,000		\$300,602		
Acres	35.71		37.58		
Price/A	\$6,357		\$7,999		
Date of Sale	Jan-14		Dec-14		
	Acres	\$/Acre	Acres	\$/Acre	
Woodland Acres	35.71	\$6,357	1.77		
Tillable Acres	0.00	\$0	35.81		
Sale #2 Analysis			Total	/Acre	
\$/Total			\$300,602		Ratio
\$/Wood indicated by Sale #1			\$11,251	\$6,357	79%
Indicated \$/Tillable			\$289,351	\$8,080	100%

	Sale #1		Sale #2	
Database #	1114832		1114834	
Selling Price	\$277,000		\$300,602	
Acres	52.96		37.58	
Price/A	\$5,230		\$7,999	
Date of Sale	Jan-14		Dec-14	
	Acres	\$/Acre	Acres	\$/Acre
Woodland Acres	52.96	\$5,230	1.77	
Tillable Acres	0.00	\$0	35.81	
Sale #2 Analysis			Total	/Acre
\$/Total			\$300,602	Ratio
\$/Wood indicated by Sale #1			\$9,258	\$5,230
Indicated \$/Tillable			\$291,344	\$8,136
				100%

	Sale #1		Sale #2	
Database #	1116169		1117766	
Selling Price	\$350,000		\$410,000	
Acres	53.14		50.51	
Price/A	\$6,586		\$8,117	
Date of Sale	Mar-16		Dec-14	
	Acres	\$/Acre	Acres	\$/Acre
Woodland Acres	53.14	\$6,586	22.32	
Tillable Acres	0.00	\$0	28.19	
Sale #2 Analysis			Total	/Acre
\$/Total			\$410,000	Ratio
\$/Wood indicated by Sale #1			\$147,008	\$6,586
Indicated \$/Tillable			\$262,992	\$9,329
				100%

The four pairings indicate the following woodland percentages: 70%, 79%, 64% and 71%. A tillable to woodland land value ratio of 100:70 was established.

The next step determines the indicated value ratio of pasture to tillable land. The following pairings were used to determine this value:

	Sale #1		Sale #2	
Database #	1114834		1114602	
Selling Price	\$300,602		\$310,000	
Acres	37.58		40.74	
Price/A	\$7,999		\$7,609	
Date of Sale	Dec-14		Sep-14	
	Acres		Acres	
Tillable Acres	35.14		29.09	
Woodland Acres	2.44		0.00	
Pasture Acres	0.00		11.65	
<b>Sale #1 Analysis</b>	Acres	Adj A.	\$/Acre	Ratio
Tillable Acres	35.14	35.14	\$8,158	100%
Woodland Acres	2.44	1.71	\$5,711	70%
Pasture Acres	37.58	36.85	\$7,999	
<b>Sale #2 Analysis</b>	Acres	Total	/Acre	
\$/Total		\$310,000		Ratio
\$/Tillable	29.09	\$237,313	\$8,158	100%
\$/Wood	0.00	\$0	\$5,711	70%
Indicated \$/Pasture	11.65	\$72,687	\$6,239	76%

The pairing indicates pasture a percentages of 76%. A tillable to pasture land value ratio of 100:80 was established.

The farmstead is usually situated on the tillable portions of the farm and therefore its value is considered equal in value to the tillable soils. All improvements such as excavation, drives, wells, etc. have been included in the value of the improvements.

Therefore, the following land value ratios were determined:

Tillable -	100%
Pasture -	80%
Woodland -	70%
Farmstead -	100%

## Highest and Best Use:

The following is a discussion of the four criteria of the Highest and Best Use in regard to the subject property.

### *As Vacant*

**Legally Permissible:** The subject property is located in three townships (47% Elk Twp., 51% Franklin Twp., and 2% New London Twp.), each with its own separate zoning district. The property's present land use is 54% tillable. This use is permitted under the three zoning districts. Zoning allows for subdivision of agricultural parcels and single-family dwelling lots. The *As Vacant* use for agricultural uses is legally permissible under present zoning with the ability to be subdivided in the future.

This tract is specified to be a LWCF 6F replacement tract and is the larger parcel considered in this report.

**Physically Possible:** The property is 54% tillable with an average yield potential for the area. The remaining acreage is wooded with slopes that are gentle to rolling. There is an estimated value of \$300 to \$500 per acre marketable timber within the woodland acreage.

Development of the property into several single-family residences is considered physically possible. The density is not able to be determined without a development plan, but due to the size of the property, the development into large acreage tracts is physically possible.

It should be noted that a portion of the property located in Elk County, formerly known as Springlawn Road has been vacated and a grant of Public Trail Easement has been filed. The location of the easement is in the wooded areas of the tract and does not cause any limitations for the use of the property.

**Financially Feasible:** The property's use for crop growing and timber harvesting is financially feasible. The amount of marketable timber is a small and insignificant portion of the total market value of the subject. It is unlikely that a buyer would be purchasing the subject property for timber income.

Also, the ideal building(s) for the subject site must be considered. The building(s) should conform and be consistent with the uses in the neighborhood and be in sufficient demand to provide an adequate net return for the owner or investor. Some type of

agricultural operation that maximizes the use of the property would be most financially feasible.

Without a completed development plan, the ability to develop the property is limited. There is demand for some development tracts, but the location and size of the tract reduces the financial feasibility of development into single family residential lots.

**Maximally Productive:** The present use for agricultural use is a legally permissible and physically possible use. When considering the financial feasible uses, the most likely purchase of this tract is for continued use as an agricultural use with future potential for subdivision. The database analysis did not uncover a tract as large as the subject, but does indicate that the typical buyer in this market is not looking for a large tract similar to the subject. It is legally permissible and physically possible to subdivide the tract into typical 75 to 125 acre farm tracts. There are elements of risk associated with buying a large tract like the subject. Those risks include factors such as zoning and other municipal regulations, as well as the time required to market 10+ tracts. But since the market does show a demand for 75-125 acre tracts, it appears unlikely there would be significant community push back for subdivision in the future. A potential buyer desiring this large a land mass would look favorably on the opportunity to buy this large a tract.

The potential buyer is either looking to acquire a large land base to establish an estate type farm or to hold for future subdivision.

The *As Vacant* maximally productive use of the subject site is the continued agricultural use with future subdivision potential.

**As Vacant Conclusion:** Because of the reasons stated above, the final conclusion of Highest and Best Use is *As Vacant* – agricultural with future subdivision potential.

*As Improved*

N/A

*Final Conclusion*

The *As Vacant* Use is the final conclusion of Highest and Best Use as agricultural.

## Cost Approach

There are no improvements; therefore, the development of the Cost Approach is not necessary.

## Income Approach

A vacant land tract of this large size with a mixture of cropland and woodland makes completion of an accurate Income Approach difficult; therefore, the Income Approach was not deemed reliable and was not developed

## Sales Comparison Approach

The Sales Comparison Approach is a method of estimating market value where the subject property is compared to similar properties that have been sold.

The Sales Comparison Approach was developed by selecting the most comparable sales available at the time of assignment. Six sales were selected from the general market area. These sales were selected because of their similarity in use and location in market zone. Comparables can be located in **Addendum I**.

### General Discussion of Elements of Comparison

In general there is an upward adjustment when the comparable is inferior to the subject for a given element of comparison and a downward adjustment when the comparable is superior to the subject for a given element of comparison. The following chart identifies the differences between the subject and the comparables.

	Sale Date	Rights Transferred	Size	Zoning	% Till	Slope	Road Front	Yield
SUBJECT		Fee Simple	982.60	R1, R2 & AR	54%	Rolling	6,192	110
COMP 1	Dec-17	Restricted (Cons Ease)	116.30	A/CN	61%	Rolling	12,930	163
COMP 2	Jul-17	Restricted (Cons Ease)	77.05	Ag	44%	Rolling	678	151
COMP 3	Apr-17	Fee Simple	107.67	AR	74%	Rolling	7,909	121
COMP 4	Jan-17	Fee Simple	86.10	R-1/R-2	72%	Rolling	3,716	121
COMP 5	May-16	Fee Simple	125.80	AR-1	52%	Rolling	8,263	81
COMP 6	Jul-15	Fee Simple	75.40	Ag	94%	Rolling	4,744	160

Following is a discussion of the various adjustments made to the comparable sales.

The first set of necessary adjustments are for building and land use differences.

**Buildings:** Because Comparable 3 has a low percentage of improvements, its contributory value per acre of the improvements was negatively adjusted.

**Land Use:** Existing land use as tillable acreage versus pasture, woodland, farmstead and waste were compared. The following adjustments were made for varying land uses:

Type of Land	Sales Comp #1			Subject		
	Acres	\$/A	Total Value	Acres	\$/A	Total Value
Tillable	71.01	\$16,289	\$1,156,686	530.04	\$16,289	\$8,633,852
Perm Pasture	20.12	\$13,031	\$262,189	0.00	\$13,031	\$0
Woodland	20.27	\$11,402	\$231,125	443.00	\$11,402	\$5,051,236
Farmstead	0.00	\$16,289	\$0	0.00	\$16,289	\$0
Roads & Waste	4.90	\$0	\$0	9.56	\$0	\$0
<b>Total</b>	<b>116.30</b>	<b>\$14,187</b>	<b>\$1,650,000</b>	<b>982.60</b>	<b>\$13,927</b>	<b>\$13,685,088</b>
				Land Adjustment		-\$260 /Acre

Type of Land	Sales Comp #2			Subject		
	Acres	\$/A	Total Value	Acres	\$/A	Total Value
Tillable	33.94	\$17,317	\$587,751	530.04	\$17,317	\$9,178,892
Perm Pasture	39.16	\$13,854	\$542,518	0.00	\$13,854	\$0
Woodland	3.69	\$12,122	\$44,731	443.00	\$12,122	\$5,370,112
Farmstead	0.00	\$17,317	\$0	0.00	\$17,317	\$0
Roads & Waste	0.26	\$0	\$0	9.56	\$0	\$0
<b>Total</b>	<b>77.05</b>	<b>\$15,250</b>	<b>\$1,175,000</b>	<b>982.60</b>	<b>\$14,807</b>	<b>\$14,549,004</b>
				Land Adjustment		-\$443 /Acre

Type of Land	Sales Comp #3			Subject		
	Acres	\$/A	Total Value	Acres	\$/A	Total Value
Tillable	79.62	\$14,255	\$1,135,014	530.04	\$14,255	\$7,555,924
Perm Pasture	6.39	\$11,404	\$72,874	0.00	\$11,404	\$0
Woodland	14.94	\$9,979	\$149,083	443.00	\$9,979	\$4,420,594
Farmstead	3.72	\$14,255	\$53,030	0.00	\$14,255	\$0
Roads & Waste	3.00	\$0	\$0	9.56	\$0	\$0
<b>Total</b>	<b>107.67</b>	<b>\$13,096</b>	<b>\$1,410,000</b>	<b>982.60</b>	<b>\$12,189</b>	<b>\$11,976,518</b>
				Land Adjustment		-\$907 /Acre

Type of Land	Sales Comp #4			Subject		
	Acres	\$/A	Total Value	Acres	\$/A	Total Value
Tillable	61.78	\$12,851	\$793,914	530.04	\$12,851	\$6,811,365
Perm Pasture	0.00	\$10,281	\$0	0.00	\$10,281	\$0
Woodland	22.91	\$8,995	\$206,086	443.00	\$8,995	\$3,984,990
Farmstead	0.00	\$12,851	\$0	0.00	\$12,851	\$0
Roads & Waste	1.41	\$0	\$0	9.56	\$0	\$0
<b>Total</b>	<b>86.10</b>	<b>\$11,614</b>	<b>\$1,000,000</b>	<b>982.60</b>	<b>\$10,988</b>	<b>\$10,796,356</b>
				Land Adjustment		-\$627 /Acre

Type of Land	Sales Comp #5			Subject		
	Acres	\$/A	Total Value	Acres	\$/A	Total Value
Tillable	65.16	\$16,487	\$1,074,287	530.04	\$16,487	\$8,738,723
Perm Pasture	29.72	\$13,190	\$391,993	0.00	\$13,190	\$0
Woodland	27.79	\$11,541	\$320,720	443.00	\$11,541	\$5,112,592
Farmstead	0.00	\$16,487	\$0	0.00	\$16,487	\$0
Roads & Waste	3.13	\$0	\$0	9.56	\$0	\$0
<b>Total</b>	<b>125.80</b>	<b>\$14,205</b>	<b>\$1,787,000</b>	<b>982.60</b>	<b>\$14,097</b>	<b>\$13,851,315</b>
				<b>Land Adjustment</b>		<b>-\$108 /Acre</b>

Type of Land	Sales Comp #6			Subject		
	Acres	\$/A	Total Value	Acres	\$/A	Total Value
Tillable	71.16	\$17,840	\$1,269,528	530.04	\$17,840	\$9,456,167
Perm Pasture	0.00	\$14,272	\$0	0.00	\$14,272	\$0
Woodland	2.44	\$12,488	\$30,472	443.00	\$12,488	\$5,532,332
Farmstead	0.00	\$17,840	\$0	0.00	\$17,840	\$0
Roads & Waste	1.80	\$0	\$0	9.56	\$0	\$0
<b>Total</b>	<b>75.40</b>	<b>\$17,241</b>	<b>\$1,300,000</b>	<b>982.60</b>	<b>\$15,254</b>	<b>\$14,988,500</b>
				<b>Land Adjustment</b>		<b>-\$1,987 /Acre</b>

After the comparables have been adjusted for the differences in building and land use, the following adjustment for property rights is made.

**Property Rights:** Properties can be transferred with varying degree of rights. Some of the sticks in the bundle of rights of a fee simple tract are sometimes transferred to other entities by easements. The subject tract is fee simple and only restricted by a trail easement which encompasses approximately 7 acres or less than 1% of the total acreage. Two of the sales are encumbered by conservation easements, but no value change could be identified and no adjustments were needed.

After the comparables have been adjusted for the property rights difference the following three adjustments were considered.

**Financing Terms:** The comparable sales are adjusted for financing terms, if necessary. This adjustment renders the sales price to cash equivalent terms where the seller makes favorable financing terms available. The present value of this difference represents an advantage to the comparable sale and warrants a negative adjustment. The transaction price of a property may differ from the price of an identical property because of different financing arrangements. All sales were cash to seller transactions and no adjustments were needed.

**Conditions of Sale:** An adjustment maybe necessary if there are any unusual circumstances surrounding the transaction such as foreclosure, bulk sales, related parties, assemblages and the like. No adjustments were required to the comparable sales.

**Market Conditions:** After adjusting all the sales to a cash equivalent price, the sales are brought current by means of a Market Condition adjustment to account for a changing market from the date of each comparable sale to the effective date of this appraisal. No adjustments were made.

After the comparables are adjusted for financing terms, conditions of sale and market conditions, the comparables are then adjusted for the following differences.

**Location:** The location within the county and the surrounding counties can affect value. Accessibility and location proximity with similar type use properties are considered. Five of the comparables are located in Chester County and one is from the adjoining southern Lancaster County. The comparables are all located in the same market area and no adjustments were needed.

**Parcel Size:** Farm property values generally have an inverse relationship to size; as property size increases, price per acre decreases. This relationship is due to economy of scale. Typically larger land parcels have a limited market, attracting a smaller pool of potential purchasers and for that reason a discount would be reasonable. There are no tracts similar in size, and the comparables sales range in size from 75.40 to 125.80 acres. A buyer may take into account the time, risk and cost of subdivision. But, because of the lack of data available to compare larger parcels to smaller parcels, no adjustments could be determined. Because of the subject's large size, its potential to be subdivided into typical farm tracts, and the unique opportunity to purchase a large tract like the subject, no adjustments for parcel size were made.

**Physical Limitations:** Physical characteristics such as road frontage, slopes and site configuration cause differences in values. The tracts are similar in topography and no adjustment was made.

**Yield Potential:** The productivity of various soils is compared. Soil productivity is not a major driving force in this market as most landowners purchase properties based on location. The comparables vary in yield potential but no differences were noted because of yield potential.

Another component of yield potential is the value of the marketable timber. Since it was determined that the value of the timber is between \$300 and 500 per acre, it is considered a small fraction of the overall market value of the subject and was not adjusted for.

Therefore, no adjustments were made. Crop and timber yield potentials were considered in the reconciliation of the Sales Comparison Approach.

**Zoning:** Zoning differences can limit the possible uses of a property and its future ability to subdivide. The zonings are considered similar and no adjustments could be determined.

**Conclusions:** A range of \$10,988 – 15,254 was established. Adjustments were considered for buildings, land use, conditions of sale, market conditions, parcel size, physical limitations, yield potential and zoning differences. The mean value is \$13,543. All comparables were chosen because of similar location and use.

Comparable 1 is located in Colerain Township, Lancaster County. It is subject to a conservation easement; no adjustment could be determined. It is the most recent sale.

Comparable 2 is a recent sale of a vacant land tract that is subject to a conservation easement.

Comparable 3 is an improved tract in Franklin Township. It was purchased to be subdivided into three Plain Sect farms.

Comparable 4 is a vacant land tract with acreage on two sides of the road.

Comparable 5 is the largest acreage tract and has the least amount of net adjustments.

Comparable 6 is the smallest acreage tract and the oldest sale.

In reconciling the selected sales, it reasonable to consider the fact that larger tracts typically sell for less per acre. However, due to the unique opportunity to purchase a tract as large as the subject, the comparables used are the best indicators of market value. Comparable 1 is the most recent sale and is the second largest tract with minimal net adjustments. It was weighted the heaviest. Therefore the value of **\$13,756,400** or **\$14,000** per acre is considered the indicated value.

As a test of reasonableness, the two recent sales of the subject were considered.

	Sale Date	Acres	Sale Price	\$/Acre
Phase I	11/9/2017	254.45	\$4,385,000	\$17,233
Phase II	11/9/2018	386.23	\$6,105,000	\$15,807

Phase I was the purchase of most of the center portion of the subject. It is the location of the trail easement. It is mostly an irregular shaped wooded tract and is not representative of the total acreage of the subject. Phase II is the sale of the eastern portion of the tract and has a higher percentage of tillable soils than the total acreage of the subject. It is also not representative of the entire subject tract. These two sales are above the range established by the six selected sales, but do indicate that the select values are reasonable.

The value by the Sales Comparison Approach is **\$13,756,000 (rounded)**.

Following is the Sales Comparison Approach Adjustment Summary:

Sales Comparison Approach Adjustment Grid

COMPONENT OF COMPARISON	SUBJECT PROPERTY	SALE #1 7117832 Colerain	SALE #2 2917454 West Fallowfield	SALE #3 2917250 Franklin	SALE #4 2917009 West Brandywine	SALE #5 2916307 Upper Oxford	SALE #6 2915466 West Fallowfield
Sales Price		\$1,650,000	\$1,175,000	\$1,600,000	\$1,000,000	\$1,787,000	\$1,300,000
Land Area (Acres)	982.60	116.30	77.05	107.67	86.10	125.80	75.40
Sales Price per Acre		\$14,187	\$15,250	\$14,860	\$11,614	\$14,205	\$17,241
Land Use Adjustment	54% % Tillable	61% -260	44% -443	74% -907	72% -627	52% -108	94% -1,987
Improvements Adjustment		0	0	-1,765	0	0	0
Adjusted Sales Price		\$13,927	\$14,807	\$12,189	\$10,988	\$14,097	\$15,254
Rights Transferred Adjustment	Fee Simple	Restricted (Cons Ease) 0	Restricted (Cons Ease) 0	Fee Simple 0	Fee Simple 0	Fee Simple 0	Fee Simple 0
Adjusted Sales Price		\$13,927	\$14,807	\$12,189	\$10,988	\$14,097	\$15,254
Financing Terms Adjustment		Cash to Seller 0	Cash to Seller 0	Cash to Seller 0	Cash to Seller 0	Cash to Seller 0	Cash to Seller 0
Conditions of Sale Adjustment		Arms Length 0	Arms Length 0	Arms Length 0	Arms Length 0	Arms Length 0	Arms Length 0
Market Conditions Adjustment		Dec-17 0	Jul-17 0	Apr-17 0	Jan-17 0	May-16 0	Jul-15 0
Adjusted Sales Price		\$13,927	\$14,807	\$12,189	\$10,988	\$14,097	\$15,254
Location Adjustment	Elk, Franklin, & New London	Colerain 0	West Fallowfield 0	Franklin 0	West Brandywine 0	Upper Oxford 0	West Fallowfield 0
Parcel Size Adjustment	982.60 acres	116.30 0	77.05 0	107.67 0	86.10 0	125.80 0	75.40 0
Physical Considerations Adjustment	Rolling	Rolling 0	Rolling 0	Rolling 0	Rolling 0	Rolling 0	Rolling 0
Yield Potential Adjustment	110 Bushels	163 0	151 0	121 0	121 0	81 0	160 0
Zoning Adjustment	2% R1, 47% R2 & 51% AR	90% A/10% CN 0	Ag 0	AR 0	50% R-1/50% R-2 0	AR-1 0	Ag 0
Other Adjustment		0	0	0	0	0	0
Final Adjusted Sales Price		\$13,927	\$14,807	\$12,189	\$10,988	\$14,097	\$15,254
Total Net Adjustments		-\$260	-\$443	-\$2,672	-\$627	-\$108	-\$1,987
Total Net % Adjustments		-2%	-3%	-18%	-5%	-1%	-12%

## Reconciliation and Correlation

The three generally accepted approaches to value include the Income Approach, the Cost Approach and the Sales Comparison Approach. Only the Sales Comparison Approach was developed to appraise the subject located in Elk, Franklin & New London Townships, Chester County, Pennsylvania.

The following chart summarizes the indicated value estimates for the subject are:

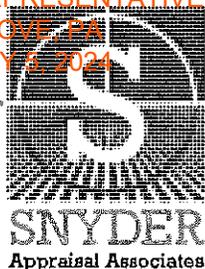
<b>Cost</b>	<b>Not Developed</b>
<b>Income</b>	<b>Not Developed</b>
<b>Sales</b>	<b>\$13,756,000</b>

Therefore, the final opinion of Market Value of the fee simple interests of the subject property is estimated as:

**\$13,756,000**  
**(Thirteen Million Seven Hundred Fifty-Six Thousand Dollars)**  
**Cash or Cash Equivalency**

OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

# ADDENDA



3004 Hempland Road, Suite 3  
Lancaster, PA 17601-1389  
717.435.9560  
www.snyderassociates.us

May 30, 2018

Thomas P. Ford  
Director of Bureau of Recreation & Conservation  
Department of Conservation & Natural Resources  
5<sup>th</sup> Floor  
400 Market Street  
Harrisburg, PA 17105

RE: Proposal for appraisal services to determine Market Value of 982.6± acres  
located in Elk, Franklin & New London Townships, Chester County.

Dear Mr. Ford:

In accordance with your request, please accept the following as our Proposal to provide real estate appraisal services for the above referenced property.

The value to be established in the appraisal is the opinion of market value for the above referenced acreage. The intended use of the report is a value of the fee simple interest for the for the Strawbridge replacement property to create an excess bank with the National Park Service. The intended user(s) of the report are Pennsylvania Department of Conservation and Natural Resources (DCNR) and the National Park Service.

**Definitions** - The parties to this agreement are the Pennsylvania Department of Conservation and Natural Resources, hereinafter referred to as *Engager* and Snyder Appraisal Associates, hereinafter referred to as *Appraiser*. The term *Market Value* is derived from the Uniform Appraisal Standards for Federal Land Acquisition, and is defined therein. The term *Work Product* refers to valuation services, provided by Appraisers, which are generally in the form of written reports. The term *Engager* refers to the party engaging the Appraiser.

**Property Description** - 982.6± acres of real estate identified as tax parcel 70-5-6, 70-5-8, 70-5-7, 72-6-1, 72-6-4, 72-6-10 & 71-4-32.3.

**Fees** - The fee for this assignment shall not exceed: \$3,900.

This includes all travel and incidental expenses. No other fees or expenses shall be payable unless agreed to in advance and authorized by the Engager in writing. This fee

*We Understand the Value of Agriculture*

does not include expert witness testimony or other related work explained in further detail later in this proposal.

**Payment** – Payment will be due and payable within 10 days of presentation of the final work product. Engager will not require information beyond the scope of the assignment.

**Service Expectations** - Appraiser is required to meet minimum service requirements, as set forth by the Uniform Standards of Professional Appraisal Practice and the American Society of Farm Managers and Rural Appraisers.

**Delivery Date** - The appraisal assignment shall be completed and the work product delivered to the undersigned within 45 days of our receipt of the **signed, accepted** proposal.

**Work Product Quality** - Appraiser work product must (at a minimum) meet the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Foundation; and any other special instructions described herein. To the best of the Appraiser's belief, the appraisal report will conform to the Code of Ethics and Standards of Professional Practice of the American Society of Farm Managers and Rural Appraisers, and the Uniform Standards of Professional Appraisal Practice (USPAP) as established by the Appraisal Foundation.

**Scope of Appraisal** - The scope of this appraisal includes:

1. Determine the type of value to be established in this report;
2. Establish the intended use and user of the report;
3. Ascertain any Limiting Conditions, Hypothetical Conditions and/or Extraordinary Assumptions;
4. Confirm the property rights being appraised;
5. Perform an on-site inspection of the subject including a walking inspection of the property boundaries and improvements to examine physical characteristics. All structures will be inspected noting the type of structure with special emphasis on determining the condition and utility;
6. Review site plans, deed, GIS data, soil maps, tax assessment records, etc. obtained from the county public records and the Owners;
7. Research Recorder of Deeds for easements, deed restrictions, etc.;
8. Review Zoning Ordinance to determine legal restrictions created by Zoning Ordinances;
9. Identify the subject's market area and analyze pertinent characteristics;
10. Describe the subject's market area and the site;
11. Determine the highest and best use of the property;
12. Research and collect comparable data of similar use sales in the subject's market area. Verify information with buyers, sellers, brokers, public records, and/or with other knowledgeable sources;

13. Analyze the comparable sales to determine market conditions, locational factors, physical attributes, unit sizes and other pertinent factors and/or adjustments indicated by comparable sales data;
14. Develop the Cost Approach value of the subject property;
15. Develop the Income Approach value of the subject property;
16. Develop the Sales Comparison Approach value of the subject property;
17. Reconcile into a final opinion the As Is market value.

*Please Note: The Cost and Income Approaches to Value will not be developed in this report since they are not considered relevant to this type of property*

**Report Type:** The report will be written in a comprehensive manner that identifies and gives a detailed description of all support and conclusions drawn. The report will be prepared in conformance with the Uniform Appraisal Standards for Federal Land Acquisition and the Land and Water Conservation Fund (6F) guidelines.

**Environmental Issues** - Attention shall be given to potential environmental and special resource issues affecting the property and/or adjacent properties.

**Report Deficiencies** - In the event the Engager and/or a review Appraiser engaged by the engager discovers deficiencies in the work product and notifies the Appraiser of such deficiencies, the Appraiser shall have an appropriate time period to take corrective actions.

**Appraisal Disclosure** - The Appraiser may only release the report to other parties only with the formal written authorization of the original client. The Engager also understands and agrees to the disclosure of this report to the American Society of Farm Managers and Rural Appraisals as required by their Code of Ethics for peer review if requested by the AFSMRA.

**Appraisal Report Copies** - The Appraiser shall submit two complete original appraisal reports with original photographs and signatures unless otherwise specifically requested. Supplementary original copies require an additional fee of \$100 for each copy.

**Engager Contact** - Only the following shall be contacted regarding this assignment:

Thomas P. Ford  
DCNR  
5<sup>th</sup> Floor  
400 Market Street  
Harrisburg, PA 17105  
717-783-2659  
thoford@pa.gov

**Engagement Responsibility** - Appraiser will maintain overall engagement responsibility in terms of staffing and quality control. Should the Engager require additional services beyond the scope of this assignment, the Engager understands that such services will be provided and will be billed additionally at \$150/hour. In the event that the Engager desires to cancel this contract, written notice thereof shall be delivered to the Appraiser, and Engager agrees to compensate Appraiser for all services rendered at the rate of \$150/hour for the time spent prior to receipt of such written cancellation notice.

Engager understands that the fee quoted does not include expert witness testimony, which requires a separate arrangement and is provided solely by Gregory L. Snyder. Any and all litigation support, case evaluation, deposition review or consulting services are billed at \$150 per hour. Any appearance whatsoever, regardless of duration, including less than ½ day, for such services in conjunction with expert witness testimony in court, deposition, or arbitration hearing is billed at \$1,200 per day (Minimum one-half day for on-call status).

The Appraiser warrants and represents that the Appraiser has no present or contemplated future interest in the real estate that is the subject of this engagement.

Respectfully Submitted,

Gregory L. Snyder, ARA  
Digitally signed by Gregory L. Snyder,  
DN: cn=Gregory L. Snyder, ARA,  
o=Snyder Appraisal Associates, eu,  
email=greg@snyderassociates.us,  
c=US  
Date: 2018.05.30 16:01:21 -0400

Gregory L. Snyder  
President

Please sign and return the original of this proposal in the enclosed, stamped envelope. Retain the copy for your records.

Agreed and approved:

Thomas P. Ford

(Signature)

5/31/18

(Date)

450, 109500-19

This Indenture MADE THE 18<sup>TH</sup> day of October, in the year of our Lord one thousand nine

hundred and seventy-eight Between SPRINGLAWN CORPORATION, a Pennsylvania Corporation (hereinafter called the GRANTOR) party of the first part, and GEORGE STRAWBRIDGE, JR., Individually, and GIRARD BANK, GEORGE STRAWBRIDGE, SR. and CHARLES H. NORRIS, JR., Trustees under Deed of Trust of GEORGE STRAWBRIDGE, JR., dated January 20, 1971 (hereinafter called the GRANTEEES) party of the second part

RECORDED  
2 20 PM '78

Witnesseth, That the said GRANTOR

for and in consideration of the sum of two million seven hundred and fifty thousand (\$2,750,000.00) dollars lawful money of the United States of America, unto it well and truly paid by the said GRANTEEES,

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, released and confirmed, and by these presents does grant, bargain, sell, alien, convey, release and confirm unto the said GEORGE STRAWBRIDGE, JR., his heirs

and Assigns, an undivided seventy (70%) percent interest of in and to the premises hereinafter described, and unto the said GIRARD BANK, GEORGE STRAWBRIDGE, SR. and CHARLES H. NORRIS, JR.; Trustees under Deed of Trust of George Strawbridge, Jr., dated January 20, 1971, their successors and assigns the remaining thirty (30%) percent interest of in and to the premises hereinafter described. It is the further intention that a tenancy in common is to be created as to the whole thereof.

ALL THOSE TWO CERTAIN tracts of ground Situate partly in the Townships of London Britain, Franklin and Elk, County of Chester and State of Pennsylvania described according to a Plan of Property of Springlawn Corp. Dated 8-24-1978 made by M<sup>2</sup> Engineering Assoc. Engineers and Surveyors, Oxford, Pa. as follows, to wit:

PREMISES "A"  
BEGINNING at a spike set in the title line of Public Road LR 15020 known as Fairview Elkton Road said road leading in a Northerly direction to Pennsylvania Route 896 and a Southerly direction to Elkton, Md. said spike marking a Northeasterly corner of this about to be described tract and a corner of R. Vannoy; thence leaving said spike by the title line of said road South 01 degree 30 minutes 06 seconds West 463.95 feet to a spike marking a corner of this and

W 55142 573

Addendum A

a Northwesterly corner of S. Eachus; thence by said lands of Eachus South 87 degrees 27 minutes 36 seconds West 349.22 feet to an Iron pin marking a corner of this and a corner of lands of Eachus; thence partly by lands of S. Eachus, J. Luckett, J. Evans, and R. Swan South 09 degrees 55 minutes 54 seconds East 1085.49 feet to an old Iron pin marking a corner of this and a corner of lands of R. Swan; thence by said lands of Swan the following four courses and distances to wit: (1) South 20 degrees 39 minutes 45 seconds West 679.70 feet to an Iron pin (2) South 04 degrees 36 minutes 49 seconds West 341.47 feet to an Iron pin (3) South 00 degrees 35 minutes 04 seconds West 1295.24 feet to an Iron pin (4) South 04 degrees 04 minutes 41 seconds East 147.79 feet to an Iron pin marking a Southeasterly corner of this and set on the line dividing the State of Pennsylvania from the State of Maryland; thence by the State of Maryland due West crossing over Township line dividing Elk Township from Franklin Township 11271.55 feet to a post marking a Southwesterly corner of this and a Southeasterly corner of R. M. Thompson; thence by said lands of Thompson the following two courses and distances to wit: (1) North 05 degrees 02 minutes 01 second East 1509.75 feet to an Iron pin (2) North 83 degrees 52 minutes 04 seconds West 354.76 feet to a spike set in the title line of Public Road LR 15016 known as Lewisville Strickerville Road said road leading in an Easterly direction to Strickerville and a westerly direction to Lewisville said spike marking a Southeasterly corner of lands of M. P. Dougherty; thence by said lands of Dougherty the following three courses and distances to wit:

- 1 - North 11 degrees 57 minutes 12 seconds East 1765.62' to a stone
- 2 - South 87 degrees 41 minutes 21 seconds West 1539.62' to a point
- 3 - South 87 degrees 36 minutes 49 seconds West 1350.72' to a spike marking a corner of this and set in the title line of Pennsylvania Route 841, leading in a northerly direction to Pennsylvania Route 896 and a southerly direction to Lewisville; thence leaving said spike and by the title line of said Pennsylvania Route 841 the following four courses and distances to wit:

- 1 - North 08 degrees 35 minutes 11 seconds West 498.86' to a spike
- 2 - North 19 degrees 38 minutes 41 seconds West 418.53' to a spike
- 3 - North 16 degrees 54 minutes 38 seconds West 251.55' to a spike
- 4 - North 06 degrees 48 minutes 19 seconds East 476.20' to a spike set for a northwesterly corner of this and a corner of lands of L. T. Staats, Jr.; thence by said lands of Staats and also along the southerly side of the water rights right of way conveyed to Springlawn Corporation the following 14 courses and distances to wit:

- 1 - North 81 degrees 34 minutes 21 seconds East 321.87' to an Iron pin
- 2 - North 47 degrees 27 minutes 26 seconds East 150.43' to an Iron pin
- 3 - North 43 degrees 51 minutes 26 seconds East 242.61' to an Iron pin
- 4 - North 57 degrees 31 minutes 26 seconds East 102.98' to an Iron pin
- 5 - North 40 degrees 11 minutes 26 seconds East 155.16' to an Iron pin
- 6 - North 47 degrees 49 minutes 26 seconds East 187.97' to an Iron pin
- 7 - North 50 degrees 15 minutes 26 seconds East 90.78' to an Iron pin
- 8 - North 38 degrees 02 minutes 26 seconds East 125.30' to an Iron pin
- 9 - North 39 degrees 24 minutes 26 seconds East 214.76' to an Iron pin
- 10 - North 46 degrees 15 minutes 26 seconds East 189.98' to an Iron pin
- 11 - North 44 degrees 09 minutes 26 seconds East 227.40' to an Iron pin
- 12 - North 39 degrees 04 minutes 26 seconds East 360.43' to an Iron pin
- 13 - North 42 degrees 03 minutes 26 seconds East 288.73' to an Iron pin
- 14 - North 55 degrees 03 minutes 26 seconds East 209.01' to an Iron pin; thence crossing township line dividing Elk Township, Franklin Township, and partly by lands of aforementioned L. T. Staats, Jr. and lands of J. R. Frederick North 46 degrees 25 minutes 26 seconds East 858.48' to an Iron pin marking a corner of this and a corner of lands of J. R. Frederick;

thence by lands of Frederick North 60 degrees 21 minutes 26 seconds East 387.37' to an Iron pin; thence still by Frederick and partly by the water rights right of way granted to Springtown Corporation by Frederick North 51 degrees 47 minutes 26 seconds East 302.81' to a tree; thence still by lands of Frederick and the southerly side of said right of way North 84 degrees 32 minutes 26 seconds East 294.70' to an Iron pin marking a corner of Francis Hill; thence by said lands of Hill the following four courses and distances to wit:

- 1 - North 48 degrees 29 minutes 26 seconds East 291.01' to an Iron pin
- 2 - North 52 degrees 01 minute 26 seconds East 187.62' to an Iron pin
- 3 - North 68 degrees 47 minutes 26 seconds East 231.82' to an Iron pin
- 4 - North 83 degrees 35 minutes 35 seconds East 1584.08' to an old Iron pin marking a corner of J. Rowe; thence partly by lands of Rowe and partly by lands of T. Davis North 81 degrees 06 minutes 58 seconds East 779.23' to a point marking a northwesterly corner of lands of R. Riolo; thence by said lands of Riolo the following two courses and distances to wit:

- 1 - South 05 degrees 17 minutes 30 seconds West 334.84' to a point
- 2 - South 01 degrees 09 minutes 30 seconds West 225.12' to a point; thence still partly by lands of Riolo and partly by lands of C. Thomas South 69 degrees 10 minutes 30 seconds West 196.00' to a point marking a corner of lands of Thomas; thence by said lands of Thomas South 04 degrees 58 minutes 30 seconds West 455.15' to an old Iron pin marking a corner of said lands of Thomas; thence still partly by lands of Thomas and partly by lands of Riolo South 87 degrees 56 minutes 30 seconds East 626.16' to an Iron pin; thence by lands of Riolo South 87 degrees 22 minutes 30 seconds East 580.03' to an old Iron pin; thence passing through the title line of Public Road T-303 known as Mt. Olivet Road said road leading in a northerly direction to Peacevale Road and an easterly direction to Pennsylvania Route 896 South 88 degrees 03 minutes 00 seconds East 1201.27' to an Iron pin marking a corner of Mt. Olivet School; thence by said lands of Mt. Olivet School the following five courses and distances to wit:

- 1 - South 00 degrees 06 minutes 57 seconds West 80.89' to an Iron pin
- 2 - North 88 degrees 55 minutes 57 seconds East 270.00' to an Iron pin
- 3 - North 26 degrees 32 minutes 33 seconds West 76.20' to a stone
- 4 - North 36 degrees 21 minutes 33 seconds West 94.89' to a stump
- 5 - North 88 degrees 32 minutes 03 seconds West 112.37' to a point set in the title line of aforementioned Public Road T-303; thence by said title line the following three courses and distances to wit:

- 1 - North 47 degrees 24 minutes 27 seconds East 131.16' to a point
- 2 - North 79 degrees 45 minutes 27 seconds East 93.81' to a point
- 3 - South 82 degrees 22 minutes 33 seconds East 56.76' to an Iron pin; thence leaving said title line and by lands of D. Johnson the following three courses and distances to wit:

- 1 - South 37 degrees 09 minutes 33 seconds East 439.64' to an Iron pin
- 2 - South 08 degrees 52 minutes 27 seconds West 1043.47' to an Iron pin
- 3 - South 41 degrees 14 minutes 37 seconds East 536.41' to an Iron pin marking a corner of this and a corner of lands of said Johnson; thence partly by said lands of Johnson and partly by lands of A. Dol Duco South 06 degrees 44 minutes 00 seconds East 2116.95' to a spike set in the title line of aforementioned Public Road LR-15016; thence by said title line the following four courses and distances to wit:

- 1 - South 78 degrees 28 minutes 13 seconds East 112.74' to a point
- 2 - South 77 degrees 59 minutes 13 seconds East 273.31' to a point
- 3 - South 89 degrees 34 minutes 13 seconds East 137.50' to a point
- 4 - North 80 degrees 30 minutes 32 seconds East 59.47' to a spike marking a corner of this and a corner of lands of T. R. Crossan; thence by said lands of Crossan South 41 degrees 03 minutes 14 seconds East 614.04' to an iron pin; thence partly by lands of Crossan and partly by lands of aforementioned Vannoy North 72 degrees 34 minutes 16 seconds East 4070.69' to a spike being the first mentioned point and place of beginning.

CONTAINING 1,684.938 Acres be the same more or less.

TOGETHER with the water rights right of way as granted to Springlawn Corporation by L. T. Staats, Jr. situate in Elk Township and New London Township, Chester County, Pennsylvania described as follows.

BEGINNING at a spike set for a northwesterly corner of lands of Springlawn Corporation said spike being set in the title line of Pennsylvania Route 841 said road leading in a southerly direction to Lewisville and a northerly direction to Pennsylvania Route 896; thence leaving said point of beginning and by the title line of Pennsylvania Route 841 North 07 degrees 40 minutes 22 seconds East 256.93' to a point; thence leaving said title line and passing through lands of L. T. Staats, Jr. the following three courses and distances to wit:

- 1 - North 47 degrees 08 minutes 47 seconds East 1175.88' to a point
- 2 - North 45 degrees 03 minutes 56 seconds East 740.01' to a point
- 3 - North 48 degrees 24 minutes 26 seconds East 580.00' to a point set in line of lands of J. R. Frederick also set on Township line dividing Franklin Township from New London Township; thence by lands of Frederick South 78 degrees 13 minutes 04 seconds East 295.95' to a point set in line of lands of Springlawn Corporation. Thence by said lands the following 15 courses and distances to wit:

- 1 - South 46 degrees 25 minutes 26 seconds West 67.79' to a point
- 2 - South 55 degrees 03 minutes 26 seconds West 209.01' to an iron pin
- 3 - South 42 degrees 03 minutes 26 seconds West 288.73' to an iron pin
- 4 - South 39 degrees 04 minutes 26 seconds West 360.43' to an iron pin
- 5 - South 44 degrees 09 minutes 26 seconds West 227.40' to an iron pin
- 6 - South 46 degrees 15 minutes 26 seconds West 189.98' to an iron pin
- 7 - South 39 degrees 24 minutes 26 seconds West 214.76' to an iron pin
- 8 - South 38 degrees 02 minutes 26 seconds West 125.30' to an iron pin
- 9 - South 50 degrees 15 minutes 26 seconds West 90.78' to an iron pin
- 10 - South 47 degrees 49 minutes 26 seconds West 187.97' to an iron pin
- 11 - South 40 degrees 11 minutes 26 seconds West 155.16' to an iron pin
- 12 - South 57 degrees 31 minutes 26 seconds West 102.98' to an iron pin
- 13 - South 43 degrees 53 minutes 26 seconds West 242.61' to an iron pin
- 14 - South 47 degrees 27 minutes 26 seconds West 150.43' to an iron pin
- 15 - South 81 degrees 34 minutes 21 seconds West 371.87' to point and place of beginning.

CONTAINING 18.451 acres be the same more or less.

MUNICIPAL TRANSFER TAX

PAID IN AMOUNT OF \$ 27500.00

*William D. Hunt*  
COII

550.00

4th 53rd 576

ALSO TOGETHER with the use of water rights, right of way as granted to Springlawn Corporation by J. A. Frederick situate in Franklin Township described as follows.

BEGINNING at a point set in line of lands of Springlawn Corporation said point being set South 84 degrees 32 minutes 26 seconds West from an Iron pin marking a corner of J. A. Frederick, Francis Hill, and Springlawn Corporation 49.12'; thence leaving said point of beginning and by lands of Springlawn Corporation the following two courses and distances to wit:

- 1 - South 84 degrees 32 minutes 26 seconds West 245.58' to a tree
- 2 - South 51 degrees 47 minutes 26 seconds West 135.09' to a point thence leaving said lands of Springlawn Corporation and passing through lands of J. A. Frederick the following five courses and distances to wit:

- 1 - North 44 degrees 25 minutes 26 seconds West 311.47' to a point
- 2 - North 73 degrees 27 minutes 56 seconds West 265.84' to a point
- 3 - North 17 degrees 21 minutes 26 seconds West 343.90' to a point
- 4 - North 13 degrees 13 minutes 34 seconds East 248.22' to a point
- 5 - North 20 degrees 01 minutes 26 seconds West 506.78' to a point set in the title line Pennsylvania Route 841 said road leading in an easterly direction to Pennsylvania Route 896 and a westerly direction to Lewisville thence by the title line of said road north 76 degrees 00 minutes 34 seconds East 45.00' to a point set for a northeasterly corner of this; thence leaving said title line passing through lands of J. A. Frederick the following five courses and distances to wit:

- 1 - South 19 degrees 02 minutes 26 seconds East 583.01' to a point
- 2 - South 50 degrees 53 minutes 56 seconds East 383.69' to a point
- 3 - South 63 degrees 09 minutes 26 seconds East 346.11' to a point
- 4 - South 45 degrees 30 minutes 26 seconds East 174.22' to a point
- 5 - South 23 degrees 51 minutes 26 seconds East 193.10' to the point and place of beginning.

CONTAINING 8.260 acres be the same more or less.

EXCEPTING AND RESERVING thereout and therefrom 4.283 acres as granted and conveyed onto R. Rechuba in Deed Book U-30 page 471, S. Greene in Deed Book L-35 page 593, and K. Wells in Deed Book R-52 page 597, situate in Franklin Township, Chester County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at a post set in the intersection of Public Road LR 15016 known as Strickerville Lewisville Road with Public Road T-356 known as Mt. Olive Road said road leading in a north-  
only direction to Walker Road, said point being set the following eight courses and distances to wit from a spike set for a southwesterly corner of A. Del Duco and a corner of Springlawn Corporation said point being set in the title line of LR 15016.

- 1 - North 78 degrees 28 minutes 13 seconds West 520.54' to a point
- 2 - North 82 degrees 59 minutes 43 seconds West 470.28' to a point
- 3 - North 84 degrees 03 minutes 22 seconds West 119.76' to an old spike
- 4 - South 89 degrees 12 minutes 22 seconds West 118.24' to an old spike
- 5 - South 74 degrees 56 minutes 22 seconds West 83.82' to a point
- 6 - South 40 degrees 54 minutes 21 seconds West 9.31' to a point

W 5311 517

7 - South 81 degrees 00 minutes 26 seconds West 38.37' to a point  
8 - South 56 degrees 49 minutes 44 seconds West 22.86' to said post of beginning; thence leaving said post of beginning and by the title line of aforementioned Public Road LR 15016 the following five courses and distances to wit:

- 1 - South 44 degrees 57 minutes 36 seconds East 41.00' to a point
- 2 - South 49 degrees 48 minutes 58 seconds West 189.50' to a point
- 3 - South 43 degrees 10 minutes 10 seconds West 300.23' to a point
- 4 - South 73 degrees 48 minutes 54 seconds West 270.00' to a spike
- 5 - South 67 degrees 36 minutes 37 seconds West 244.60' to a point set in the centerline of a metal bridge; thence leaving said title line and by lands of Springlawn Corporation the following 11 courses and distances to wit:

- 1 - North 53 degrees 36 minutes 07 seconds East 44.00' to a point
- 2 - North 37 degrees 31 minutes 07 seconds East 43.00' to a point
- 3 - North 00 degrees 41 minutes 07 seconds East 30.00' to a point
- 4 - North 18 degrees 51 minutes 07 seconds East 15.00' to a point
- 5 - North 33 degrees 21 minutes 07 seconds East 25.00' to a point
- 6 - North 19 degrees 46 minutes 07 seconds East 52.00' to a point
- 7 - North 03 degrees 18 minutes 13 seconds West 48.70' to a point
- 8 - North 27 degrees 54 minutes 53 seconds West 131.82' to a point
- 9 - North 44 degrees 32 minutes 28 seconds East 90.80' to a post
- 10 - North 80 degrees 47 minutes 08 seconds East 88.07' to a point
- 11 - North 81 degrees 12 minutes 24 seconds East 588.35' to a post being the first mentioned point and place of beginning.

CONTAINING 4.283 acres be the same more or less.

ALSO EXCEPTING AND RESERVING thereout and therefrom 4.324 acres granted and conveyed to P. Howland in Deed Book K-36 page 293, W. Worth in Deed Book R-23 page 234 and A. Jozyk in Deed Book Y-37 page 298 situate in Franklin Township, Chester County, Pennsylvania.

BEGINNING at a point set for a corner of this and set in the title line of Public Road LR-15016 known as Strickerville Lewisville Road said road leading in an easterly direction to Public Road LR-15020 and a westerly direction to Lewisville, said point of beginning being set the following two courses and distances from a spike set for a southwesterly corner of A. Del Oro to wit:

- 1 - North 78 degrees 28 minutes 13 seconds West 520.54' to a point
- 2 - North 82 degrees 59 minutes 43 seconds West 470.28' to said point of beginning; thence leaving said point of beginning and by lands of Springlawn Corporation the following four courses and distances to wit:

- 1 - South 7 degrees 31 minutes 13 seconds West 188.93' to an iron pin
- 2 - North 82 degrees 56 minutes 28 seconds West 221.17' to an iron pin
- 3 - North 52 degrees 17 minutes 38 seconds West 97.26' to an iron pin
- 4 - North 02 degrees 13 minutes 38 seconds West 82.65' to a point set in the title line of aforementioned Public Road LR-15016; thence by said title line South 81 degrees 00 minutes 26 seconds West 38.37' to a point set in the title line of Public Road T-356 known as Mt. Olive Road, said road leading in a northerly direction to Public Road T-303; thence by the

title line of Public Road T-356 North 03 degrees 21 minutes 04 seconds West 426.15' to a point set for a northwesterly corner of this and a corner of Springlawn Corporation thence by said lands of Springlawn Corporation the following two courses and distances to wit:

- 1 - South 75 degrees 33 minutes 04 seconds East 437.50' to an old iron pin
- 2 - South 07 degrees 06 minutes 56 seconds West 294.48' to the point and place of beginning.

CONTAINING 4.324 acres be the same more or less.

ALSO EXCEPTING AND RESERVING thereout and therefrom 5.005 acres granted and conveyed onto W. Worth In Deed Book X-79 page 565, and W. Worth In Deed Book U-35 page 576 situate in Elk Township, Chester County, Pennsylvania.

BEGINNING at a spike set for a northwesterly corner of this and a corner of Springlawn Corporation, said point being set in the title line of Public Road LR 15016 known as Lewisville Strickerville Road, said point being set north 73 degrees 49 minutes 15 seconds East from an iron pin marking the northeasterly corner of lands of R. H. Thompson 1213.73' to said point of beginning; thence leaving said point of beginning and by the title line the aforementioned Public Road LR 15016 the following two courses and distances to wit:

- 1 - North 77 degrees 38 minutes 22 seconds East 381.00' to a spike
- 2 - North 76 degrees 08 minutes 02 seconds East 271.17' to a spike marking a northeasterly corner of this and a corner of Springlawn Corporation; thence by said lands of Springlawn Corporation the following three courses and distances to wit:

- 1 - South 12 degrees 21 minutes 38 seconds East 314.32' to a point
- 2 - South 73 degrees 08 minutes 27 seconds West 654.09' to a post
- 3 - North 12 degrees 21 minutes 38 seconds West 358.50' to the point and place of beginning.

CONTAINING 5.005 acres be the same more or less.

PREMISES "B"

BEGINNING at a spike set in the title line of Public Road T-301 known as Elbow Lane leading in an westerly direction to Public Road LR-15020 and a easterly direction to Pennsylvania Route 896 said spikes marking a westerly corner of this about to be described tract; thence leaving spike of beginning and by the title line of Public Road T-301 the following eight courses and distances to wit:

- 1 - North 76 degrees 09 minutes 24 seconds East 876.50' to a spike
- 2 - North 75 degrees 56 minutes 00 seconds East 750.81' to a spike
- 3 - North 76 degrees 45 minutes 00 seconds East passing over the township line dividing London Britain and Franklin Township 360.17' to a spike.
- 4 - South 85 degrees 05 minutes 00 seconds East 300.21' to a spike
- 5 - South 54 degrees 58 minutes 30 seconds East 147.03' to a spike
- 6 - South 48 degrees 25 minutes 00 seconds East 496.85' to a spike
- 7 - South 86 degrees 36 minutes 30 seconds East 318.43' to a spike
- 8 - South 89 degrees 56 minutes 30 seconds East 414.80' to a spike marking an easterly corner of this; thence leaving said title line due south 15.61' to a milestone set on the line dividing the State of Pennsylvania from the State of Maryland; thence by said state line due



**Together** with all and singular the  
Streets, Alleys, Passages, Ways, Waters, Water-courses, Rights, Liberties, Privileges, Heredi-  
taments and Appurtenances whatsoever therunto belonging or in anywise appertaining,  
and the Reversions and Remainders, Rents, Issues and Profits thereof; and all the Estate  
right, title, interest, property, claim and demand whatsoever, of it the said GRANTOR

in law, equity, or otherwise howsoever, of, in and to the same and every part thereof,

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
STATE TRANSFER TAX  
06/12/2018  
PS 1170  
950.00

**To have and to hold** the said lots or pieces of ground

Hereditaments and  
Profits hereby granted, or mentioned and intended so to be, with the Appurtenances  
unto the said  
GRANTEES, their heirs, Successors

and Assigns, to and for the only proper use and behoof of the said  
GRANTEES, their heirs, Successors  
and Assigns for ever.

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
STATE TRANSFER TAX  
06/12/2018  
PS 1170  
950.00

UNDER AND SUBJECT as aforesaid,

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
STATE TRANSFER TAX  
06/12/2018  
PS 1170  
950.00

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
STATE TRANSFER TAX  
06/12/2018  
PS 1170  
950.00

W 5301 581

And the said GRANTOR, for itself and its successors

Does by these presents covenant, grant and agree to and with the said  
GRANTEES, their heirs, Successors and Assigns  
that it the said GRANTOR, its successors

all and singular the Hereditaments and Premises heretofore described and  
granted, or mentioned and intended so to be, with the appurtenances, unto the said

GRANTEES, their heirs, Successors and Assigns,  
against it the said GRANTOR

and against all and every other Person or Persons whomsoever lawfully claiming  
or to claim the same or any part thereof, by, from or under it, them,  
or any of them, shall and will

WARRANT and forever DEFEND.

In Witness Whereof, the party of the first part has hereto affixed its  
common or corporate seal. Dated the day and year first above written.

Sealed and Delivered  
in the presence of us  
*Barbara A. Floyd*  
as to both

By *[Signature]*  
ATTEST: *[Signature]*  
SECRETARY  
SPRINGLAWN CORPORATION

PAID  
FEB 11 2024  
\$50.00  
FEB 11 2024  
\$50.00

**Received** this day of the date of the above Instrument of the above named  
GRANTEES, the full consideration above mentioned.

SPRINGLAWN CORPORATION  
By David C. Rittenhouse  
President

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
TAX 0012374 950.00

STATE OF Pennsylvania } ss.  
COUNTY OF Chester

On this, the 10th day of October 1978, before me,  
the undersigned officer,  
personally appeared David C. Rittenhouse  
who acknowledged himself to be the President of Springlawn Corporation  
a corporation, and that he as such President, being  
authorized to do so, executed the foregoing Instrument for the purposes therein contained, by signing the name of  
the corporation by himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Richard L. Gill  
Tax of Office

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
TAX 0012374 950.00

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-11-

*C. F. ...*  
TITLE INSURANCE COMPANY  
**Deed**  
42112

SPRINGLAWN CORPORATION

TO

GEORGE STRAUBRIDGE, JR.,  
Individually, and  
GIRARD BANK, GEORGE STRAUBRIDGE, SR.  
and CHARLES H. MORRIS, JR., Trustees  
under Deed of Trust of George  
Straubridge, Jr., dated Jan. 20, 1971

Premises: 1.714, 943 acres in London  
Britain, Franklin and Elk  
Townships, County of  
Chester, Pennsylvania

By *...*  
By Two & Louise O. ...

*Transfer address.  
905 N. Market St.  
Washington, DC 20004*

*1-1-78  
\$8.00*

*Sharon D. Hunt*  
RECORDER OF DEEDS

Rec in Chester Co. Pa. in  
*DA* Bk. *1023* Page *513*

H 53124 504

AFFIDAVIT

14755

RECORDS OF DEEDS  
CHESTER COUNTY, PA

84 FEB 23 P2 04

CERTIFICATE OF AWARD OF REAL ESTATE

TRUST INTER VIVOS: GEORGE STRAWBRIDGE, JR., SETTLOR

NO. 84664

Award of Real Estate to: Delaware Trust Company, George Strawbridge,  
and William C. Lickie, of 300 Market Street Mall, Wilmington, Delaware  
19801, Trustees under Deed of George Strawbridge, Jr. dated January 20,  
1971, thirty percent interest.

Commonwealth of Pennsylvania : ss  
County of Montgomery :

I, *Nancy L. Tourliza*, Assistant Clerk of the Orphans'  
Court Division of the Court of Common Pleas for the County of Mont-  
gomery, in the Commonwealth of Pennsylvania, do hereby certify the  
attached to be a true and correct excerpt from the schedule of  
distribution filed in conformity with adjudication of the Orphans'  
Court Division of the Court of Common Pleas of Montgomery County upon  
the first account of Girard Bank, George Strawbridge and Charles H.  
Morris, Jr., Trustees under Deed of George Strawbridge, Jr., dated  
January 20, 1971, filed and conformed nisi February 17, 1983, as the  
same remains on file and is of record in said court.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
the seal of said Court at Norristown this *7th* day of *August*, 198*4*.

*Nancy L. Tourliza*  
Assistant Clerk of the Orphans'  
Court Division

B 64 175

EXHIBIT "A"

To Delaware Trust Company and George Strawbridge  
and William C. Lickle, Trustees Under Deed of  
George Strawbridge, Jr. dated January 20, 1973  
their Successors & assigns Premises .30 Int.  
Springtown, Chester County, Pa. valued @  
and more fully described as follows:

155 200 97

ALL THOSE TWO CERTAIN tracts of ground situate partly in the Townships of London Britain,  
Franklin and Elk, County of Chester and State of Pennsylvania described according to a Plan of  
Property of Springtown Corp. dated 8-24-1978 made by M. Engineering Assoc. Engineers and Surveyors,  
Parsippany, N.J. as follows, to wit:

PREMISES "A"

BEGINNING at a spike set in the title line of Public Road LA 15020 known as Fairview Elkton  
Road said road leading in a northerly direction to Pennsylvania Route 856 and a southerly  
direction to Elkton, Md. said spike marking a Northwesterly corner of this about to be described  
tract and a corner of R. Vannoy thence leaving said spike by the title line of said road  
South 01 degree 30 minutes 06 seconds West 463.53 feet to a spike marking a corner of this and  
a Northwesterly corner of S. Eachus; thence by said lands of Eachus South 83 degrees 27  
minutes 35 seconds West 315.72 feet to an iron pin marking a corner of this and a corner of  
lands of Eachus; thence partly by lands of S. Eachus, J. Luckett, J. Evans, and R. Swan South  
09 degrees 55 minutes 54 seconds East 1055.49 feet to an old iron pin marking a corner of  
this and a corner of lands of R. Swan; thence by said lands of Swan the following four courses  
and distances to wits: (1) South 20 degrees 39 minutes 45 seconds West 679.70 feet to an iron  
pin (2) South 04 degrees 36 minutes 49 seconds West 311.47 feet to an iron pin (3) South 00  
degrees 35 minutes 04 seconds West 1295.24 feet to an iron pin (4) South 04 degrees 04 minutes  
41 seconds East 187.79 feet to an iron pin marking a Southeastern corner of this and set on  
the line dividing the State of Pennsylvania from the State of Maryland; thence by the State  
of Maryland due West crossing over Township line dividing Elk Township from Franklin Township  
11221.55 feet to a post marking a Southwesterly corner of this and a Southeastern corner of  
R. M. Thompson; thence by said lands of Thompson the following two courses and distances to  
wits: (1) North 05 degrees 02 minutes 01 second East 1509.75 feet to an iron pin (2) North 83  
degrees 51 minutes 04 seconds West 354.76 feet to a spike set in the title line of Public  
Road LA 19216 known as Lewisville Strickerville Road said road leading in an Easterly direction  
to Strickerville and a westerly direction to Lewisville said spike marking a Southeastern  
corner of lands of R. P. Dougherty; thence by said lands of Dougherty the following three  
courses and distances to wits:

- 1 - North 11 degrees 37 minutes 12 seconds East 1365.61' to a stone
- 2 - South 57 degrees 41 minutes 21 seconds West 1519.62' to a point
- 3 - South 07 degrees 35 minutes 49 seconds West 1350.72' to a spike marking a corner of this  
and set in the title line of Pennsylvania Route 841, leading in a northerly direction to  
Pennsylvania Route 856 and a southerly direction to Lewisville; thence leaving said spike and  
by the title line of said Pennsylvania Route 841 the following four courses and distances to  
wits:

- 1 - North 08 degrees 35 minutes 11 seconds West 438.26' to a spike
- 2 - North 19 degrees 38 minutes 41 seconds West 418.53' to a spike
- 3 - North 16 degrees 54 minutes 38 seconds West 351.55' to a spike
- 4 - North 06 degrees 48 minutes 13 seconds East 426.20' to a spike set for a northwesterly  
corner of this and a corner of lands of L. T. Steetz, Jr.; thence by said lands of Steetz and  
also along the southerly side of the water right right of way conveyed to Springtown Corpo-  
ration the following 14 courses and distances to wits:

- 1 - North 81 degrees 34 minutes 21 seconds East 321.87' to an iron pin
- 2 - North 47 degrees 27 minutes 26 seconds East 350.43' to an iron pin
- 3 - North 43 degrees 51 minutes 16 seconds East 232.61' to an iron pin
- 4 - North 57 degrees 31 minutes 25 seconds East 102.95' to an iron pin
- 5 - North 40 degrees 11 minutes 26 seconds East 155.16' to an iron pin
- 6 - North 47 degrees 49 minutes 26 seconds East 187.92' to an iron pin
- 7 - North 50 degrees 15 minutes 26 seconds East 90.78' to an iron pin
- 8 - North 39 degrees 02 minutes 26 seconds East 125.30' to an iron pin
- 9 - North 39 degrees 24 minutes 26 seconds East 214.78' to an iron pin
- 10 - North 46 degrees 15 minutes 26 seconds East 189.98' to an iron pin
- 11 - North 44 degrees 09 minutes 26 seconds East 227.40' to an iron pin
- 12 - North 33 degrees 04 minutes 26 seconds East 310.43' to an iron pin
- 13 - North 41 degrees 03 minutes 26 seconds East 288.73' to an iron pin
- 14 - North 55 degrees 03 minutes 26 seconds East 209.01' to an iron pin; thence crossing town-  
ship line dividing Elk Township, Franklin Township, and partly by lands of aforementioned L.  
T. Steetz, Jr. and lands of J. R. Frederick North 46 degrees 25 minutes 26 seconds East  
859.48' to an iron pin marking a corner of this and a corner of lands of J. R. Frederick;

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thence by lands of Frederick North 60 degrees 21 minutes 35 seconds East 357.31' to an iron pin; thence still by Frederick and partly by the water right of way granted to Spring-  
lam Corporation by Frederick North 51 degrees 47 minutes 35 seconds East 302.81' to a tree  
thence still by lands of Frederick and the southerly side of said right of way North 84 degrees  
32 minutes 26 seconds East 294.70' to an iron pin marking a corner of Francis Hill; thence by  
said lands of Hill the following four courses and distances to wit:

- 1 - North 48 degrees 29 minutes 26 seconds East 251.01' to an iron pin
- 2 - North 52 degrees 03 minutes 26 seconds East 187.62' to an iron pin
- 3 - North 55 degrees 42 minutes 16 seconds East 231.82' to an iron pin
- 4 - North 83 degrees 35 minutes 35 seconds East 1584.08' to an old iron pin marking a corner  
of J. Howe; thence partly by lands of Howe and partly by lands of T. Davis North 81 degrees  
06 minutes 58 seconds East 229.23' to a point marking a northwesterly corner of lands of  
H. Alale; thence by said lands of Alale the following two courses and distances to wit:

- 1 - South 05 degrees 17 minutes 30 seconds West 215.12' to a point; thence still partly by  
lands of Alale and partly by lands of C. Thomas South 09 degrees 10 minutes 35 seconds West  
196.00' to a point marking a corner of lands of Thomas; thence by said lands of Thomas South  
04 degrees 38 minutes 10 seconds West 455.15' to an old iron pin marking a corner of said  
lands of Thomas; thence still partly by lands of Thomas and partly by lands of Alale South 87  
degrees 55 minutes 30 seconds East 626.16' to an iron pin; thence by lands of Alale South 87  
degrees 22 minutes 10 seconds East 580.03' to an old iron pin; thence passing through the  
title line of Public Road T-303 known as Mt. Olive Road said road leading in a northerly  
direction to Peacedale Road and an easterly direction to Pennsylvania Route 856 South 88  
degrees 03 minutes 00 seconds East 1201.27' to an iron pin marking a corner of Mt. Olive  
School; thence by said lands of Mt. Olive School the following five courses and distances to  
wit:

- 1 - South 00 degrees 06 minutes 57 seconds West 80.89' to an iron pin
- 2 - North 88 degrees 55 minutes 57 seconds East 270.00' to an iron pin
- 3 - North 26 degrees 21 minutes 33 seconds West 76.10' to a stone
- 4 - North 15 degrees 21 minutes 33 seconds West 94.89' to a stump
- 5 - North 88 degrees 32 minutes 03 seconds East 112.37' to a point set in the title line of  
aforementioned Public Road T-303; thence by said title line the following three courses and  
distances to wit:

- 1 - North 47 degrees 24 minutes 27 seconds East 131.16' to a point
- 2 - North 79 degrees 45 minutes 27 seconds East 93.81' to a point
- 3 - South 82 degrees 22 minutes 33 seconds East 56.76' to an iron pin; thence leaving said  
title line and by lands of D. Johnson the following three courses and distances to wit:

- 1 - South 37 degrees 09 minutes 33 seconds East 459.64' to an iron pin
- 2 - South 08 degrees 52 minutes 27 seconds West 103.47' to an iron pin
- 3 - South 41 degrees 14 minutes 37 seconds East 516.41' to an iron pin marking a corner of  
this and a corner of lands of said Johnson; thence partly by said lands of Johnson and partly  
by lands of A. Del Busto South 06 degrees 44 minutes 00 seconds East 2116.95' to a spike set  
in the title line of aforementioned Public Road LR-15016; thence by said title line the follow-  
ing four courses and distances to wit:

- 1 - South 78 degrees 28 minutes 13 seconds East 112.31' to a point
- 2 - South 77 degrees 59 minutes 13 seconds East 222.31' to a point
- 3 - South 89 degrees 31 minutes 13 seconds East 137.50' to a point
- 4 - North 60 degrees 30 minutes 32 seconds East 19.43' to a spike marking a corner of this  
and a corner of lands of T. A. Crossan; thence by said lands of Crossan South 41 degrees 03  
minutes 14 seconds East 614.01' to an iron pin; thence partly by lands of Crossan and partly  
by lands of aforementioned Vanroy North 72 degrees 31 minutes 16 seconds East 4070.69' to a  
spike being the first mentioned point and place of beginning.

CONTAINING 1,684.933 Acres be the same more or less.

TOGETHER with the water right of way as granted to Springlam Corporation by L. T.  
Statts, Jr. situate in 11th Township and New London Township, Chester County, Pennsylvania  
described as follows:

BEGINNING at a spike set for a northwesterly corner of lands of Springlam Corporation said  
spike being set in the title line of Pennsylvania Route 841 said road leading in a southerly  
direction to Lewisville and a northerly direction to Pennsylvania Route 856; thence leaving  
said point of beginning and by the title line of Pennsylvania Route 841 North 07 degrees 45  
minutes 22 seconds East 256.93' to a point; thence leaving said title line and passing through  
lands of L. T. Statts, Jr. the following three courses and distances to wit:

- 1 - North 47 degrees 08 minutes 47 seconds East 1125.88' to a point
- 2 - North 45 degrees 03 minutes 35 seconds East 710.01' to a point
- 3 - North 48 degrees 24 minutes 26 seconds East 359.00' to a point set in line of lands of  
J. A. Frederick also set on Township line dividing Franklin Township from New London Township;  
thence by lands of Frederick South 78 degrees 13 minutes 04 seconds East 293.95' to a point  
set in line of lands of Springlam Corporation. Thence by said lands the following 15 courses  
and distances to wit:

- 1 - South 46 degrees 25 minutes 26 seconds West 67.79' to a point
- 2 - South 55 degrees 03 minutes 26 seconds West 209.01' to an iron pin
- 3 - South 12 degrees 03 minutes 26 seconds West 288.73' to an iron pin
- 4 - South 39 degrees 04 minutes 26 seconds West 360.43' to an iron pin
- 5 - South 48 degrees 09 minutes 26 seconds West 232.40' to an iron pin
- 6 - South 46 degrees 15 minutes 26 seconds West 189.98' to an iron pin
- 7 - South 39 degrees 14 minutes 26 seconds West 214.76' to an iron pin
- 8 - South 38 degrees 01 minutes 26 seconds West 125.30' to an iron pin
- 9 - South 50 degrees 13 minutes 26 seconds West 52.78' to an iron pin
- 10 - South 47 degrees 49 minutes 26 seconds West 181.37' to an iron pin
- 11 - South 40 degrees 11 minutes 26 seconds West 155.16' to an iron pin
- 12 - South 57 degrees 51 minutes 26 seconds West 102.98' to an iron pin
- 13 - South 43 degrees 51 minutes 26 seconds West 142.61' to an iron pin
- 14 - South 47 degrees 37 minutes 26 seconds West 150.43' to an iron pin
- 15 - South 81 degrees 34 minutes 21 seconds West 321.83' to point and place of beginning.

CONTAINING 10.431 acres be the same more or less.

ALSO TOGETHER with the use of water rights right of way as granted to Springtown Corporation by J. R. Frederick situate in Franklin Township described as follows:

BEGINNING at a point set in line of lands of Springtown Corporation said point being set South 84 degrees 32 minutes 26 seconds West from an iron pin marking a corner of J. R. Frederick, Francis Hill, and Springtown Corporation 49.12'; thence leaving said point of beginning and by lands of Springtown Corporation the following two courses and distances to wit:

- 1 - South 84 degrees 32 minutes 26 seconds West 245.58' to a tree
- 2 - South 51 degrees 47 minutes 26 seconds West 135.05' to a point thence leaving said lands of Springtown Corporation and passing through lands of J. R. Frederick the following five courses and distances to wit:

- 1 - North 44 degrees 25 minutes 26 seconds West 311.47' to a point
- 2 - North 73 degrees 27 minutes 56 seconds West 265.24' to a point
- 3 - North 17 degrees 21 minutes 26 seconds West 353.30' to a point
- 4 - North 13 degrees 13 minutes 34 seconds East 248.22' to a point
- 5 - North 20 degrees 01 minutes 26 seconds West 505.78' to a point set in the title line Pennsylvania Route 611 said road leading in an easterly direction to Pennsylvania Route 896 and a westerly direction to Leisville thence by the title line of said road north 26 degrees 00 minutes 34 seconds East 45.00' to a point set for a northeasterly corner of this; thence leaving said title line passing through lands of J. R. Frederick the following five courses and distances to wit:

- 1 - South 19 degrees 02 minutes 26 seconds East 583.01' to a point
- 2 - South 50 degrees 51 minutes 56 seconds East 383.69' to a point
- 3 - South 63 degrees 03 minutes 26 seconds East 346.11' to a point
- 4 - South 45 degrees 30 minutes 26 seconds East 174.22' to a point
- 5 - South 23 degrees 51 minutes 26 seconds East 193.10' to the point and place of beginning.

CONTAINING 8.260 acres be the same more or less.

EXCEPTING AND RESERVING thereout and therefrom 4.283 acres as granted and conveyed onto A. Nechus in Deed Book U-30 page 421, S. Greene in Deed Book L-35 page 593, and K. Wells in Deed Book R-52 page 537, situate in Franklin Township, Chester County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at a post set in the intersection of Public Road LA 15016 known as Strickerville Leisville Road with Public Road T-356 known as Mt. Olive Road said road leading in a northerly direction to Walker Road, said point being set the following eight courses and distances to wit from a spike set for a southwesterly corner of A. Del Buco and a corner of Springtown Corporation said point being set in the title line of LA 15016:

- 1 - North 78 degrees 28 minutes 13 seconds West 520.54' to a point
- 2 - North 61 degrees 59 minutes 45 seconds West 470.28' to a point
- 3 - North 64 degrees 03 minutes 22 seconds West 119.76' to an old spike
- 4 - South 89 degrees 12 minutes 22 seconds West 118.24' to an old spike
- 5 - South 74 degrees 56 minutes 22 seconds West 83.82' to a point
- 6 - South 40 degrees 34 minutes 21 seconds West 9.31' to a point
- 7 - South 81 degrees 05 minutes 26 seconds West 38.37' to a point
- 8 - South 56 degrees 49 minutes 44 seconds West 22.86' to said post of beginning; thence leaving said post of beginning and by the title line of aforementioned Public Road LA 15016 the following five courses and distances to wit:

- 1 - South 44 degrees 57 minutes 36 seconds East 41.00' to a point
- 2 - South 49 degrees 45 minutes 38 seconds West 119.50' to a point
- 3 - South 43 degrees 10 minutes 10 seconds West 300.23' to a point
- 4 - South 33 degrees 49 minutes 54 seconds West 270.00' to a spike
- 5 - South 47 degrees 35 minutes 37 seconds West 114.60' to a point set in the centerline of a  
retail bridge thence leaving said title line and by lands of Springlawn Corporation the follow-  
ing 11 courses and distances to wit:

- 1 - North 53 degrees 36 minutes 02 seconds East 44.00' to a point
- 2 - North 37 degrees 31 minutes 02 seconds East 43.00' to a point
- 3 - North 00 degrees 41 minutes 07 seconds East 30.00' to a point
- 4 - North 18 degrees 51 minutes 07 seconds East 45.00' to a point
- 5 - North 33 degrees 21 minutes 07 seconds East 52.00' to a point
- 6 - North 15 degrees 45 minutes 07 seconds West 48.70' to a point
- 7 - North 03 degrees 18 minutes 13 seconds West 131.81' to a point
- 8 - North 22 degrees 31 minutes 53 seconds West 30.60' to a point
- 9 - North 34 degrees 32 minutes 28 seconds East 30.60' to a point
- 10 - North 20 degrees 47 minutes 08 seconds East 88.03' to a point
- 11 - North 81 degrees 17 minutes 24 seconds East 343.55' to a post being the first mentioned  
point and place of beginning.

CONTAINING 4.283 acres be the same more or less.

ALSO EXCEPTING AND RESERVING thereout and therefrom 4.314 acres granted and conveyed to P.  
Howland in Deed Book R-36 page 293, W. Worth in Deed Book W-23 page 334 and A. Jark in Deed  
Book Y-57 page 298 situate in Franklin Township, Chester County, Pennsylvania.

BEGINNING at a point set for a corner of this and set in the title line of Public Road  
LR-15016 known as Strickerville Lewisville Road said road trending in an easterly direction to  
Public Road LR-15020 and a westerly direction to Lewisville, said point of beginning being  
set the following two courses and distances from a spike set for a southwesterly corner of  
A. Del Duro to wit:

- 1 - North 28 degrees 28 minutes 13 seconds West 310.54' to a point
- 2 - North 81 degrees 59 minutes 43 seconds West 470.28' to said point of beginning; thence  
leaving said point of beginning and by lands of Springlawn Corporation the following four  
courses and distances to wit:

- 1 - South 7 degrees 31 minutes 15 seconds West 188.93' to an iron pin
- 2 - North 82 degrees 56 minutes 28 seconds West 211.17' to an iron pin
- 3 - North 52 degrees 17 minutes 38 seconds West 37.16' to an iron pin
- 4 - North 01 degrees 19 minutes 38 seconds West 82.65' to a point set in the title line of  
aforementioned Public Road LR-15016; thence by said title line South 81 degrees 00 minutes  
26 seconds West 38.37' to a point set in the title line of Public Road T-356 known as Mc,  
Giltner Road, said road trending in a northerly direction to Public Road T-303; thence by the

title line of Public Road T-356 North 03 degrees 21 minutes 04 seconds West 426.15' to a  
point set for a northwesterly corner of this and a corner of Springlawn Corporation thence  
by said lands of Springlawn Corporation the following two courses and distances to wit:

- 1 - South 75 degrees 33 minutes 04 seconds East 439.50' to an old iron pin
- 2 - South 07 degrees 06 minutes 56 seconds West 291.45' to the point and place of beginning.

CONTAINING 4.324 acres be the same more or less.

ALSO EXCEPTING AND RESERVING thereout and therefrom 5.005 acres granted and conveyed onto  
W. Worth in Deed Book R-79 page 565, and W. Worth in Deed Book U-35 page 376 situate in Elk  
Township, Chester County, Pennsylvania.

BEGINNING at a spike set for a northwesterly corner of this and a corner of Springlawn Corpo-  
ration, said point being set in the title line of Public Road LR 15016 known as Lewisville  
Strickerville Road, said point being set north 73 degrees 49 minutes 15 seconds East from an  
iron pin marking the northwesterly corner of lands of A. M. Thompson 123.25' to said point  
of beginning; thence leaving said point of beginning and by the title line the aforementioned  
Public Road LR 15016 the following two courses and distances to wit:

- 1 - North 77 degrees 38 minutes 22 seconds East 381.00' to a spike
- 2 - North 26 degrees 08 minutes 02 seconds East 231.13' to a spike marking a northwesterly  
corner of this and a corner of Springlawn Corporation; thence by said lands of Springlawn  
Corporation the following three courses and distances to wit:

- 1 - South 12 degrees 21 minutes 38 seconds East 314.92' to a point
- 2 - South 73 degrees 08 minutes 27 seconds West 654.03' to a post
- 3 - North 12 degrees 21 minutes 38 seconds West 358.50' to the point and place of beginning.

CONTAINING 5.005 acres be the same more or less.

PREMISES "A"

BEGINNING at a spike set in the state line of Public Road T-301 known as Elbow Lane leading in an westerly direction to Public Road LA-15020 and a easterly direction to Pennsylvania Route 836 said spikes marking a westerly corner of this about to be described tract; thence leaving spike of beginning and by the title line of Public Road T-301 the following eight courses and distances to wit:

- 1 - North 76 degrees 09 minutes 24 seconds East 876.50' to a spike
- 2 - North 75 degrees 55 minutes 00 seconds East 750.81' to a spike
- 3 - North 76 degrees 45 minutes 00 seconds East passing over the township line dividing London Britain and Franklin Township 350.17' to a spike
- 4 - South 85 degrees 05 minutes 00 seconds East 300.21' to a spike
- 5 - South 54 degrees 58 minutes 30 seconds East 147.03' to a spike
- 6 - South 48 degrees 25 minutes 00 seconds East 455.85' to a spike
- 7 - South 26 degrees 36 minutes 30 seconds East 318.43' to a spike
- 8 - South 89 degrees 56 minutes 30 seconds East 414.80' to a spike marking an easterly corner of this; thence leaving said title line due south 15.61' to a milestone set on the line dividing the State of Pennsylvania from the State of Maryland; thence by said state line due west crossing over the township line dividing London Britain Township from Franklin Township 3453.74' to a spike being the first mentioned point and place of beginning.

CONTAINING 16.906 acres be the same more or less.

AS TO PREMISES "A"

BEING as to part the same premises which John P. F. Blackstone, Singleman by Deed dated April 17, 1918 and recorded in Chester County in Deed Book Q-24 page 101 conveyed unto Springlem Corporation, (Pa. Corp.).

BEING as to another part the same premises which Richard T. Swan and Anne M. Swan, by Deed dated July 7, 1959 and recorded in Chester County in Deed Book C-31 page 354 conveyed unto Springlem Corporation, (Pa. Corp.).

AND BEING as to the remaining part, of the same premises which Center Square, Inc. by Deed dated December 27, 1916 and recorded in Chester County in Deed Book G-22 page 231 conveyed unto Springlem Corporation, (Pa. Corp.).

AS TO PREMISES "B"

BEING part of the same premises which Center Square, Inc. by Deed dated December 27, 1916 and recorded in Chester County in Deed Book G-22 page 231 conveyed unto Springlem Corporation, (Pa. Corp.).

UNDER AND SUBJECT to certain Reservations, Rights, Covenants, as of record.

BEING as to Premises A, Premises B, and the flooding rights as aforesaid the same premises which Springlem Corporation, a Pennsylvania Corporation, conveyed unto George Strawbridge Jr., Individually, and Girard Bank, George Strawbridge, Jr., and Charles H. Norris, Jr., Trustees Under the Deed of Trust of George Strawbridge, Jr., Dated January 20, 1911 by Indenture dated the eighteenth day of October, 1918 and recorded in Chester County Deed Book 453 page 573.

AND BEING as to the flooding rights aforesaid the same premises which Delaware Trust Company, Jean Ellen duPont McConnell and William S. Potter, Trustees Under the Will of William duPont Jr., deceased, conveyed unto George Strawbridge Jr., Individually and Girard Bank, George Strawbridge, Jr., and Charles H. Norris, Jr., Trustees Under the Deed of Trust of George Strawbridge Jr., dated January 20, 1911 by Indenture dated the twentieth of November, 1918 and recorded in Chester County Deed Book 454 page 291.

Rec. in Chester Co. Pa.  
in *Deeds* BK *B64*  
Pg *180*

*Elaine S. Weil*  
Recorder of Deeds



B 64 180

REV-183 FO (7-89)  
 COMMONWEALTH OF PENNSYLVANIA  
 DEPARTMENT OF REVENUE  
 BUREAU OF FIELD OPERATIONS

REALTY TRANSFER TAX  
 AFFIDAVIT OF VALUE

FOR RECORDER'S USE ONLY  
 BOOK NUMBER 1267  
 PAGE NUMBER 1267  
 DATE RECORDED 1/27/84

COMPLETE APPLICABLE SECTIONS IN FULL AND FILE IN DUPLICATE WITH RECORDER OF DEEDS WHEN (1) THE FULL CONSIDERATION IS NOT SET FORTH IN THE DEED, (2) THE TRANSFER IS WITHOUT CONSIDERATION OR GIFT, OR (3) A TAX EXEMPTION IS CLAIMED. (REFER SECT. 6, RTT ACT OF DEC. 27, 1951, P.L. 1141 AS AMENDED)

SECTION I  
 (COMPLETE FOR ALL TRANSACTIONS)

Grantor(s): Girard Bank, George Stranbridge, Sr.  
 Trustless u/d 1/20/71 Broad & Chestnut Streets, Phila., PA 19101  
 Delaware Trust Co., George Stranbridge, Sr.  
 & William C. Lickle, Trustees u/d 1/20/71 Market Street Mall, Wilmington, DE 19801

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:

302 Interest 1688 acres London, Brilain, Franklin & Elk Chester County

FULL CONSIDERATION \$ -0- HIGHEST ASSESSED VALUE \$ 158,40.00

FAIR MARKET VALUE \$ 825,000.00 REALTY TRANSFER TAX PAID \$

TAX EXEMPT TRANSACTIONS: IF TRANSFER IS PARTIALLY OR WHOLLY EXEMPT, SHOW AMOUNT EXEMPT REASON(S) AND CITE PORTION OF LAW. This is a transfer by law from one set of trustees to new trustees under same deed of trust.

IF THIS IS A TRANSFER FROM A STRAW, AGENT OR TRUST AGREEMENT, COMPLETE THE REVERSE SIDE.

SECTION II  
 (COMPLETE ONLY IF PROPERTY WAS SUBJECT TO LIEN OR MORTGAGE AT THE TIME OF TRANSFER)

EXISTING MORTGAGE: \$ 510,000.00 DISPOSITION

Delaware Trust Co., Trustee Market Street Mall, Wilmington, DE 19801

EXISTING MORTGAGE: \$ DISPOSITION

EXISTING LIEN OR OBLIGATION: \$ DISPOSITION

SECTION III  
 (COMPLETE ONLY IF TRANSFER IS RESULT OF JUDICIAL SALE)

OFFICIAL CONDUCTING SALE NAME ADDRESS TITLE

SUCCESSFUL BIDDER NAME ADDRESS TITLE

	JUDGEMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE			\$
JUDGEMENT PLUS INTEREST	\$		
BID PRICE		\$	
PRIOR RECORDED LIEN	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
UNPAID REAL ESTATE TAXES	\$	\$	
WATER RENT DUE	\$	\$	
SEWAGE RENT DUE	\$	\$	
ATTORNEY FEES	\$	\$	
OTHER (COSTS, ETC.)	\$	\$	
TOTAL	\$	\$	\$

NOTE: CALCULATIONS MUST BE SHOWN IN ALL COLUMNS.

SWORN AND SUBSCRIBED BEFORE ME THIS 12th DAY OF February, 1984

Wita J. Stranbridge  
 NOTARY PUBLIC

My Commission Expires Sept. 17, 1997

ALL OF THE INFORMATION ENTERED ON BOTH SIDES OF THIS AFFIDAVIT IS TRUE, FULL AND COMPLETE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

H. T. Deumi  
 GRANTEE  AGENT FOR GRANTEE  
 GRANTOR  AGENT FOR GRANTOR  
 STRAW  TRUSTEE

B 64 187



Prepared by and return to:  
Fidelity National Title Insurance Company  
1515 Market Street  
Suite 1325  
Philadelphia, PA 19102

State Tax: EXEMPT  
Local Tax: EXEMPT  
Consideration: \$4,385,000.00

File No: 170225PHI

Tax Parcel Nos.: 70-5-6; 70-5-7 ; 71-4-32.3;  
72-6-1; 72-6-10

This Indenture dated 11-9-17 and made effective this 17<sup>th</sup> day of November, 2017;

Between

**GEORGE STRAWBRIDGE, JR., individually**

and

**BNY MELLON, N.A. (f/k/a Mellon Bank, N.A.), R. STEWART STRAWBRIDGE and  
GEORGE J. BAXTER, Successor Trustees of the Trust under Deed of George  
Strawbridge, Jr., dated 1-20-1971**

(hereinafter called the Grantors), of the one part, and

**THE CONSERVATION FUND, a Non-Profit Corporation**

(hereinafter called the Grantee), of the other part,

**WHEREAS**, the said, George Strawbridge, Jr. executed a written, irrevocable Agreement (Deed) of Trust Dated January 20, 1971, and wherein and whereby he appointed George Strawbridge, Sr., David G. Forman and Girard Trust Bank as trustees and authorized and empowered his said Trustees:

“To sell at public or private sale, to exchange or to lease for any period of time, any real or personal property, and to give options for sales or leases;” and

**WHEREAS**, on July 19, 1977 David G. Forman appointed Charles H. Norris, Jr., as his successor trustee and resigned as a trustee of the Trust under Deed of George Strawbridge, Jr. dated January 20, 1971; and

**WHEREAS**, Springlawn Corporation, by indenture dated October 18, 1978 and recorded October 20, 1978 in the office of the recorder of deeds in and for the County of Chester in Deed Book W-53 page 573,

OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

granted and conveyed unto George Strawbridge, Jr., individually (as to an undivided 70% interest) and Girard Bank (f/k/a Girard Trust Bank), George Strawbridge, Sr. and Charles H. Norris, trustees under Trust under Deed of George Strawbridge, Jr. dated January 20, 1971 (as to an undivided 30% interest), in fee, certain premises more particularly described in said indenture, and a portion of the premises therein conveyed is part of the premises hereinafter more particularly described as Premises A, B, and E; and

**WHEREAS**, on July 21, 1981 George Strawbridge, Sr., removed Girard Bank (f/k/a Girard Trust Bank) and appointed Delaware Trust Company as the successor corporate trustee of the Trust under Deed of George Strawbridge, Jr. dated January 20, 1971; and

**WHEREAS**, in 1981 Charles H. Norris, Jr., appointed William C. Lickle as his successor trustee and resigned as a trustee of the Trust under Deed of George Strawbridge, Jr. dated January 20, 1971 and the said William C. Lickle accepted said appointment as trustee on July 28, 1981; and

**WHEREAS**, an Adjudication filed in Montgomery County Orphans' Court Division of Court of Common Pleas No. 84664 in re: Trust Inter Vivos: George Strawbridge, Jr., Settlor, and excerpt of Schedule of Distribution recorded August 23, 1984 in Chester County in Deed Book B-64 page 175 awarded the undivided 30% interest in Real Estate unto Delaware Trust Company, George Strawbridge and William C. Lickle, Trustees under Deed of Trust of George Strawbridge, Jr. dated January 20, 1971; and

**WHEREAS**, by Decree of Orphans' Court Division of Court of Common Pleas of Montgomery County, Pennsylvania, dated March 13, 1985, the trustees under Trust under Deed of George Strawbridge, Jr. dated January 20, 1971, were changed to Delaware Trust Company, Dorrance H. Hamilton and George J. Baxter; and

**WHEREAS**, by Removal Of Corporate Co-Trustee and Appointment of Successor Corporate Co-Trustee, by Dorrance H. Hamilton and George J. Baxter, trustees, dated December 16, 1998, the First Union National Bank (f/k/a Delaware Trust Company) was replaced as Corporate Co-Trustee of the Trust under Deed of Trust of George Strawbridge, Jr. dated January 20, 1971 by Mellon Bank, N.A.; and

**WHEREAS**, on July 8, 2005 Dorrance H. Hamilton appointed R. Stewart Strawbridge as her successor trustee and resigned as a trustee of the Trust under Deed of George Strawbridge, Jr. dated January 20, 1971 and the said R. Stewart Strawbridge accepted said appointment as trustee on August 1, 2005;

**WHEREAS**, on July 1, 2008, Mellon Bank, N.A. changed its name to BNY Mellon, N.A.; and

**WHEREAS**, Jane E. Trimble by indenture dated March 31, 1997 and recorded April 2, 1997 in the Office of the Recorder of Deeds of Chester County in Record Book 4158, Page 1495, granted and conveyed unto George Strawbridge, Jr., in fee a certain premises more particularly described in said indenture, and the premises therein conveyed is more particularly described herein as Premises C and D; and

OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

**WHEREAS**, Grantor and Grantee have agreed that George Strawbridge, Jr., identified individually as one of Grantors named in this Deed will convey with special warranty his interest in the property described herein on Exhibit A (the "Property"); and BNY Mellon, N.A., R. Stewart Strawbridge and George J. Baxter, identified Grantors in their capacity as trustees in this Deed will convey with title warranties typically provided by trustees, as more fully set forth herein, the Property, as described on Exhibit A; and

**NOW THEREFORE**, for and in consideration of the sum of Four Million Three Hundred Eighty-Five Thousand and 00/100 Dollars (\$4,385,000.00) payment by the Grantee and receipt by the Grantors in lawful money of the United States of America of which is hereby acknowledged, the Grantors hereby have granted and conveyed, bargained and sold, released and confirmed, and by these presents do grant and convey, bargain and sell, release and confirm unto the Grantee:

All those certain tracts of land situate in the Townships of Elk and Franklin, County of Chester, Commonwealth of Pennsylvania, which are more particularly described on Exhibit A attached hereto and made a part hereof; and

**TOGETHER WITH** all and singular the buildings and improvements, ways, streets, alleys, passages, waters, water-courses, mineral, timber and other surface and subsurface rights, liberties, privileges, hereditaments and appurtenances, whatsoever belonging, or in anywise appertaining to the Property, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever pertaining to the Property at law or in equity.

**TO HAVE AND TO HOLD** the Property, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, and the appurtenances, unto the said Grantee, its successors and assigns forever.

**AND** the said GEORGE STRAWBRIDGE, JR., for himself and his heirs and assigns, does covenants, promises and agrees to and with the said Grantee, its successors and assigns, as to the Property only as described on Exhibit A that he, the said George Strawbridge, Jr., and his heirs and assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against him, the said George Strawbridge, Jr., and his heirs and assigns, and against all and every person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under, him, them or any of them, shall and will WARRANT and forever DEFEND.

**AND** the said BNY MELLON, N.A. (f/k/a Mellon Bank, N.A.), R. STEWART STRAWBRIDGE and GEORGE J. BAXTER, Trustees under Deed of Trust of George Strawbridge, Jr. dated January 20, 1971, do as to the Property as described on Exhibit A covenant, promise and agree to and with said Grantee, its heirs and assigns, that they, the said Trustees, have not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

**UNDER AND SUBJECT** to the terms and conditions of that certain Declaration of Covenants, Conditions and Restrictions given by The Conservation Fund, a Non-Profit Corporation, a Maryland

OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

corporation, to the County of Chester, a Pennsylvania county of the third class, of even date herewith, and intended to be recorded in the Chester County Recorder of Deeds Office immediately after this Indenture.

THIS PROPERTY was acquired with funds provided by the Pennsylvania Department of Conservation and Natural Resources ("Department"). The source of the funds is the Keystone Recreation, Park and Conservation Fund – LT. This Property may not be converted to purposes other than those authorized under the Act for property acquired with Department funds. No change of use and no transfer of ownership, control or interest in the Property may occur, and no encumbrance may be placed on this Property, without the written consent of the Department or its successor. The restriction in this paragraph applies to both the surface and subsurface of the Property. This restriction has the effect of a covenant running in perpetuity and the land is binding upon the owner(s) of the Property and upon all subsequent owners, successors and assigns. This restriction is enforceable by the Department and its successors.

This Indenture may be signed in two or more counterparts (or with counterpart signature pages) which taken together, shall constitute a full executed indenture and shall be considered a single document. The parties intend that a fully executed Indenture containing the signatures of all of the parties shall be binding on the parties.

**[SIGNATURES BEGIN ON THE FOLLOWING PAGE]**

Unofficial



OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

BNY Mellon, N.A., (f/k/a Mellon Bank, N.A.), Trustee under Deed of George Strawbridge, Jr., dated 1-20-1971

By: [Signature] (SEAL)  
Name: Frank Schickling  
Title: Vice President

STATE OF Pennsylvania )  
COUNTY OF Philadelphia ) ss.:

On this, the 9th day of November 2017, before me, the undersigned officer, personally appeared Frank Schickling who acknowledged himself / herself to be the Vice President of BNY Mellon N.A., (f/k/a Mellon Bank N.A.), a national banking institution, Trustee under Deed of George Strawbridge, Jr., dated 1-20-1971 and that he / she as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the association in the capacity therein stated by himself/herself as such officer.

In Witness Whereof, I hereunto set my hand and official seal.

[Signature: Sabrina Moore]  
Notary Public  
Commission Expires:

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Sabrina Moore, Notary Public  
City of Philadelphia, Philadelphia County  
My Commission Expires April 30, 2019  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

George Baxter (SEAL)  
George Baxter, Trustee under Deed of George Strawbridge, Jr., dated 1-20-1971

STATE OF Pennsylvania )  
COUNTY OF Bucks ) ss.:

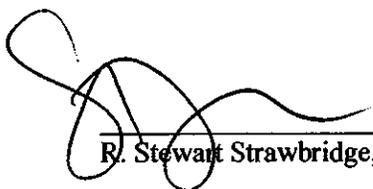
On the 10 day of November in the year 2017, before me, the undersigned, personally appeared George Baxter, Trustee under Deed of George Strawbridge, Jr., dated 1-20-1971, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]  
Notary Public  
Commission Expires: 10.31.2021

Commonwealth of Pennsylvania Notary Seal  
KATHLEEN BRADFIELD, Notary Public  
Bucks County  
My Commission Expires October 31, 2021  
Commission Number 1097214

Unofficial Copy

OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

 (SEAL)  
R. Stewart Strawbridge, Trustee under Deed of George Strawbridge, Jr., dated 1-20-1971

STATE OF Massie )  
COUNTY OF Cumberland ) ss.:

On the 10<sup>th</sup> day of November in the year 2017, before me, the undersigned, personally appeared R. Stewart Strawbridge, Trustee under Deed of George Strawbridge, Jr., dated 1-20-1971, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public  
Commission Expires: 12/2/23

Unofficial Copy

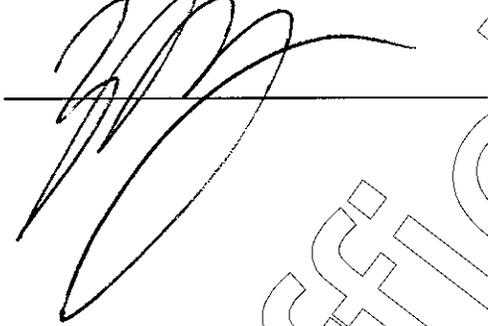
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File No: 170225PHI  
Tax Parcel Nos. 70-5-6  
70-5-7  
71-4-32.3  
72-6-1  
72-6-10  
Chesterville Road (A), Elk Township, Chester County, PA  
Elk, Chester County, PA  
New London, Chester County, PA

The complete address of the above named Grantee, The Conservation Fund, a Non-Profit Corporation is:

The Conservation Fund  
1655 North Fort Myer Drive, Suite 1300  
Arlington, Virginia 22209

On behalf of the Grantee:

A handwritten signature in black ink is written over a horizontal line. The signature is stylized and appears to be a cursive name.

**EXHIBIT "A"**  
**Legal Description of the Property**

Description of five premises to be conveyed to The Conservation Fund known as Strawbridge Phase II, as shown on the ALTA/NSPS Land Title Survey prepared by Transition Engineering Surveying dated September 26, 2017, project number 294.02.01.

Situated in Elk Township, New London Township, and Franklin Township, Chester County, Pennsylvania.

Premises A – Phase 1 (U.P.I. 70-5-6), known as #1001 Chesterville Road (Source of Title: Deed Record B, Volume 64, Page 175).

**BEGINNING** at a point (spike set call) in the bed and title line of Chesterville Road Pennsylvania Route No. 841 at 33' wide, said point being a common corner for the premises herein being described and lands known as #985 Chesterville Road now or formerly of N. Philip Dougherty and Marie A. Dougherty his wife, and others, and further located along the bed and centerline of said Chesterville Road, the thirteen (13) following described courses and distances from the intersection formed by the said centerline of Chesterville Road with the centerline of Strickersville Road at 33' wide:

1. N 09° 34' 12" E, 36.50' to a point;
2. N 04° 30' 16" E, 51.95' to a point;
3. N 04° 13' 24" E, 51.60' to a point;
4. N 04° 21' 37" E, 231.05' to a point;
5. Along the arc of a circle curving to the left (radius = 756.48') (chord = 231.41', chord bearing = N 05° 37' 36" W), an arc distance of 232.32' to a point;
6. N 14° 25' 29" W, 31.67' to a point;
7. N 14° 41' 12" W, 155.83' to a point;
8. N 15° 18' 38" W, 216.99' to a point;
9. Along the arc of a circle curving to the right (radius = 1950.54') (chord = 193.39', chord bearing = N 10° 49' 03" W), an arc distance of 193.47' to a point;
10. N 07° 58' 34" W, 77.87' to a point;
11. N 05° 59' 57" W, 278.48' to a point;
12. N 07° 49' 48" W, 253.42' to a point; and
13. N 09° 28' 35" W, 220.39'.

**THENCE** from the said point of beginning, along the title line of said Chesterville Road the four (4) following described courses and distances:

1. N 09° 50' 40" W, 498.86' to a point (spike set call);
2. N 20° 54' 10" W, 418.51' to a point (spike set call);
3. N 18° 10' 07" W, 251.55' to a point (spike set call); and
4. N 05° 32' 50" E, 467.25' to a point, a corner for Premises B;

**THENCE** by the same, the twelve (12) following described courses and distances:

1. N 86° 55' 18" E, 220.91' to a point;
2. Along the arc of a circle curving to the left (radius = 263.00') (chord = 204.44', chord bearing = N 64° 03' 00" E), an arc distance of 209.97' to a point;
3. N 41° 10' 42" E, 227.72' to a point;
4. N 51° 17' 58" E, 193.36' to a point;
5. N 40° 53' 01" E, 174.72' to a point;

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6. N 47° 22' 34" E, 221.77' to a point;
7. N 37° 28' 20" E, 334.01' to a point;
8. N 45° 17' 00" E, 314.29' to a point;
9. N 38° 35' 57" E, 259.33' to a point;
10. N 41° 05' 26" E, 200.80' to a point;
11. Along the arc of a circle curving to the right (radius = 180.00') (chord = 303.92', chord bearing = S 81° 19' 17" E), an arc distance of 361.84' to a point; and
12. S 23° 44' 01" E, 127.53' to a point, a corner for Phase 3 lands known as #633 Strickersville Road, now or formerly of Delaware Trust Company and George Strawbridge and others (Deed Record B, Volume 64, Page 175) (U.P.I. 70-5-8);

THENCE by the same, the ten (10) following described courses and distances:

1. S 07° 24' 24" W, 192.19' to a point;
2. S 25° 52' 31" W, 296.59' to a point;
3. S 08° 28' 56" W, 281.55' to a point;
4. S 13° 43' 33" E, 367.71' to a point;
5. S 07° 50' 14" E, 297.19' to a point;
6. S 13° 44' 47" W, 271.14' to a point;
7. S 05° 57' 22" E, 258.81' to a point;
8. S 03° 22' 21" W, 233.11' to a point;
9. S 31° 51' 37" W, 412.83' to a point; and
10. S 15° 41' 21" W, 376.60' to a point, said point being a common corner for the premises herein being described, said lands known as #633 Strickersville Road, lands known as #112 Schoolhouse Road now or formerly of Christ S. King and Anna M. King his wife (Deed Book 9034, Page 527), (U.P.I. 70-5-9), and the aforesaid lands known as #985 Chesterville Road;

THENCE along said lands known as #985 Chesterville Road, S 86° 21' 20" W, 1350.72' to a point in the aforesaid bed of Chesterville Road, the first mentioned point and place of beginning.

CONTAINING within said described metes and bounds 94.9239 acres of land, be the same more or less.

Premises B - Phase 1 (U.P.I. 70-5-7), known as #1 Springlawn Road (Source of Title: Deed Record B, Volume 64, Page 175).

BEGINNING at a point (spike set call) in the bed and title line of Chesterville Road Pennsylvania Route No. 841 at 33' wide, said point being a common corner for the premises herein being described as Premises A, and further located along the bed and title line of said Chesterville Road, the seventeen (17) following described courses and distances from the intersection formed by the said centerline of Chesterville Road with the centerline of Strickersville Road at 33' wide:

1. N 09° 34' 12" E, 36.50' to a point;
2. N 04° 30' 16" E, 51.95' to a point;
3. N 04° 13' 24" E, 51.60' to a point;
4. N 04° 21' 37" E, 231.05' to a point;
5. Along the arc of a circle curving to the left (radius = 756.48') (chord = 231.41', chord bearing = N 05° 37' 36" W), an arc distance of 232.32' to a point;

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6. N 14° 25' 29" W, 31.67' to a point;
7. N 14° 41' 12" W, 155.83' to a point;
8. N 15° 18' 38" W, 216.99' to a point;
9. Along the arc of a circle curving to the right (radius = 1950.54') (chord = 193.39', chord bearing = N 10° 49' 03" W), an arc distance of 193.47' to a point;
10. N 07° 58' 34" W, 77.87' to a point;
11. N 05° 59' 57" W, 278.48' to a point;
12. N 07° 49' 48" W, 270.82' to a point;
13. N 09° 37' 02" W, 203.00'.
14. N 09° 50' 40" W, 498.86' to a point (spike set call);
15. N 20° 54' 10" W, 418.51' to a point (spike set call);
16. N 18° 10' 07" W, 251.55' to a point (spike set call); and
17. N 05° 32' 50" E, 467.25'.

THENCE from the said point of beginning along the title line of said Chesterville Road, N 05° 32' 50" E, 8.95' to a point (spike set call), a corner for lands known as #1075 Chesterville Road now or formerly of David Cooper and Sharon Cooper his wife (Deed Record U, Volume 50, Page 144) (U.P.I. 71-5-2), said point also being the southwest corner of a water rights right of way easement.

THENCE along said lands known as #1075 Chesterville Road and along the southeasterly side of said water rights right of way easement, the fifteen (15) following described courses and distances:

1. N 80° 18' 52" E, 321.87' to a point (iron pin call);
2. N 46° 11' 57" E, 150.43' to a point (iron pin call);
3. N 42° 35' 57" E, 242.61' to a point (iron pin call);
4. N 56° 15' 57" E, 102.98' to a point (iron pin call);
5. N 38° 55' 57" E, 155.16' to a point (iron pin call);
6. N 46° 33' 57" E, 187.97' to a point (iron pin call);
7. N 48° 59' 57" E, 90.78' to a point (iron pin call);
8. N 36° 46' 57" E, 125.30' to a point (iron pin call);
9. N 38° 08' 57" E, 214.76' to a point (iron pin call);
10. N 44° 59' 57" E, 189.98' to a point (iron pin call);
11. N 42° 53' 57" E, 227.40' to a point (iron pin call);
12. N 37° 48' 57" E, 360.43' to a point (iron pin call);
13. N 40° 47' 57" E, 288.73' to a point (iron pin call);
14. N 53° 47' 57" E, 209.01' to a point (iron pin call); and
15. N 45° 09' 57" E, 67.71' to a point, said point being a common corner for the premises herein being described said lands known as #1075 Chesterville Road and said easement Premises D, now or formerly of George Strawbridge Jr. (Deed Book 4158, Page 1495) (U.P.I. 72-6-1), and Phase 2 lands known as #99 Bullock Road now or formerly of Delaware Trust Company and trustee for Strawbridge (Deed Record B, Volume 64, Page 175) (U.P.I. 72-6-4);

THENCE along said lands known as #99 Bullock Road, and along new title (tie) lines of Big Elk Creek, the forty-four (44) following described courses and distances:

1. S 67° 47' 50" E, 63.22' to a point;
2. S 28° 51' 08" E, 347.66' to a point;
3. S 14° 26' 10" E, 397.54' to a point;
4. S 23° 53' 55" E, 460.54' to a point;

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5. S 40° 43' 49" E, 141.24' to a point;
6. S 62° 40' 24" E, 160.48' to a point;
7. N 72° 51' 22" E, 177.80' to a point;
8. N 89° 14' 08" E, 115.53' to a point;
9. N 64° 53' 11" E, 130.54' to a point;
10. N 36° 17' 09" E, 217.50' to a point;
11. N 17° 11' 40" E, 99.01' to a point;
12. N 13° 53' 09" W, 194.74' to a point;
13. N 06° 34' 29" W, 666.92' to a point;
14. N 23° 26' 54" W, 139.08' to a point;
15. N 24° 31' 14" E, 114.90' to a point;
16. N 54° 58' 01" E, 237.29' to a point;
17. N 84° 25' 34" E, 146.37' to a point;
18. S 69° 20' 47" E, 132.00' to a point;
19. S 34° 00' 01" E, 128.70' to a point;
20. S 81° 36' 22" E, 210.89' to a point;
21. S 83° 58' 21" E, 228.35' to a point;
22. S 32° 20' 03" E, 167.44' to a point;
23. S 84° 17' 05" E, 150.48' to a point;
24. S 74° 32' 54" E, 170.50' to a point;
25. S 77° 38' 15" E, 250.88' to a point;
26. N 78° 03' 10" E, 111.54' to a point;
27. S 41° 46' 56" E, 369.15' to a point;
28. S 74° 20' 31" E, 302.37' to a point;
29. S 43° 19' 31" E, 235.57' to a point;
30. S 13° 01' 47" E, 138.20' to a point;
31. S 15° 10' 32" E, 87.18' to a point;
32. S 04° 11' 42" W, 534.08' to a point;
33. S 15° 45' 23" W, 362.93' to a point;
34. S 14° 13' 18" E, 363.08' to a point;
35. S 18° 10' 41" E, 316.20' to a point;
36. S 51° 04' 59" E, 86.98' to a point;
37. S 21° 56' 11" E, 208.51' to a point;
38. S 78° 05' 35" E, 494.00' to a point;
39. S 69° 58' 20" E, 722.25' to a point;
40. S 53° 42' 31" E, 450.90' to a point;
41. S 68° 35' 19" E, 225.52' to a point;
42. S 32° 08' 25" E, 141.01' to a point;
43. S 20° 15' 51" W, 124.86' to a point; and
44. S 35° 00' 10" W, 49.64' to a point in the bed and title line of Strickersville Road at 33' wide;

THENCE along the bed and title line of Strickersville Road, S 69° 30' 51" W, 474.02' to a point, a corner for Phase 3 lands known as #633 Strickersville Road now or formerly of Delaware Trust Company and George Strawbridge and others (Deed Record B, Volume 64, Page 175) (U.P.I. 70-5-8), said point being in the centerline of Springlawn Road T-354 vacated, said point being in the terminus of a public trail easement at 33' wide;

THENCE along said Phase 3 lands known as #633 Strickersville Road, along the title lines of said easement and said vacated road, the forty-two (42) following described courses and distances:

1. N 06° 43' 32" W, 177.09' to a point;
2. Along the arc of a circle curving to the left (radius = 545.00') (chord = 176.07', chord bearing = N 16° 01' 17" W), an arc distance of 176.84' to a point;
3. N 25° 19' 02" W, 200.01' to a point;
4. Along the arc of a circle curving to the left (radius = 475.00') (chord = 233.25', chord bearing = N 39° 31' 49" W), an arc distance of 235.66' to a point;
5. N 53° 44' 36" W, 114.99' to a point;
6. Along the arc of a circle curving to the left (radius = 425.00') (chord = 127.82', chord bearing = N 62° 23' 32" W), an arc distance of 128.30' to a point;
7. N 71° 02' 26" W, 182.93' to a point;
8. N 64° 57' 51" W, 204.61' to a point;
9. Along the arc of a circle curving to the left (radius = 350.00') (chord = 168.68', chord bearing = N 78° 54' 28" W), an arc distance of 170.35' to a point;
10. S 87° 08' 55" W, 85.18' to a point;
11. Along the arc of a circle curving to the right (radius = 225.00') (chord = 105.31', chord bearing = N 79° 19' 04" W), an arc distance of 106.29' to a point;
12. N 65° 47' 03" W, 243.43' to a point;
13. Along the arc of a circle curving to the right (radius = 245.00') (chord = 237.24', chord bearing = N 36° 49' 33" W), an arc distance of 247.65' to a point;
14. N 07° 52' 03" W, 351.37' to a point;
15. N 05° 11' 35" W, 147.17' to a point;
16. N 11° 39' 14" W, 109.67' to a point;
17. Along the arc of a circle curving to the left (radius = 425.00') (chord = 311.84', chord bearing = N 33° 10' 37" W), an arc distance of 319.30' to a point;
18. N 54° 42' 00" W, 37.68' to a point;
19. N 10° 26' 17" W, 252.23' to a point;
20. N 37° 36' 37" W, 248.38' to a point;
21. Along the arc of a circle curving to the right (radius = 830.00') (chord = 129.16', chord bearing = N 33° 08' 52" W), an arc distance of 129.29' to a point;
22. N 28° 41' 07" W, 356.00' to a point;
23. Along the arc of a circle curving to the left (radius = 350.00') (chord = 130.71', chord bearing = N 39° 26' 49" W), an arc distance of 131.48' to a point;
24. N 50° 12' 32" W, 246.80' to a point;
25. N 63° 56' 17" W, 108.82' to a point;
26. Along the arc of a circle curving to the left (radius = 150.00') (chord = 67.45', chord bearing = N 76° 55' 54" W), an arc distance of 68.03' to a point;
27. N 89° 55' 31" W, 535.10' to a point;
28. N 89° 58' 22" W, 221.46' to a point;
29. Along the arc of a circle curving to the left (radius = 235.00') (chord = 275.93', chord bearing = S 54° 04' 35" W), an arc distance of 294.91' to a point;
30. S 18° 07' 31" W, 185.56' to a point;
31. Along the arc of a circle curving to the left (radius = 336.81') (chord = 172.60', chord bearing = S 03° 16' 44" W), an arc distance of 174.55' to a point;
32. Along the arc of a circle curving to the right (radius = 215.00') (chord = 250.02', chord bearing = S 23° 59' 07" W), an arc distance of 266.82' to a point;
33. S 59° 32' 16" W, 225.93' to a point;
34. S 69° 30' 06" W, 325.39' to a point;

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35. S 42° 55' 32" W, 126.26' to a point;
36. Along the arc of a circle curving to the right (radius = 100.00') (chord = 77.14', chord bearing = S 65° 36' 41" W), an arc distance of 79.19' to a point;
37. S 88° 17' 51" W, 110.71' to a point;
38. Along the arc of a circle curving to the right (radius = 180.00') (chord = 168.56', chord bearing = N 63° 47' 02" W), an arc distance of 175.42' to a point;
39. N 35° 51' 55" W, 160.89' to a point;
40. N 28° 20' 22" W, 260.11' to a point;
41. N 16° 28' 43" W, 327.85' to a point;
42. N 23° 44' 01" W, 182.64' to a point, a corner for the aforesaid lands known as Premises A;

THENCE still along the title lines of said easement and said vacated road, the twelve (12) following described courses and distances:

1. N 23° 44' 01" W, 127.53' to a point;
2. Along the arc of a circle curving to the left (radius = 180.00') (chord = 303.92', chord bearing = N 81° 19' 17" W), an arc distance of 361.84' to a point;
3. S 41° 05' 26" W, 200.80' to a point;
4. S 38° 35' 57" W, 259.33' to a point;
5. S 45° 17' 00" W, 314.29' to a point;
6. S 37° 28' 20" W, 334.01' to a point;
7. S 47° 22' 34" W, 221.77' to a point;
8. S 40° 53' 01" W, 174.72' to a point;
9. S 51° 17' 58" W, 193.36' to a point;
10. S 41° 10' 42" W, 227.72' to a point;
11. Along the arc of a circle curving to the right (radius = 263.00') (chord = 204.44', chord bearing = S 64° 03' 00" W), an arc distance of 209.97' to a point;
12. S 86° 55' 18" W, 220.91' to a point in the bed of said Chesterville Road, the first mentioned point and place of beginning;

CONTAINING within said described metes and bounds 66.8385 acres of land, be the same more or less.

Premises C – Phase 1 (U.P.I. 71-4-32.3) and Premises D - Phase 1 (U.P.I. 72-6-1), known as #2057 Chesterville Road (Source of Title: Deed Book 4158, Page 1495).

BEGINNING at a point in the bed and title line of Chesterville Road Pennsylvania Route No. 841 at 33' wide, said point being a common corner for the premises herein being described and lands known as #2003 Chesterville Road now or formerly of Rosemary Pushkarewicz (Deed Book 8728, Page 1624) (U.P.I. 71-4-32), said point being further located along the title lines of said Chesterville Road the three (3) following described courses and distances from the point of intersection formed by the title line of said Chesterville Road with the title line of another section of Chesterville Road at 33' wide, at the southerly terminus of the title line of Lewisville Road at 33' wide:

1. N 78° 03' 12" E, 185.07' to a point;
2. N 53° 47' 12" E, 366.29' to a point; and
3. N 71° 09' 12" E, 340.81.

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THENCE from the said point of beginning along the title line of said Chesterville Road, N 71° 09' 12" E, 265.91' to a point, a corner for lands known as #2097 Chesterville Road, now or formerly of Michael E. Chaga and Doris J. Chaga his wife (Deed Book 3781, Page 1752) (U.P.I. 71-4-32.2 and U.P.I. 72-6-1.2);

THENCE by the same, S 33° 27' 48" E, 1605.87' to a point (iron pin call), a corner for Phase 2 lands known as #99 Bullock Road, now or formerly of Delaware Trust Company and trustee for Strawbridge (Deed Record B, Volume 64, Page 175) (U.P.I. 72-6-4);

THENCE by the same, S 44° 44' 34" W, 782.85' to a point, said point being a common corner for the premises herein being described, said lands known as #99 Bullock Road, Premises B, and lands known as #1075 Chesterville Road, now or formerly of David Cooper and Sharon S. Cooper his wife (Deed Record U, Volume 50, Page 144) (U.P.I. 71-5-2);

THENCE along said lands known as #1075 Chesterville Road, N 79° 28' 33" W, 810.16' to a point, a corner for lands known as #2001 Chesterville Road, now or formerly of Charles G. Woods and Lois A. Woods his wife (Deed Record Q, Volume 40, Page 991) (U.P.I. 71-4-31);

THENCE by the same, N 06° 18' 48" W, 652.55' to a point, a corner for said lands known as #2003 Chesterville Road;

THENCE by the same, the two (2) following described courses and distances:

1. N 71° 51' 12" E, 476.33' to a point; and
2. N 11° 08' 48" W, 881.53' to a point in the bed of said Chesterville Road, the first mentioned point and place of beginning;

CONTAINING within said described metes and bounds 33.6346 acres of land, be the same more or less.

Premises E – Phase 1 (U.P.I. 72-6-10), known as #401 Strickersville Road (Source of Title: Deed Record B, Volume 64, Page 175).

BEGINNING at a point in the bed and title line of Strickersville Road at 33' wide, said point being a common corner for the premises herein being described and the subdivision of Mt. Olivet Farms (extended) (Microfilm No. 1408) said point being further located the three (3) following described courses and distances from the westerly end of a 25.00' radius junction curve joining the northerly side of said Strickersville Road with the westerly side of Peter Christopher Drive at 50' wide:

1. S 10° 34' 49" W, 13.58' to a point in the title line of said Strickersville Road;
2. THENCE by the same, N 79° 25' 11" W, 87.91' to an angle point; and
3. Along another title line of Strickersville Road, N 79° 54' 11" W, 112.74'.

THENCE from the said point of beginning, continuing along the bed and title lines of Strickersville Road the two (2) following described courses and distances:

1. N 80° 18' 01" W, 519.80' to a point; and
2. N 84° 49' 31" W, 470.28' to a point, a corner for lands known as #421 Strickersville Road now or formerly of Ronald M. Basara (Deed Book 5135, Page 319) (U.P.I. 72-6-11);

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THENCE by the same, N 05° 33' 36" E, 294.47' to a point;

THENCE still by the same and along lands known as #423 Strickersville Road now or formerly of James E. Nowland (Deed Book 5113, Page 741) (U.P.I. 72-6-12), N 77° 06' 45" W, 437.88' to a point, a corner for Phase 2 lands known as #99 Bullock Road, now or formerly of Delaware Trust Company and trustee for George Strawbridge (Deed Record B, Volume 64, Page 175) (U.P.I. 72-6-4);

THENCE by the same (along new title lines for Mt. Olivet Road, at 33' wide), the eight (8) following described courses and distances:

1. N 10° 22' 42" W, 454.24' to a point;
2. N 10° 44' 27" E, 481.21' to a point;
3. N 28° 03' 06" E, 1020.62' to a point;
4. N 22° 22' 46" E, 237.42' to a point;
5. N 08° 55' 54" E, 159.65' to a point;
6. N 14° 01' 33" E, 607.00' to a point;
7. N 14° 47' 21" W, 384.05' to a point; and
8. N 36° 03' 37" W, 230.03' to a point in the bed of Walker Road at 33' wide;

THENCE along the title line of said Walker Road, S 85° 18' 09" E, 56.76' to a point (iron pin call), a corner for lands known as #2 Johnson Lane now or formerly of John R. Griffith and Ann P. Griffith his wife (Deed Record P, Volume 65, Page 386) (U.P.I. 72-6-8.44);

THENCE by the same, S 40° 05' 09" E, 439.64' to a point (iron pin call);

THENCE still by the same, and along lands known as #10 Ways Run now or formerly Jeffrey D. Bennett and Juanita S. Bennett his wife (Deed Record Z, Volume 63, Page 521) (U.P.I. 72-6-8.57), S 05° 56' 51" W, 1054.09' to a point (iron pin call);

THENCE still along said lands known as #10 Ways Run, S 42° 57' 35" E, 473.49' to a point (iron pin call);

THENCE still along said lands known as #10 Ways Run and along said subdivision of Mt. Olivet Farms, S 08° 16' 00" E, 2150.90' to a point in the said bed of Strickersville Road, the first mentioned point and place of beginning;

CONTAINING within said described metes and bounds 59.0579 acres of land, be the same more or less.

As to Premises A, B and E

Being part of the same premises which Springlawn Corporation, a Pennsylvania corporation by Deed dated 10-18-1978 and recorded 10-21-1978 in Chester County in Deed Book W 53 Page 573 conveyed unto George Strawbridge, Jr., Individually, an undivided seventy (70%) percent interest and Girard Bank, George Strawbridge, Sr. and Charles H. Norris, Jr., Trustees under Deed of Trust of George Strawbridge, Jr., dated 1-20-1971, the remaining thirty (30%) percent interest as a tenancy in common as to the whole thereof, in fee.

Also being part of the same premises which vested in Delaware Trust Company, George Strawbridge and William C. Lickle, Trustees under Deed of George Strawbridge, Jr. dated

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STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
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January 20, 1971, thirty percent interest, by Certificate of Award of Real Estate, Trust Inter Vivos: George Strawbridge, Jr., Settlor No. 84664 by the Orphans' Court Division of the Court of Common Pleas for the County of Montgomery dated 8-7-1984 and recorded 8-23-1984 in Deed Book B 64 page 175.

As to Premises C and D

Being the same premises which Jane F. Trimble by Deed dated 3-31-1977 and recorded 4-2-1997 in Chester County in Record Book 4158 Page 1495 conveyed unto George Strawbridge, Jr., in fee.

Unofficial Copy

REV-183 EX (2-15)

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WEST GROVE, PA  
FEBRUARY 5, 2018



**Commonwealth of Pennsylvania**  
DEPARTMENT OF REVENUE  
Bureau of Individual Taxes  
PO BOX 280603  
Harrisburg, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

## RECORDER'S USE ONLY

State Tax Paid
Book Number
Page Number
Date Recorded

See reverse for instructions.

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

### A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Jodi R. O'Day, Vice President and Regional Counsel, The Conservation Fund		Telephone Number: (443) 482-2826	
Mailing Address 410 Severn Avenue, Suite 204		City Annapolis	State MD
		ZIP Code 21403	

### B. TRANSFER DATA

Date of Acceptance of Document 11/17/17			
Grantor(s)/Lessor(s) George Strawbridge, Jr. and Trustees	Telephone Number:	Grantee(s)/Lessee(s) The Conservation Fund	Telephone Number:
Mailing Address Greenville Center, Building B-100		Mailing Address 1655 North Fort Myer Drive, Suite 1300	
City Greenville	State DE	ZIP Code 19807	
		City Arlington	State VA
		ZIP Code 22209	

### C. REAL ESTATE LOCATION

Street Address Various Properties (see attached)		City, Township, Borough Elk, Franklin, New London Townships	
County Chester	School District Oxford Area, Avon Grove	Tax Parcel Number See Attached	

### D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration 4,385,000.00	2. Other Consideration +0.00	3. Total Consideration = 4,385,000.00
4. County Assessed Value 1,287,870.00	5. Common-Level Ratio Factor X 1.89	6. Computed Value = 2,434,074.30

### E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 4,385,000.00	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
--	---	---

### 2. Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. (Name of Decedent) \_\_\_\_\_ (Estate File Number) \_\_\_\_\_
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) Exempt pursuant to 72 P.S. Sec 8102-C.3-18

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party By: Jodi R. O'Day, Vice President	Date 11/17/17
--	------------------

**FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.**

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WEST GROVE, PA  
FEBRUARY 5, 2024

EXHIBIT TO TRANSFER TAX STATEMENT OF VALUE

**Grantors: George Strawbridge, Jr. and the trustees of George Strawbridge Jr. Trust**  
**Grantee: The Conservation Fund, a Non-Profit Corporation**

<u>Tax Parcel Number</u>	<u>Assessed Value</u>	<u>Township</u>
70-5-6	\$222,130.00	Elk
70-5-7	\$151,410.00	Elk
71-4-32.3	\$487,710.00	New London
72-6-1	\$85,870.00	Franklin
72-6-10	\$340,750.00	Franklin
<b>Total Assessed Value:</b>	<b>\$1,287,870.00</b>	

Unofficial Copy



Prepared by and return to:  
Fidelity National Title Insurance Company  
1515 Market Street  
Suite 1325  
Philadelphia, PA 19102

State Tax: EXEMPT  
Local Tax: EXEMPT  
Consideration: \$6,105,000.00

File No: 180155PHI 43

✓ Tax Parcel Nos.: 72-6-4

**This Indenture** executed as of this 9<sup>th</sup> day of November, 2018, to be made effective this 15<sup>th</sup> day of November, 2018;

**Between**

**GEORGE STRAWBRIDGE, JR., individually**

**and**

**BNY MELLON, N.A. (f/k/a Mellon Bank, N.A.), R. STEWART STRAWBRIDGE and  
GEORGE J. BAXTER, Successor Trustees of the Trust under Deed of George  
Strawbridge, Jr., dated 1-20-1971**

(hereinafter called the Grantors), of the one part, and

**THE CONSERVATION FUND, a Non-Profit Corporation**

(hereinafter called the Grantee), of the other part,

**WHEREAS**, the said, George Strawbridge, Jr. executed a written, irrevocable Agreement (Deed) of Trust Dated January 20, 1971, and wherein and whereby he appointed George Strawbridge, Sr., David G. Forman and Girard Trust Bank as trustees and authorized and empowered his said Trustees:

“To sell at public or private sale, to exchange or to lease for any period of time, any real or personal property, and to give options for sales or leases;” and

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WEST GROVE, PA  
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**WHEREAS**, on July 19, 1977 David G. Forman appointed Charles H. Norris, Jr., as his successor trustee and resigned as a trustee of the Trust under Deed of George Strawbridge, Jr. dated January 20, 1971; and

**WHEREAS**, Springlawn Corporation, by indenture dated October 18, 1978 and recorded October 20, 1978 in the office of the recorder of deeds in and for the County of Chester in Deed Book W-53 page 573, granted and conveyed unto George Strawbridge, Jr., individually (as to an undivided 70% interest) and Girard Bank (f/k/a Girard Trust Bank), George Strawbridge, Sr. and Charles H. Norris, trustees under Trust under Deed of George Strawbridge, Jr. dated January 20, 1971 (as to an undivided 30% interest), in fee, certain premises more particularly described in said indenture, and a portion of the premises therein conveyed is part of the premises hereinafter more particularly described as Premises A, B, and E; and

**WHEREAS**, on July 21, 1981 George Strawbridge, Sr., removed Girard Bank (f/k/a Girard Trust Bank) and appointed Delaware Trust Company as the successor corporate trustee of the Trust under Deed of George Strawbridge, Jr. dated January 20, 1971; and

**WHEREAS**, in 1981 Charles H. Norris, Jr., appointed William C. Lickle as his successor trustee and resigned as a trustee of the Trust under Deed of George Strawbridge, Jr. dated January 20, 1971 and the said William C. Lickle accepted said appointment as trustee on July 28, 1981; and

**WHEREAS**, an Adjudication filed in Montgomery County Orphans' Court Division of Court of Common Pleas No. 84664 in re: Trust Inter Vivos: George Strawbridge, Jr., Settlor, and excerpt of Schedule of Distribution recorded August 23, 1984 in Chester County in Deed Book B-64 page 175 awarded the undivided 30% interest in Real Estate unto Delaware Trust Company, George Strawbridge and William C. Lickle, Trustees under Deed of Trust of George Strawbridge, Jr. dated January 20, 1971; and

**WHEREAS**, by Decree of Orphans' Court Division of Court of Common Pleas of Montgomery County, Pennsylvania, dated March 13, 1985, the trustees under Trust under Deed of George Strawbridge, Jr. dated January 20, 1971, were changed to Delaware Trust Company, Dorrance H. Hamilton and George J. Baxter; and

**WHEREAS**, by Removal of Corporate Co-Trustee and Appointment of Successor Corporate Co-Trustee, by Dorrance H. Hamilton and George J. Baxter, trustees, dated December 16, 1998, the First Union National Bank (f/k/a Delaware Trust Company) was replaced as Corporate Co-Trustee of the Trust under Deed of Trust of George Strawbridge, Jr. dated January 20, 1971 by Mellon Bank, N.A.; and

**WHEREAS**, on July 8, 2005 Dorrance H. Hamilton appointed R. Stewart Strawbridge as her successor trustee and resigned as a trustee of the Trust under Deed of George Strawbridge, Jr. dated January 20, 1971 and the said R. Stewart Strawbridge accepted said appointment as trustee on August 1, 2005;

**WHEREAS**, on July 1, 2008, Mellon Bank, N.A. changed its name to BNY Mellon, N.A.; and

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STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

**WHEREAS**, Jane F. Trimble by indenture dated March 31, 1997 and recorded April 2, 1997 in the Office of the Recorder of Deeds of Chester County in Record Book 4158, Page 1495, granted and conveyed unto George Strawbridge, Jr., in fee a certain premises more particularly described in said indenture, and the premises therein conveyed is more particularly described herein as Premises C and D; and

**WHEREAS**, Grantor and Grantee have agreed that George Strawbridge, Jr., identified individually as one of Grantors named in this Deed will convey with special warranty his interest in the property described herein on Exhibit A (the "Property"); and BNY Mellon, N.A., R. Stewart Strawbridge and George J. Baxter, identified Grantors in their capacity as trustees in this Deed will convey with title warranties typically provided by trustees, as more fully set forth herein, the Property, as described on Exhibit A; and

**NOW THEREFORE**, for and in consideration of the sum of Six Million One Hundred Five Thousand and 00/100 Dollars (\$6,105,000.00) payment by the Grantee and receipt by the Grantors in lawful money of the United States of America of which is hereby acknowledged, the Grantors hereby have granted and conveyed, bargained and sold, released and confirmed, and by these presents do grant and convey, bargain and sell, release and confirm unto the Grantee:

All those certain tracts of land situate in Elk Township, New London Township and Franklin Township, Chester County, Commonwealth of Pennsylvania, which are more particularly described on Exhibit A attached hereto and made a part hereof; and

**TOGETHER WITH** all and singular the buildings and improvements, ways, streets, alleys, passages, waters, water-courses, mineral, timber and other surface and subsurface rights, liberties, privileges, hereditaments and appurtenances, whatsoever belonging, or in anywise appertaining to the Property, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever pertaining to the Property at law or in equity.

**TO HAVE AND TO HOLD** the Property, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, and the appurtenances, unto the said Grantee, its successors and assigns forever.

**AND** the said GEORGE STRAWBRIDGE, JR., for himself and his heirs and assigns, does covenants, promises and agrees to and with the said Grantee, its successors and assigns, as to the Property only as described on Exhibit A that he, the said George Strawbridge, Jr., and his heirs and assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against him, the said George Strawbridge, Jr. and his heirs and assigns, and against all and every person and persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under, him, them or any of them, shall and will WARRANT and forever DEFEND.

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STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
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**AND** the said BNY MELLON, N.A. (f/k/a Mellon Bank, N.A.), R. STEWART STRAWBRIDGE and GEORGE J. BAXTER, Trustees under Deed of Trust of George Strawbridge, Jr. dated January 20, 1971, do as to the Property as described on Exhibit A covenant, promise and agree to and with said Grantee, its heirs and assigns, that they, the said Trustees, have not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

**UNDER AND SUBJECT** to the terms and conditions of that certain Declaration of Covenants, Conditions and Restrictions given by The Conservation Fund, a Non-Profit Corporation, a Maryland corporation, to the County of Chester, a Pennsylvania county of the third class, of even date herewith, and intended to be recorded in the Chester County Recorder of Deeds Office immediately after this Indenture.

THIS PROPERTY was acquired with funds provided by the Pennsylvania Department of Conservation and Natural Resources ("Department"). The source of the funds is the Keystone Recreation, Park and Conservation Fund – LT. This Property may not be converted to purposes other than those authorized under the Act for property acquired with Department funds. No change of use and no transfer of ownership, control or interest in the Property may occur, and no encumbrance may be placed on this Property, without the written consent of the Department or its successor. The restriction in this paragraph applies to both the surface and subsurface of the Property. This restriction has the effect of a covenant running in perpetuity and the land is binding upon the owner(s) of the Property and upon all subsequent owners, successors and assigns. This restriction is enforceable by the Department and its successors.

This Indenture may be signed in two or more counterparts (or with counterpart signature pages) which taken together, shall constitute a full executed indenture and shall be considered a single document. The parties intend that a fully executed Indenture containing the signatures of all of the parties shall be binding on the parties.

**[SIGNATURES BEGIN ON THE FOLLOWING PAGE]**



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STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

BNY Mellon, N.A., (f/k/a Mellon Bank, N.A.), Trustee under Deed of George Strawbridge, Jr., dated 1-20-1971

By: [Signature] (SEAL)  
Name: Mar. F. Ramirez-Morcedo  
Title: VP

STATE OF New Jersey )  
COUNTY OF Passaic ) ss.:

On this, the 13<sup>th</sup> day of November, 2018, before me, the undersigned officer, personally appeared Maritz Ramirez, who acknowledged himself/herself to be the VP of BNY Mellon N.A., (f/k/a Mellon Bank N.A.), a national banking institution, Trustee under Deed of George Strawbridge, Jr., dated 1-20-1971 and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the association in the capacity therein stated by himself/herself as such officer.

In Witness Whereof, I hereunto set my hand and official seal.

[Signature]  
Notary Public  
Commission Expires:

**HEATHER GOLDSTEIN**  
NOTARY PUBLIC OF NEW JERSEY  
Comm. # 2438133  
My Commission Expires 9/6/2023

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STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

George Baxter (SEAL)  
George Baxter, Trustee under Deed of George Strawbridge, Jr., dated 1-20-1971

STATE OF Pennsylvania )  
COUNTY OF Bucks ) ss.:

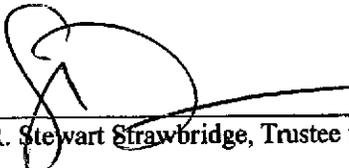
On the 9 day of November in the year 2018, before me, the undersigned, personally appeared George Baxter, Trustee under Deed of George Strawbridge, Jr., dated 1-20-1971, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]  
Notary Public

Commission Expires: 10-31-2021

Commonwealth of Pennsylvania - Notary Seal  
KATHLEEN BRADFIELD, Notary Public  
Bucks County  
My Commission Expires October 31, 2021  
Commission Number 1097214

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STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

  
(SEAL)  
R. Stewart Strawbridge, Trustee under Deed of George Strawbridge, Jr., dated 1-20-1971

STATE OF DELAWARE )  
 ) ss.:  
COUNTY OF NEW CASTLE )

On the 12<sup>th</sup> day of NOVEMBER in the year 2018, before me, the undersigned, personally appeared R. Stewart Strawbridge, Trustee under Deed of George Strawbridge, Jr., dated 1-20-1971, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public  
Commission Expires: AUGUST 8, 2020  
DIANA S. SKOMORA  
MY COMMISSION  
EXPIRES  
AUG. 8 2020  
NOTARY PUBLIC  
STATE OF DELAWARE

Unofficial Copy

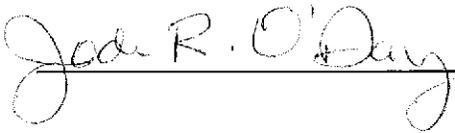
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WEST GROVE, PA  
FEBRUARY 5, 2024

File No: 180155PHI  
Tax Parcel No. 72-6-4  
Chesterville Road (A), Elk Township, Chester County, PA  
Elk, Chester County, PA  
New London, Chester County, PA

The complete address of the above named Grantee, The Conservation Fund, a Non-Profit Corporation is:

The Conservation Fund  
1655 North Fort Myer Drive, Suite 1300  
Arlington, Virginia 22209

On behalf of the Grantee:

  
\_\_\_\_\_

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STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF THE PROPERTY**

That certain tract of land situate in Elk Township, New London Township and Franklin Township, Chester County, Commonwealth of Pennsylvania, identified as Uniform Parcel Identifier No. 72.6.4 and known as #99 Bullock Road, as more particularly described below, shown September 26, 2017, prepared by Transition Engineering Surveying for The Conservation Fund, known as Strawbridge Phase II, Project No 294.02.01.

(Source of Title: Deed Record B, Volume 64, Page 175).

BEGINNING at a point in the bed and title line of Strickersville Road at 33' wide, said point being a common corner for the phase herein being described and Premises B, known as #1 Springlawn Road, now or formerly of Delaware Trust Co. and George Strawbridge, et al. (Deed Record B, Volume 64, Page 175) (U.P.I. 70-5-7), said point being in the bridge over Big Elk Creek, and further located by the title line of said Strickersville Road, N 69° 30' 51" E, 474.02' from its point of intersection formed with the title centerline of Springlawn Road T-354 vacated, said point being in the southerly terminus of a public trail easement at 33' wide.

THENCE from the said point of beginning, along said Premises B and along new title (tie) lines of Big Elk Creek, the forty-four (44) following described courses and distances:

1. N 35° 00' 10" E, 49.64' to a point;
2. N 20° 15' 51" E, 124.86' to a point;
3. N 32° 08' 25" W, 141.01' to a point;
4. N 68° 35' 19" W, 225.52' to a point;
5. N 53° 42' 31" W, 450.90' to a point;
6. N 69° 58' 20" W, 722.25' to a point;
7. N 78° 05' 35" W, 494.00' to a point;
8. N 21° 56' 11" W, 208.51' to a point;
9. N 51° 04' 59" W, 86.98' to a point;
10. N 18° 10' 41" W, 316.20' to a point;
11. N 14° 13' 18" W, 363.08' to a point;
12. N 15° 45' 23" E, 362.93' to a point;
13. N 04° 11' 42" E, 534.08' to a point;
14. N 15° 10' 32" W, 87.18' to a point;
15. N 13° 01' 47" W, 138.20' to a point;
16. N 43° 19' 31" W, 235.57' to a point;
17. N 74° 20' 31" W, 302.37' to a point;
18. N 41° 46' 56" W, 369.15' to a point;
19. S 78° 03' 10" W, 111.54' to a point;
20. N 77° 38' 15" W, 250.88' to a point;

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WEST GROVE, PA  
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- 21.N 74° 32' 54" W, 170.50' to a point;  
22.N 84° 17' 05" W, 150.48' to a point;  
23.N 32° 20' 03" W, 167.44' to a point;  
24.N 83° 58' 21" W, 228.35' to a point;  
25.N 81° 36' 22" W, 210.89' to a point;  
26.N 34° 00' 01" W, 128.70' to a point;  
27.N 69° 20' 47" W, 132.00' to a point;  
28.S 84° 25' 34" W, 146.37' to a point;  
29.S 54° 58' 01" W, 237.29' to a point;  
30.S 24° 31' 14" W, 114.90' to a point;  
31.S 23° 26' 54" E, 139.08' to a point;  
32.S 06° 34' 29" E, 666.92' to a point;  
33.S 13° 53' 09" E, 194.74' to a point;  
34.S 17° 11' 40" W, 99.01' to a point;  
35.S 36° 17' 09" W, 217.50' to a point;  
36.S 64° 53' 11" W, 130.54' to a point;  
37.S 89° 14' 08" W, 115.53' to a point;  
38.S 72° 51' 22" W, 177.80' to a point;  
39.N 62° 40' 24" W, 160.48' to a point;  
40.N 40° 43' 49" W, 141.24' to a point;  
41.N 23° 53' 55" W, 460.54' to a point;  
42.N 14° 26' 10" W, 397.54' to a point;  
43.N 28° 51' 08" W, 347.66' to a point in the centerline of said Big Elk Creek;  
and  
44.N 67° 47' 50" W, 63.22' to a point, said point being a common corner for the  
phase herein being described said Premises B lands known as #1075  
Chesterville Road, now or formerly of David Cooper and Sharon S. Cooper  
his wife (Deed Record U, Volume 50, Page 144) (U.P.I. 71-5-2), and  
Premises D;

THENCE along said Premises D, N 44° 44' 34" E, 782.85' to a point (iron pin call), a  
corner for lands known as #770 Chesterville Road, now or formerly of Michael E.  
Chaga and Doris J. Chaga his wife (Deed Book 3781, Page 1752) (U.P.I. 72-6-1.2);

THENCE by the same the three (3) following described courses and distances:

1. N 59° 40' 06" E, 387.37' to a point (iron pin call);
2. N 50° 54' 34" E, 301.81' to a point (tree call); and
3. N 83° 16' 22" E, 293.86' to a point (iron pin call), a corner for Lot No. 18 of  
Southview Estates (Microfilm No. 8357);

THENCE along the rear lot lines of said Lot No. 18, the three (3) following described  
courses and distances:

1. N 46° 57' 13" E, 284.39' to a point (iron pin call);
2. N 50° 29' 03" E, 187.62' to a point (iron pin call); and

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WEST GROVE, PA  
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3. N 67° 15' 23" E, 231.82' to a point (iron pin call), a rear corner for Lot No. 17 of said Southview Estates;

THENCE along the rear lot line of said Lot No. 17, and along the rear lot lines of Lot Nos. 16, 10, 9, and 8, N 82° 03' 32" E, 1584.08' to a point (concrete monument call), a rear corner for Lot No. 4 of the subdivision of Newline Homes (Microfilm No. 17347);

THENCE along the rear lot lines of said Lot No. 4 and Lot No. 5 of said Newline Homes, N 79° 29' 02" E, 449.98' to a point (concrete monument call), a rear corner for Lot No. 13 of Hunters Crossing (Microfilm No. 8668);

THENCE along the rear lot line of said Lot No. 13, in part, N 80° 07' 32" E, 326.16' to a point (iron pin call), a corner for Lot Nos. 12, 13, and 14 of the Raymond L. Riale Subdivision (Microfilm No. 690) known as #20 Bullock Road;

THENCE by the same S 03° 48' 32" W, 334.84' to a point (iron pin call);

THENCE still along said lands known as #20 Bullock Road and along Lot No. 15 of the said Raymond L. Riale Subdivision, known as #17 Bullock Road, S 00° 19' 28" E, 225.12' to a point (iron pin call);

THENCE still along said lands known as #17 Bullock Road, the two (2) following described courses and distances:

1. S 07° 41' 32" W, 196.00' to a point (iron pin call); and
2. S 03° 29' 32" W, 455.18' to a point (iron pin call);

THENCE still along lands known as #17 Bullock Road, and along Lot No. 6 known as #7 Bullock Road, in part, S 89° 25' 28" E, 626.16' to a point (iron pin call);

THENCE still along said lands known as #7 Bullock Road, in part, and along Lot No. 5 of the said Raymond L. Riale Subdivision, S 88° 51' 28" E, 580.03' to a point (iron pin call), a corner for lands known as #224 Walker Road, now or formerly of Alan R. Bow (Deed Book 3826, Page 1539) (U.P.I. 72-6-7.1);

THENCE along said lands known as #224 Walker Road, and along lands known as #240 and #208 Walker Road, now or formerly of Christopher Davalos and Laura Davalos his wife (Deed Book 8009, Page 347) (U.P.I. 72-6-7 and U.P.I. 72-6-7.2), S 89° 05' 32" E, 1201.80' to a point, a corner for lands known as #207 Walker Road, now or formerly of Mt. Olivet Church (U.P.I. 72-6-3);

THENCE by the same, the seven (7) following described courses and distances:

1. S 02° 48' 39" E, 83.52' to a point;
2. N 86° 00' 21" E, 270.00' to a point;
3. N 29° 28' 09" W, 76.20' to a point;

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WEST GROVE, PA  
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4. N 39° 17' 09" W, 94.89' to a point;
5. S 88° 32' 21" W, 112.37' to a point;
6. N 44° 28' 51" E, 131.16' to a point; and
7. N 76° 49' 51" E, 93.81' to a point, a corner for Premises E known as #401 Strickersville Road, now or formerly of Delaware Trust Co. and trustee for George Strawbridge (Deed Record B, Volume 64, Page 175) (U.P.I. 72-6-10);

THENCE by the same (along the bed and new title lines for Mt. Olivet Road, at 33' wide), the nine (9) following described courses and distances:

1. S 36° 03' 37" E, 230.03' to a point;
2. S 14° 47' 21" E, 384.05' to a point;
3. S 14° 01' 33" W, 607.00' to a point;
4. S 08° 55' 54" W, 159.65' to a point;
5. S 22° 22' 46" W, 237.42' to a point;
6. S 28° 03' 06" W, 1020.62' to a point;
7. S 10° 44' 27" W, 481.21' to a point;
8. S 10° 22' 42" E, 454.24' to a point; and
9. S 05° 05' 28" E, 425.74' to a point near or in the bed of Strickersville Road;

THENCE near or in the bed of Strickersville Road, S 55° 23' 18" W, 22.86' to a point (1" pipe call) a corner for lands known as #511 Strickersville Road, now or formerly of Zachary Wilson and Amy R. Wilson his wife (Deed Book 726, Page 1567) (U.P.I. 72-6-6.1);

THENCE by the same, the eleven (11) following described courses and distances:

1. S 79° 45' 58" W, 588.35' to a point;
2. S 79° 20' 42" W, 88.07' to a point;
3. S 43° 06' 02" W, 90.80' to a point;
4. S 24° 21' 19" E, 131.82' to a point;
5. S 04° 44' 39" E, 48.70' to a point;
6. S 18° 19' 41" W, 52.00' to a point;
7. S 31° 54' 41" W, 25.00' to a point;
8. S 17° 24' 41" W, 15.00' to a point;
9. S 00° 45' 19" E, 30.00' to a point;
10. S 36° 04' 41" W, 43.00' to a point; and
11. S 52° 21' 11" W, 43.94' to a point in the title centerline of Strickersville Road,

THENCE by the same, S 69° 30' 51" W, 38.10' to a point, a corner for said Premises B, the first mentioned point and place of beginning.

The Strawbridge II - Parcel 1 and Parcel 2 CONTAINING with said described metes and bounds 386.2285 acres of land, be the same more or less.

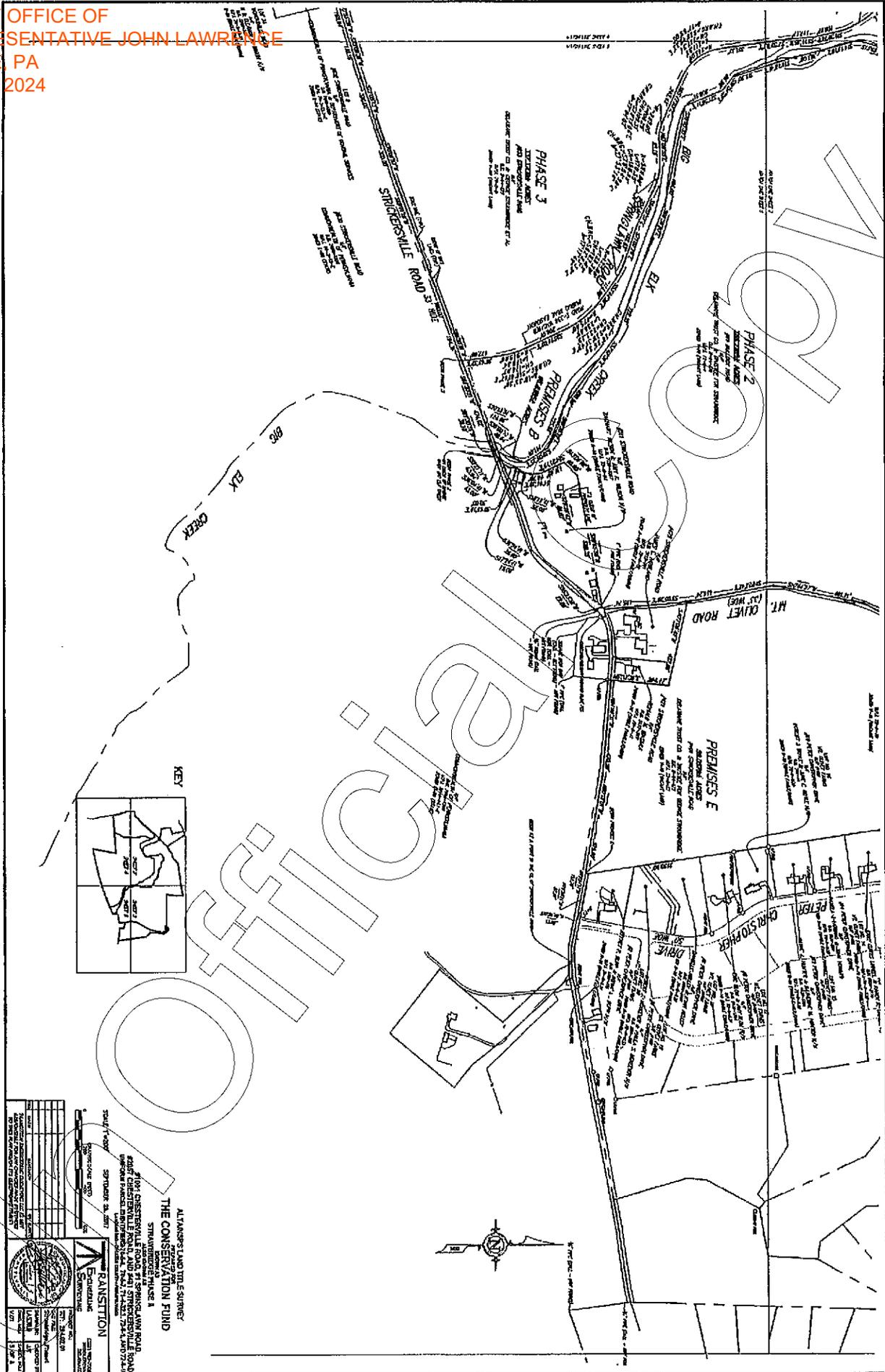








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 FEBRUARY 5, 2024



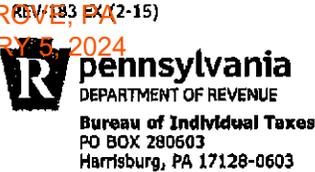
**ALMANSLAND TITLE SURVEY**  
**THE CONSERVATION FUND**  
 SHOWN HEREIN IS PHASE 1

DATE: 11/21/2018  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

**RANSTON**  
 ENGINEERS & ARCHITECTS  
 1000 SPRINGCREEK ROAD  
 WEST GROVE, PA 19381

SCALE: AS SHOWN  
 1" = 100'

NOTES:  
 1. ALL CONSERVATION FUND LAND IS OWNED BY THE STATE OF PENNSYLVANIA.  
 2. THIS SURVEY IS SUBJECT TO ALL RECORDS ON FILE AT THE COUNTY RECORDS OFFICE.  
 3. THIS SURVEY IS SUBJECT TO ALL RECORDS ON FILE AT THE COUNTY RECORDS OFFICE.



**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

**RECORDER'S USE ONLY**

State Tax Paid
Book Number
Page Number
Date Recorded

See reverse for instructions.

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

**A. CORRESPONDENT - All inquiries may be directed to the following person:**

Name Jodi R. O'Day, VP - The Conservation Fund		Telephone Number: (443) 482-2826	
Mailing Address 410 Severn Avenue, Suite 204		City Annapolis	State ZIP Code MD 21403

**B. TRANSFER DATA**

Date of Acceptance of Document / /			
Grantor(s)/Lessor(s) George Strawbridge, Jr. and Trustees	Telephone Number:	Grantee(s)/Lessee(s) The Conservation Fund	Telephone Number: 703-595-6380
Mailing Address Greenville Center, Building B-100		Mailing Address 1655 North Fort Myer Drive, Suite 1300	
City Greenville	State DE	ZIP Code 19807	City Arlington
			State ZIP Code VA 22209

**C. REAL ESTATE LOCATION**

Street Address Phase 2, #99 Bullock Road		City, Township, Borough Franklin Township, Chester County, PA	
County Chester	School District Avon Grove SD	Tax Parcel Number 72-6-4	

**D. VALUATION DATA**

Was transaction part of an assignment or relocation?  Y  N

1. Actual Cash Consideration 6,105,000.00	2. Other Consideration +0.00	3. Total Consideration = 6,105,000.00
4. County Assessed Value 1,804,530.00	5. Common Level Ratio Factor x 1.89	6. Computed Value = 3,410,561.70

**E. EXEMPTION DATA - Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed \$ 6,105,000.00	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
--	---	---

**2. Check Appropriate Box Below for Exemption Claimed.**

- Will or Intestate succession. \_\_\_\_\_  
(Name of Decedent) (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) Exempt pursuant to 72 P.S. Section 8102-C.3(18)

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party By Jodi R O'Day	Date 11/15/18
--	------------------

**FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.**

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STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024



**Fidelity National Title**  
Insurance Company

## FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE

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### Schedule A

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**1. Effective Date:** March 23, 2017      **Commitment No.:** 170225PHI (Phase 1)

**2. Policy or Policies to be issued:**

ALTA Owner's Policy - 6/17/06

**Proposed Insured:** The Conservation Fund, a Non-Profit Corporation and The Commonwealth of Pennsylvania, acting by and through The Department of Conservation and Natural Resources, as their respective interests appear

**Amount:** \$4,385,000.00

ALTA Loan Policy - 6/17/06

**Proposed Insured:** NONE

**Amount:** N/A

**3. The estate or interest in the land described or referred to in the Commitment covered herein is:**

Fee Simple

**4. Title to the estate or interest in the land is vested in:**

George Strawbridge, Jr., individually and BNY Mellon, NA, George Baxter and R. Stewart Strawbridge, Successor Trustees of the Trust under Deed of George Strawbridge, Jr., dated 1-20-1971

**5. The land referred to in this Commitment is described as follows:**

See Exhibit "A" attached hereto.

FOR INFORMATIONAL PURPOSES ONLY:  
Chesterville Road (A), Elk Township, Chester County, PA  
Elk, Chester County, PA  
New London, Chester County, PA

**Insurance Fraud Warning**

Any person who, with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing false or deceptive statement is guilty of insurance fraud.

This Title Insurance Commitment (the "Commitment") is issued pursuant to the Agreement to Issue Policy contained on the American Title Association (2006) front cover form ("The Form") and is subject to the Conditions and Stipulations stated therein, all of which are incorporated herein. If this copy of the Commitment is not accompanied by the Form, a copy may be obtained from this Company upon request.



## SCHEDULE B - SECTION 1 REQUIREMENTS

### The following are the requirements to be complied with:

1. Instrument(s) satisfactory to us, creating the estate or interest to be insured must be executed, delivered and filed for record.
  - A. DEED FROM: George Strawbridge, Jr., individually and BNY Mellon, NA, George Baxter and R. Stewart Strawbridge, Successor Trustees of the Trust under Deed of George Strawbridge, Jr., dated 1-20-1971  
TO: The Conservation Fund, a Non-Profit Corporation  
DATED: \_\_\_\_\_  
RECORDED: \_\_\_\_\_
2. Payment of full consideration to or for the account of the grantors or mortgagors.
3. Payment of the premiums, fees and charges for the policy.
4. Possible unfiled mechanics liens and municipal claims.
5. Terms of any unrecorded lease or rights of parties in possession.
6. Proof that all natural persons in this transaction are of full age and legally competent.
7. Proof of identity of parties as set forth in Recital.
8. POWERS OF ATTORNEY: If any party to the settlement intends to use a Power of Attorney at settlement, a copy of such Power of Attorney must be submitted for review in advance of settlement. Failure to comply with this requirement may result in the postponement of the settlement. Acceptability of the Power of Attorney for purposes of completion of settlement is within the discretion of the insurer.
9. Proof to be provided that any individuals holding record title have not, subsequent to acquisition of title, been a party to any divorce proceedings, whether currently ongoing or completed prior to the transaction that is the subject of this report/commitment. In the event such divorce proceedings have occurred, same to be examined and possible additional exceptions and requirements to be added. This requirement applies only to individuals and is not applicable if record owner is an LLC, LP, Corporation or other business entity.
10. Prior to settlement, search of statewide support lien system (<http://www.childsupport.state.pa.us>) to be performed to determine the existence of support arrearages, if any. Company or its Agent to be provided with social security numbers of all natural persons that are a party to the transaction so that this search can be performed by the closing officer no more than 30 days in advance of closing.
11. Proof that no parties to this transaction are involved in bankruptcy proceedings; if bankruptcy has been filed, same to be examined; possible additional requirements/exceptions to be added.



**SCHEDULE B - SECTION 1  
 REQUIREMENTS  
 (Continued)**

12. Satisfactory evidence should be provided that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor material.
13. TAXES:  
 Receipts for Township, County and School Taxes for the three prior years to be produced.  
 Township, County and School Taxes for the current year 2017  
 Assessment \$13,170.00 (A), \$9,800.00 (B), \$12,990.00 (C), \$2,360.00 (D) and \$8,760.00 (E)  
 Tax ID / Parcel No. 70-5-6 (A) 70-5-7 (B) 71-4-32.3 (C) 72-6-1 (D) 72-6-10 (E)
14. WATER AND SEWER RENTS:  
 Receipts for Water and Sewer Rents for the three prior years to be produced.  
 Water and Sewer Rents for the current year 2017.
15. MECHANICS AND MUNICIPAL CLAIMS: NONE
16. MORTGAGES:  
 A. Amount: \$2,250,000.00  
 Mortgagor: George Strawbridge, Jr. individually and Girard Bank, George Strawbridge, Sr. and Charles H. Norris, Trustees under Deed of Trust of George Strawbridge, Jr. dated January 20, 1971  
 Mortgagee: Springlawn Corporation  
 Dated: 10-11-1978 and Recorded 10-20-1978 in [Record Book Mortgage Book E 57 Page 575](#).  
 Assigned to Delaware Trust Company 3-27-1979 in [Mortgage Book M 58 page 89](#).  
 Assigned to Northern Trust Company of Chicago 9-21-1989 in [Record Book 1706 page 34](#).  
 (A,B and E) (covers additional property)
17. JUDGMENTS: NONE
18. Names of all relevant parties to the within real estate transaction to be searched prior to closing to verify that they are not Specially Designated Nationals subject to the provisions of President's Executive Order Targeting Terrorist Assets.
19. Possible additional Company approvals, which approvals depend on liability amount as shown on Schedule A, currently designated as TBD.
20. Trust Instrument to be examined, additional exceptions, if any, to be certified.
21. Proof that the trusts are still subsisting.



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WEST GROVE, PA  
FEBRUARY 5, 2024

**SCHEDULE B - SECTION 1  
REQUIREMENTS  
(Continued)**

22. Description hereon for temporary use only -Survey must be produced and the premises described in accordance therewith. Possible additional requirements and exceptions to be added.
23. Divorce Action: Nina S. Strawbridge vs. George Strawbridge, Jr. #2009-00851-DI entered 1-28-2009. (No Final Decree)

Property settlement agreement and any amendments thereto between Nina S. Strawbridge and George Strawbridge, Jr. to be produced and examined prior to settlement.

Proof that no award has been made of subject premises under divorce proceedings #2009-00851-DI.

24. Right of First Offer Agreement by and between George Strawbridge, Jr., BNY Mellon, N.A. (f/k/a Mellon Bank, N.A.), George Baxter and Redmond Stewart Strawbridge, as Co-Trustees of the Trust under Deed of George Strawbridge, Jr. dated January 20, 1971 (Seller) and The Conservation Fund, a Non-Profit Corporation dated 12-15-2009 and recorded 12-29-2009 in [Record Book 7837 page 446](#).
25. Last Insured Not Available.



**SCHEDULE B - SECTION 2  
EXCEPTIONS**

**In the event that one or more of the Exceptions listed below references covenants, conditions and/or restrictions, please note that the Exception(s) specifically exclude any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**

The Policy or Policies to be issued will contain exception to the following unless the same are disposed of to the satisfaction of the Company.

1. Intentionally omitted.
2. Intentionally omitted.
3. Intentionally omitted.
4. Easements, encroachments, overlaps, shortages of area, boundary line disputes and other matters affecting title that an accurate and complete survey would disclose.
5. Real estate taxes for the current and future tax years which are hereafter assessed and are not yet due and payable.
6. Rights of the public and others entitled thereto in and to the use only of that portion of the premises within the bounds of Chesterville Road, Rt 841, School House Road, T-350, Strickersville Road, LR 15016, Mount Olivet Road, T-356, and Walker Road.
7. Stream of water flows through premises hereon, subject to rights of other riparian owners abutting stream.
8. Intentionally omitted.
9. Intentionally omitted.
10. Application for Use Value Assessment of Land for Real Estate Tax Purposes Under Act 319 of 1974 - Clean and Green in [Record Book 3854 page 1345](#). (E)
11. Application for Use Value Assessment of Land for Real Estate Tax Purposes Under Act 319 of 1974 - Clean and Green in [Record Book 4215 page 1429](#). (A)
12. Application for Use Value Assessment of Land for Real Estate Tax Purposes Under Act 319 of 1974 - Clean and Green in [Record Book 4215 page 1525](#). (B)
13. Application for Use Value Assessment of Land for Real Estate Tax Purposes Under Act 319 of 1974 - Clean and Green in [Record Book 4719 page 1741](#). (C)
14. Application for Use Value Assessment of Land for Real Estate Tax Purposes Under Act 319 of 1974 - Clean and Green in [Record Book 4719 page 1744](#). (D)



**SCHEDULE B - SECTION 2  
EXCEPTIONS  
(Continued)**

15. Intentionally omitted.
16. Agricultural Security Area Resolution No. 2006-06 in [Record Book 6957 page 1577](#). (A and B)
17. Agricultural Security Area Resolution No. 2007-05 in [Record Book 7082 page 2154](#). (D and E)
18. Elk Township Ordinance No. 2007-05 an Ordinance Vacating Township Road T-354 in [Record Book 7308 page 70](#). (A and B)
19. Agreement for Vacation of Township Road T-354 Springlawn Road in [Record Book 7308 page 124](#). (A and B)
20. Grant of Public Trail Easement in [Record Book 7308 page 139](#). (A, B and G)
21. Agricultural Security Area Resolution No. 2013-04 in [Record Book 8799 page 1294](#). (A, B and G)
22. Agricultural Security Area Resolution No. 2013-6-2 in [Record Book 8816 page 1246](#). (C)

NOTE: The Policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.



## EXHIBIT A

Description hereon for temporary use only -Survey must be produced and the premises described in accordance therewith. Possible additional requirements and exceptions to be added.

Premises: A and B

All that certain parcel of land situate in the Township of Elk, County of Chester, and Commonwealth of Pennsylvania being known as:

UPI #70-5-6 containing 96.7 acres, more or less and

UPI #70-5-7 containing 71.9 acres, more or less

Premises: C and D

Note: The last two courses in the legal narrative set forth in Record Book 4158 page 1495 are incorrect.

ALL that certain tract of ground, situate in New London and Franklin Townships, Chester County, State of Pennsylvania, and being more particularly bounded and described in accordance with a Plan prepared by George E. Regester, Jr. & Sons, Inc., dated September 1, 1982, as follows, to-wit:

BEGINNING at a point in the bed of Public Road TR841 known as Lewisville-Chesterville Road, said road leading in an Easterly direction to Chesterville and in a Southerly direction to Lewisville, said point of Beginning marking a corner of this about to be described tract and a corner of other lands of J. Robert Frederick, being Parcel A on said Plan, said point of Beginning being the following three (3) described courses and distances to wit along the Lewisville-Chesterville Road from a point marking a corner of said Parcel A and a corner of lands now or formerly of Charles G. Woods: (1) North 80 degrees 12 minutes 00 seconds East, 129.48 feet to a point; (2) North 55 degrees 56 minutes 00 seconds East, 366.29 feet to a point; and (3) North 73 degrees 18 minutes 00 seconds East, 340.81 feet to said point of Beginning; thence leaving said point of Beginning and continuing along said Lewisville-Chesterville Road, North 73 degrees 18 minutes 00 seconds East, 265.91 feet to a point marking a corner of this and a corner of other lands now or formerly of J. Robert Frederick; thence leaving said Lewisville-Chesterville Road and along said other lands now or formerly of J. Robert Frederick, South 31 degrees 19 minutes 00 seconds East, crossing the township line dividing New London Township from Franklin Township, 1605.87 feet to a point marking a corner of this and a corner of lands of George Strawbridge, Jr., thence along said lands now or formerly of George Strawbridge, Jr., South 47 degrees 01 minute 00 seconds West, 790.69 feet to a point in the bed of the Big Elk Creek marking a corner of this, a corner of said lands now or formerly of George Strawbridge, Jr., and a corner of lands now or formerly of Louis T. Staats, Jr.; thence along said lands now or formerly of Louis T. Staats, Jr., North 77 degrees 37 minutes 30 seconds West, recrossing the aforementioned township line dividing New London Township from Franklin Township, 804.30 feet to a point marking a corner of this and a corner of the aforementioned lands now or formerly of Charles G. Woods, North 04 degrees 10 minutes 00 seconds West, 667.00 feet to a point marking a corner of

**EXHIBIT A  
(Continued)**

this and a corner of the aforementioned Parcel A; thence along said Parcel A, the following two (2) described courses and distances, to-wit: (1) South 74 degrees 00 minutes 00 seconds West, 476.33 feet to a point; and (2) South 09 degrees 00 minutes 00 seconds East, 881.53 feet to the first mentioned point and place of BEGINNING.

Be the contents thereof what they may.

EXCEPTING THEREOUT AND THEREFROM all that certain premises which J. Robert Frederick and Marion B. Frederick, his wife, by Deed dated October 3, 1984, of record in the Office of the Recorder of Deeds, in and for Chester County and Commonwealth of Pennsylvania, in Deed Book Z-64, Page 132, did grant and convey unto Department of Transportation, in fee.

Being known as

UPI #71-4-32.3 containing 19.3 acres, more or less and

UPI #72-6-1 containing 14.4 acres, more or less

Premises: E

All that certain parcel of land situate in the Township of Franklin, County of Chester and Commonwealth of Pennsylvania, being known as:

UPI #72-6-10 containing 63.5 acres, more or less.

As to Premises A, B and E

Being part of the same premises which Springlawn Corporation, a Pennsylvania corporation by Deed dated 10-18-1978 and recorded 10-21-1978 in Chester County in [Deed Book W 53 Page 573](#) conveyed unto George Strawbridge, Jr., Individually, an undivided seventy (70%) percent interest and Girard Bank, George Strawbridge, Sr. and Charles H. Norris, Jr., Trustees under Deed of Trust of George Strawbridge, Jr., dated 1-20-1971, the remaining thirty (30%) percent interest as a tenancy in common as to the whole thereof, in fee.

Also being part of the same premises which vested in Delaware Trust Company, George Strawbridge and William C. Lickle, Trustees under Deed of George Strawbridge, Jr. dated January 20, 1971, thirty percent interest, by Certificate of Award of Real Estate, Trust Inter Vivos: George Strawbridge, Jr., Settlor No. 84664 by the Orphans' Court Division of the Court of Common Pleas for the County of Montgomery dated 8-7-1984 and recorded 8-23-1984 in [Deed Book B 64 page 175](#).

As to Premises C and D

Being the same premises which Jane F. Trimble by Deed dated 3-31-1977 and recorded 4-2-1997 in Chester County in [Record Book 4158 Page 1495](#) conveyed unto George Strawbridge, Jr., in fee.

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STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024



Fidelity National Title  
Insurance Company

## FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE

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### Schedule A

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**1. Effective Date:** March 23, 2017 **Commitment No.:** 170329PHI (Phase 2)

**2. Policy or Policies to be issued:**

ALTA Owner's Policy - 6/17/06

**Proposed Insured:** The Conservation Fund, a Non-Profit Corporation and The Commonwealth of Pennsylvania, acting by and through The Department of Conservation and Natural Resources, as their respective interests appear

**Amount:** \$6,105,000.00

ALTA Loan Policy - 6/17/06

**Proposed Insured:** NONE

**Amount:** N/A

**3. The estate or interest in the land described or referred to in the Commitment covered herein is:** Fee Simple

**4. Title to the estate or interest in the land is vested in:**

George Strawbridge, Jr., individually and BNY Mellon, NA, George Baxter and R. Stewart Strawbridge, Successor Trustees of the Trust under Deed of George Strawbridge, Jr., dated 1-20-1971

**5. The land referred to in this Commitment is described as follows:**

See Exhibit "A" attached hereto.

FOR INFORMATIONAL PURPOSES ONLY:  
Franklin Township, Chester County, PA

**Insurance Fraud Warning**

Any person who, with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing false or deceptive statement is guilty of insurance fraud.

This Title Insurance Commitment (the "Commitment") is issued pursuant to the Agreement to Issue Policy contained on the American Title Association (2006) front cover form ("The Form") and is subject to the Conditions and Stipulations stated therein, all of which are incorporated herein. If this copy of the Commitment is not accompanied by the Form, a copy may be obtained from this Company upon request.

ALTA Commitment (6/17/06)



OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

**SCHEDULE B - SECTION 1  
REQUIREMENTS**

**The following are the requirements to be complied with:**

- 1. Instrument(s) satisfactory to us, creating the estate or interest to be insured must be executed, delivered and filed for record.
  - A. DEED FROM: George Strawbridge, Jr., individually and BNY Mellon, NA, George Baxter and R. Stewart Strawbridge, Successor Trustees of the Trust under Deed of George Strawbridge, Jr., dated 1-20-1971
  - TO: The Conservation Fund, a Non-Profit Corporation
  - DATED: \_\_\_\_\_
  - RECORDED: \_\_\_\_\_
- 2. Payment of full consideration to or for the account of the grantors or mortgagors.
- 3. Payment of the premiums, fees and charges for the policy.
- 4. Possible unfiled mechanics liens and municipal claims.
- 5. Terms of any unrecorded lease or rights of parties in possession.
- 6. Proof that all natural persons in this transaction are of full age and legally competent.
- 7. Proof of identity of parties as set forth in Recital.
- 8. POWERS OF ATTORNEY: If any party to the settlement intends to use a Power of Attorney at settlement, a copy of such Power of Attorney must be submitted for review in advance of settlement. Failure to comply with this requirement may result in the postponement of the settlement. Acceptability of the Power of Attorney for purposes of completion of settlement is within the discretion of the insurer.
- 9. Proof to be provided that any individuals holding record title have not, subsequent to acquisition of title, been a party to any divorce proceedings, whether currently ongoing or completed prior to the transaction that is the subject of this report/commitment. In the event such divorce proceedings have occurred, same to be examined and possible additional exceptions and requirements to be added. This requirement applies only to individuals and is not applicable if record owner is an LLC, LP, Corporation or other business entity.
- 10. Prior to settlement, search of statewide support lien system (<http://www.childsupport.state.pa.us>) to be performed to determine the existence of support arrearages, if any. Company or its Agent to be provided with social security numbers of all natural persons that are a party to the transaction so that this search can be performed by the closing officer no more than 30 days in advance of closing.
- 11. Proof that no parties to this transaction are involved in bankruptcy proceedings; if bankruptcy has been filed, same to be examined; possible additional requirements/exceptions to be added.



**SCHEDULE B - SECTION 1  
 REQUIREMENTS  
 (Continued)**

12. Satisfactory evidence should be provided that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor material.
13. TAXES:  
 Receipts for Township, County and School Taxes for the three prior years to be produced.  
 Township, County and School Taxes for the current year 2017  
 Assessment \$52,840.00  
 Tax ID / Parcel No. 72-6-4
14. WATER AND SEWER RENTS:  
 Receipts for Water and Sewer Rents for the three prior years to be produced.  
 Water and Sewer Rents for the current year 2017.
15. MECHANICS AND MUNICIPAL CLAIMS: NONE
16. MORTGAGES:  
 A. Amount: \$2,250,000.00  
 Mortgagor: George Strawbridge, Jr. individually and Girard Bank, George Strawbridge, Sr. and Charles H. Norris, Trustees under Deed of Trust of George Strawbridge, Jr. dated January 20, 1971  
 Mortgagee: Springlawn Corporation  
 Dated: 10-11-1978 and Recorded 10-20-1978 in [Record Book Mortgage Book E 57 Page 575](#).  
 Assigned to Delaware Trust Company 3-27-1979 in [Mortgage Book M 58 page 89](#).  
 Assigned to Northern Trust Company of Chicago 9-21-1989 in [Record Book 1706 page 34](#).  
 (covers additional property)
17. JUDGMENTS: NONE
18. Names of all relevant parties to the within real estate transaction to be searched prior to closing to verify that they are not Specially Designated Nationals subject to the provisions of President's Executive Order Targeting Terrorist Assets.
19. Possible additional Company approvals, which approvals depend on liability amount as shown on Schedule A, currently designated as TBD.
20. Trust Instrument to be examined, additional exceptions, if any, to be certified.
21. Proof that the trusts are still subsisting.
22. Description hereon for temporary use only -Survey must be produced and the premises



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STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

**SCHEDULE B - SECTION 1  
REQUIREMENTS  
(Continued)**

described in accordance therewith. Possible additional requirements and exceptions to be added.

23. Divorce Action: Nina S. Strawbridge vs. George Strawbridge, Jr. #2009-00851-DI entered 1-28-2009. (No Final Decree)

Property settlement agreement and any amendments thereto between Nina S. Strawbridge and George Strawbridge, Jr. to be produced and examined prior to settlement.

Proof that no award has been made of subject premises under divorce proceedings #2009-00851-DI.

24. Right of First Offer Agreement by and between George Strawbridge, Jr., BNY Mellon, N.A. (f/k/a Mellon Bank, N.A.), George Baxter and Redmond Stewart Strawbridge, as Co-Trustees of the Trust under Deed of George Strawbridge, Jr. dated January 20, 1971 (Seller) and The Conservation Fund, a Non-Profit Corporation dated 12-15-2009 and recorded 12-29-2009 in [Record Book 7837 page 446](#).
25. Last Insured Not Available.



## SCHEDULE B - SECTION 2 EXCEPTIONS

**In the event that one or more of the Exceptions listed below references covenants, conditions and/or restrictions, please note that the Exception(s) specifically exclude any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**

The Policy or Policies to be issued will contain exception to the following unless the same are disposed of to the satisfaction of the Company.

1. Intentionally omitted.
2. Intentionally omitted.
3. Intentionally omitted.
4. Easements, encroachments, overlaps, shortages of area, boundary line disputes and other matters affecting title that an accurate and complete survey would disclose.
5. Real estate taxes for the current and future tax years which are hereafter assessed and are not yet due and payable.
6. Rights of the public and others entitled thereto in and to the use only of that portion of the premises within the bounds of Mount Olivet Road, T-356, Walker Road, and Bullock Road.
7. Stream of water flows through premises hereon, subject to rights of other riparian owners abutting stream.
8. Rights and Conditions set out in [Deed Book X 14 page 515](#).
9. Intentionally omitted.
10. Intentionally omitted.
11. Mill and Mill race rights and privileges in [Deed Book G 23 page 264](#).
12. Mill and Mill race rights and privileges in [Deed Book Q 35 page 568](#).
13. Application for Use Value Assessment of Land for Real Estate Tax Purposes Under Act 319 of 1974 - Clean and Green in [Record Book 3854 page 1342](#).
14. Agricultural Security Area Resolution No. 2007-05 in [Record Book 7082 page 2154](#).

NOTE: The Policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.



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## EXHIBIT A

Description hereon for temporary use only -Survey must be produced and the premises described in accordance therewith. Possible additional requirements and exceptions to be added.

All that certain parcel of land situate in the Township of Franklin, County of Chester and Commonwealth of Pennsylvania, being known as:

UPI #72-6-4 containing 370.1 acres, more or less

TOGETHER WITH the rights and benefits as set forth in [Deed Book X 14 page 515](#).

Being part of the same premises which Springlawn Corporation, a Pennsylvania corporation by Deed dated 10-18-1978 and recorded 10-21-1978 in Chester County in [Deed Book W 53 Page 573](#) conveyed unto George Strawbridge, Jr., Individually, an undivided seventy (70%) percent interest and Girard Bank, George Strawbridge, Sr. and Charles H. Norris, Jr., Trustees under Deed of Trust of George Strawbridge, Jr., dated 1-20-1971, the remaining thirty (30%) percent interest as a tenancy in common as to the whole thereof, in fee.

Also being part of the same premises which vested in Delaware Trust Company, George Strawbridge and William C. Lickle, Trustees under Deed of George Strawbridge, Jr. dated January 20, 1971, thirty percent interest, by Certificate of Award of Real Estate, Trust Inter Vivos: George Strawbridge, Jr., Settlor No. 84664 by the Orphans' Court Division of the Court of Common Pleas for the County of Montgomery dated 8-7-1984 and recorded 8-23-1984 in [Deed Book B 64 page 175](#).



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FEBRUARY 5, 2024



Fidelity National Title  
Insurance Company

## FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE

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### Schedule A

---

**1. Effective Date:** March 23, 2017 **Commitment No.:** 170330PHI (Phase 3)

**2. Policy or Policies to be issued:**

ALTA Owner's Policy - 6/17/06

**Proposed Insured:** The Conservation Fund, a Non-Profit Corporation and The Commonwealth of Pennsylvania, acting by and through The Department of Conservation and Natural Resources, as their respective interests appear

**Amount:** \$5,725,000.00

ALTA Loan Policy - 6/17/06

**Proposed Insured:** NONE

**Amount:** N/A

**3. The estate or interest in the land described or referred to in the Commitment covered herein is:** Fee Simple

**4. Title to the estate or interest in the land is vested in:**

George Strawbridge, Jr., individually and BNY Mellon, NA, George Baxter and R. Stewart Strawbridge, Successor Trustees of the Trust under Deed of George Strawbridge, Jr., dated 1-20-1971

**5. The land referred to in this Commitment is described as follows:**

See Exhibit "A" attached hereto.

FOR INFORMATIONAL PURPOSES ONLY:  
Elk Township, Chester County, PA

**Insurance Fraud Warning**

Any person who, with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing false or deceptive statement is guilty of insurance fraud.

This Title Insurance Commitment (the "Commitment") is issued pursuant to the Agreement to Issue Policy contained on the American Title Association (2006) front cover form ("The Form") and is subject to the Conditions and Stipulations stated therein, all of which are incorporated herein. If this copy of the Commitment is not accompanied by the Form, a copy may be obtained from this Company upon request.

ALTA Commitment (6/17/06)

Page 1 of 7

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## SCHEDULE B - SECTION 1 REQUIREMENTS

### The following are the requirements to be complied with:

1. Instrument(s) satisfactory to us, creating the estate or interest to be insured must be executed, delivered and filed for record.
  - A. DEED FROM: George Strawbridge, Jr., individually and BNY Mellon, NA, George Baxter and R. Stewart Strawbridge, Successor Trustees of the Trust under Deed of George Strawbridge, Jr., dated 1-20-1971
  - TO: The Conservation Fund, a Non-Profit Corporation
  - DATED: \_\_\_\_\_
  - RECORDED: \_\_\_\_\_
2. Payment of full consideration to or for the account of the grantors or mortgagors.
3. Payment of the premiums, fees and charges for the policy.
4. Possible unfiled mechanics liens and municipal claims.
5. Terms of any unrecorded lease or rights of parties in possession.
6. Proof that all natural persons in this transaction are of full age and legally competent.
7. Proof of identity of parties as set forth in Recital.
8. POWERS OF ATTORNEY: If any party to the settlement intends to use a Power of Attorney at settlement, a copy of such Power of Attorney must be submitted for review in advance of settlement. Failure to comply with this requirement may result in the postponement of the settlement. Acceptability of the Power of Attorney for purposes of completion of settlement is within the discretion of the insurer.
9. Proof to be provided that any individuals holding record title have not, subsequent to acquisition of title, been a party to any divorce proceedings, whether currently ongoing or completed prior to the transaction that is the subject of this report/commitment. In the event such divorce proceedings have occurred, same to be examined and possible additional exceptions and requirements to be added. This requirement applies only to individuals and is not applicable if record owner is an LLC, LP, Corporation or other business entity.
10. Prior to settlement, search of statewide support lien system (<http://www.childsupport.state.pa.us>) to be performed to determine the existence of support arrearages, if any. Company or its Agent to be provided with social security numbers of all natural persons that are a party to the transaction so that this search can be performed by the closing officer no more than 30 days in advance of closing.
11. Proof that no parties to this transaction are involved in bankruptcy proceedings; if bankruptcy has been filed, same to be examined; possible additional requirements/exceptions to be added.



**SCHEDULE B - SECTION 1  
 REQUIREMENTS  
 (Continued)**

12. Satisfactory evidence should be provided that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor material.
13. TAXES:  
 Receipts for Township, County and School Taxes for the three prior years to be produced.  
 Township, County and School Taxes for the current year 2017  
 Assessment \$47,200.00  
 Tax ID / Parcel No. 70-5-8
14. WATER AND SEWER RENTS:  
 Receipts for Water and Sewer Rents for the three prior years to be produced.  
 Water and Sewer Rents for the current year 2017.
15. MECHANICS AND MUNICIPAL CLAIMS: NONE
16. MORTGAGES:  
 A. Amount: \$2,250,000.00  
 Mortgagor: George Strawbridge, Jr. individually and Girard Bank, George Strawbridge, Sr. and Charles H. Norris, Trustees under Deed of Trust of George Strawbridge, Jr. dated January 20, 1971  
 Mortgagee: Springlawn Corporation  
 Dated: 10-11-1978 and Recorded 10-20-1978 in [Record Book Mortgage Book E 57 Page 575](#).  
 Assigned to Delaware Trust Company 3-27-1979 in [Mortgage Book M 58 page 89](#).  
 Assigned to Northern Trust Company of Chicago 9-21-1989 in [Record Book 1706 page 34](#).  
 (covers additional property)
17. JUDGMENTS: NONE
18. Names of all relevant parties to the within real estate transaction to be searched prior to closing to verify that they are not Specially Designated Nationals subject to the provisions of President's Executive Order Targeting Terrorist Assets.
19. Possible additional Company approvals, which approvals depend on liability amount as shown on Schedule A, currently designated as TBD.
20. Trust Instrument to be examined, additional exceptions, if any, to be certified.
21. Proof that the trusts are still subsisting.
22. Description hereon for temporary use only -Survey must be produced and the premises



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**SCHEDULE B - SECTION 1  
REQUIREMENTS  
(Continued)**

described in accordance therewith. Possible additional requirements and exceptions to be added.

23. Divorce Action: Nina S. Strawbridge vs. George Strawbridge, Jr. #2009-00851-DI entered 1-28-2009. (No Final Decree)

Property settlement agreement and any amendments thereto between Nina S. Strawbridge and George Strawbridge, Jr. to be produced and examined prior to settlement.

Proof that no award has been made of subject premises under divorce proceedings #2009-00851-DI.

24. Right of First Offer Agreement by and between George Strawbridge, Jr., BNY Mellon, N.A. (f/k/a Mellon Bank, N.A.), George Baxter and Redmond Stewart Strawbridge, as Co-Trustees of the Trust under Deed of George Strawbridge, Jr. dated January 20, 1971 (Seller) and The Conservation Fund, a Non-Profit Corporation dated 12-15-2009 and recorded 12-29-2009 in [Record Book 7837 page 446](#).
25. Last Insured Not Available.



**SCHEDULE B - SECTION 2  
EXCEPTIONS**

**In the event that one or more of the Exceptions listed below references covenants, conditions and/or restrictions, please note that the Exception(s) specifically exclude any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**

The Policy or Policies to be issued will contain exception to the following unless the same are disposed of to the satisfaction of the Company.

1. Intentionally omitted.
2. Intentionally omitted.
3. Intentionally omitted.
4. Easements, encroachments, overlaps, shortages of area, boundary line disputes and other matters affecting title that an accurate and complete survey would disclose.
5. Real estate taxes for the current and future tax years which are hereafter assessed and are not yet due and payable.
6. Rights of the public and others entitled thereto in and to the use only of that portion of the premises within the bounds of School House Road, T-350 and Strickersville Road, LR 15016.
7. Stream of water flows through premises hereon, subject to rights of other riparian owners abutting stream.
8. Rights and Conditions set out in [Deed Book X 14 page 515](#).
9. Mill and Mill race rights and privileges in [Deed Book Q 35 page 568](#).
10. Application for Use Value Assessment of Land for Real Estate Tax Purposes Under Act 319 of 1974 - Clean and Green in [Record Book 4215 page 1528](#).
11. Intentionally omitted.
12. Agricultural Security Area Resolution No. 2006-06 in [Record Book 6957 page 1577](#).
13. Elk Township Ordinance No. 2007-05 an Ordinance Vacating Township Road T-354 in [Record Book 7308 page 70](#).
14. Agreement for Vacation of Township Road T-354 Springlawn Road in [Record Book 7308 page 124](#).
15. Grant of Public Trail Easement in [Record Book 7308 page 139](#).



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WEST GROVE, PA  
FEBRUARY 5, 2024

**SCHEDULE B - SECTION 2  
EXCEPTIONS  
(Continued)**

16. Agricultural Security Area Resolution No. 2013-04 in [Record Book 8799 page 1294](#).

NOTE: The Policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.



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WEST GROVE, PA  
FEBRUARY 5, 2024

## EXHIBIT A

Description hereon for temporary use only -Survey must be produced and the premises described in accordance therewith. Possible additional requirements and exceptions to be added.

All that certain parcel of land situate in the Township of Elk, County of Chester and Commonwealth of Pennsylvania, being known as:

UPI #70-5-8 containing 346.7 acres, more or less.

TOGETHER WITH the rights and benefits as set forth in [Deed Book X 14 page 515](#).

Being part of the same premises which Springlawn Corporation, a Pennsylvania corporation by Deed dated 10-18-1978 and recorded 10-21-1978 in Chester County in [Deed Book W 53 Page 573](#) conveyed unto George Strawbridge, Jr., Individually, an undivided seventy (70%) percent interest and Girard Bank, George Strawbridge, Sr. and Charles H. Norris, Jr., Trustees under Deed of Trust of George Strawbridge, Jr., dated 1-20-1971, the remaining thirty (30%) percent interest as a tenancy in common as to the whole thereof, in fee.

Also being part of the same premises which vested in Delaware Trust Company, George Strawbridge and William C. Lickle, Trustees under Deed of George Strawbridge, Jr. dated January 20, 1971, thirty percent interest, by Certificate of Award of Real Estate, Trust Inter Vivos: George Strawbridge, Jr., Settlor No. 84664 by the Orphans' Court Division of the Court of Common Pleas for the County of Montgomery dated 8-7-1984 and recorded 8-23-1984 in [Deed Book B 64 page 175](#).



AGREEMENT OF SALE

Seller understands that Seller should not rely on any information (written or verbal) received from Purchaser as to property valuation, tax and legal matters associated with this transaction. Purchaser recommends that Seller consult with competent, independent professional appraisal, tax and legal advisors of Seller's own choosing regarding this transaction.

THIS AGREEMENT OF SALE (the "Agreement"), is made this <sup>22<sup>nd</sup></sup> day of March, 2017, by and between **GEORGE STRAWBRIDGE, JR.** (referred to as "Strawbridge"), **BNY MELLON, N.A.** (formerly known as Mellon Bank, N.A.), **GEORGE BAXTER AND R. STEWART STRAWBRIDGE, SUCCESSOR TRUSTEES OF THE TRUST UNDER DEED OF GEORGE STRAWBRIDGE, JR., DATED JANUARY 20, 1971** (collectively, the "Trustee Grantors"), and **THE CONSERVATION FUND, A Non-Profit Corporation** organized under the laws of the State of Maryland, having an address of 1655 North Fort Myer Drive, Suite 1300, Arlington, Virginia 22209 (referred to as "TCF" or the "Purchaser").

RECITALS

WHEREAS, Strawbridge is the owner of certain parcels of land located in Elk, Franklin and New London Townships in Chester County, Pennsylvania, as more particularly described on Exhibit A-3 attached hereto (the "Strawbridge Parcels"); and

WHEREAS, Strawbridge, as to a seventy percent (70%) undivided interest, and the Trustee Grantors, as to a thirty percent (30%) undivided interest, are the owners of certain parcels of land located in Elk, Franklin and New London Townships in Chester County, Pennsylvania, as more particularly described on Exhibit A-3 attached hereto (the "Jointly Owned Parcels"); and

WHEREAS, Strawbridge and the Trustee Grantors are hereinafter collectively referred to as "Seller", and the Strawbridge Parcels and the Jointly Owned Parcels are hereinafter collectively referred to as the "Land"; and

WHEREAS, Purchaser has offered to purchase and Seller has agreed to sell the Land together with related rights and appurtenances as more fully identified in Section 1 and Exhibit A of this Agreement as the "Property", in a phased transaction as more fully described below in Section 1 A.

NOW THEREFORE, for and in consideration of the mutual promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, Seller agrees to sell and Purchaser agrees to purchase the Property, subject to and in accordance with the terms and conditions set forth in this Agreement.

**Section 1. The Property.** Seller agrees to sell and Purchaser agrees to purchase certain unimproved property containing approximately 983 +/- acres of land located in Chester County, Pennsylvania as more particularly described on **Exhibit A**, and a generally shown as parcels 4, 5, 6 and 7 on the map attached hereto as **Exhibit A-1** attached hereto, which is

improved with the improvements listed on **Exhibit A-2**, and includes without limitation any and all improvements and fixtures situated thereon, and any and all mineral, timber, water, grazing and other surface and subsurface rights, permits, hereditaments, easements, incidents and appurtenances belonging thereto (the "Property").

**Section 1A. Phased Transaction.** The Property shall be acquired by the Purchaser in a series of transactions described below.

- (i) **Definitions.** The purchase and sale of the Property shall be accomplished through a series of phased and sequential transactions, involving not more than three (3) separate closings, hereinafter referred to individually as "Phase 1", "Phase 2" and "Phase 3", and collectively as the "Phases" or "Each Phase".
- (ii) **Identification of the portions of the Property to be included for Each Phase.** A portion of the Property shall be conveyed by Seller to Purchaser in Each Phase as follows:
  - a. **Phase 1** will include the purchase and sale of the following five tax parcels containing a total of 265.8 acres as identified on the Parcel Map attached hereto as **Exhibit A-1**:
    1. Tax Parcel 72-6-10 containing 63.5 acres;
    2. Tax Parcel 70-5-7 containing 71.9 acres;
    3. Tax Parcel 71-4-32.3 containing 19.3 acres;
    4. Tax Parcel 72-6-1 containing 14.4 acres; and
    5. Tax Parcel 70-5-6 containing 96.7 acres.
  - b. **Phase 2** will include the purchase and sale of Tax Parcel 72.6.4 as identified on the Parcel Map attached hereto as **Exhibit A-1**, containing 370.1 acres; and
  - c. **Phase 3** will include the purchase and sale of Tax Parcel 70-5-8 as identified on the Parcel Map attached hereto as **Exhibit A-1**, containing 346.7 acres.

**Section 2. Good Faith Deposit.** Within five (5) business days after Purchaser's receipt of an original executed Agreement, Purchaser shall deliver a good faith deposit in the amount of One Hundred Thousand and 00/100 Dollars (\$100,000.00) to be held in an interest bearing escrow account with Fidelity National Title Insurance Company, located at 1515 Market Street, Suite 1325, Philadelphia, PA 19102, attention: James Sindoni, phone: 215-241-6262, as escrow agent (the "Title Company"). The good faith deposit, and all interest earned thereon (the "Deposit") shall remain in escrow during Each Phase of the transaction, and shall be applied towards the payment of the Purchase Price for Phase 3, unless otherwise forfeited to Seller or returned to Purchaser in accordance with the terms of this Agreement. The Deposit shall be held in escrow in accordance with a written escrow agreement reasonably acceptable to Seller, Purchaser and the Title Company.

**Section 3. Purchase Price.** The total purchase price for the entire Property, including the Deposit, shall be Sixteen Million Two Hundred Fifteen Thousand and 00/100

Dollars (\$16,215,000.00) (the "Purchase Price"). A portion of the Purchase Price shall be paid by Purchaser to Seller at the closing of Each Phase, in an amount approximately equivalent to the number of acres involved in Each Phase as follows:

- a. The portion of the Purchase Price paid in Phase I shall equal \$4,385,000;
- b. The portion of the Purchase Price paid in Phase II shall equal \$6,105,000; and
- c. The portion of the Purchase Price paid in Phase III shall equal \$5,725,000.

The allocable portion of the Purchase Price paid in Each Phase shall be in cash, certified funds, or by wire transfer of federal or other immediately available funds as elected by Seller.

**Section 4. Closing.** The closing of Each Phase of the transaction (generally referred to as the "Closing" or the "Closings", and specifically referred to as the "Phase 1 Closing", the "Phase 2 Closing" or the "Phase 3 Closing") shall be held at the office of the Title Company sixty (60) days following the termination of the Initial Inspection Period or applicable Interim Inspection Period, as defined below in Section 5 on the following dates:

- A. The Phase 1 Closing shall occur sixty (60) days following the termination of the Initial Inspection Period under Section 5.
- B. The Phase 2 Closing shall occur one year following the Phase 1 Closing.
- C. The Phase 3 Closing shall occur one year following the Phase 2 Closing.

**Section 5. Due Diligence Review.** Purchaser's obligation to purchase the Property is subject to Purchaser satisfactorily completing its due diligence review of the Property, as more fully set forth herein.

**5.1. Inspection Period.**

- A. Initial Inspection. The Purchaser shall have a period commencing upon the Effective Date of this Agreement and terminating one hundred eighty (180) days following the Effective Date, in which to obtain, secure, conduct, review and analyze any and all tests, studies, applications, analysis, reports and documents deemed necessary by the Purchaser, including but not limited to surveys, appraisals, title reports, title commitments, environmental assessments, budgets, and economic forecasts to satisfy itself as to the feasibility of proceeding with the acquisition of the Property (the "Initial Inspection Period"); provided, however, that no invasive testing of the Property shall be conducted without Seller's prior written consent.
- B. Interim Due Diligence. Upon the completion of the Phase 1 Closing and again upon the completion of the Phase 2 Closing, if applicable, the Purchaser shall have additional inspection periods: the first additional inspection period commencing on the date of the Phase 1 Closing and terminating one hundred eighty (180) days following the Phase 1 Closing; and the second additional inspection period, if applicable, commencing upon the completion of the Phase 2 Closing and terminating

one hundred eighty (180) days following the date of the Phase 2 Closing (these additional inspection periods being referred to individually and collectively as the "Interim Inspection Period(s)"). During the Interim Inspection Periods the Purchaser may obtain, at Purchaser's sole expense, an updated title commitment, survey and environmental assessment of the Property for the next Phase of the transaction to verify that no material changes have occurred in the title, legal status or physical condition of the Property since the expiration of the Initial Inspection Period (collectively, "Material Changes"). The purpose of the Interim Inspection Period(s) is solely to verify that no Material Changes have occurred since the expiration of the Initial Inspection Period.

5.2 **Documents; Evidence of Title.**

A. **Title Report.** Purchaser shall request that the Title Company complete a search of title to the Property, and within five (5) days of receipt of the title report (the "Title Report") and the Purchaser shall furnish to the Seller a copy thereof together with copies of any matters which are listed as exceptions on the Title Report. On or before the expiration of the Initial Inspection Period the Purchaser shall provide the Seller with written notification of any conditions, defects, liens, encumbrances or other items appearing as exceptions in the Title Report or shown on any survey which Purchaser may, but is not obligated to obtain, which are unsatisfactory to the Purchaser (hereinafter referred to as "Title and Survey Objections"). On or before the expiration of each Interim Inspection Period, if applicable, the Purchaser shall provide the Seller with written notification of any material changes that have occurred in the title, legal status or physical condition of the Property since the expiration of the Initial Inspection Period ("Changed Conditions"). Notwithstanding the foregoing, the Purchaser shall use reasonable efforts to provide the Seller with preliminary notice of any matters that may constitute Title and Survey Objections or Changed Conditions as such matters become evident to the Purchaser, as opposed to Purchaser delaying notice until the expiration of the Initial Inspection Period or applicable Interim Inspection Period, provided that such preliminary notice shall not be construed as a waiver of the Purchaser's right to continue to examine title throughout the duration of the Inspection Period. Within ten (10) days of Seller's receipt of notice or preliminary notice from Purchaser of Title and Survey Objections or Changed Conditions, Seller shall notify the Purchaser of which Title and Survey Objections or Changed Conditions, if any, that it is unable or refuses to correct or otherwise cause to be removed from the Title Report at Closing (the "Uncorrected Objections"). Notwithstanding the foregoing, at Closing, the Seller shall be unconditionally obligated to cure or remove the following title defects ("Liquidated Defects"): (a) liens securing a mortgage, deed of trust or trust deed evidencing an indebtedness of Seller; (b) tax liens for delinquent taxes; (c) broker's liens based upon the written agreement of Seller, its trustees, beneficiaries, agents or employees ("Seller Parties"); and (d) any mechanics liens that are based upon a written agreement between either (x) the claimant (a "Contract Claimant") and any or all of Seller and the Seller Parties, or (y) the Contract Claimant and any other contractor, supplier or materialman with which any or all of Seller and the Seller Parties has a written agreement. In lieu of removing any mechanics' lien or liens, Seller may, at its option, at Closing escrow with the Title Company an amount reasonably satisfactory to the Title Company in order for the Title Company to insure Purchaser's title to the Property without exception for any such mechanics' lien(s) which Seller is responsible to remove pursuant to this Section 5.2(A) and which will remain outstanding after Closing. Seller shall not be obligated to

cure or remove any lien securing a mortgage, deed of trust or trust deed evidencing an indebtedness of any party other than Seller or Seller Parties; however, Purchaser shall have no obligation to purchase the Property and consummate the transaction in the event any such lien affects the Property and is not paid off and/or released at Closing. Within ten (10) days after receipt of Seller's notice of the Uncorrected Objections, the Purchaser shall either (1) waive such Uncorrected Objections or (2) terminate this Agreement by giving written notice thereof to the Seller, in which event the Deposit shall be returned to the Purchaser, subject to Purchaser's obligation to restore the Property as provided in Section 5.3 hereof, and this Agreement shall be null and void, and neither of the parties shall have any further obligations or liability under this Agreement except those obligations that specifically survive the termination of this Agreement. In the event Seller elects to cure, remove or discharge Uncorrected Objections pursuant to the provisions of this paragraph, the Closing may be extended for such period as is necessary to permit Seller to effect such cure, removal or discharge.

B. **Status of Title.** The Property is to be conveyed free and clear of any liens, encumbrances, easements, restrictions and agreements, excepting only the Permitted Exceptions (hereinafter defined). With the exception of the Permitted Exceptions (defined below), title to the Property shall be good and marketable and such as will be insured by the Title Company at its regular rates for regular risks pursuant to the standard stipulations of an ALTA policy of owner's title insurance and free and clear of Liquidated Defects. "Permitted Exceptions" shall include (1) title exceptions appearing in the Title Report that are not raised as Title Objections or Changed Conditions in accordance with the provisions of Section 5.2 A. above; (2) title exceptions created or suffered by Purchaser; (3) such other title exceptions which Seller may cause the Title Company to omit from Purchaser's title policy or affirmatively insure, without additional premium (unless paid by Seller); and (4): (i) taxes, tax liens, water charges, sewer rents and assessments that are a lien, but not yet due and payable, (ii) zoning and land use laws and regulations and landmark or historic designations applicable to the Property, (iii) all liens, claims, encumbrances, restrictions, covenants, conditions, matters or exceptions to title (other than Liquidated Defects) that are set forth in the Title Report, but not objected to by Purchaser in its Title and Survey Objections or Changed Conditions.

C. **Inability to Convey Title.** If the Seller is unable in any Phase to convey title at Closing in accordance with the requirements of this Agreement, the Purchaser shall have the option:

- (1) Of taking such title to the applicable portion of the Property as Seller is able to convey, without abatement of the Purchase Price; or
- (2) Of terminating Purchaser's obligations under this Agreement by written notice to Seller and Escrow Agent, such termination shall be governed by the applicable provisions of Sections 5.3 and 5.4., in which case the Deposit and all interest earned thereon shall be returned to the Purchaser.

D. **Farm Leases.** Seller currently leases various portions of the Property to Scott Wilkinson (the "Farm Tenant") for use as crop land. The Purchaser agrees to allow the Farm Tenant to continue to grow crops on the Property, including those portions of the Property sold to Purchaser in Phase 1 and Phase 2 of this transaction, until at least the date that closing occurs on Phase 3 or the Phase 3 transaction is terminated in accordance with the terms

of this Agreement, provided the Farm Tenant agrees to execute on or before Closing on Phase 1 an Agriculture Lease with the Purchaser and Seller (as to Seller, with respect to any Phase that Purchaser has not yet then acquired pursuant to this Agreement), in a form reasonably satisfactory to the Purchaser and Seller, for a term commencing on the date of the Purchaser's acquisition of Phase 1 and terminating upon the closing or termination of Phase 3 of the transaction (the "Agricultural Lease"). The Agricultural Lease shall specify the rent to be apportioned between Seller and Purchaser, which apportionment shall take into account when Closing under any particular Phase occurs and the time period in which the Farm Tenant has planted and harvested his crop. Purchaser and Seller shall each be responsible for enforcing the Farm Tenant's obligation to pay rent to the appropriate party pursuant to the Agricultural Lease.

5.3 **Right of Entry onto the Property.** Purchaser and its employees, contractors and agents, shall have the right to enter upon the Property at reasonable times for appraising, surveying, inspecting the Property ("Purchaser's Investigation"), and for other reasonable purposes related to Purchaser's acquisition of the Property; provided, however, that no invasive testing of the Property shall be conducted without Seller's prior written consent. Purchaser shall promptly repair any damage to the Property for which Purchaser is responsible, and Purchaser shall restore the Property to substantially the same condition immediately preceding any exercise by or for Purchaser, its agents, employees and independent contractors, of Purchaser's right to entry and inspection pursuant to this paragraph. Purchaser agrees to defend (with counsel reasonably satisfactory to Seller), indemnify and hold harmless Seller and its respective partners, officers, trustees, beneficiaries, directors and shareholders from any liability, claims, damages or expenses for personal injury, property damage or liens (including, without limitation, mechanic's or construction liens and/or reasonable attorneys' fees) resulting from Purchaser's Investigation, including without limitation, any acts or omissions of Purchaser's employees, contractors and agents. If, however, any such injury, death or damage is caused solely by the act or omission (negligent or otherwise) of Seller or its tenant or occupant, the Purchaser shall not be liable therefor. As a condition to the exercise of Purchaser's rights under this Paragraph, Purchaser shall carry sufficient liability insurance to cover injury, loss or damage to persons or property resulting from Purchaser's activities hereunder, and upon Seller's written request, the Purchaser shall name Seller as an additional insured on a certificate of insurance to be provided by Purchaser to Seller prior to the exercise of Purchaser's rights under this Paragraph. The foregoing obligations of Purchaser will survive Closing or any earlier termination of this Agreement.

5.4. **Election at the End of the Inspection Period.** Should Purchaser determine, for any reason prior to the expiration of the Initial Inspection Period that it is not feasible for Purchaser to proceed with its acquisition of the Property, or should a Changed Condition unacceptable to Purchaser occur prior to the expiration of each applicable Interim Inspection Period, Purchaser shall notify Seller in writing on or before the expiration of the Inspection Period or applicable Interim Inspection Period of its dissatisfaction, at which time this Agreement shall be considered null and void and of no further force and effect and the Deposit shall be promptly returned to Purchaser; subject, however to the provisions of this Section 5.4. The foregoing notwithstanding, if Seller disputes Purchaser's determination of the occurrence of a Changed Condition, Purchaser shall not have the right to terminate this Agreement pursuant to this Section 5.4 if a court of competent jurisdiction determines that a Changed Condition has not in fact occurred. Upon such termination, the Purchaser shall provide to Seller, without representation or warranty, copies of any environmental reports, surveys, engineering studies,

subdivision and land development plans and title insurance commitments obtained by Purchaser or prepared on Purchaser's behalf with respect to Purchaser's investigation of the Property, to the extent legally allowed pursuant to the terms of contracts with third party vendors preparing such materials. Purchaser shall, at any time, have the right to waive its due diligence condition precedent, as described in Section 5, before the end of the Initial Inspection Period or applicable Interim Inspection and if Purchaser elects to waive this condition precedent or to terminate the Inspection Period, this Agreement will remain in full force and effect and the Deposit shall become non-refundable except as otherwise provided herein. Failure of Purchaser to notify Seller of its dissatisfaction prior to the expiration of the Initial Inspection Period or applicable Interim Inspection Period shall be deemed a waiver of this condition precedent, in which event this Agreement shall remain in full force and effect in accordance with its terms. If Purchaser notifies the Seller in writing of its election to terminate this Agreement, this Agreement shall, without any further action by the Purchaser or the Seller, become null and void, and all of the parties to this Agreement shall be released from any and all further obligation or liability hereunder, upon release to Purchaser of the Deposit by the Title Company, which Deposit shall not be returned to Purchaser until the Property shall be restored as provided in Section 5.3 hereof; subject, however, to Purchaser's continuing obligation to indemnify Seller for any loss or damage as a result of Purchaser's Investigation as provided in Section 5.3 hereof.

#### 5.5. Condition of Property.

##### "As Is". "Where Is".

(A) Inspection. Purchaser acknowledges and agrees that (1) Purchaser has, or will have prior to the expiration of Purchaser's Inspection Period, independently examined, inspected, and investigated to the full satisfaction of Purchaser, the physical nature and condition of the Property, including, without limitation its environmental condition, or the potential income, operating expenses and carrying charges affecting the Property, (2) except as expressly set forth in this Agreement, neither Seller nor any agent, officer, employee, partner or representative of Seller has made any representation whatsoever regarding the subject matter of this Agreement or any part thereof, including (without limiting the generality of the foregoing) representations as to the physical nature or environmental condition of the Property, the existence or non-existence of petroleum, asbestos, lead paint, fungi, including mold, or other microbial contamination, hazardous substances or wastes, underground or above ground storage tanks or any other environmental hazards on, under or about the Property, the compliance of the Property or its operation with any laws, rules, ordinances or regulations of any applicable governmental or quasi-governmental authority or the habitability, merchantability, marketability, profitability or fitness of the Property for any purpose, and (3) except as expressly set forth in this Agreement, Purchaser, in executing, delivering and performing this Agreement, does not rely upon any statement, offering material, operating statement, historical budget, engineering structural report, any environmental reports, information, or representation to whomsoever made or given, whether to Purchaser or other, and whether directly or indirectly, orally or in writing, made by any person, firm or corporation, except for those representations, warranties and agreements expressly set forth herein, and Purchaser acknowledges that any such statement, information, offering material, operating statement, historical budget, report or representation, if any, does not represent or guarantee future performance of the Property. Without limiting the foregoing, but in addition thereto, Seller shall deliver, and Purchaser shall take, the Property in its "AS IS" "WHERE IS" condition and with all faults on the Closing Date (as hereinafter

defined). The provisions of Section 5.5 shall survive the Closing or the earlier termination of this Agreement.

(B) Release. Purchaser hereby waives, releases and forever discharges Seller, its affiliates, subsidiaries, officers, directors, shareholders, trustees, beneficiaries, employees, independent contractors, partners, representatives, agents, successors and assigns (collectively the "Released Parties"), and each of them, from any and all causes of action, claims, assessments, losses, damages (compensatory, punitive or other), liabilities, obligations, reimbursements, costs and expenses of any kind or nature, actual, contingent, present, future, known or unknown, suspected or unsuspected, including, without limitation, interest, penalties, fines, and attorneys' and experts' fees and expenses, whether caused by, arising from, or premised, in whole or in part, upon Seller's acts or omissions, and notwithstanding that such acts or omissions are negligent or intentional, or premised in whole or in part of any theory of strict or absolute liability, which Purchaser, its successors or assigns or any subsequent Purchaser of the Property may have or incur in any manner or way connected with, arising from, or related to the Property, including without limitation (a) the environmental condition of the Property, or (b) actual or alleged violations of environmental laws or regulations in connection with the Property and/or any property conditions. Purchaser agrees, represents and warrants that the matters released herein are not limited to matters which are known, disclosed, suspected or foreseeable, and Purchaser hereby waives any and all rights and benefits which it now has, or in the future may have, conferred upon Purchaser by virtue of the provisions of any law which would limit or detract from the foregoing general release of known and unknown claims. Notwithstanding the foregoing, this release of claims does not include a release of claims for: a) fraud or misrepresentation; b) breach of any express representation, warranty or agreement contained in this Agreement; c) third party tort or contract claims arising from events occurring on the Property prior to the Closing; or d) any statutory rights to contribution.

5.6. Seller's Delivery of Documents. Within seven (7) days of the Effective Date, Seller shall at its expense deliver or cause to be delivered to Purchaser for Purchaser's review in connection with Purchaser's Investigation the following documents or records relating to the Property, to the extent such documents exist and are in Seller's possession or reasonable control:

- (a) true, complete and correct copies of all agricultural, residential or other leases or license documents and current and up-to-date security deposit and rent payment records, if any;
- (b) most recent historic title insurance policy and deeds issued to Seller;
- (c) tax bills and assessment records for the past two tax fiscal years, including but not limited to real estate taxes, school taxes, special assessments and personal property taxes;
- (d) copies of all studies and reports which Seller possesses, including environmental assessments, property condition assessment reports, maps and surveys;
- (e) copies of governmental licenses and permits pertaining to the Property; and
- (f) copies of all maintenance agreements, vendor contracts and agreements with Property caretakers.

**Section 6. Intentionally Omitted.**

**Section 7. Seller's Representations and Warranties.** To induce Purchaser to enter into this Agreement, Seller makes the following representations and warranties as of the date of this Agreement (the "Representations and Warranties") for the benefit of Purchaser and its successors and assigns. These representations and warranties are continuing in nature and shall remain true, accurate and correct for a period of one hundred twenty (120) days after the Closing.

7.1 **Title to the Property.** Seller is the sole record fee simple owner of the Property.

7.2 **Authority.** Seller is duly authorized and has taken all necessary actions to execute and perform this Agreement and this Agreement is enforceable against Seller in accordance with its terms.

7.3 **Legal Proceedings.** To Seller's knowledge, there are no actions, suits, proceedings or investigations pending or, to Seller's knowledge threatened, against or affecting the Property, or arising out of Seller's conduct on the Property.

7.4 **Third Party Contracts.** To Seller's actual knowledge, Seller is not party to nor subject to or bound by any agreement, contract or lease of any kind relating to the Property, except as set forth on the Schedule of Third Party Agreements attached hereto as **Exhibit B** or such agreements, contracts or leases, if any, recorded in the land records.

7.5 **Intentionally Omitted.**

**Section 8. Purchaser's Authority.** Purchaser is duly authorized and has taken all necessary actions to execute and perform this Agreement and this Agreement is enforceable against Purchaser in accordance with its terms.

**Section 9. Possession.** Possession of the Property shall be given by special warranty deed, in form and substance reasonably acceptable to Seller and Purchaser, free and clear of all Liquidated Defects, but subject to the Permitted Exceptions.

**Section 10. Taxes.** Seller shall pay all general taxes and assessments for the Property for years prior to Closing, including, but not limited to, any and all so-called "Rollback" or "Recapture" taxes, if any, which may become due upon transfer of the Property to Purchaser. At Closing, real property taxes and all other assessments and taxes shall be prorated as of the date of Closing utilizing the customary tax cycle(s) in the taxing district in which the Property is situated, based on the most recent ascertainable tax bill.

**Section 11. Closing Costs and Fees.** All realty transfer taxes imposed by any governmental body or bodies shall be borne equally by Seller and Purchaser, to the extent assessed in this transaction. The premium for the title insurance policy described above shall be paid by Purchaser. All other Closing costs shall be borne by the parties in accordance with local custom.

**Section 12. Preservation of the Property.** Seller shall not mortgage, lease, encumber or otherwise dispose of the Property or any part thereof prior to Closing or the termination of this Agreement without first having obtained the prior written consent of Purchaser, which consent shall not be unreasonably withheld, conditioned or delayed provided such action does not materially adversely affect the fair market value of the Property; does not adversely impact the conservation values of the Property and terminates prior to the Closing. Seller agrees that Seller shall neither use nor consent to any use of the Property for any purpose or in any manner that is materially inconsistent with Purchaser's acquisition or intended use of the Property as a conservation area. This covenant expressly precludes any timber cutting on the Property. In the event that Seller shall use or consent to such use of the Property, Purchaser may, without liability, refuse to proceed with its acquisition of the Property, in which event, Purchaser may terminate this Agreement upon written notice to Seller, in which event the Deposit shall be promptly returned to the Purchaser, subject to Purchaser's obligation to restore the Property in accordance with Section 5.3; or, alternatively, Purchaser may elect to acquire title to the Property without any reduction in the Purchase Price.

**Section 13. Remedies on Default.**

13.1. Purchaser's Default. In the event that: a) all of the conditions to this Agreement for the benefit of Purchaser shall have been satisfied or waived by Purchaser; and b) Seller has or is willing to fully perform all of its obligations under this Agreement, but Purchaser is unable or unwilling to perform its obligations under this Agreement, then the entire amount of the Deposit shall be retained by Seller as liquidated damages under this Agreement, and Purchaser shall have no further liability to Seller. Purchaser and Seller hereby acknowledge and agree that Seller's damages would be difficult or impossible to determine and that the amount of the Deposit is the parties' best and most accurate estimate of the damages Seller would suffer in the event the transaction provided for in this Agreement fails to close, and is reasonable under the circumstances existing as of the date of this Agreement. Purchaser and Seller agree that Seller's right to retain the Deposit shall be the sole remedy of Seller in the event of a breach of this Agreement by Purchaser.

13.2. Seller's Default. In the event that: a) all of the conditions to this Agreement for the benefit of Seller shall have been satisfied or waived by Purchaser; and b) Purchaser has or is willing to fully perform all of its obligations under this Agreement, but Seller is unable or unwilling to perform its obligations under this Agreement, Purchaser may elect, at Purchaser's sole option to either: (i) terminate this Agreement and be released from its obligations hereunder, in which event the Deposit shall be returned to Purchaser; or (ii) proceed against Seller for specific performance of this Agreement.

**Section 14. Notices.** All notices required or permitted hereunder will be deemed to have been delivered when posted with the U.S. Postal Service, Federal Express, United Parcel Service, or sent by facsimile, telecopier or other such electronic device, directed as follows:

If to Seller: C/O GEORGE STRAWBRIDGE, JR.  
3801 Kennett Pike, B-100  
Greenville, DE 19807  
Phone: 302-571-8322

With Copy To: Benjamin J. Berger, Esquire  
Berger Harris LLP  
1105 N. Market Street  
11<sup>th</sup> floor  
Wilmington, DE 19801  
Phone: 302-655-1140/ Fax 302-655-1131

If to Purchaser: THE CONSERVATION FUND  
410 Severn Avenue, Suite 204  
Annapolis, Maryland 21403  
Attention: Jodi R. O'Day, Esquire  
Vice President and Regional Counsel  
Phone: 443-482-2826 Fax: 443-482-2806

With Copy To: THE CONSERVATION FUND  
1655 North Fort Myer Drive, Suite 1300  
Arlington, Virginia 22209  
Attention: General Counsel  
Phone: 703-525-6300 Fax: 703-525-4610

**Section 15. Miscellaneous.**

15.1 Broker's Commission. Seller and Purchaser each represents to the other that they have not contracted with any broker or finder with regard to this transaction. Each agrees to indemnify, defend and hold harmless the other from and against any and all liability, claims, demands, damages and costs of any kind arising out of or in connection with any broker's or finder's fee, commission or charges claimed to be due any person in connection with such person's conduct respecting this transaction.

15.2 Certificate. At or prior to Closing, Seller shall furnish to Purchaser a duly executed Affidavit of Non-Foreign Status (the "Affidavit") in the form attached to this Agreement as Exhibit D. Seller hereby declares and represents to Purchaser that Seller is not a "foreign person" for purposes of withholding of federal tax as described in such Affidavit.

15.3 Assigns. Purchaser may not assign its rights and obligations under this Agreement without Seller's written consent (except an assignment pursuant to Section 16 below for which Seller's consent shall not be required), which consent shall not be unreasonably withheld. Purchaser shall pay all realty transfer taxes with respect to any assignment of this Agreement by Purchaser. The permitted assignee of any such assignment shall assume all of the obligations of Purchaser hereunder. Purchaser shall be relieved of all liability and obligations of Purchaser under this Agreement arising from and after the date of such assignment.

Notwithstanding the foregoing, the Purchaser may assign its rights under this Agreement or at Closing require the Seller to directly deed the Property to the Pennsylvania Department of Conservation and Natural Resources

In addition, the Purchaser may assign its rights and obligations under this Agreement to Sustainable Conservation, Inc., a supporting organization of The Conservation Fund under Internal Revenue Code Section 509(a)(3) ("SCF") or other subsidiary organization related to the Purchaser and organized for conservation purposes or to otherwise direct the Seller to convey title to SCI or other related subsidiary organization.

15.4 Binding Effect. The terms and conditions of this Agreement shall be binding upon Purchaser, its successors and assigns, and shall inure to the benefit of Seller and Seller's respective heirs, trustees, beneficiaries, executors, administrators, successors and assigns.

15.5 Exhibits. The exhibits attached hereto constitute an integral part of this Agreement and are hereby incorporated herein.

15.6 Counterparts. This Agreement may be executed in counterparts, all of which shall constitute one agreement which shall be binding on all of the parties, notwithstanding that all of the parties are not signatory to the original or the same counterpart.

15.7 Severability/Rules of Construction. If any provision of this Agreement shall be held invalid, the other provisions hereof shall not be affected thereby and shall remain in full force and effect. Each party has fully considered, negotiated and participated in the drafting of this Agreement. Accordingly, if any ambiguity or question of intent or interpretation arises after the Effective Date, then no presumption or burden of proof shall arise either favoring or disfavoring any party by virtue of the authorship of any provision of this Agreement.

15.8 Entire Agreement. This Agreement represents the entire agreement of the parties and may not be amended except by a writing signed by each party thereto.

15.9 Authority. Each party to this Agreement warrants to the other that the respective signatories have full right and authority to enter into and consummate this Agreement and all related documents.

15.10 Intentionally Omitted.

15.11 Further Assurances. Each party shall execute and deliver any instruments reasonably required to convey the Property to Purchaser and to vest in each party all rights, interests and benefits intended to be conferred by this Agreement.

15.12 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania, without regard to conflicts or choice of law principles.

15.13 Offer. This Agreement will constitute an offer to Seller that can be accepted only by Seller signing and delivering an executed original of this Agreement to Purchaser on or before March 27, 2017. Purchaser may withdraw such offer in writing at any time prior to its execution of the same.

15.14 Owner's Title Affidavit. At each Closing the Seller shall execute the Deed, the settlement statement, an owner's title affidavit in form and substance reasonably acceptable to Seller and the Title Company, and any other documents reasonably required by the Title Company and reasonably acceptable to Seller.

15.15. Saturdays, Sunday and Holidays. If the final date of any time period of limitation set out in any provision of this Agreement falls on a Saturday, Sunday or a legal holiday under the laws of the state in which the Property is situated, then the time of such period shall be extended to the next day which is not a Saturday, Sunday or legal holiday.

15.16 Recitals. The recitals appearing at the beginning of this Agreement shall be deemed integral and binding provisions of this Agreement, as if fully set forth and restated in the body of this Agreement.

15.17 Effective Date. The Effective Date of this Agreement shall be the date on which the last party to this Agreement duly executed this Agreement.

15.18 1099 Reporting. The Title Company is designated as the party responsible for filing a Form 1099 with the Internal Revenue Service promptly after Closing, to the extent required by the Internal Revenue Code and Treasury Regulations.

**Section 16. WAIVERS OF APPLICATION OF TITLE 42 U.S.C.A. SECTION 4601 AND/OR JUST COMPENSATION UNDER APPLICABLE STATE STATUTES.** Purchaser may assign this Agreement and its rights as Purchaser hereunder including the Deposit by written assignment to the Pennsylvania Department of Conservation and Natural Resources ("PADCNR"), wherein PADCNR assumes the obligations of Purchaser hereunder. Seller hereby waives any right to demand fair market value for the Property. In addition, recognizing that this Agreement is made in order to add lands to a PADCNR facility and that condemnation will not be used in any way as part of this transaction or in securing the Property, Seller hereby knowingly waives any potential right to receive compensation for the Property consistent with the requirements of either (i) Title II and Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Title 42 U.S.C.A. Section 4601, et seq. (Public Law 91-646, as amended) including those provisions relating to incidental expenses incurred by Seller; (ii) 49 Code of Federal Regulation Part 24; or (iii) applicable state statutes and regulations. Seller makes this waiver knowing that PADCNR will ultimately own the Property and/or that PADCNR may be an assignee of this Agreement.

**Section 17. Compliance with Federal Law.** Each party hereby represents and warrants to the other that (A) neither the party making the representation, nor any persons or entities holding any legal or beneficial interest whatsoever in the party making the representation, are (i) the target of any sanctions program that is established by Executive Order of the President or published by the Office of Foreign Assets Control, U.S. Department of the Treasury ("OFAC"); (ii) designated by the President or OFAC pursuant to the Trading with the Enemy Act, 50 U.S.C. App. § 5, the International Emergency Economic Powers Act, 50 U.S.C. §§ 1701-06, the Patriot Act, Public Law 107-56, Executive Order 13224 entitled "Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism" (September 23, 2001) or any executive order of the President issued pursuant to such statutes; or (iii) persons or entities with whom U.S. persons or entities are restricted from doing business under regulations of

OFAC (including those named on OFAC's Specially Designated and Blocked Persons List) or under any statute, executive order (including Executive Order 13224) or other governmental action; and (B) the activities of the party making the representation do not violate the International Money Laundering Abatement and Financial Anti-Terrorism Act of 2001 or the regulations or orders promulgated thereunder. Each party further covenants and agrees to promptly deliver to the other any documentation that the other party, may reasonably request in order to confirm the accuracy of the representations and warranties made in this paragraph.

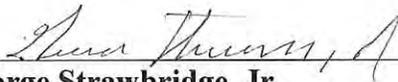
**Section 18. Trustee Grantors.** The Trustee Grantors, identified in the first paragraph of this Agreement as being BNY Mellon, N.A. (formerly known as Mellon Bank, N.A.), George Baxter and R. Stewart Strawbridge in their capacity as Successor Trustees of the Trust under Deed of George Strawbridge, Jr. dated January 20, 1971 (the "Trust"), are acting in a fiduciary capacity in executing this Agreement on behalf of the Trust, and the Trustee Grantors shall be liable hereunder only in such fiduciary capacity and not in any other capacity.

The Trustee Grantors shall not be liable for the performance of Seller's obligations hereunder, or for any payment or other obligation required to be made or performed by Seller under this Agreement or any other document, instrument or certificate executed by or on behalf of Seller under this Agreement ("Ancillary Documents"), or for the performance of any of the covenants or warranties or obligations contained herein or in any Ancillary Documents, or subject to levy, execution or other enforcement procedure of the satisfaction of the rights or remedies of Purchaser hereunder or under any Ancillary Documents, except to the extent such actions or inactions by the Trustee Grantors constitute a breach of their fiduciary responsibilities as Successor Trustees under the above-referenced Trust.

[Signature Page Follows]

*IN WITNESS WHEREOF*, the parties hereto have executed this Agreement as of the date first above written.

**SELLER**

  
\_\_\_\_\_  
George Strawbridge, Jr.

Date: \_\_\_\_\_

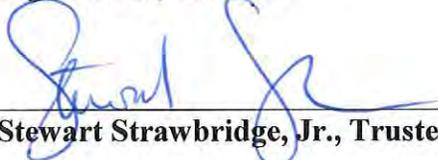
**BNY MELLON, N.A., Trustee**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: \_\_\_\_\_

  
\_\_\_\_\_  
George Baxter, Trustee

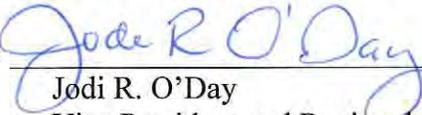
Date: \_\_\_\_\_

  
\_\_\_\_\_  
R. Stewart Strawbridge, Jr., Trustee

Date: 3/13/17

**PURCHASER**

**THE CONSERVATION FUND,  
a Non-Profit Corporation**

By:   
\_\_\_\_\_  
Jodi R. O'Day  
Vice President and Regional Counsel

Date: 3/3/17

*IN WITNESS WHEREOF*, the parties hereto have executed this Agreement as of the date first above written.

**SELLER**

\_\_\_\_\_  
George Strawbridge, Jr.

Date: \_\_\_\_\_

BNY MELLON, N.A., Trustee

By: Sara Burns  
Name: SARA BURNS  
Title: ASSOCIATE

Date: 3/22/17

\_\_\_\_\_  
George Baxter, Trustee

Date: \_\_\_\_\_

\_\_\_\_\_  
R. Stewart Strawbridge, Jr., Trustee

Date: \_\_\_\_\_

**PURCHASER**

**THE CONSERVATION FUND,  
a Non-Profit Corporation**

By: \_\_\_\_\_  
Jodi R. O'Day  
Vice President and Regional Counsel

Date: \_\_\_\_\_

**Exhibit A**  
**DESCRIPTION OF THE PROPERTY**

ALL THAT CERTAIN LAND SITUATE AND LYING in Elk, Franklin and New London Townships in Chester County, Pennsylvania, containing approximately 983 acres of land being more fully described as follows:

BEING generally shown those seven parcels of land identified on the map attached hereto as Exhibit A-1 as Tax Parcel Numbers: 72-6-10;  
70-5-7;  
72-6-1;  
71-4-32.3;  
70-5-6;  
72-6-4; and  
70-5-8

AND BEING more fully described in the following deeds:

\*Deed dated \_\_\_\_\_, from \_\_\_\_\_ to \_\_\_\_\_ and recorded in the Office of the Recorder of Deeds in Book \_\_\_\_\_, page \_\_\_\_\_; and

\*Deed dated \_\_\_\_\_, from \_\_\_\_\_ to \_\_\_\_\_ and recorded in the Office of the Recorder of Deeds in Book \_\_\_\_\_, page \_\_\_\_\_; and

\*To Be Provided Upon Receipt of Title Commitment

TOGETHER WTH those improvements identified on **Exhibit A-2.**

The final legal description of the Property to be included in the Deeds shall be subject to the prior review and approval of the Seller and the Purchaser.

OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

**Exhibit A-1**

Map showing Parcels comprising the Property



OBTAINED BY OFFICE OF  
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WEST GROVE, PA  
FEBRUARY 5, 2024

**Exhibit A-2**

List of Improvements on the Property

All structures, buildings and improvements located on the Land.

**Exhibit A-3**  
List Designating the Strawbridge Parcels  
and the Jointly Owned Parcels

Strawbridge Parcels:	71432.3	(19.3 acres)
	7261	(14.4 acres)
Jointly Owned Parcels:	7056	(96.7 acres)
	7057	(71.9 acres)
	7058	(346.7 acres)
	7264	(370.1 acres)
	72610	(63.5 acres)

OBTAINED BY OFFICE OF  
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WEST GROVE, PA  
FEBRUARY 5, 2024

**Exhibit B**  
**Schedule of Third Party Agreements**

Verbal lease agreement between Seller and Farm Tenant.

Exhibit C  
**AFFIDAVIT OF NON-FOREIGN STATUS**

Section 1445 and Section 6045 of the Internal Revenue Code provide that the Transferee of a real property interest must withhold tax if the Transferor is a foreign person and must provide certain sales related information to the Internal Revenue Service. To inform **THE CONSERVATION FUND, A Non-Profit Corporation** (the "Transferee") that withholding of tax is not required upon its disposition of a U.S. real property interest, more particularly described in the Contract for Sale of Real Estate annexed hereto \_\_\_\_\_ (collectively the "Transferor"), hereby certifies that:

1. Transferor is not a non-resident alien for purposes of U.S. income taxation.
2. Transferor's tax identification/ social security number is: \_\_\_\_\_.
3. Transferor's principal address is: \_\_\_\_\_.
4. The gross sales price of this transfer is: \_\_\_\_\_.

Transferor understands that this affidavit and information contained herein will be disclosed to the Internal Revenue Service by the Transferee and that any false statement made herein by Transferor could be punished by fine, imprisonment, or both.

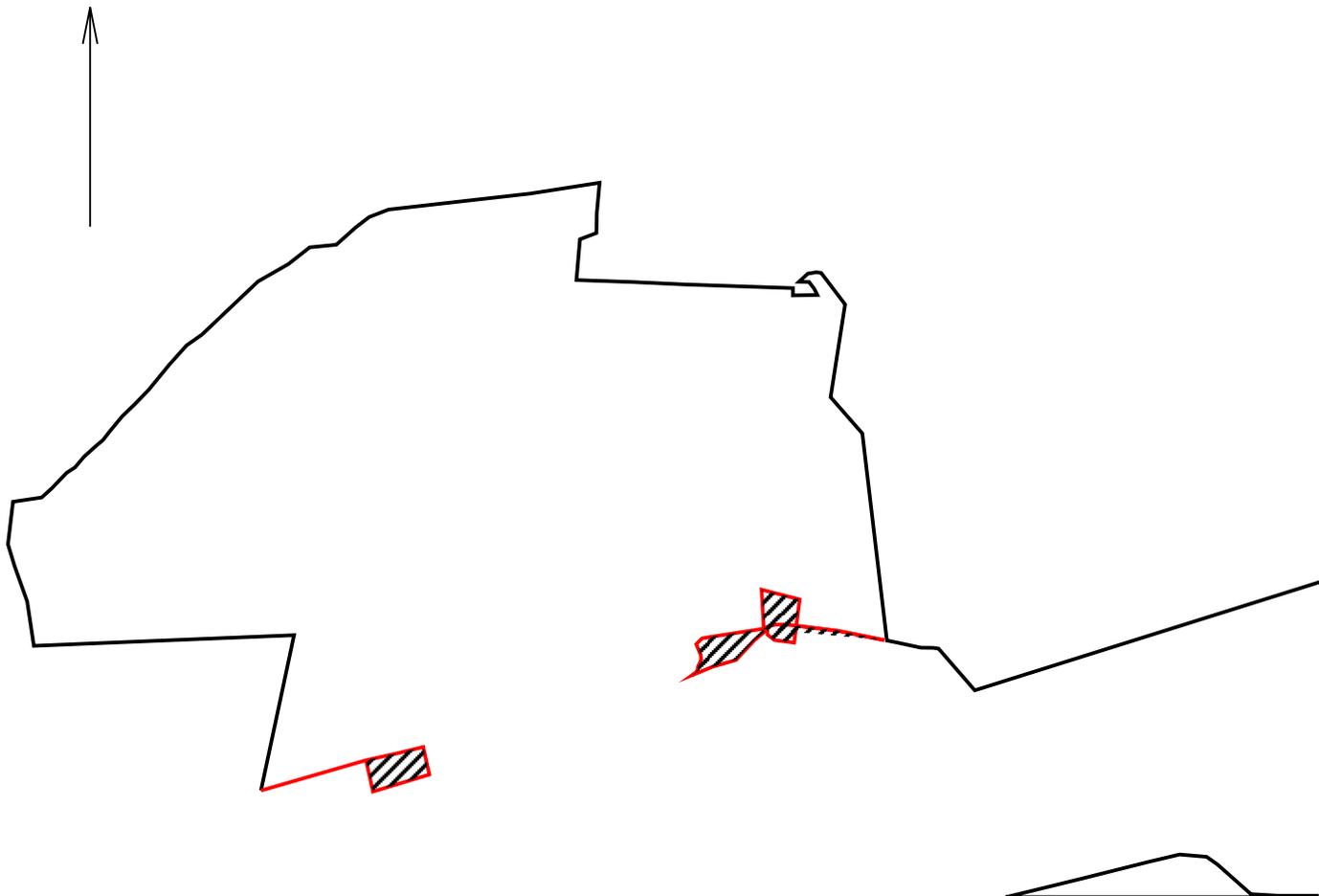
Under penalties of perjury, Transferor declares that Transferor has examined this certification and, to the best of Transferor's knowledge and belief, it is true, correct and complete.

**TRANSFEROR:**

BY: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: \_\_\_\_\_

OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024



Trustees Under Deed of George Strawbridge Jr.

8/2/2018

Scale: 1 inch= 2031 feet

File: 2018-075 - Deed B64-175.ndp

+Tract 1: 147.4653 Acres, Closure: s78.4922w 12039.75 ft. (1/2), Perimeter=28230 ft.  
--Tract 2: 1.6209 Acres (70604 Sq. Feet), Closure: s84.4433e 1364.00 ft. (1/3), Perimeter=3545 ft.  
--Tract 3: 5.3607 Acres (233510 Sq. Feet), Closure: s80.3706e 990.05 ft. (1/3), Perimeter=2777 ft.  
--Tract 4: 8.2289 Acres (358453 Sq. Feet), Closure: s73.4915w 1213.73 ft. (1/3), Perimeter=3193 ft.  
+Tract 5: 16.9059 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=7134 ft.  
Net Area= 149.1608 Acres, (6497443) Sq. Feet.

**Tract Data and Deed Calls: File= 2018-075 - Deed B64-175.ndp**

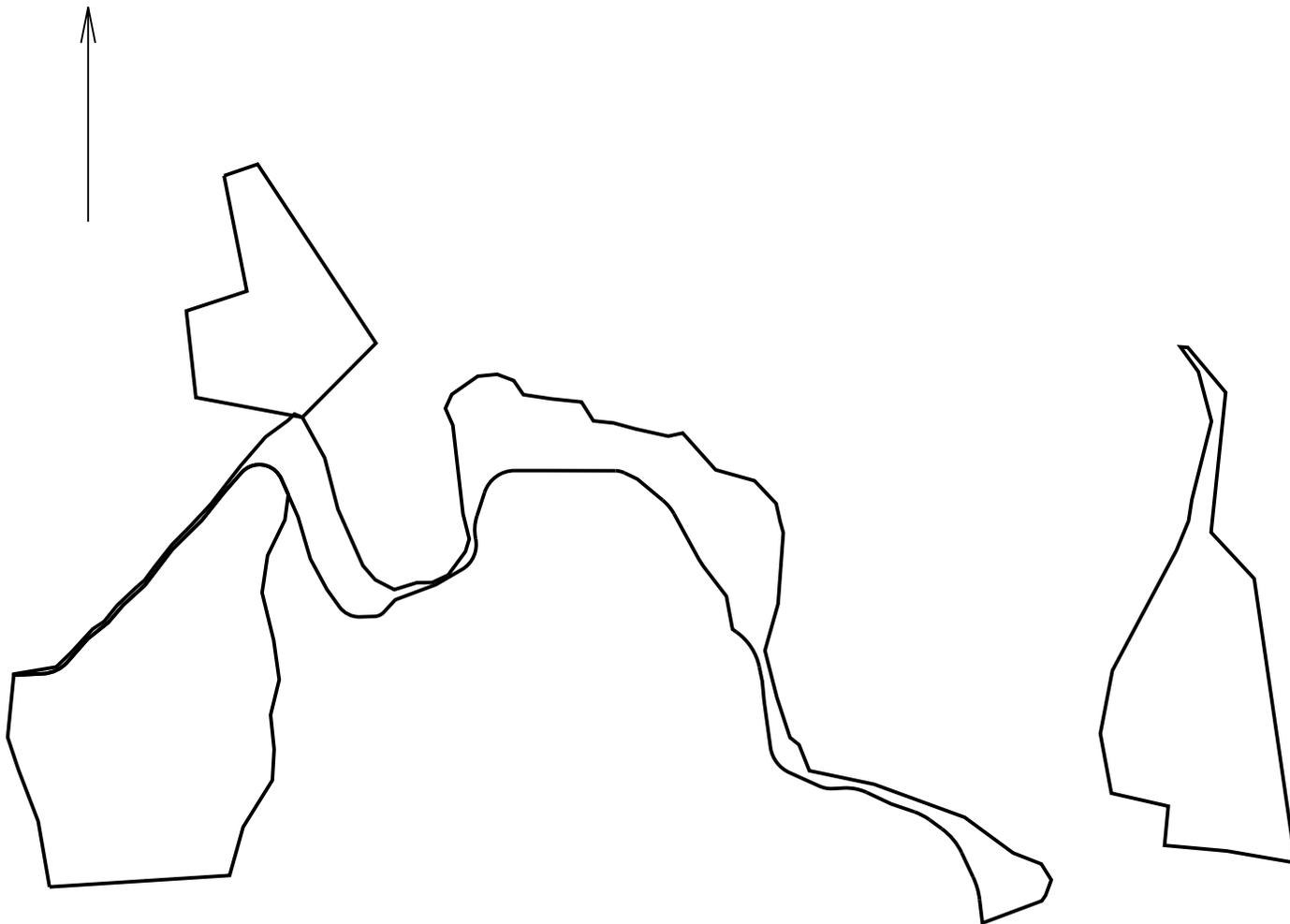
+Tract 01: 147.4653 Acres, Closure: s78.4922w 12039.75 ft. (1/2), Perimeter=28230 ft.  
--Tract 02: 1.6209 Acres (70604 Sq. Feet), Closure: s84.4433e 1364.00 ft. (1/3), Perimeter=3545 ft.  
--Tract 03: 5.3607 Acres (233510 Sq. Feet), Closure: s80.3706e 990.05 ft. (1/3), Perimeter=2777 ft.  
--Tract 04: 8.2289 Acres (358453 Sq. Feet), Closure: s73.4915w 1213.73 ft. (1/3), Perimeter=3193 ft.  
+Tract 05: 16.9059 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=7134 ft.  
Net Area= 149.1608 Acres, (6497443) Sq. Feet.

- 1: e232.72 n380.81 (moved)
- 2: n11.5712e 1765.62
- 3: s87.4121w 1539.62
- 4: s87.3649w 1350.72
- 5: n08.3511w 498.86
- 6: n19.3841w 418.53
- 7: n16.5438w 251.55
- 8: n06.4819e 476.20
- 9: n81.3421e 321.87
- 10: n47.2726e 150.43
- 11: n43.5126e 242.61
- 12: n57.3126e 107.98
- 13: n40.1126e 155.16
- 14: n47.4926e 187.97
- 15: n50.1526e 90.78
- 16: n38.0226e 125.30
- 17: n39.2426e 214.76
- 18: n46.1526e 189.98
- 19: n44.0926e 227.40
- 20: n39.0426e 360.43
- 21: n42.0326e 288.73
- 22: n55.0326e 209.01
- 23: n46.2526e 858.48
- 24: n60.2126e 387.37
- 25: n51.4726e 302.81
- 26: n84.3226e 294.70
- 27: n48.2926e 291.01
- 28: n52.0126e 187.62
- 29: n68.4726e 231.82
- 30: n83.3535e 1584.08
- 31: n81.0658e 779.23
- 32: s05.1730w 334.84
- 33: s01.0930w 225.12
- 34: s69.1030w 196.00
- 35: s04.5830w 455.15
- 36: s87.5630e 626.16
- 37: s87.2230e 580.03
- 38: s88.0300e 1201.27
- 39: s00.0657w 80.89
- 40: n88.5557e 270.00
- 41: n26.3233w 76.20
- 42: n36.2133w 94.89
- 43: n88.3203w 112.37
- 44: n47.2427e 131.16
- 45: n79.4527e 93.81
- 46: s82.2233e 56.76
- 47: s37.0933e 439.64
- 48: s08.5227w 1043.47
- 49: s41.1437e 536.41
- 50: s06.4400e 2316.95
- 51: s78.2813e 112.74
- 52: s77.5913e 273.31
- 53: s89.3413e 137.50
- 54: s80.3032e 59.47
- 55: s41.0314e 614.04

**Tract Data and Deed Calls: File= 2018-075 - Deed B64-175.ndp**

- 56: n72.3416e 4070.69
- 57: @0 -
- 58: e7155.91 n2051.90 (moved)
- 59: n78.2813w 520.54
- 60: n82.5943w 470.28
- 61: n84.0322w 119.76
- 62: s89.1222w 118.24
- 63: s74.5622w 83.82
- 64: s40.5421w 9.31
- 65: s81.0026w 38.37
- 66: s56.4944w 22.86
- 67: s44.5736e 41
- 68: s49.4858w 149.5
- 69: s43.1010w 300.23
- 70: s73.4854w 270
- 71: s67.3637w 244.6
- 72: n53.3607e 44
- 73: n37.3107e 43
- 74: n00.4107e 30
- 75: n18.5107e 15
- 76: n33.2107e 25
- 77: n19.4607e 52
- 78: n03.1813w 48.7
- 79: n22.5453w 131.82
- 80: n44.3228e 90.80
- 81: n80.4708e 88.07
- 82: n81.1224e 588.35
- 83: @0 -
- 84: e7154.99 n2051.64 (moved)
- 85: n78.2813w 520.54
- 86: n82.5943w 470.28
- 87: s07.3113w 188.93
- 88: n82.5628w 221.17
- 89: n52.1738w 97.26
- 90: n02.1338w 82.65
- 91: s81.0026w 38.37
- 92: n03.2104w 426.15
- 93: s75.3304e 437.50
- 94: s07.0656w 294.48
- 95: @0 -
- 96: e233.03 n380.88 (moved)
- 97: n73.4915e 1213.73
- 98: n77.3822e 381.00
- 99: n76.0802e 271.17
- 100: s12.2138e 314.32
- 101: s73.0827w 654.09
- 102: n12.2138w 358.50
- 103: @0 +
- 104: e8504.81 n-803.94 (moved)
- 105: n76.0924e 876.50
- 106: n75.5600e 750.81
- 107: n76.4500e 360.17
- 108: s85.0500e 300.21
- 109: s54.5830e 147.03
- 110: s48.2500e 496.85
- 111: s86.3630e 318.43
- 112: s89.5630e 414.80
- 113: s00.00w 15.61
- 114: s90.00w 3453.74

OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024



The Conservation Fund

8/2/2018

Scale: 1 inch= 1339 feet

File: 2018-075 - Deed 9653-523.ndp

+Tract 1: 94.9239 Acres, Closure: n38.5548e 0.02 ft. (1/457229), Perimeter=8821 ft.  
+Tract 2: 66.8396 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=25270 ft.  
+Tract 3: 33.6346 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5475 ft.  
+Tract 4: 59.0579 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=9472 ft.  
Net Area= 254.4561 Acres, (11084109) Sq. Feet.

**Tract Data and Deed Calls: File= 2018-075 - Deed 9653-523.ndp**

+Tract 01: 94.9239 Acres, Closure: n38.5548e 0.02 ft. (1/457229), Perimeter=8821 ft.  
+Tract 02: 66.8396 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=25270 ft.  
+Tract 03: 33.6346 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5475 ft.  
+Tract 04: 59.0579 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=9472 ft.  
Net Area= 254.4561 Acres, (11084109) Sq. Feet.

- 1: e-96.17 n2468.56 (moved)
- 2: n09.5040w 498.86
- 3: n20.5410w 418.51
- 4: n18.1007w 251.55
- 5: n05.3250e 467.25
- 6: n86.5518e 220.91
- 7: curve left radius 263.00 arc 209.97 chord n64.0300e 204.44
- 8: n41.1042e 227.72
- 9: n51.1758e 193.36
- 10: n40.5301e 174.72
- 11: n47.2234e 221.77
- 12: n37.2820e 334.01
- 13: n45.1700e 314.29
- 14: n38.3557e 259.33
- 15: n41.0526e 200.80
- 16: curve right radius 180.00 arc 361.84 chord s81.1917e 303.92
- 17: s23.4401e 127.53
- 18: s07.2424w 192.19
- 19: s25.5231w 296.59
- 20: s08.2856w 281.55
- 21: s13.4333e 367.71
- 22: s07.5014e 297.19
- 23: s13.4447w 271.14
- 24: s05.5722e 258.81
- 25: s03.2221w 233.11
- 26: s31.5137w 412.83
- 27: s15.4121w 376.60
- 28: s86.2120w 1350.72
- 29: @0 +
- 30: e-364.58 n4054.17 (moved)
- 31: n05.3250e 8.95
- 32: n80.1852e 321.87
- 33: n46.1157e 150.43
- 34: n42.3557e 242.61
- 35: n56.1557e 102.98
- 36: n38.5557e 155.16
- 37: n46.3357e 187.97
- 38: n48.5957e 90.78
- 39: n36.4657e 125.30
- 40: n38.0857e 214.76
- 41: n44.5957e 189.98
- 42: n42.5357e 227.40
- 43: n37.4857e 360.43
- 44: n40.4757e 288.73
- 45: n53.4757e 209.01
- 46: n45.0957e 67.71
- 47: s67.4750e 63.22
- 48: s28.5108e 347.66
- 49: s14.2610e 397.54
- 50: s23.5355e 460.54
- 51: s40.4349e 141.24
- 52: s62.4024e 160.48
- 53: n72.5122e 177.80
- 54: n89.1408e 115.53
- 55: n64.5311e 130.54
- 56: n36.1709e 217.50

**Tract Data and Deed Calls: File= 2018-075 - Deed 9653-523.ndp**

- 57: n17.1140e 99.01
- 58: n13.5309w 194.74
- 59: n06.3429w 666.92
- 60: n23.2654w 139.08
- 61: n24.3114e 114.90
- 62: n54.5801e 237.29
- 63: n84.2534e 146.37
- 64: s69.2047e 132.00
- 65: s34.0001e 128.70
- 66: s81.3622e 210.89
- 67: s83.5821e 228.35
- 68: s32.2003e 167.44
- 69: s84.1705e 150.48
- 70: s74.3254e 170.50
- 71: s77.3815e 250.88
- 72: n78.0310e 111.54
- 73: s41.4656e 369.15
- 74: s74.2031e 302.37
- 75: s43.1931e 235.57
- 76: s13.0147e 138.20
- 77: s15.1032e 87.18
- 78: s04.1142w 534.08
- 79: s15.4523w 362.93
- 80: s14.1318e 363.08
- 81: s18.1041e 316.20
- 82: s51.0459e 86.98
- 83: s21.5611e 208.51
- 84: s78.0535e 494.00
- 85: s69.5820e 722.25
- 86: s53.4231e 450.90
- 87: s68.3519e 225.52
- 88: s32.0825e 141.01
- 89: s20.1551w 124.86
- 90: s35.0010w 49.64
- 91: s69.3051w 474.02
- 92: n06.4332w 177.09
- 93: curve left radius 545.00 arc 176.84 chord n16.0117w 176.07
- 94: n25.1902w 200.01
- 95: curve left radius 475.00 arc 235.66 chord n39.3149w 233.25
- 96: n53.4436w 114.99
- 97: curve left radius 425.00 arc 128.30 chord n62.2332w 127.82
- 98: n71.0226w 182.93
- 99: n64.5751w 204.61
- 100: curve left radius 350.00 arc 170.35 chord n78.5428w 168.68
- 101: s87.0855w 85.18
- 102: curve right radius 225.00 arc 106.29 chord n79.1904w 105.31
- 103: n65.4703w 243.43
- 104: curve right radius 245.00 arc 247.65 chord n36.4933w 237.24
- 105: n07.5203w 351.37
- 106: n05.1135w 147.17
- 107: n11.3914w 109.67
- 108: curve left radius 425.00 arc 319.30 chord n33.1037w 311.84
- 109: n54.4200w 37.68
- 110: n10.2617w 252.23
- 111: n37.3637w 248.38
- 112: curve right radius 830.00 arc 129.29 chord n33.0852w 129.16
- 113: n28.4107w 356.00
- 114: curve left radius 350.00 arc 131.48 chord n39.2649w 130.71
- 115: n50.1232w 246.80
- 116: n63.5617w 108.82
- 117: curve left radius 150.00 arc 68.03 chord n76.5554w 67.45

**Tract Data and Deed Calls: File= 2018-075 - Deed 9653-523.ndp**

118: n89.5531w 535.10  
119: n89.5822w 221.46  
120: curve left radius 235.00 arc 294.91 chord s54.0435w 275.93  
121: s18.0731w 185.56  
122: curve left radius 336.81 arc 174.55 chord s03.1644w 172.60  
123: curve right radius 215.00 arc 266.82 chord s23.5907w 250.02  
124: s59.3216w 225.93  
125: s69.3006w 325.39  
126: s42.5532w 126.26  
127: curve right radius 100.00 arc 79.19 chord s65.3641w 77.14  
128: s88.1751w 110.71  
129: curve right radius 180.00 arc 175.42 chord n63.4702w 168.56  
130: n35.5155w 160.89  
131: n28.2022w 260.11  
132: n16.2843w 327.85  
133: n23.4401w 182.64  
134: n23.4401w 127.53  
135: curve left radius 180.00 arc 361.84 chord n81.1917w 303.92  
136: s41.0526w 200.80  
137: s38.3557w 259.33  
138: s45.1700w 314.29  
139: s37.2820w 334.01  
140: s47.2234w 221.77  
141: s40.5301w 174.72  
142: s51.1758w 193.36  
143: s41.1042w 227.72  
144: curve right radius 263.00 arc 209.97 chord s64.0300w 204.44  
145: s86.5518w 220.91  
146: @0 +  
147: e1210.22 n7796.86 (moved)  
148: n71.0912e 265.91  
149: s33.2748e 1605.87  
150: s44.4434w 782.85  
151: n79.2833w 810.16  
152: n06.1848w 652.55  
153: n71.5112e 476.33  
154: n11.0848w 881.53  
155: @0 +  
156: e9231.54 n2650.09 (moved)  
157: n80.1801w 519.80  
158: n84.4931w 470.28  
159: n05.3336e 294.47  
160: n77.0645w 437.88  
161: n10.2242w 454.24  
162: n10.4427e 481.21  
163: n28.0306e 1020.62  
164: n22.2246e 237.42  
165: n08.5554e 159.65  
166: n14.0133e 607.00  
167: n14.4721w 384.05  
168: n36.0337w 230.03  
169: s85.1809e 56.76  
170: s40.0509e 439.64  
171: s05.5651w 1054.09  
172: s42.5735e 473.49  
173: s08.1600e 2150.90

# Current Parcel Details

<b>UPI:</b>	<b>70-5-6</b>	<b>PLAN NUMBER:</b>	
<b>PIN:</b>	<b>7005 00060000</b>	<b>LUC:</b>	V-10 VACANT LAND
<b>Street Number:</b>	<b>1001</b>	<b>Street Direction:</b>	
<b>Street Name:</b>	<b>CHESTERVILLE</b>	<b>Street Type:</b>	<b>RD</b>
<b>Situs Address:</b>	<b>1001 CHESTERVILLE RD</b>	<b>MAILING ADDRESS:</b>	<b>1655 N FORT MYER DR STE 1300</b>
<b>OWNER(S):</b>	<b>CONSERVATION FUND</b>		<b>ARLINGTON VA</b>
<b>LOT LOCATION:</b>	<b>ES OF CHESTERVILLE RD</b>	<b>ZIP:</b>	<b>22209</b>
<b>PROPERTY DESCRIPTION:</b>	<b>96.7 AC</b>	<b>BOOK:</b>	<b>9653</b>
<b>ACRES:</b>	<b>96.7</b>	<b>PAGE:</b>	<b>523</b>
<b>SQUARE FEET:</b>		<b>DATE OF RECORDATION:</b>	<b>11-20-2017</b>
<b>LAST SALE PRICE:</b>	<b>4385000</b>	<b>TOTAL ASSESSMENT:</b>	<b>13170</b>
<b>ASSESSMENT DATE:</b>	<b>12-15-2017</b>	<b>Lot Assessment:</b>	<b>13170</b>
<b>Municipality Number:</b>	<b>70</b>	<b>Property Assessment:</b>	<b>0</b>

## Parcel History

Owner Name	Deed Volume	Book	Page	Sale Date	Sale Price	Lot Location	Prop Description	Total Assessment
CONSERVATION FUND		9653	523	11-20-2017	4385000	SES OF CHESTERVILLE RD	96.7 AC	13170
DELAWARE TRUST CO				08-01-1984	0	SE RT 841& T354	781.9 AC &DWG	48580
DELAWARE TRUST CO	B	64	175	08-01-1984	0	SE RT 841& T354	781.9 AC &DWG	48570

Records 1 to 3 of 3

# Current Parcel Details

**UPI:** 70-5-7      **PLAN NUMBER:**  
**PIN:** 7005 00070000      **LUC:** V-10 VACANT LAND  
  
**Street Number:** 1      **Street Direction:**  
**Street Name:** SPRINGLAWN      **Street Type:** RD  
**Situs Address:** 1 SPRINGLAWN RD      **MAILING ADDRESS:** 1655 N FORT MYER DR  
  
**OWNER(S):** CONSERVATION FUND      **STE 1300**  
  
  
  
**LOT LOCATION:** ES OF CHESTERVILLE RD      **ZIP:** ARLINGTON VA 22209  
  
**PROPERTY DESCRIPTION:** 71.9 AC S      **BOOK:** 9653  
  
**ACRES:** 71.9      **PAGE:** 523  
**SQUARE FEET:**      **DATE OF RECORDATION:** 11-20-2017  
  
**LAST SALE PRICE:** 4385000      **TOTAL ASSESSMENT:** 9800  
  
**ASSESSMENT DATE:** 12-15-2017      **Lot Assessment:** 9800  
**Municipality Number:** 70      **Property Assessment:** 0

## Parcel History

Owner Name	Deed Volume	Book	Page	Sale Date	Sale Price	Lot Location	Prop Description	Total Assessment
CONSERVATION FUND		9653	523	11-20-2017	4385000	ES OF CHESTERVILLE RD	71.9 AC S	9800

Record 1 of 1

OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

# Current Parcel Details

<b>UPI:</b>	<b>70-5-8</b>	<b>PLAN NUMBER:</b>	
<b>PIN:</b>	<b>7005 00080000</b>	<b>LUC:</b>	<b>V-10 VACANT LAND</b>
<b>Street Number:</b>	<b>633</b>	<b>Street Direction:</b>	
<b>Street Name:</b>	<b>STRICKERSVILLE</b>	<b>Street Type:</b>	<b>RD</b>
<b>Situs Address:</b>	<b>633 STRICKERSVILLE RD</b>	<b>MAILING ADDRESS:</b>	<b>C/O BARBARA BUCKMAN 193-0328</b>
<b>OWNER(S):</b>	<b>DELAWARE TRUST CO STRAWBRIDGE GEORGE ETAL</b>		<b>1735 MARKET ST 3RD FLOOR PHILADELPHIA PA</b>
<b>LOT LOCATION:</b>	<b>NS OF STRICKERSVILLE RD</b>	<b>ZIP:</b>	<b>19103</b>
<b>PROPERTY DESCRIPTION:</b>	<b>346.7 AC S</b>	<b>BOOK:</b>	<b>B64</b>
<b>ACRES:</b>	<b>346.7</b>	<b>PAGE:</b>	<b>175</b>
<b>SQUARE FEET:</b>		<b>DATE OF RECORDATION:</b>	<b>08-01-1958</b>
<b>LAST SALE PRICE:</b>	<b>0</b>	<b>TOTAL ASSESSMENT:</b>	<b>47200</b>
<b>ASSESSMENT DATE:</b>	<b>12-15-2017</b>	<b>Lot Assessment:</b>	<b>47200</b>
<b>Municipality Number:</b>	<b>70</b>	<b>Property Assessment:</b>	<b>0</b>

## Parcel History

No Records returned

# Current Parcel Details

<b>UPI:</b>	<b>71-4-32.3</b>	<b>PLAN NUMBER:</b>	<b>140001239</b>
<b>PIN:</b>	<b>7104 00320300</b>	<b>LUC:</b>	<b>V-10 VACANT LAND</b>
<b>Street Number:</b>	<b>2057</b>	<b>Street Direction:</b>	
<b>Street Name:</b>	<b>CHESTERVILLE</b>	<b>Street Type:</b>	<b>RD</b>
<b>Situs Address:</b>	<b>2057 CHESTERVILLE RD</b>	<b>MAILING ADDRESS:</b>	<b>1655 N FORT MYER DR</b>
<b>OWNER(S):</b>	<b>CONSERVATION FUND</b>		<b>STE 1300  ARLINGTON VA</b>
<b>LOT LOCATION:</b>	<b>SS OF RT 841</b>	<b>ZIP:</b>	<b>22209</b>
<b>PROPERTY DESCRIPTION:</b>	<b>19.3 AC LOT B</b>	<b>BOOK:</b>	<b>9653</b>
<b>ACRES:</b>	<b>19.3</b>	<b>PAGE:</b>	<b>523</b>
<b>SQUARE FEET:</b>		<b>DATE OF RECORDATION:</b>	<b>11-20-2017</b>
<b>LAST SALE PRICE:</b>	<b>4385000</b>	<b>TOTAL ASSESSMENT:</b>	<b>12990</b>
<b>ASSESSMENT DATE:</b>	<b>12-15-2017</b>	<b>Lot Assessment:</b>	<b>12990</b>
<b>Municipality Number:</b>	<b>71</b>	<b>Property Assessment:</b>	<b>0</b>

## Parcel History

Owner Name	Deed Volume	Book	Page	Sale Date	Sale Price	Lot Location	Prop Description	Total Assessment
CONSERVATION FUND		9653	523	11-20-2017	4385000	SS OF RT 841	19.3 AC LOT B	12990

Record 1 of 1



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<b>TRIMBLE JANE</b>		<b>1631</b>	<b>296</b>	<b>07- 01- 1989</b>	<b>0</b>	<b>N&amp;REAR OF T354</b>	<b>14.4 AC S</b>	<b>85870</b>
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Records 1 to 4 of 4

# Current Parcel Details

<b>UPI:</b>	<b>72-6-4</b>	<b>PLAN NUMBER:</b>	
<b>PIN:</b>	<b>7206 00040000</b>	<b>LUC:</b>	<b>V-10 VACANT LAND</b>
<b>Street Number:</b>	<b>99</b>	<b>Street Direction:</b>	
<b>Street Name:</b>	<b>BULLOCK</b>	<b>Street Type:</b>	<b>RD</b>
<b>Situs Address:</b>	<b>99 BULLOCK RD</b>	<b>MAILING ADDRESS:</b>	<b>C/O BARBARA BUCKMAN 193-0328 1735 MARKET ST 3RD FLOOR PHILADELPHIA PA</b>
<b>OWNER(S):</b>	<b>DELAWARE TRUST CO TRUSTEE FOR STRAWBRIDGE</b>	<b>ZIP:</b>	<b>19103</b>
<b>LOT LOCATION:</b>	<b>SS OF BULLOCK RD</b>	<b>BOOK:</b>	<b>B64</b>
<b>PROPERTY DESCRIPTION:</b>	<b>370.1 AC</b>	<b>PAGE:</b>	<b>175</b>
<b>ACRES:</b>	<b>370.1</b>	<b>DATE OF RECORDATION:</b>	<b>08-01-1984</b>
<b>SQUARE FEET:</b>		<b>TOTAL ASSESSMENT:</b>	<b>52840</b>
<b>LAST SALE PRICE:</b>	<b>0</b>	<b>Lot Assessment:</b>	<b>52840</b>
<b>ASSESSMENT DATE:</b>	<b>12-15-2017</b>	<b>Property Assessment:</b>	<b>0</b>
<b>Municipality Number:</b>	<b>72</b>		

## Parcel History

Owner Name	Deed Volume	Book	Page	Sale Date	Sale Price	Lot Location	Prop Description	Total Assessment
DELAWARE TRUST CO	B	64	175	08-01-1984	0	SW INT T356&T303	370.1 AC FARM	40580

# Current Parcel Details

<b>UPI:</b>	<b>72-6-10</b>	<b>PLAN NUMBER:</b>	
<b>PIN:</b>	<b>7206 00100000</b>	<b>LUC:</b>	V-10 VACANT LAND
<b>Street Number:</b>	<b>401</b>	<b>Street Direction:</b>	
<b>Street Name:</b>	<b>STRICKERSVILLE</b>	<b>Street Type:</b>	<b>RD</b>
<b>Situs Address:</b>	<b>401 STRICKERSVILLE RD</b>	<b>MAILING ADDRESS:</b>	<b>1655 N FORT MYER DR STE 1300 ARLINGTON VA 22209</b>
<b>OWNER(S):</b>	<b>CONSERVATION FUND</b>		
<b>LOT LOCATION:</b>	<b>NS OF STRICKERSVILLE RD</b>	<b>ZIP:</b>	<b>22209</b>
<b>PROPERTY DESCRIPTION:</b>	<b>63.5 AC</b>	<b>BOOK:</b>	<b>9653</b>
<b>ACRES:</b>	<b>63.5</b>	<b>PAGE:</b>	<b>523</b>
<b>SQUARE FEET:</b>		<b>DATE OF RECORDATION:</b>	<b>11-20-2017</b>
<b>LAST SALE PRICE:</b>	<b>4385000</b>	<b>TOTAL ASSESSMENT:</b>	<b>8760</b>
<b>ASSESSMENT DATE:</b>	<b>12-15-2017</b>	<b>Lot Assessment:</b>	<b>8760</b>
<b>Municipality Number:</b>	<b>72</b>	<b>Property Assessment:</b>	<b>0</b>

## Parcel History

Owner Name	Deed Volume	Book	Page	Sale Date	Sale Price	Lot Location	Prop Description	Total Assessment
CONSERVATION FUND		9653	523	11-20-2017	4385000	NS OF STRICKERSVILLE RD	63.5 AC	8760
DELAWARE TRUST CO	B	64	175	08-01-1984	0	NS 15016	63.5 AC	6350

Records 1 to 2 of 2

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United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for Chester County, Pennsylvania



# Preface

---

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

## Soil Map

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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



### MAP LEGEND

**Area of Interest (AOI)**

- Area of Interest (AOI)

**Soils**

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

**Special Point Features**

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot

- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

**Water Features**

- Streams and Canals

**Transportation**

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

**Background**

- Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chester County, Pennsylvania  
 Survey Area Data: Version 9, Oct 3, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 6, 2010—Mar 16, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend (2018-075)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ba	Baile silt loam	5.4	0.5%
BaB	Baile silt loam, 3 to 8 percent slopes	8.9	0.9%
Co	Codorus silt loam	75.6	7.7%
Cs	Comus silt loam	43.5	4.4%
GgB	Glenelg silt loam, 3 to 8 percent slopes	33.1	3.4%
GgC	Glenelg silt loam, 8 to 15 percent slopes	14.6	1.5%
GIA	Glenville silt loam, 0 to 3 percent slopes	2.1	0.2%
GIB	Glenville silt loam, 3 to 8 percent slopes	36.7	3.7%
GIC	Glenville silt loam, 8 to 15 percent slopes	1.5	0.2%
Ha	Hatboro silt loam	15.9	1.6%
MaB	Manor loam, 3 to 8 percent slopes	203.8	20.7%
MaC	Manor loam, 8 to 15 percent slopes	265.3	27.0%
MaD	Manor loam, 15 to 25 percent slopes	174.2	17.7%
MaE	Manor loam, 25 to 35 percent slopes	79.8	8.1%
UrmB	Urban land-Glenelg complex, 0 to 8 percent slopes	0.0	0.0%
UrsB	Urban land-Manor complex, 0 to 8 percent slopes	2.3	0.2%
UrsD	Urban land-Manor complex, 8 to 25 percent slopes	0.5	0.0%
W	Water	19.4	2.0%
<b>Totals for Area of Interest</b>		<b>982.6</b>	<b>100.0%</b>

## Map Unit Descriptions (2018-075)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic

class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

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An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Chester County, Pennsylvania

### Ba—Baile silt loam

#### Map Unit Setting

*National map unit symbol:* pjb7  
*Elevation:* 200 to 2,000 feet  
*Mean annual precipitation:* 35 to 55 inches  
*Mean annual air temperature:* 45 to 61 degrees F  
*Frost-free period:* 110 to 235 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Baile and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Baile

##### Setting

*Landform:* Depressions  
*Landform position (two-dimensional):* Footslope  
*Landform position (three-dimensional):* Base slope  
*Down-slope shape:* Linear, concave  
*Across-slope shape:* Concave, linear  
*Parent material:* Local alluvium over residuum weathered from mica schist

##### Typical profile

*Ap - 0 to 10 inches:* silt loam  
*Btg - 10 to 40 inches:* silt loam  
*Cg - 40 to 60 inches:* loam

##### Properties and qualities

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* 60 to 99 inches to lithic bedrock  
*Natural drainage class:* Poorly drained  
*Runoff class:* Very high  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* About 0 to 6 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water storage in profile:* High (about 11.0 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 5w  
*Hydrologic Soil Group:* C/D  
*Hydric soil rating:* Yes

#### Minor Components

##### Glenville

*Percent of map unit:* 9 percent  
*Landform:* Hillslopes  
*Landform position (two-dimensional):* Footslope, backslope

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*Landform position (three-dimensional):* Side slope, head slope  
*Down-slope shape:* Linear, concave  
*Across-slope shape:* Concave, linear  
*Hydric soil rating:* No

**Manor**

*Percent of map unit:* 2 percent  
*Landform:* Hills  
*Landform position (two-dimensional):* Shoulder, backslope  
*Landform position (three-dimensional):* Side slope, nose slope  
*Down-slope shape:* Linear, convex  
*Across-slope shape:* Convex, linear  
*Hydric soil rating:* No

**Glenelg**

*Percent of map unit:* 2 percent  
*Landform:* Hillslopes  
*Landform position (two-dimensional):* Summit, shoulder, backslope  
*Landform position (three-dimensional):* Interfluve, side slope  
*Down-slope shape:* Linear, convex  
*Across-slope shape:* Convex, linear  
*Hydric soil rating:* No

**Chester**

*Percent of map unit:* 2 percent  
*Landform:* Hills  
*Landform position (two-dimensional):* Summit, shoulder  
*Landform position (three-dimensional):* Interfluve  
*Down-slope shape:* Linear, convex  
*Across-slope shape:* Convex, linear  
*Hydric soil rating:* No

**BaB—Baile silt loam, 3 to 8 percent slopes**

**Map Unit Setting**

*National map unit symbol:* yrhy  
*Elevation:* 330 to 2,000 feet  
*Mean annual precipitation:* 35 to 50 inches  
*Mean annual air temperature:* 45 to 55 degrees F  
*Frost-free period:* 120 to 220 days  
*Farmland classification:* Not prime farmland

**Map Unit Composition**

*Baile and similar soils:* 85 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Baile**

**Setting**

*Landform:* Depressions  
*Landform position (two-dimensional):* Footslope

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*Landform position (three-dimensional):* Base slope  
*Down-slope shape:* Linear, concave  
*Across-slope shape:* Concave, linear  
*Parent material:* Local alluvium over residuum weathered from mica schist

**Typical profile**

*Ap - 0 to 10 inches:* silt loam  
*Btg - 10 to 40 inches:* silt loam  
*Cg - 40 to 60 inches:* loam

**Properties and qualities**

*Slope:* 3 to 8 percent  
*Depth to restrictive feature:* 60 to 99 inches to lithic bedrock  
*Natural drainage class:* Poorly drained  
*Runoff class:* Very high  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* About 0 to 6 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water storage in profile:* High (about 11.0 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 5w  
*Hydrologic Soil Group:* C/D  
*Hydric soil rating:* Yes

**Co—Codorus silt loam**

**Map Unit Setting**

*National map unit symbol:* pjfx  
*Elevation:* 200 to 2,000 feet  
*Mean annual precipitation:* 35 to 50 inches  
*Mean annual air temperature:* 45 to 57 degrees F  
*Frost-free period:* 120 to 220 days  
*Farmland classification:* All areas are prime farmland

**Map Unit Composition**

*Codorus and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Codorus**

**Setting**

*Landform:* Flood plains  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear

*Parent material:* Alluvium derived from gneiss and/or alluvium derived from mica schist

**Typical profile**

*Ap - 0 to 12 inches:* silt loam  
*Bw - 12 to 48 inches:* silt loam  
*C - 48 to 60 inches:* silt loam

**Properties and qualities**

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* 72 to 99 inches to lithic bedrock  
*Natural drainage class:* Moderately well drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.60 to 2.00 in/hr)  
*Depth to water table:* About 18 to 36 inches  
*Frequency of flooding:* Occasional  
*Frequency of ponding:* None  
*Available water storage in profile:* Moderate (about 8.5 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2w  
*Hydrologic Soil Group:* C  
*Hydric soil rating:* No

**Minor Components**

**Hatboro**

*Percent of map unit:* 8 percent  
*Landform:* Flood plains  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Concave, linear  
*Across-slope shape:* Concave, linear  
*Hydric soil rating:* Yes

**Glenville**

*Percent of map unit:* 4 percent  
*Landform:* Hillslopes  
*Landform position (two-dimensional):* Footslope, backslope  
*Landform position (three-dimensional):* Side slope, head slope  
*Down-slope shape:* Linear, concave  
*Across-slope shape:* Concave, linear  
*Hydric soil rating:* No

**Baile**

*Percent of map unit:* 3 percent  
*Landform:* Depressions  
*Landform position (two-dimensional):* Footslope  
*Landform position (three-dimensional):* Base slope  
*Down-slope shape:* Linear, concave  
*Across-slope shape:* Concave, linear  
*Hydric soil rating:* Yes

**Cs—Comus silt loam**

**Map Unit Setting**

*National map unit symbol:* pjdx  
*Elevation:* 200 to 1,000 feet  
*Mean annual precipitation:* 30 to 50 inches  
*Mean annual air temperature:* 45 to 61 degrees F  
*Frost-free period:* 120 to 200 days  
*Farmland classification:* All areas are prime farmland

**Map Unit Composition**

*Comus and similar soils:* 90 percent  
*Minor components:* 10 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Comus**

**Setting**

*Landform:* Flood plains  
*Landform position (two-dimensional):* Footslope  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Alluvium derived from granite and gneiss and/or alluvium derived from mica schist

**Typical profile**

*A - 0 to 12 inches:* silt loam  
*B - 12 to 39 inches:* silt loam  
*C - 39 to 60 inches:* stratified gravelly loamy sand to loam

**Properties and qualities**

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* 72 to 99 inches to paralithic bedrock  
*Natural drainage class:* Well drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.60 to 2.00 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* Occasional  
*Frequency of ponding:* None  
*Available water storage in profile:* High (about 9.5 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 1  
*Hydrologic Soil Group:* B  
*Hydric soil rating:* No

**Minor Components**

**Holly**

*Percent of map unit:* 8 percent  
*Landform:* Flood plains  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Base slope  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave  
*Hydric soil rating:* Yes

**Newark**

*Percent of map unit:* 2 percent  
*Landform:* Depressions, flood plains  
*Landform position (two-dimensional):* Footslope, toeslope  
*Landform position (three-dimensional):* Side slope, head slope  
*Down-slope shape:* Linear, concave  
*Across-slope shape:* Linear, concave  
*Hydric soil rating:* No

**GgB—Glenelg silt loam, 3 to 8 percent slopes**

**Map Unit Setting**

*National map unit symbol:* 2v7gr  
*Elevation:* 30 to 1,200 feet  
*Mean annual precipitation:* 40 to 55 inches  
*Mean annual air temperature:* 48 to 57 degrees F  
*Frost-free period:* 150 to 192 days  
*Farmland classification:* All areas are prime farmland

**Map Unit Composition**

*Glenelg and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Glenelg**

**Setting**

*Landform:* Hillslopes, interfluves  
*Landform position (two-dimensional):* Shoulder, backslope, summit  
*Landform position (three-dimensional):* Side slope, interfluve  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear, concave, convex  
*Parent material:* Residuum weathered from mica schist

**Typical profile**

*Ap - 0 to 8 inches:* silt loam  
*Bt1 - 8 to 18 inches:* clay loam  
*Bt2 - 18 to 30 inches:* clay loam  
*BCt - 30 to 42 inches:* loam

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*CBt - 42 to 54 inches:* loam  
*C - 54 to 76 inches:* channery fine sandy loam

**Properties and qualities**

*Slope:* 3 to 8 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Well drained  
*Runoff class:* Medium  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 1.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water storage in profile:* High (about 10.4 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2e  
*Hydrologic Soil Group:* B  
*Hydric soil rating:* No

**Minor Components**

**Gaila**

*Percent of map unit:* 10 percent  
*Landform:* Hillslopes, ridges  
*Landform position (two-dimensional):* Backslope, shoulder  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

**Glenville**

*Percent of map unit:* 5 percent  
*Landform:* Drainageways, swales  
*Landform position (two-dimensional):* Shoulder, backslope  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Concave  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

**GgC—Glenelg silt loam, 8 to 15 percent slopes**

**Map Unit Setting**

*National map unit symbol:* 2t89  
*Elevation:* 30 to 1,200 feet  
*Mean annual precipitation:* 40 to 55 inches  
*Mean annual air temperature:* 48 to 57 degrees F  
*Frost-free period:* 150 to 192 days  
*Farmland classification:* Farmland of statewide importance

**Map Unit Composition**

*Glenelg and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Glenelg**

**Setting**

*Landform:* Hillslopes, interfluves  
*Landform position (two-dimensional):* Shoulder, backslope, summit  
*Landform position (three-dimensional):* Side slope, interfluve  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear, concave, convex  
*Parent material:* Residuum weathered from mica schist

**Typical profile**

*Ap - 0 to 8 inches:* silt loam  
*Bt1 - 8 to 18 inches:* clay loam  
*Bt2 - 18 to 30 inches:* clay loam  
*BCt - 30 to 42 inches:* loam  
*CBt - 42 to 54 inches:* loam  
*C - 54 to 76 inches:* channery fine sandy loam

**Properties and qualities**

*Slope:* 8 to 15 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Well drained  
*Runoff class:* Medium  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 1.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water storage in profile:* High (about 10.4 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 3e  
*Hydrologic Soil Group:* B  
*Hydric soil rating:* No

**Minor Components**

**Gaila**

*Percent of map unit:* 10 percent  
*Landform:* Hillslopes, ridges  
*Landform position (two-dimensional):* Backslope, shoulder  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

**Glenville**

*Percent of map unit:* 5 percent  
*Landform:* Drainageways, swales  
*Landform position (two-dimensional):* Shoulder, backslope

*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Concave  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

**GIA—Glenville silt loam, 0 to 3 percent slopes**

**Map Unit Setting**

*National map unit symbol:* pj8  
*Elevation:* 200 to 2,000 feet  
*Mean annual precipitation:* 35 to 55 inches  
*Mean annual air temperature:* 45 to 61 degrees F  
*Frost-free period:* 110 to 235 days  
*Farmland classification:* All areas are prime farmland

**Map Unit Composition**

*Glenville and similar soils:* 90 percent  
*Minor components:* 10 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Glenville**

**Setting**

*Landform:* Hillslopes  
*Landform position (two-dimensional):* Footslope, backslope  
*Landform position (three-dimensional):* Side slope, head slope  
*Down-slope shape:* Linear, concave  
*Across-slope shape:* Concave, linear  
*Parent material:* Colluvium and/or residuum weathered from mica schist

**Typical profile**

*Ap - 0 to 9 inches:* silt loam  
*Bt - 9 to 19 inches:* silt loam  
*Bx - 19 to 39 inches:* silt loam  
*C - 39 to 82 inches:* channery loam

**Properties and qualities**

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* 15 to 30 inches to fragipan; 60 to 99 inches to paralithic bedrock  
*Natural drainage class:* Moderately well drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.60 in/hr)  
*Depth to water table:* About 6 to 36 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water storage in profile:* Low (about 3.0 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified

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*Land capability classification (nonirrigated): 2w*  
*Hydrologic Soil Group: C/D*  
*Hydric soil rating: No*

**Minor Components**

**Glenelg**

*Percent of map unit: 5 percent*  
*Landform: Hillslopes*  
*Landform position (two-dimensional): Summit, shoulder, backslope*  
*Landform position (three-dimensional): Interfluve, side slope, nose slope*  
*Down-slope shape: Linear, convex*  
*Across-slope shape: Convex, linear*  
*Hydric soil rating: No*

**Baile**

*Percent of map unit: 5 percent*  
*Landform: Depressions*  
*Landform position (two-dimensional): Footslope*  
*Landform position (three-dimensional): Base slope*  
*Down-slope shape: Linear, concave*  
*Across-slope shape: Concave, linear*  
*Hydric soil rating: Yes*

**GIB—Glenville silt loam, 3 to 8 percent slopes**

**Map Unit Setting**

*National map unit symbol: 2tmch*  
*Elevation: 20 to 1,090 feet*  
*Mean annual precipitation: 40 to 55 inches*  
*Mean annual air temperature: 48 to 57 degrees F*  
*Frost-free period: 150 to 192 days*  
*Farmland classification: All areas are prime farmland*

**Map Unit Composition**

*Glenville and similar soils: 75 percent*  
*Minor components: 25 percent*  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Glenville**

**Setting**

*Landform: Swales, drainageways*  
*Landform position (two-dimensional): Footslope, backslope*  
*Landform position (three-dimensional): Head slope, base slope, interfluve*  
*Down-slope shape: Linear, concave*  
*Across-slope shape: Concave, linear*  
*Parent material: Colluvium derived from metamorphic rock over schist, gneiss or phyllite residuum*

**Typical profile**

- Ap - 0 to 11 inches:* silt loam
- Bt1 - 11 to 20 inches:* channery silt loam
- Bt2 - 20 to 30 inches:* silt loam
- Btx - 30 to 40 inches:* silt loam
- C1 - 40 to 59 inches:* loam
- C2 - 59 to 82 inches:* loam

**Properties and qualities**

- Slope:* 3 to 8 percent
- Depth to restrictive feature:* 29 to 31 inches to fragipan
- Natural drainage class:* Moderately well drained
- Runoff class:* Medium
- Capacity of the most limiting layer to transmit water (Ksat):* Moderately low (0.03 to 0.11 in/hr)
- Depth to water table:* About 18 to 22 inches
- Frequency of flooding:* None
- Frequency of ponding:* None
- Available water storage in profile:* Low (about 5.1 inches)

**Interpretive groups**

- Land capability classification (irrigated):* None specified
- Land capability classification (nonirrigated):* 2e
- Hydrologic Soil Group:* C/D
- Hydric soil rating:* No

**Minor Components**

**Unnamed**

- Percent of map unit:* 15 percent
- Landform:* Drainageways
- Landform position (two-dimensional):* Footslope
- Landform position (three-dimensional):* Base slope
- Down-slope shape:* Linear, concave
- Across-slope shape:* Concave, linear
- Hydric soil rating:* No

**Baile**

- Percent of map unit:* 10 percent
- Landform:* Drainageways, swales
- Landform position (two-dimensional):* Footslope
- Landform position (three-dimensional):* Base slope
- Down-slope shape:* Linear, concave
- Across-slope shape:* Concave, linear
- Hydric soil rating:* Yes

**GIC—Glenville silt loam, 8 to 15 percent slopes**

**Map Unit Setting**

*National map unit symbol:* pjkc

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*Elevation:* 200 to 800 feet  
*Mean annual precipitation:* 40 to 50 inches  
*Mean annual air temperature:* 48 to 57 degrees F  
*Frost-free period:* 160 to 200 days  
*Farmland classification:* Farmland of statewide importance

**Map Unit Composition**

*Glenville and similar soils:* 100 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Glenville**

**Setting**

*Landform:* Hillslopes  
*Landform position (two-dimensional):* Footslope, backslope  
*Landform position (three-dimensional):* Side slope, head slope  
*Down-slope shape:* Linear, concave  
*Across-slope shape:* Concave, linear  
*Parent material:* Colluvium and/or residuum weathered from mica schist

**Typical profile**

*Ap - 0 to 10 inches:* silt loam  
*BA - 10 to 16 inches:* silt loam  
*Bt - 16 to 30 inches:* silt loam  
*Btx - 30 to 50 inches:* silty clay loam  
*C - 50 to 70 inches:* channery loam

**Properties and qualities**

*Slope:* 8 to 15 percent  
*Depth to restrictive feature:* 15 to 30 inches to fragipan; 60 to 99 inches to paralithic bedrock  
*Natural drainage class:* Moderately well drained  
*Runoff class:* Medium  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.60 in/hr)  
*Depth to water table:* About 6 to 36 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water storage in profile:* Low (about 4.0 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 3e  
*Hydrologic Soil Group:* C/D  
*Hydric soil rating:* No

**Ha—Hatboro silt loam**

**Map Unit Setting**

*National map unit symbol:* 1lwqq  
*Elevation:* 200 to 800 feet  
*Mean annual precipitation:* 36 to 50 inches

*Mean annual air temperature:* 48 to 57 degrees F  
*Frost-free period:* 140 to 200 days  
*Farmland classification:* Not prime farmland

### Map Unit Composition

*Hatboro and similar soils:* 95 percent  
*Minor components:* 5 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Hatboro

#### Setting

*Landform:* Flood plains  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Concave, linear  
*Across-slope shape:* Concave, linear  
*Parent material:* Alluvium derived from metamorphic and sedimentary rock

#### Typical profile

*Ap - 0 to 9 inches:* silt loam  
*Bg - 9 to 44 inches:* silt loam  
*Cg - 44 to 56 inches:* sandy clay loam  
*C - 56 to 70 inches:* stratified gravelly sand to clay

#### Properties and qualities

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* 60 to 99 inches to lithic bedrock  
*Natural drainage class:* Poorly drained  
*Runoff class:* Very high  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.60 to 2.00 in/hr)  
*Depth to water table:* About 0 to 6 inches  
*Frequency of flooding:* Frequent  
*Frequency of ponding:* None  
*Available water storage in profile:* High (about 9.7 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 4w  
*Hydrologic Soil Group:* B/D  
*Hydric soil rating:* Yes

### Minor Components

#### Glenville

*Percent of map unit:* 5 percent  
*Landform:* Hillslopes  
*Landform position (two-dimensional):* Footslope, backslope  
*Landform position (three-dimensional):* Side slope, head slope  
*Down-slope shape:* Linear, concave  
*Across-slope shape:* Concave, linear  
*Hydric soil rating:* No

**MaB—Manor loam, 3 to 8 percent slopes**

**Map Unit Setting**

*National map unit symbol:* pjl2  
*Elevation:* 200 to 1,000 feet  
*Mean annual precipitation:* 35 to 50 inches  
*Mean annual air temperature:* 48 to 57 degrees F  
*Frost-free period:* 140 to 220 days  
*Farmland classification:* All areas are prime farmland

**Map Unit Composition**

*Manor and similar soils:* 95 percent  
*Minor components:* 5 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Manor**

**Setting**

*Landform:* Hillslopes  
*Landform position (two-dimensional):* Summit, shoulder, backslope  
*Landform position (three-dimensional):* Interfluve, side slope, nose slope  
*Down-slope shape:* Linear, convex  
*Across-slope shape:* Convex, linear  
*Parent material:* Residuum weathered from mica schist

**Typical profile**

*Ap - 0 to 8 inches:* loam  
*Bw - 8 to 23 inches:* channery loam  
*C - 23 to 60 inches:* very fine sandy loam

**Properties and qualities**

*Slope:* 3 to 8 percent  
*Depth to restrictive feature:* 72 to 99 inches to paralithic bedrock  
*Natural drainage class:* Well drained  
*Runoff class:* Medium  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.60 to 2.00 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water storage in profile:* High (about 9.6 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2e  
*Hydrologic Soil Group:* B  
*Hydric soil rating:* No

**Minor Components**

**Glenville**

*Percent of map unit:* 3 percent  
*Landform:* Hillslopes  
*Landform position (two-dimensional):* Footslope, backslope  
*Landform position (three-dimensional):* Side slope, head slope  
*Down-slope shape:* Linear, concave  
*Across-slope shape:* Concave, linear  
*Hydric soil rating:* No

**Hatboro**

*Percent of map unit:* 2 percent  
*Landform:* Flood plains  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Concave, linear  
*Across-slope shape:* Concave, linear  
*Hydric soil rating:* Yes

**MaC—Manor loam, 8 to 15 percent slopes**

**Map Unit Setting**

*National map unit symbol:* 2tkpw  
*Elevation:* 50 to 1,080 feet  
*Mean annual precipitation:* 35 to 50 inches  
*Mean annual air temperature:* 48 to 57 degrees F  
*Frost-free period:* 150 to 220 days  
*Farmland classification:* Farmland of statewide importance

**Map Unit Composition**

*Manor and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Manor**

**Setting**

*Landform:* Hills  
*Landform position (two-dimensional):* Summit, shoulder, backslope  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Parent material:* Residuum weathered from mica schist

**Typical profile**

*A1 - 0 to 2 inches:* loam  
*A2 - 2 to 6 inches:* sandy loam  
*Bw1 - 6 to 13 inches:* fine sandy loam  
*Bw2 - 13 to 22 inches:* fine sandy loam

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- C1 - 22 to 30 inches: fine sandy loam
- C2 - 30 to 44 inches: channery coarse sand
- C3 - 44 to 53 inches: loamy sand
- C4 - 53 to 83 inches: channery loamy sand
- Cr - 83 to 108 inches: bedrock
- R - 108 to 138 inches: bedrock

**Properties and qualities**

- Slope: 8 to 15 percent
- Percent of area covered with surface fragments: 0.0 percent
- Depth to restrictive feature: 59 to 100 inches to paralithic bedrock; 100 to 128 inches to lithic bedrock
- Natural drainage class: Well drained
- Capacity of the most limiting layer to transmit water (Ksat): Moderately low (0.01 to 0.07 in/hr)
- Depth to water table: More than 80 inches
- Frequency of flooding: None
- Frequency of ponding: None
- Available water storage in profile: Moderate (about 8.8 inches)

**Interpretive groups**

- Land capability classification (irrigated): None specified
- Land capability classification (nonirrigated): 3e
- Hydrologic Soil Group: B
- Hydric soil rating: No

**Minor Components**

**Glenville**

- Percent of map unit: 5 percent
- Landform: Drainageways, swales
- Landform position (two-dimensional): Footslope, toeslope
- Landform position (three-dimensional): Head slope, base slope
- Down-slope shape: Concave
- Across-slope shape: Linear
- Hydric soil rating: No

**Mt. airy**

- Percent of map unit: 5 percent
- Landform: Hillslopes
- Landform position (two-dimensional): Summit, shoulder
- Landform position (three-dimensional): Nose slope
- Down-slope shape: Convex
- Across-slope shape: Convex
- Hydric soil rating: No

**Blocktown**

- Percent of map unit: 5 percent
- Landform: Hillslopes
- Landform position (two-dimensional): Backslope, shoulder
- Landform position (three-dimensional): Side slope, interfluve, nose slope
- Down-slope shape: Convex, linear
- Across-slope shape: Convex, linear
- Hydric soil rating: No

**MaD—Manor loam, 15 to 25 percent slopes**

**Map Unit Setting**

*National map unit symbol:* 2tmcg  
*Elevation:* 250 to 1,000 feet  
*Mean annual precipitation:* 40 to 55 inches  
*Mean annual air temperature:* 48 to 57 degrees F  
*Frost-free period:* 150 to 192 days  
*Farmland classification:* Not prime farmland

**Map Unit Composition**

*Manor and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Manor**

**Setting**

*Landform:* Hillslopes  
*Landform position (two-dimensional):* Shoulder, backslope, summit  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Parent material:* Residuum weathered from mica schist

**Typical profile**

*A1 - 0 to 2 inches:* loam  
*A2 - 2 to 6 inches:* sandy loam  
*Bw1 - 6 to 13 inches:* fine sandy loam  
*Bw2 - 13 to 22 inches:* fine sandy loam  
*C1 - 22 to 30 inches:* fine sandy loam  
*C2 - 30 to 44 inches:* channery coarse sand  
*C3 - 44 to 53 inches:* loamy sand  
*C4 - 53 to 83 inches:* channery loamy sand  
*Cr - 83 to 108 inches:* bedrock  
*R - 108 to 138 inches:* bedrock

**Properties and qualities**

*Slope:* 15 to 25 percent  
*Percent of area covered with surface fragments:* 0.0 percent  
*Depth to restrictive feature:* 59 to 100 inches to paralithic bedrock; 100 to 128 inches to lithic bedrock  
*Natural drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low (0.01 to 0.07 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water storage in profile:* Moderate (about 8.0 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 4e  
*Hydrologic Soil Group:* B  
*Hydric soil rating:* No

**Minor Components**

**Glenville**

*Percent of map unit:* 5 percent  
*Landform:* Drainageways, swales  
*Landform position (two-dimensional):* Footslope, backslope  
*Landform position (three-dimensional):* Base slope, head slope, interfluvium  
*Down-slope shape:* Linear  
*Across-slope shape:* Concave  
*Hydric soil rating:* No

**Mt. airy**

*Percent of map unit:* 5 percent  
*Landform:* Hillslopes  
*Landform position (two-dimensional):* Backslope, summit, shoulder  
*Landform position (three-dimensional):* Nose slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Hydric soil rating:* No

**Blocktown**

*Percent of map unit:* 5 percent  
*Landform:* Hillslopes  
*Landform position (two-dimensional):* Backslope  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Hydric soil rating:* No

**MaE—Manor loam, 25 to 35 percent slopes**

**Map Unit Setting**

*National map unit symbol:* pjlc  
*Elevation:* 200 to 1,000 feet  
*Mean annual precipitation:* 35 to 50 inches  
*Mean annual air temperature:* 48 to 57 degrees F  
*Frost-free period:* 150 to 220 days  
*Farmland classification:* Not prime farmland

**Map Unit Composition**

*Manor and similar soils:* 98 percent  
*Minor components:* 2 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Manor**

**Setting**

*Landform:* Hillslopes  
*Landform position (two-dimensional):* Backslope, shoulder  
*Landform position (three-dimensional):* Side slope, nose slope  
*Down-slope shape:* Linear, convex  
*Across-slope shape:* Convex, linear  
*Parent material:* Residuum weathered from mica schist

**Typical profile**

*A - 0 to 4 inches:* loam  
*Bw - 4 to 19 inches:* channery loam  
*C - 19 to 60 inches:* very fine sandy loam

**Properties and qualities**

*Slope:* 25 to 35 percent  
*Depth to restrictive feature:* 72 to 99 inches to paralithic bedrock  
*Natural drainage class:* Well drained  
*Runoff class:* High  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.60 to 2.00 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water storage in profile:* High (about 9.4 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 6e  
*Hydrologic Soil Group:* B  
*Hydric soil rating:* No

**Minor Components**

**Glenville**

*Percent of map unit:* 2 percent  
*Landform:* Hillslopes  
*Landform position (two-dimensional):* Footslope, backslope  
*Landform position (three-dimensional):* Side slope, head slope  
*Down-slope shape:* Linear, concave  
*Across-slope shape:* Concave, linear  
*Hydric soil rating:* No

**UrmB—Urban land-Glenelg complex, 0 to 8 percent slopes**

**Map Unit Setting**

*National map unit symbol:* pjnd  
*Elevation:* 200 to 2,000 feet  
*Mean annual precipitation:* 40 to 55 inches

*Mean annual air temperature:* 45 to 61 degrees F  
*Frost-free period:* 110 to 235 days  
*Farmland classification:* Not prime farmland

**Map Unit Composition**

*Urban land:* 65 percent  
*Glenelg and similar soils:* 30 percent  
*Minor components:* 5 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Urban Land**

**Setting**

*Landform:* Hills  
*Landform position (two-dimensional):* Summit, shoulder, backslope  
*Landform position (three-dimensional):* Interfluve, side slope, nose slope  
*Down-slope shape:* Linear, convex  
*Across-slope shape:* Convex, linear  
*Parent material:* Pavement, buildings and other artificially covered areas

**Typical profile**

*C - 0 to 6 inches:* variable

**Properties and qualities**

*Slope:* 0 to 8 percent  
*Depth to restrictive feature:* 10 to 99 inches to lithic bedrock  
*Available water storage in profile:* Very low (about 0.0 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 8s  
*Hydric soil rating:* No

**Description of Glenelg**

**Setting**

*Landform:* Hillslopes  
*Landform position (two-dimensional):* Summit, shoulder, backslope  
*Landform position (three-dimensional):* Interfluve, side slope, nose slope  
*Down-slope shape:* Linear, convex  
*Across-slope shape:* Convex, linear  
*Parent material:* Residuum weathered from mica schist

**Typical profile**

*A - 0 to 8 inches:* channery silt loam  
*Bt - 8 to 26 inches:* channery silt loam  
*C - 26 to 60 inches:* channery loam

**Properties and qualities**

*Slope:* 0 to 8 percent  
*Depth to restrictive feature:* 60 to 120 inches to paralithic bedrock  
*Natural drainage class:* Well drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.60 to 2.00 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None

*Available water storage in profile:* High (about 9.4 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 2e

*Hydrologic Soil Group:* B

*Hydric soil rating:* No

**Minor Components**

**Glenville**

*Percent of map unit:* 5 percent

*Landform:* Hillslopes

*Landform position (two-dimensional):* Footslope, backslope

*Landform position (three-dimensional):* Side slope, head slope

*Down-slope shape:* Linear, concave

*Across-slope shape:* Concave, linear

*Hydric soil rating:* No

**UrsB—Urban land-Manor complex, 0 to 8 percent slopes**

**Map Unit Setting**

*National map unit symbol:* pjnk

*Elevation:* 250 to 1,000 feet

*Mean annual precipitation:* 35 to 50 inches

*Mean annual air temperature:* 48 to 57 degrees F

*Frost-free period:* 150 to 220 days

*Farmland classification:* Not prime farmland

**Map Unit Composition**

*Urban land:* 50 percent

*Manor and similar soils:* 30 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Urban Land**

**Setting**

*Landform:* Hills

*Landform position (two-dimensional):* Summit, shoulder, backslope

*Landform position (three-dimensional):* Interfluve, side slope, nose slope

*Down-slope shape:* Linear, convex

*Across-slope shape:* Convex, linear

*Parent material:* Variable

**Typical profile**

*C - 0 to 6 inches:* variable

**Properties and qualities**

*Slope:* 0 to 8 percent

*Depth to restrictive feature:* 10 to 99 inches to lithic bedrock

*Available water storage in profile:* Very low (about 0.0 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 8s

*Hydric soil rating:* No

**Description of Manor**

**Setting**

*Landform:* Hillslopes

*Landform position (two-dimensional):* Shoulder, backslope

*Landform position (three-dimensional):* Side slope, nose slope

*Down-slope shape:* Linear, convex

*Across-slope shape:* Convex, linear

*Parent material:* Residuum weathered from mica schist

**Typical profile**

*A - 0 to 7 inches:* loam

*Bw - 7 to 21 inches:* channery loam

*C - 21 to 60 inches:* very fine sandy loam

**Properties and qualities**

*Slope:* 0 to 8 percent

*Depth to restrictive feature:* 72 to 99 inches to paralithic bedrock

*Natural drainage class:* Well drained

*Runoff class:* Low

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.60 to 2.00 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water storage in profile:* High (about 9.5 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 2e

*Hydrologic Soil Group:* B

*Hydric soil rating:* No

**UrsD—Urban land-Manor complex, 8 to 25 percent slopes**

**Map Unit Setting**

*National map unit symbol:* pjnl

*Elevation:* 250 to 1,000 feet

*Mean annual precipitation:* 35 to 50 inches

*Mean annual air temperature:* 48 to 57 degrees F

*Frost-free period:* 150 to 220 days

*Farmland classification:* Not prime farmland

**Map Unit Composition**

*Urban land:* 50 percent  
*Manor and similar soils:* 30 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Urban Land**

**Setting**

*Landform:* Hills  
*Landform position (two-dimensional):* Summit, shoulder, backslope  
*Landform position (three-dimensional):* Interfluve, side slope, nose slope  
*Down-slope shape:* Linear, convex  
*Across-slope shape:* Convex, linear  
*Parent material:* Variable

**Typical profile**

*C - 0 to 6 inches:* variable

**Properties and qualities**

*Slope:* 8 to 25 percent  
*Depth to restrictive feature:* 10 to 99 inches to lithic bedrock  
*Available water storage in profile:* Very low (about 0.0 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 8s  
*Hydric soil rating:* No

**Description of Manor**

**Setting**

*Landform:* Hillslopes  
*Landform position (two-dimensional):* Shoulder, backslope  
*Landform position (three-dimensional):* Side slope, nose slope  
*Down-slope shape:* Linear, convex  
*Across-slope shape:* Convex, linear  
*Parent material:* Residuum weathered from mica schist

**Typical profile**

*A - 0 to 7 inches:* loam  
*Bw - 7 to 21 inches:* channery loam  
*C - 21 to 60 inches:* very fine sandy loam

**Properties and qualities**

*Slope:* 8 to 25 percent  
*Depth to restrictive feature:* 72 to 99 inches to paralithic bedrock  
*Natural drainage class:* Well drained  
*Runoff class:* Medium  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.60 to 2.00 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water storage in profile:* High (about 9.5 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified

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*Land capability classification (nonirrigated): 4e*  
*Hydrologic Soil Group: B*  
*Hydric soil rating: No*

## **W—Water**

### **Map Unit Setting**

*National map unit symbol: pjp3*  
*Mean annual precipitation: 36 to 50 inches*  
*Mean annual air temperature: 46 to 59 degrees F*  
*Frost-free period: 120 to 214 days*  
*Farmland classification: Not prime farmland*

### **Map Unit Composition**

*Water: 100 percent*  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Water**

#### **Setting**

*Parent material: Rivers streams ponds*

#### **Properties and qualities**

*Runoff class: Negligible*  
*Frequency of ponding: Frequent*

# Soil Information for All Uses

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## Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

## Building Site Development

Building site development interpretations are designed to be used as tools for evaluating soil suitability and identifying soil limitations for various construction purposes. As part of the interpretation process, the rating applies to each soil in its described condition and does not consider present land use. Example interpretations can include corrosion of concrete and steel, shallow excavations, dwellings with and without basements, small commercial buildings, local roads and streets, and lawns and landscaping.

### Dwellings With Basements (2018-075)

Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the

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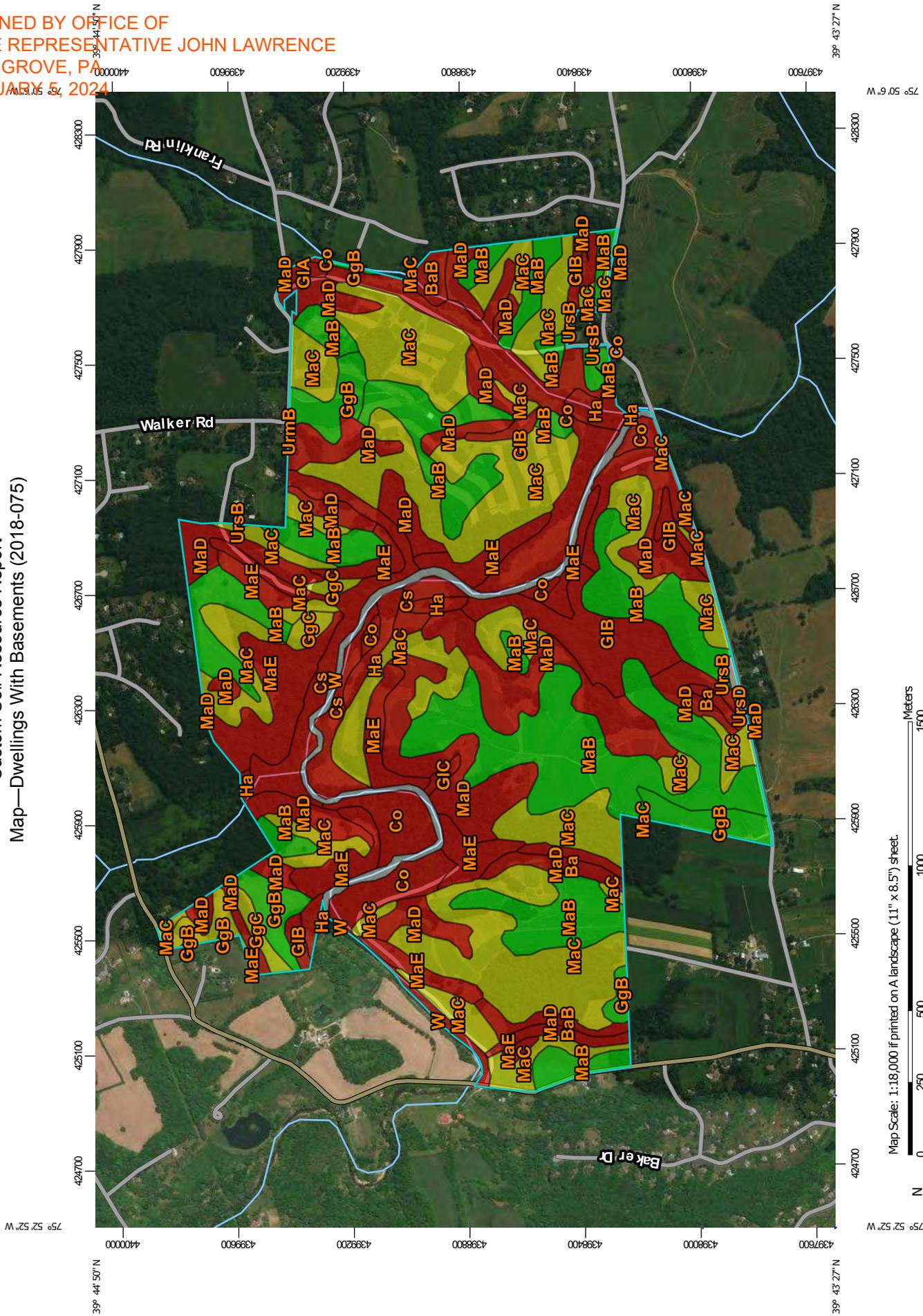
specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Custom Soil Resource Report  
Map—Dwellings With Basements (2018-075)



### MAP LEGEND

**Area of Interest (AOI)**  
 Area of Interest (AOI)

**Background**  
 Aerial Photography

**Soils**

**Soil Rating Polygons**

- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

**Soil Rating Lines**

- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

**Soil Rating Points**

- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

**Water Features**

- Streams and Canals

**Transportation**

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chester County, Pennsylvania  
 Survey Area Data: Version 9, Oct 3, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 6, 2010—Mar 16, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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**Tables—Dwellings With Basements (2018-075)**

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Ba	Baile silt loam	Very limited	Baile (85%)	Depth to saturated zone (1.00)	5.4	0.5%
				Shrink-swell (0.03)		
			Glenville (9%)	Depth to saturated zone (1.00)		
BaB	Baile silt loam, 3 to 8 percent slopes	Very limited	Baile (85%)	Depth to saturated zone (1.00)	8.9	0.9%
				Shrink-swell (0.03)		
Co	Codorus silt loam	Very limited	Codorus (85%)	Flooding (1.00)	75.6	7.7%
				Depth to saturated zone (1.00)		
			Hatboro (8%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
			Glenville (4%)	Depth to saturated zone (1.00)		
			Baile (3%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
Shrink-swell (0.01)						
Cs	Comus silt loam	Very limited	Comus (90%)	Flooding (1.00)	43.5	4.4%
				Holly (8%)		
			Newark (2%)			
				Flooding (1.00)		
				Depth to saturated zone (1.00)		
GgB	Glenelg silt loam, 3 to 8 percent slopes	Not limited	Glenelg (85%)		33.1	3.4%
			Gaila (10%)			
GgC	Glenelg silt loam, 8 to 15 percent slopes	Somewhat limited	Glenelg (85%)	Slope (0.63)	14.6	1.5%
			Gaila (10%)	Slope (0.63)		

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Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
GIA	Glenville silt loam, 0 to 3 percent slopes	Very limited	Glenville (90%)	Depth to saturated zone (1.00)	2.1	0.2%
			Baile (5%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Shrink-swell (0.01)		
GIB	Glenville silt loam, 3 to 8 percent slopes	Very limited	Glenville (75%)	Depth to saturated zone (1.00)	36.7	3.7%
			Unnamed (15%)	Depth to saturated zone (1.00)		
				Baile (10%)		
			Depth to saturated zone (1.00)			
GIC	Glenville silt loam, 8 to 15 percent slopes	Very limited	Glenville (100%)	Depth to saturated zone (1.00)	1.5	0.2%
				Slope (0.63)		
Ha	Hatboro silt loam	Very limited	Hatboro (95%)	Flooding (1.00)	15.9	1.6%
				Depth to saturated zone (1.00)		
			Glenville (5%)	Depth to saturated zone (1.00)		
MaB	Manor loam, 3 to 8 percent slopes	Not limited	Manor (95%)		203.8	20.7%
MaC	Manor loam, 8 to 15 percent slopes	Somewhat limited	Manor (85%)	Slope (0.63)	265.3	27.0%
MaD	Manor loam, 15 to 25 percent slopes	Very limited	Manor (85%)	Slope (1.00)	174.2	17.7%
			Blocktown (5%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		
				Depth to soft bedrock (1.00)		
			Glenville (5%)	Slope (1.00)		
				Depth to saturated zone (1.00)		
Mt. Airy (5%)	Slope (1.00)					

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Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Depth to hard bedrock (1.00)		
MaE	Manor loam, 25 to 35 percent slopes	Very limited	Manor (98%)	Slope (1.00)	79.8	8.1%
			Glenville (2%)	Depth to saturated zone (1.00)		
UrmB	Urban land-Glenelg complex, 0 to 8 percent slopes	Not rated	Urban land (65%)		0.0	0.0%
UrsB	Urban land-Manor complex, 0 to 8 percent slopes	Not rated	Urban land (50%)		2.3	0.2%
UrsD	Urban land-Manor complex, 8 to 25 percent slopes	Not rated	Urban land (50%)		0.5	0.0%
W	Water	Not rated	Water (100%)		19.4	2.0%
<b>Totals for Area of Interest</b>					<b>982.6</b>	<b>100.0%</b>

Rating	Acres in AOI	Percent of AOI
Very limited	443.6	45.1%
Somewhat limited	279.9	28.5%
Not limited	236.9	24.1%
Null or Not Rated	22.2	2.3%
<b>Totals for Area of Interest</b>	<b>982.6</b>	<b>100.0%</b>

**Rating Options—Dwellings With Basements (2018-075)**

*Aggregation Method:* Dominant Condition  
*Component Percent Cutoff:* None Specified  
*Tie-break Rule:* Higher

**Land Classifications**

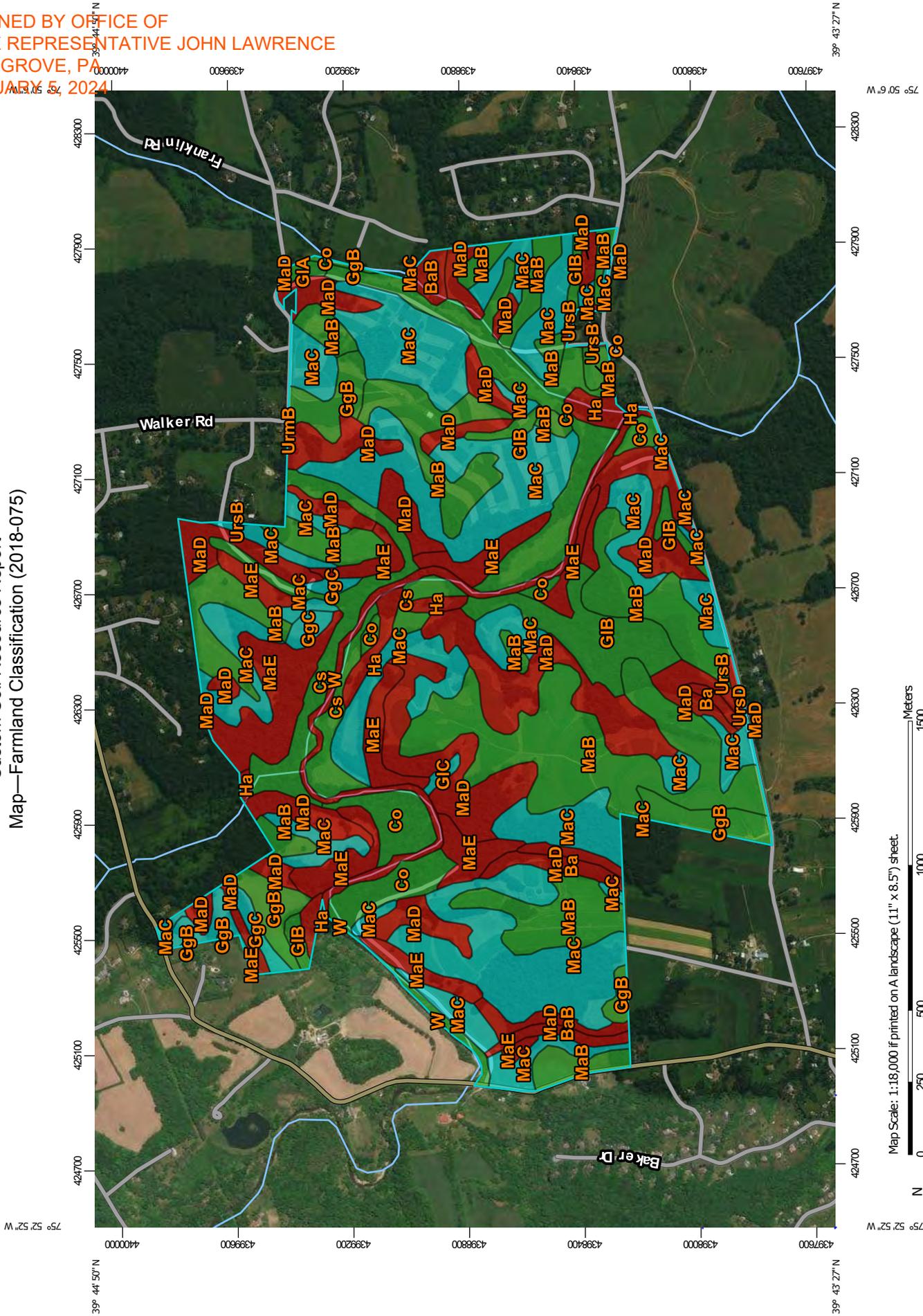
Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

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## **Farmland Classification (2018-075)**

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Custom Soil Resource Report  
Map—Farmland Classification (2018-075)



Map Scale: 1:18,000 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84





## MAP INFORMATION

-  Streams and Canals
- Transportation**
  -  Rails
  -  Interstate Highways
  -  US Routes
  -  Major Roads
  -  Local Roads
- Background**
  -  Aerial Photography

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chester County, Pennsylvania  
Survey Area Data: Version 9, Oct 3, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 6, 2010—Mar 16, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

**Table—Farmland Classification (2018-075)**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ba	Baile silt loam	Not prime farmland	5.4	0.5%
BaB	Baile silt loam, 3 to 8 percent slopes	Not prime farmland	8.9	0.9%
Co	Codorus silt loam	All areas are prime farmland	75.6	7.7%
Cs	Comus silt loam	All areas are prime farmland	43.5	4.4%
GgB	Glenelg silt loam, 3 to 8 percent slopes	All areas are prime farmland	33.1	3.4%
GgC	Glenelg silt loam, 8 to 15 percent slopes	Farmland of statewide importance	14.6	1.5%
GIA	Glenville silt loam, 0 to 3 percent slopes	All areas are prime farmland	2.1	0.2%
GIB	Glenville silt loam, 3 to 8 percent slopes	All areas are prime farmland	36.7	3.7%
GIC	Glenville silt loam, 8 to 15 percent slopes	Farmland of statewide importance	1.5	0.2%
Ha	Hatboro silt loam	Not prime farmland	15.9	1.6%
MaB	Manor loam, 3 to 8 percent slopes	All areas are prime farmland	203.8	20.7%
MaC	Manor loam, 8 to 15 percent slopes	Farmland of statewide importance	265.3	27.0%
MaD	Manor loam, 15 to 25 percent slopes	Not prime farmland	174.2	17.7%
MaE	Manor loam, 25 to 35 percent slopes	Not prime farmland	79.8	8.1%
UrmB	Urban land-Glenelg complex, 0 to 8 percent slopes	Not prime farmland	0.0	0.0%
UrsB	Urban land-Manor complex, 0 to 8 percent slopes	Not prime farmland	2.3	0.2%
UrsD	Urban land-Manor complex, 8 to 25 percent slopes	Not prime farmland	0.5	0.0%
W	Water	Not prime farmland	19.4	2.0%
<b>Totals for Area of Interest</b>			<b>982.6</b>	<b>100.0%</b>

**Rating Options—Farmland Classification (2018-075)**

*Aggregation Method:* No Aggregation Necessary

*Tie-break Rule:* Lower

## Hydric Rating by Map Unit (2018-075)

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

### References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

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Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.



### MAP LEGEND

**Area of Interest (AOI)**  
Area of Interest (AOI)

**Soils**  
**Soil Rating Polygons**  
Hydric (100%)  
Hydric (66 to 99%)  
Hydric (33 to 65%)  
Hydric (1 to 32%)  
Not Hydric (0%)  
Not rated or not available

**Soil Rating Lines**  
Hydric (100%)  
Hydric (66 to 99%)  
Hydric (33 to 65%)  
Hydric (1 to 32%)  
Not Hydric (0%)  
Not rated or not available

**Soil Rating Points**  
Hydric (100%)  
Hydric (66 to 99%)  
Hydric (33 to 65%)  
Hydric (1 to 32%)  
Not Hydric (0%)  
Not rated or not available

**Water Features**  
Streams and Canals

**Transportation**  
Rails  
Interstate Highways  
US Routes  
Major Roads  
Local Roads

**Background**  
Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

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**Table—Hydric Rating by Map Unit (2018-075)**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ba	Baile silt loam	85	5.4	0.5%
BaB	Baile silt loam, 3 to 8 percent slopes	85	8.9	0.9%
Co	Codorus silt loam	11	75.6	7.7%
Cs	Comus silt loam	8	43.5	4.4%
GgB	Glenelg silt loam, 3 to 8 percent slopes	0	33.1	3.4%
GgC	Glenelg silt loam, 8 to 15 percent slopes	0	14.6	1.5%
GIA	Glenville silt loam, 0 to 3 percent slopes	5	2.1	0.2%
GIB	Glenville silt loam, 3 to 8 percent slopes	10	36.7	3.7%
GIC	Glenville silt loam, 8 to 15 percent slopes	0	1.5	0.2%
Ha	Hatboro silt loam	95	15.9	1.6%
MaB	Manor loam, 3 to 8 percent slopes	2	203.8	20.7%
MaC	Manor loam, 8 to 15 percent slopes	0	265.3	27.0%
MaD	Manor loam, 15 to 25 percent slopes	0	174.2	17.7%
MaE	Manor loam, 25 to 35 percent slopes	0	79.8	8.1%
UrmB	Urban land-Glenelg complex, 0 to 8 percent slopes	0	0.0	0.0%
UrsB	Urban land-Manor complex, 0 to 8 percent slopes	0	2.3	0.2%
UrsD	Urban land-Manor complex, 8 to 25 percent slopes	0	0.5	0.0%
W	Water	0	19.4	2.0%
<b>Totals for Area of Interest</b>			<b>982.6</b>	<b>100.0%</b>

**Rating Options—Hydric Rating by Map Unit (2018-075)**

*Aggregation Method: Percent Present*

*Component Percent Cutoff: None Specified*

*Tie-break Rule: Lower*

## **Nonirrigated Capability Class (2018-075)**

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.



## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

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## MAP LEGEND

<b>Area of Interest (AOI)</b>	 Capability Class - III
 Area of Interest (AOI)	 Capability Class - IV
<b>Soils</b>	 Capability Class - V
<b>Soil Rating Polygons</b>	 Capability Class - VI
 Capability Class - I	 Capability Class - VII
 Capability Class - II	 Capability Class - VIII
 Capability Class - III	 Not rated or not available
 Capability Class - IV	<b>Water Features</b>
 Capability Class - V	 Streams and Canals
 Capability Class - VI	<b>Transportation</b>
 Capability Class - VII	 Rails
 Capability Class - VIII	 Interstate Highways
 Not rated or not available	 US Routes
<b>Soil Rating Lines</b>	 Major Roads
 Capability Class - I	 Local Roads
 Capability Class - II	<b>Background</b>
 Capability Class - III	 Aerial Photography
 Capability Class - IV	
 Capability Class - V	
 Capability Class - VI	
 Capability Class - VII	
 Capability Class - VIII	
 Not rated or not available	
<b>Soil Rating Points</b>	
 Capability Class - I	
 Capability Class - II	

**Table—Nonirrigated Capability Class (2018-075)**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ba	Baile silt loam	5	5.4	0.5%
BaB	Baile silt loam, 3 to 8 percent slopes	5	8.9	0.9%
Co	Codorus silt loam	2	75.6	7.7%
Cs	Comus silt loam	1	43.5	4.4%
GgB	Glenelg silt loam, 3 to 8 percent slopes	2	33.1	3.4%
GgC	Glenelg silt loam, 8 to 15 percent slopes	3	14.6	1.5%
GIA	Glenville silt loam, 0 to 3 percent slopes	2	2.1	0.2%
GIB	Glenville silt loam, 3 to 8 percent slopes	2	36.7	3.7%
GIC	Glenville silt loam, 8 to 15 percent slopes	3	1.5	0.2%
Ha	Hatboro silt loam	4	15.9	1.6%
MaB	Manor loam, 3 to 8 percent slopes	2	203.8	20.7%
MaC	Manor loam, 8 to 15 percent slopes	3	265.3	27.0%
MaD	Manor loam, 15 to 25 percent slopes	4	174.2	17.7%
MaE	Manor loam, 25 to 35 percent slopes	6	79.8	8.1%
UrmB	Urban land-Glenelg complex, 0 to 8 percent slopes	8	0.0	0.0%
UrsB	Urban land-Manor complex, 0 to 8 percent slopes	8	2.3	0.2%
UrsD	Urban land-Manor complex, 8 to 25 percent slopes	8	0.5	0.0%
W	Water		19.4	2.0%
<b>Totals for Area of Interest</b>			<b>982.6</b>	<b>100.0%</b>

**Rating Options—Nonirrigated Capability Class (2018-075)**

*Aggregation Method: Dominant Condition*  
*Component Percent Cutoff: None Specified*  
*Tie-break Rule: Higher*

## Sanitary Facilities

Sanitary Facilities interpretations are tools designed to guide the user in site selection for the safe disposal of sewage and solid waste. Example interpretations include septic tank absorption fields, sewage lagoons, and sanitary landfills.

### Septic System Sand Mound Bed or Trench (PA) (2018-075)

This is a system of pressurized lines that distribute effluent from a septic tank into a mound with sand under aggregate. The mound is placed on top of the mineral soil surface. About 1 to 4 feet of sand could be placed on the mineral soil surface in a sand mound system. Only the part of the soils between depths of 0 and 20 inches is considered when the soils are rated.

The soil properties and site features considered are those that affect absorption of the effluent and construction and maintenance of the system and those that may affect public health. These include depth to a water table, depth to bedrock, content of rock fragments, flooding, slope, and saturated hydraulic conductivity (Ksat). Flooding is a serious problem because it can result in improper treatment of the effluent and contamination of ground water or surface water. If Ksat is too fast or too slow, if the content of rock fragments is too high, or if the water table is too close to the surface, the effluent can contaminate the ground water. If this system is improperly installed on the steeper slopes, the effluent could flow along the surface of the soils. Additional grading may be needed in areas downslope from the system.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Slightly limited" indicates that the soil has features that are favorable for the specified use. The limitations are minor and can be easily overcome. Good performance and low maintenance can be expected. "Moderately limited" indicates that the soil has features that are somewhat favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

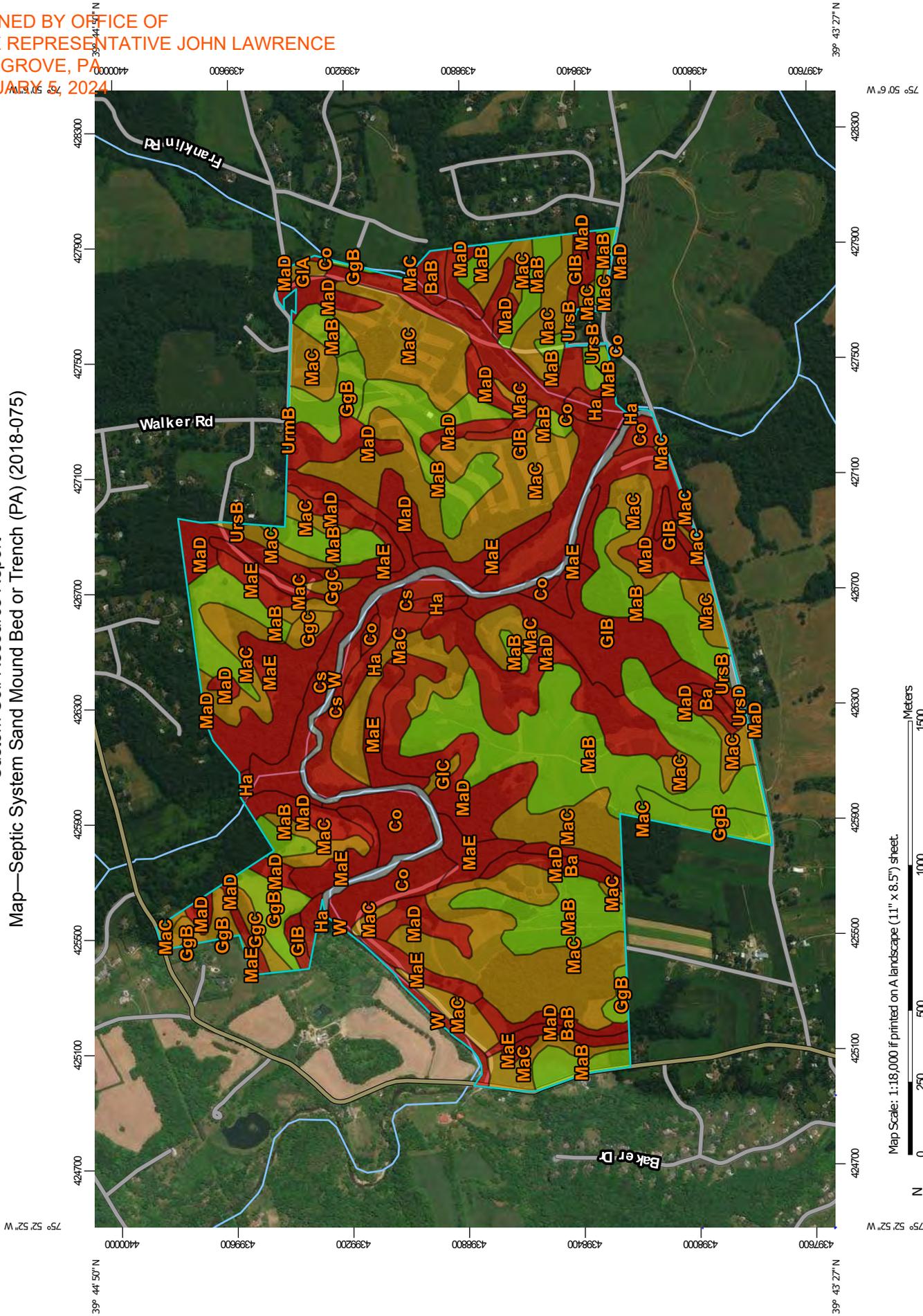
The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer

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are determined by the aggregation method chosen, which is displayed on the report. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the Selected Soil Interpretations report with this interpretation included from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Custom Soil Resource Report  
Map—Septic System Sand Mound Bed or Trench (PA) (2018-075)



### MAP LEGEND

**Area of Interest (AOI)**

- Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**

- Very limited
- Moderately limited
- Slightly limited
- Not limited
- Not rated or not available

**Soil Rating Lines**

- Very limited
- Moderately limited
- Slightly limited
- Not limited
- Not rated or not available

**Soil Rating Points**

- Very limited
- Moderately limited
- Slightly limited
- Not limited
- Not rated or not available

**Water Features**

- Streams and Canals

**Transportation**

- Rails
- Interstate Highways

US Routes

Major Roads

Local Roads

**Background**

Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

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Soil Survey Area: Chester County, Pennsylvania  
 Survey Area Data: Version 9, Oct 3, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 6, 2010—Mar 16, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

**Tables—Septic System Sand Mound Bed or Trench (PA)  
(2018-075)**

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Ba	Baile silt loam	Very limited	Baile (85%)	Potential seasonal high water table (1.00)	5.4	0.5%
				Slow percolation 12-20" (1.00)		
				Slope (0.18)		
BaB	Baile silt loam, 3 to 8 percent slopes	Very limited	Baile (85%)	Potential seasonal high water table (1.00)	8.9	0.9%
				Slow percolation 12-20" (1.00)		
				Slope (0.35)		
Co	Codorus silt loam	Very limited	Codorus (85%)	Flooding (1.00)	75.6	7.7%
				Low potential seasonal high water table (0.67)		
				Slope (0.18)		
			Hatboro (8%)	Potential seasonal high water table (1.00)		
				Flooding (1.00)		
				Slope (0.18)		
			Baile (3%)	Potential seasonal high water table (1.00)		
				Slow percolation 12-20" (1.00)		
				Slope (0.18)		
Cs	Comus silt loam	Very limited	Comus (90%)	Flooding (1.00)	43.5	4.4%
				Slope (0.18)		
			Holly (8%)	Potential seasonal high water table (1.00)		
				Flooding (1.00)		
				Slope (0.18)		
				Slope (0.18)		

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Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
			Newark (2%)	Potential seasonal high water table (1.00) Flooding (1.00) Potential karst (0.30) Slope (0.18)		
GgB	Glenelg silt loam, 3 to 8 percent slopes	Slightly limited	Glenelg (85%) Gaila (10%) Glenville (5%)	Slope (0.40) Slope (0.40) Low potential seasonal high water table (0.50) Slope (0.40)	33.1	3.4%
GgC	Glenelg silt loam, 8 to 15 percent slopes	Moderately limited	Glenelg (85%) Gaila (10%) Glenville (5%)	Too steep (0.85) Too steep (0.85) Too steep (0.85) Low potential seasonal high water table (0.50)	14.6	1.5%
GIA	Glenville silt loam, 0 to 3 percent slopes	Moderately limited	Glenville (90%)	Potential seasonal high water table (0.98) Slow percolation 12-20" (0.79) Slope (0.18)	2.1	0.2%
GIB	Glenville silt loam, 3 to 8 percent slopes	Very limited	Glenville (75%) Unnamed (15%) Baile (10%)	Potential seasonal high water table (1.00) Slope (0.40) Potential seasonal high water table (1.00) Slope (0.40) Potential seasonal high water table (1.00) Slow percolation 12-20" (1.00) Slope (0.40)	36.7	3.7%

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Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
GIC	Glenville silt loam, 8 to 15 percent slopes	Moderately limited	Glenville (100%)	Potential seasonal high water table (0.98)	1.5	0.2%
				Too steep (0.85)		
				Slow percolation 12-20" (0.79)		
Ha	Hatboro silt loam	Very limited	Hatboro (95%)	Potential seasonal high water table (1.00)	15.9	1.6%
				Flooding (1.00)		
				Slope (0.18)		
MaB	Manor loam, 3 to 8 percent slopes	Slightly limited	Manor (95%)	Slope (0.40)	203.8	20.7%
MaC	Manor loam, 8 to 15 percent slopes	Moderately limited	Manor (85%)	Too steep (0.85)	265.3	27.0%
			Mt. Airy (5%)	Too steep (0.85)		
				Potential bedrock near 20" (0.20)		
				Slight voided fragments (0.02)		
			Glenville (5%)	Too steep (0.85)		
				Low potential seasonal high water table (0.50)		
MaD	Manor loam, 15 to 25 percent slopes	Very limited	Manor (85%)	Too steep (1.00)	174.2	17.7%
			Blocktown (5%)	Bedrock, above 20" (1.00)		
				Too steep (1.00)		
				Slow percolation 12-20" (0.58)		
				Slight voided fragments (0.06)		
			Glenville (5%)	Potential seasonal high water table (1.00)		
				Too steep (1.00)		
			Mt. Airy (5%)	Too steep (1.00)		
				Potential bedrock near 20" (0.20)		
MaE	Manor loam, 25 to 35 percent slopes	Very limited	Manor (98%)	Too steep (1.00)	79.8	8.1%

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STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
UrmB	Urban land-Glenelg complex, 0 to 8 percent slopes	Not rated	Urban land (65%)		0.0	0.0%
UrsB	Urban land-Manor complex, 0 to 8 percent slopes	Not rated	Urban land (50%)		2.3	0.2%
UrsD	Urban land-Manor complex, 8 to 25 percent slopes	Not rated	Urban land (50%)		0.5	0.0%
W	Water	Not rated	Water (100%)		19.4	2.0%
<b>Totals for Area of Interest</b>					<b>982.6</b>	<b>100.0%</b>

Rating	Acres in AOI	Percent of AOI
Very limited	440.0	44.8%
Moderately limited	283.5	28.8%
Slightly limited	236.9	24.1%
Null or Not Rated	22.2	2.3%
<b>Totals for Area of Interest</b>	<b>982.6</b>	<b>100.0%</b>

### Rating Options—Septic System Sand Mound Bed or Trench (PA) (2018-075)

*Aggregation Method:* Dominant Condition  
*Component Percent Cutoff:* None Specified  
*Tie-break Rule:* Higher

### Vegetative Productivity

Vegetative productivity includes estimates of potential vegetative production for a variety of land uses, including cropland, forestland, hayland, pastureland, horticulture and rangeland. In the underlying database, some states maintain crop yield data by individual map unit component. Other states maintain the data at the map unit level. Attributes are included for both, although only one or the other is likely to contain data for any given geographic area. For other land uses, productivity data is shown only at the map unit component level. Examples include potential crop yields under irrigated and nonirrigated conditions, forest productivity, forest site index, and total rangeland production under of normal, favorable and unfavorable conditions.

## **Yields of Non-Irrigated Crops (Map Unit): Corn (Bu) (2018-075)**

These are the estimated average yields per acre that can be expected of selected nonirrigated crops under a high level of management. In any given year, yields may be higher or lower than those indicated because of variations in rainfall and other climatic factors.

In the database, some states maintain crop yield data by individual map unit component and others maintain the data at the map unit level. Attributes are included in this application for both, although only one or the other is likely to contain data for any given geographic area. This attribute uses data maintained at the map unit level.

The yields are actually recorded as three separate values in the database. A low value and a high value indicate the range for the soil component. A "representative" value indicates the expected value for the component. For these yields, only the representative value is used.

The yields are based mainly on the experience and records of farmers, conservationists, and extension agents. Available yield data from nearby areas and results of field trials and demonstrations also are considered.

The management needed to obtain the indicated yields of the various crops depends on the kind of soil and the crop. Management can include drainage, erosion control, and protection from flooding; the proper planting and seeding rates; suitable high-yielding crop varieties; appropriate and timely tillage; control of weeds, plant diseases, and harmful insects; favorable soil reaction and optimum levels of nitrogen, phosphorus, potassium, and trace elements for each crop; effective use of crop residue, barnyard manure, and green manure crops; and harvesting that ensures the smallest possible loss.

The estimated yields reflect the productive capacity of each soil for the selected crop. Yields are likely to increase as new production technology is developed. The productivity of a given soil compared with that of other soils, however, is not likely to change.



## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chester County, Pennsylvania  
 Survey Area Data: Version 9, Oct 3, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 6, 2010—Mar 16, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## MAP LEGEND

<b>Area of Interest (AOI)</b>	<b>Transportation</b>
Area of Interest (AOI)	Rails
	
<b>Soils</b>	Interstate Highways
<b>Soil Rating Polygons</b>	US Routes
 <= 100.00	Major Roads
 > 100.00 and <= 115.00	Local Roads
 > 115.00 and <= 130.00	<b>Background</b>
 > 130.00 and <= 145.00	Aerial Photography
 > 145.00 and <= 175.00	
 Not rated or not available	
 Not rated or not available	
<b>Soil Rating Lines</b>	
 <= 100.00	
 > 100.00 and <= 115.00	
 > 115.00 and <= 130.00	
 > 130.00 and <= 145.00	
 > 145.00 and <= 175.00	
 Not rated or not available	
 Not rated or not available	
<b>Soil Rating Points</b>	
 <= 100.00	
 > 100.00 and <= 115.00	
 > 115.00 and <= 130.00	
 > 130.00 and <= 145.00	
 > 145.00 and <= 175.00	
 Not rated or not available	
 Not rated or not available	
<b>Water Features</b>	
 Streams and Canals	

**Table—Yields of Non-Irrigated Crops (Map Unit): Corn (Bu)  
(2018-075)**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ba	Baile silt loam		5.4	0.5%
BaB	Baile silt loam, 3 to 8 percent slopes		8.9	0.9%
Co	Codorus silt loam	130.00	75.6	7.7%
Cs	Comus silt loam	175.00	43.5	4.4%
GgB	Glenelg silt loam, 3 to 8 percent slopes		33.1	3.4%
GgC	Glenelg silt loam, 8 to 15 percent slopes		14.6	1.5%
GIA	Glenville silt loam, 0 to 3 percent slopes	100.00	2.1	0.2%
GIB	Glenville silt loam, 3 to 8 percent slopes	145.00	36.7	3.7%
GIC	Glenville silt loam, 8 to 15 percent slopes	95.00	1.5	0.2%
Ha	Hatboro silt loam	115.00	15.9	1.6%
MaB	Manor loam, 3 to 8 percent slopes	115.00	203.8	20.7%
MaC	Manor loam, 8 to 15 percent slopes		265.3	27.0%
MaD	Manor loam, 15 to 25 percent slopes		174.2	17.7%
MaE	Manor loam, 25 to 35 percent slopes		79.8	8.1%
UrmB	Urban land-Glenelg complex, 0 to 8 percent slopes		0.0	0.0%
UrsB	Urban land-Manor complex, 0 to 8 percent slopes		2.3	0.2%
UrsD	Urban land-Manor complex, 8 to 25 percent slopes		0.5	0.0%
W	Water		19.4	2.0%
<b>Totals for Area of Interest</b>			<b>982.6</b>	<b>100.0%</b>

**Rating Options—Yields of Non-Irrigated Crops (Map Unit): Corn  
(Bu) (2018-075)**

*Crop:* Corn

*Yield Units:* Bu

*Aggregation Method:* No Aggregation Necessary

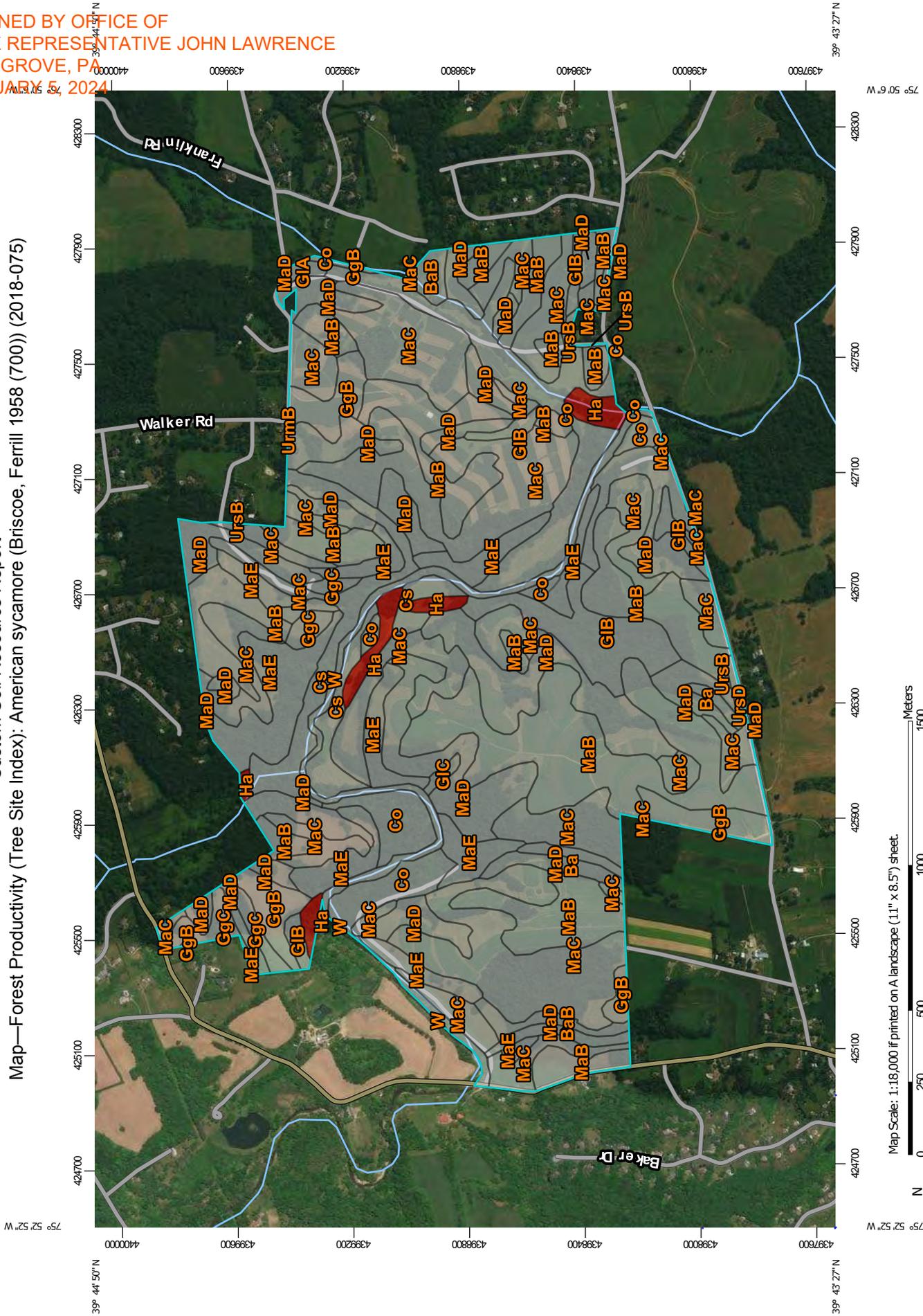
*Tie-break Rule:* Higher

## **Forest Productivity (Tree Site Index): American sycamore (Briscoe, Ferrill 1958 (700)) (2018-075)**

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

Custom Soil Resource Report  
Map—Forest Productivity (Tree Site Index): American sycamore (Briscoe, Ferrill 1958 (700)) (2018-075)



Map Scale: 1:18,000 if printed on A landscape (11" x 8.5") sheet.  
0 250 500 1000 1500 Meters  
0 500 1000 2000 3000 Feet  
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

## MAP LEGEND

- Area of Interest (AOI)**
  -  Area of Interest (AOI)
- Soils**
  - Soil Rating Polygons**
    -  = 60
    -  Not rated or not available
  - Soil Rating Lines**
    -  = 60
    -  Not rated or not available
  - Soil Rating Points**
    -  = 60
    -  Not rated or not available
- Water Features**
  -  Streams and Canals
- Transportation**
  -  Rails
  -  Interstate Highways
  -  US Routes
  -  Major Roads
  -  Local Roads
- Background**
  -  Aerial Photography

## MAP INFORMATION

- The soil surveys that comprise your AOI were mapped at 1:24,000.
- Please rely on the bar scale on each map sheet for map measurements.
- Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)
- Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.
- This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.
- Soil Survey Area: Chester County, Pennsylvania  
 Survey Area Data: Version 9, Oct 3, 2017
- Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.
- Date(s) aerial images were photographed: Dec 6, 2010—Mar 16, 2017
- The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

**Table—Forest Productivity (Tree Site Index): American sycamore  
(Briscoe, Ferrill 1958 (700)) (2018-075)**

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
Ba	Baile silt loam		5.4	0.5%
BaB	Baile silt loam, 3 to 8 percent slopes		8.9	0.9%
Co	Codorus silt loam		75.6	7.7%
Cs	Comus silt loam		43.5	4.4%
GgB	Glenelg silt loam, 3 to 8 percent slopes		33.1	3.4%
GgC	Glenelg silt loam, 8 to 15 percent slopes		14.6	1.5%
GIA	Glenville silt loam, 0 to 3 percent slopes		2.1	0.2%
GIB	Glenville silt loam, 3 to 8 percent slopes		36.7	3.7%
GIC	Glenville silt loam, 8 to 15 percent slopes		1.5	0.2%
Ha	Hatboro silt loam	60	15.9	1.6%
MaB	Manor loam, 3 to 8 percent slopes		203.8	20.7%
MaC	Manor loam, 8 to 15 percent slopes		265.3	27.0%
MaD	Manor loam, 15 to 25 percent slopes		174.2	17.7%
MaE	Manor loam, 25 to 35 percent slopes		79.8	8.1%
UrmB	Urban land-Glenelg complex, 0 to 8 percent slopes		0.0	0.0%
UrsB	Urban land-Manor complex, 0 to 8 percent slopes		2.3	0.2%
UrsD	Urban land-Manor complex, 8 to 25 percent slopes		0.5	0.0%
W	Water		19.4	2.0%
<b>Totals for Area of Interest</b>			<b>982.6</b>	<b>100.0%</b>

**Rating Options—Forest Productivity (Tree Site Index): American sycamore (Briscoe, Ferrill 1958 (700)) (2018-075)**

*Units of Measure:* feet

*Tree:* American sycamore

*Site Index Base:* Briscoe, Ferrill 1958 (700)

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STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

*Aggregation Method:* Dominant Component

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

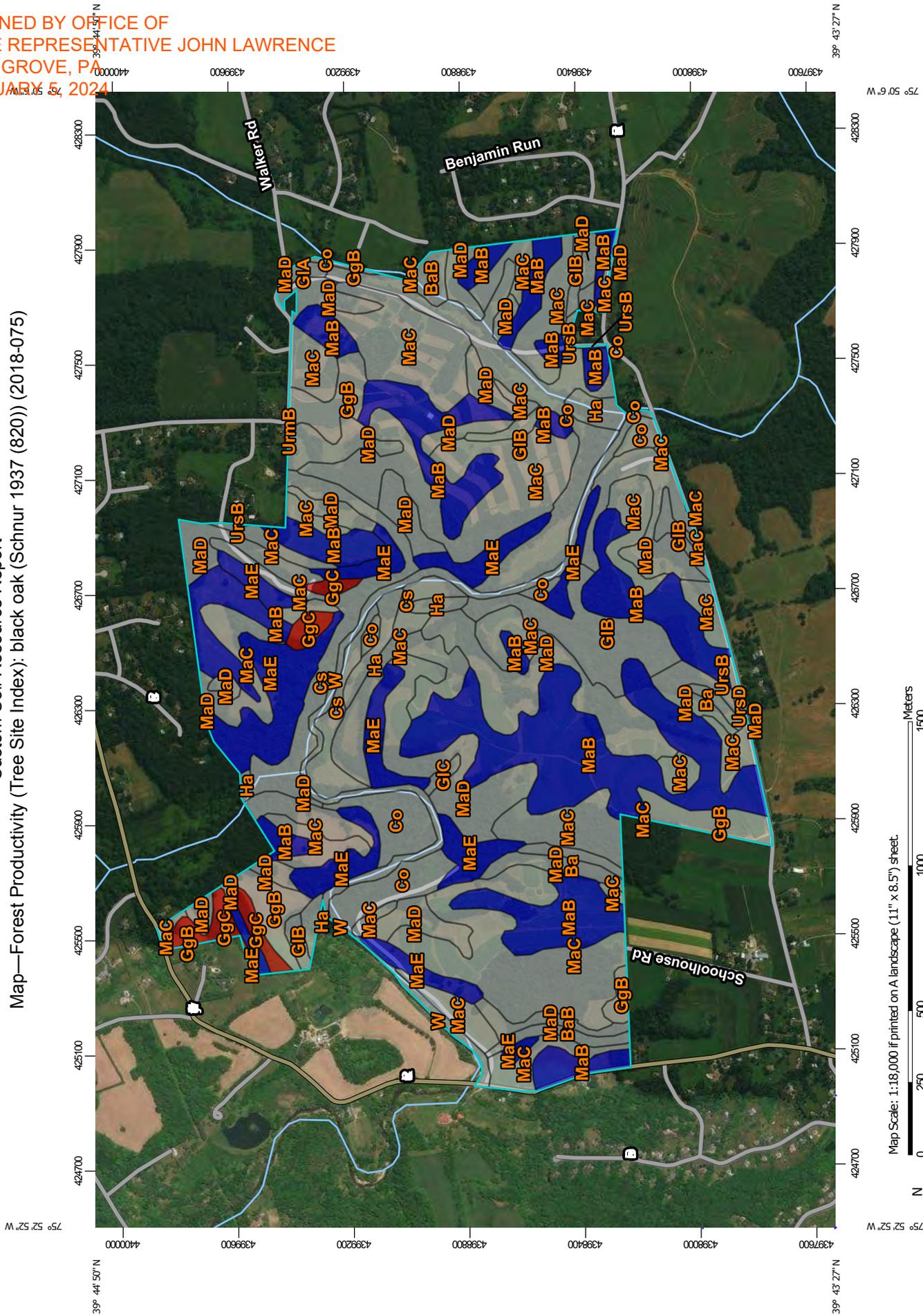
*Interpret Nulls as Zero:* No

### **Forest Productivity (Tree Site Index): black oak (Schnur 1937 (820)) (2018-075)**

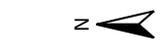
The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

Custom Soil Resource Report  
Map—Forest Productivity (Tree Site Index): black oak (Schnur 1937 (820)) (2018-075)



Map Scale: 1:18,000 if printed on A landscape (11" x 8.5") sheet.  
0 250 500 1000 1500 Meters  
0 500 1000 2000 3000 Feet  
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



## MAP LEGEND

- Area of Interest (AOI)**
  - Area of Interest (AOI)
- Soils**
  - Soil Rating Polygons**
    - <= 78
    - > 78 and <= 80
    - Not rated or not available
  - Soil Rating Lines**
    - <= 78
    - > 78 and <= 80
    - Not rated or not available
  - Soil Rating Points**
    - <= 78
    - > 78 and <= 80
    - Not rated or not available
- Water Features**
  - Streams and Canals
- Transportation**
  - Rails
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads
- Background**
  - Aerial Photography

## MAP INFORMATION

- The soil surveys that comprise your AOI were mapped at 1:24,000.
- Please rely on the bar scale on each map sheet for map measurements.
- Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)
- Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.
- This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.
- Soil Survey Area: Chester County, Pennsylvania  
 Survey Area Data: Version 9, Oct 3, 2017
- Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.
- Date(s) aerial images were photographed: Dec 6, 2010—Mar 16, 2017
- The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

**Table—Forest Productivity (Tree Site Index): black oak (Schnur 1937 (820)) (2018-075)**

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
Ba	Baile silt loam		5.4	0.5%
BaB	Baile silt loam, 3 to 8 percent slopes		8.9	0.9%
Co	Codorus silt loam		75.6	7.7%
Cs	Comus silt loam		43.5	4.4%
GgB	Glenelg silt loam, 3 to 8 percent slopes		33.1	3.4%
GgC	Glenelg silt loam, 8 to 15 percent slopes	78	14.6	1.5%
GIA	Glenville silt loam, 0 to 3 percent slopes		2.1	0.2%
GIB	Glenville silt loam, 3 to 8 percent slopes		36.7	3.7%
GIC	Glenville silt loam, 8 to 15 percent slopes		1.5	0.2%
Ha	Hatboro silt loam		15.9	1.6%
MaB	Manor loam, 3 to 8 percent slopes	80	203.8	20.7%
MaC	Manor loam, 8 to 15 percent slopes		265.3	27.0%
MaD	Manor loam, 15 to 25 percent slopes		174.2	17.7%
MaE	Manor loam, 25 to 35 percent slopes	80	79.8	8.1%
UrmB	Urban land-Glenelg complex, 0 to 8 percent slopes		0.0	0.0%
UrsB	Urban land-Manor complex, 0 to 8 percent slopes		2.3	0.2%
UrsD	Urban land-Manor complex, 8 to 25 percent slopes		0.5	0.0%
W	Water		19.4	2.0%
<b>Totals for Area of Interest</b>			<b>982.6</b>	<b>100.0%</b>

**Rating Options—Forest Productivity (Tree Site Index): black oak (Schnur 1937 (820)) (2018-075)**

*Units of Measure:* feet

*Tree:* black oak

*Site Index Base:* Schnur 1937 (820)

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STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

*Aggregation Method:* Dominant Component

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

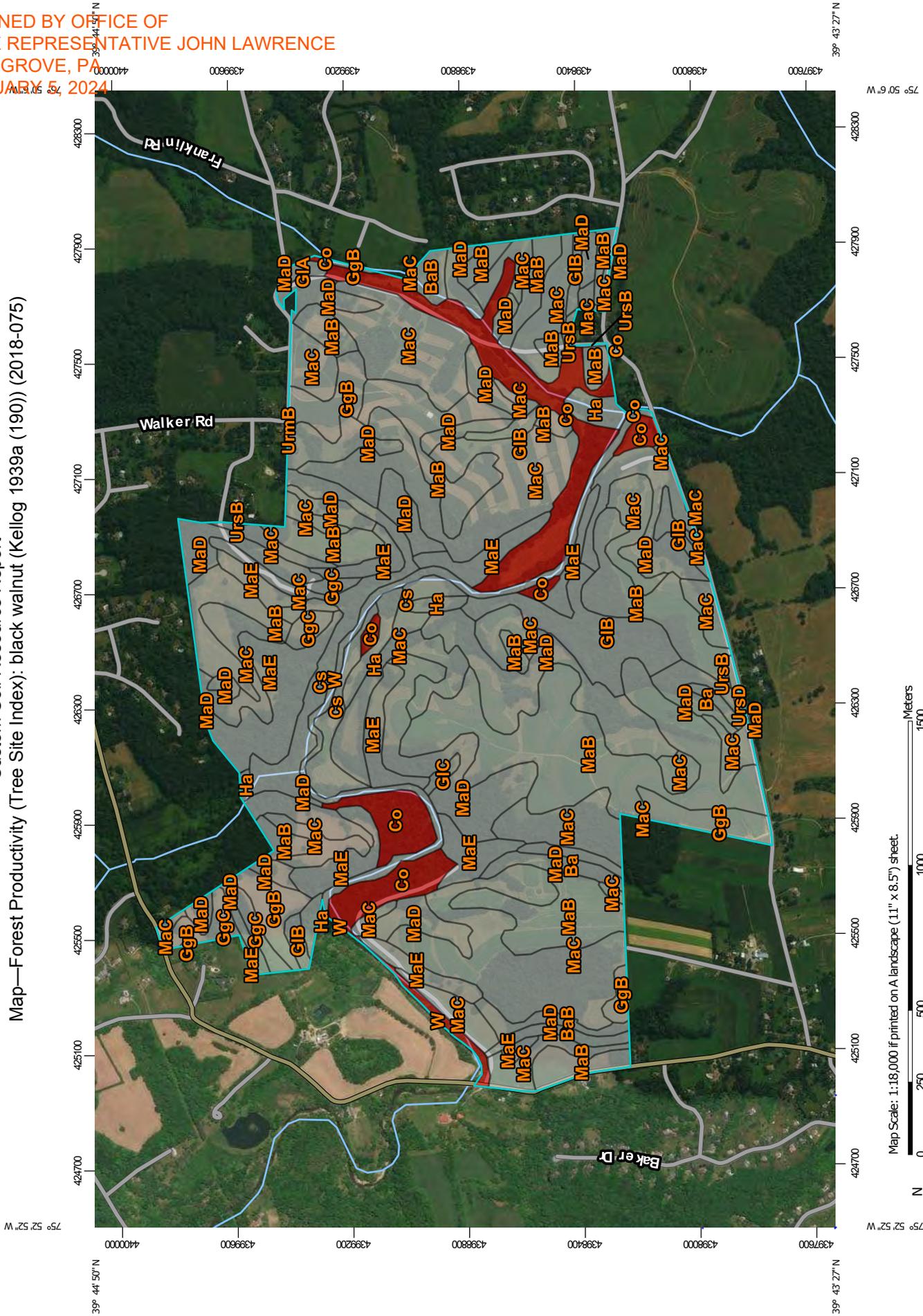
*Interpret Nulls as Zero:* No

### **Forest Productivity (Tree Site Index): black walnut (Kellog 1939a (190)) (2018-075)**

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

Custom Soil Resource Report  
Map—Forest Productivity (Tree Site Index): black walnut (Kellog 1939a (190)) (2018-075)



## MAP LEGEND

- Area of Interest (AOI)**
  -  Area of Interest (AOI)
- Soils**
  - Soil Rating Polygons**
    -  = 100
    -  Not rated or not available
  - Soil Rating Lines**
    -  = 100
    -  Not rated or not available
  - Soil Rating Points**
    -  = 100
    -  Not rated or not available
- Water Features**
  -  Streams and Canals
- Transportation**
  -  Rails
  -  Interstate Highways
  -  US Routes
  -  Major Roads
  -  Local Roads
- Background**
  -  Aerial Photography

## MAP INFORMATION

- The soil surveys that comprise your AOI were mapped at 1:24,000.
- Please rely on the bar scale on each map sheet for map measurements.
- Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)
- Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.
- This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.
- Soil Survey Area: Chester County, Pennsylvania  
 Survey Area Data: Version 9, Oct 3, 2017
- Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.
- Date(s) aerial images were photographed: Dec 6, 2010—Mar 16, 2017
- The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

**Table—Forest Productivity (Tree Site Index): black walnut (Kellog 1939a (190)) (2018-075)**

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
Ba	Baile silt loam		5.4	0.5%
BaB	Baile silt loam, 3 to 8 percent slopes		8.9	0.9%
Co	Codorus silt loam	100	75.6	7.7%
Cs	Comus silt loam		43.5	4.4%
GgB	Glenelg silt loam, 3 to 8 percent slopes		33.1	3.4%
GgC	Glenelg silt loam, 8 to 15 percent slopes		14.6	1.5%
GIA	Glenville silt loam, 0 to 3 percent slopes		2.1	0.2%
GIB	Glenville silt loam, 3 to 8 percent slopes		36.7	3.7%
GIC	Glenville silt loam, 8 to 15 percent slopes		1.5	0.2%
Ha	Hatboro silt loam		15.9	1.6%
MaB	Manor loam, 3 to 8 percent slopes		203.8	20.7%
MaC	Manor loam, 8 to 15 percent slopes		265.3	27.0%
MaD	Manor loam, 15 to 25 percent slopes		174.2	17.7%
MaE	Manor loam, 25 to 35 percent slopes		79.8	8.1%
UrmB	Urban land-Glenelg complex, 0 to 8 percent slopes		0.0	0.0%
UrsB	Urban land-Manor complex, 0 to 8 percent slopes		2.3	0.2%
UrsD	Urban land-Manor complex, 8 to 25 percent slopes		0.5	0.0%
W	Water		19.4	2.0%
<b>Totals for Area of Interest</b>			<b>982.6</b>	<b>100.0%</b>

**Rating Options—Forest Productivity (Tree Site Index): black walnut (Kellog 1939a (190)) (2018-075)**

*Units of Measure:* feet

*Tree:* black walnut

*Site Index Base:* Kellog 1939a (190)

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STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

*Aggregation Method:* Dominant Component

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

*Interpret Nulls as Zero:* No

### **Forest Productivity (Tree Site Index): eastern white pine (Lloyd 1970b (660)) (2018-075)**

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.



## MAP LEGEND

- Area of Interest (AOI)**
  -  Area of Interest (AOI)
- Soils**
  - Soil Rating Polygons**
    -  = 100
    -  Not rated or not available
  - Soil Rating Lines**
    -  = 100
    -  Not rated or not available
  - Soil Rating Points**
    -  = 100
    -  Not rated or not available
- Water Features**
  -  Streams and Canals
- Transportation**
  -  Rails
  -  Interstate Highways
  -  US Routes
  -  Major Roads
  -  Local Roads
- Background**
  -  Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chester County, Pennsylvania  
 Survey Area Data: Version 9, Oct 3, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 6, 2010—Mar 16, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

**Table—Forest Productivity (Tree Site Index): eastern white pine (Lloyd 1970b (660)) (2018-075)**

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
Ba	Baile silt loam		5.4	0.5%
BaB	Baile silt loam, 3 to 8 percent slopes		8.9	0.9%
Co	Codorus silt loam	100	75.6	7.7%
Cs	Comus silt loam		43.5	4.4%
GgB	Glenelg silt loam, 3 to 8 percent slopes		33.1	3.4%
GgC	Glenelg silt loam, 8 to 15 percent slopes		14.6	1.5%
GIA	Glenville silt loam, 0 to 3 percent slopes		2.1	0.2%
GIB	Glenville silt loam, 3 to 8 percent slopes		36.7	3.7%
GIC	Glenville silt loam, 8 to 15 percent slopes		1.5	0.2%
Ha	Hatboro silt loam		15.9	1.6%
MaB	Manor loam, 3 to 8 percent slopes		203.8	20.7%
MaC	Manor loam, 8 to 15 percent slopes		265.3	27.0%
MaD	Manor loam, 15 to 25 percent slopes		174.2	17.7%
MaE	Manor loam, 25 to 35 percent slopes		79.8	8.1%
UrmB	Urban land-Glenelg complex, 0 to 8 percent slopes		0.0	0.0%
UrsB	Urban land-Manor complex, 0 to 8 percent slopes		2.3	0.2%
UrsD	Urban land-Manor complex, 8 to 25 percent slopes		0.5	0.0%
W	Water		19.4	2.0%
<b>Totals for Area of Interest</b>			<b>982.6</b>	<b>100.0%</b>

**Rating Options—Forest Productivity (Tree Site Index): eastern white pine (Lloyd 1970b (660)) (2018-075)**

*Units of Measure:* feet

*Tree:* eastern white pine

*Site Index Base:* Lloyd 1970b (660)

OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

*Aggregation Method:* Dominant Component

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

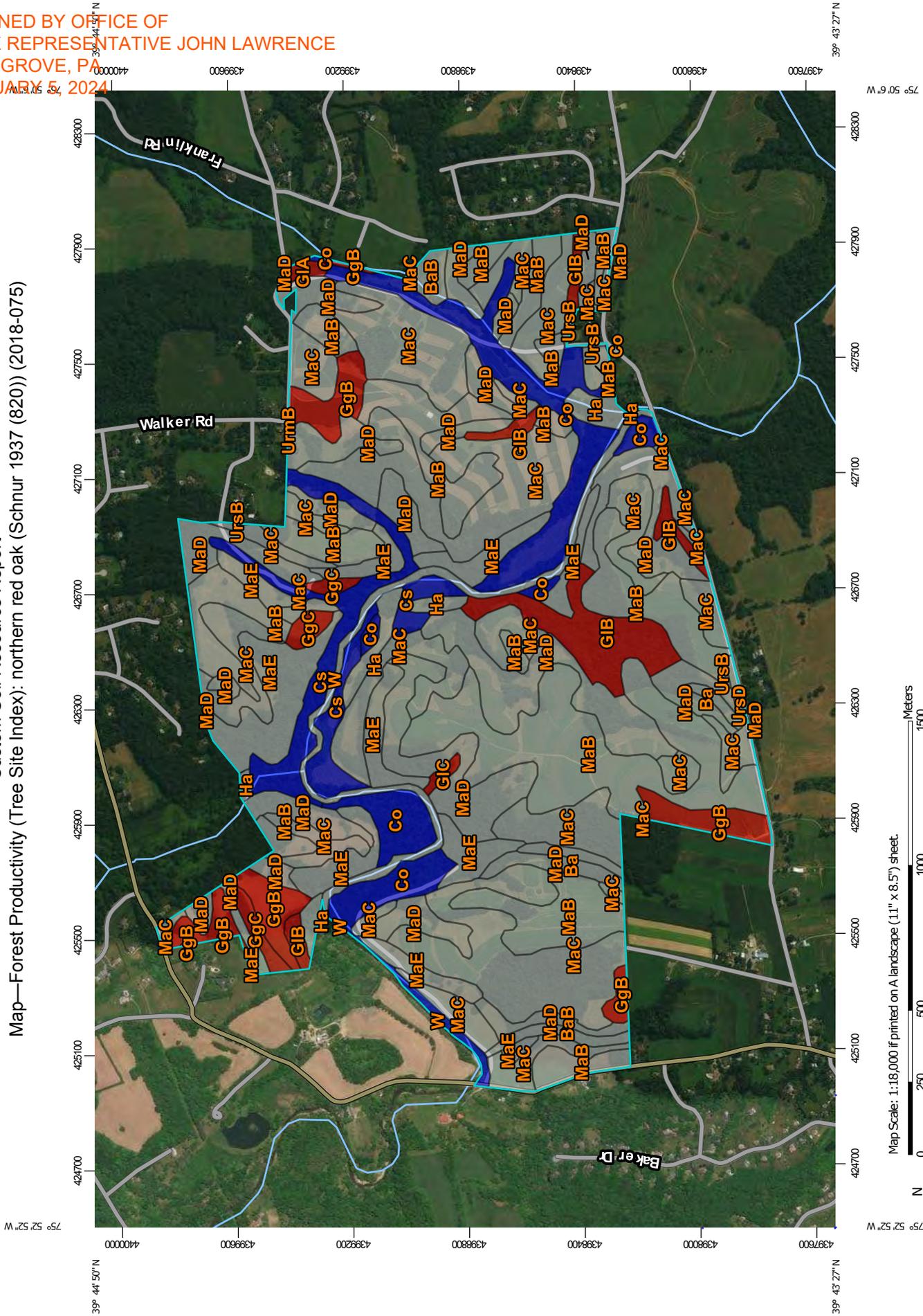
*Interpret Nulls as Zero:* No

### **Forest Productivity (Tree Site Index): northern red oak (Schnur 1937 (820)) (2018-075)**

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

Custom Soil Resource Report  
Map—Forest Productivity (Tree Site Index): northern red oak (Schnur 1937 (820)) (2018-075)



## MAP LEGEND

**Area of Interest (AOI)**  
 Area of Interest (AOI)



**Soils**

### Soil Rating Polygons

<= 80

> 80 and <= 85

Not rated or not available

### Soil Rating Lines

<= 80

> 80 and <= 85

Not rated or not available

### Soil Rating Points

<= 80

> 80 and <= 85

Not rated or not available

### Water Features

Streams and Canals

### Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

### Background

Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chester County, Pennsylvania  
 Survey Area Data: Version 9, Oct 3, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 6, 2010—Mar 16, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

**Table—Forest Productivity (Tree Site Index): northern red oak  
(Schnur 1937 (820)) (2018-075)**

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
Ba	Baile silt loam		5.4	0.5%
BaB	Baile silt loam, 3 to 8 percent slopes		8.9	0.9%
Co	Codorus silt loam	85	75.6	7.7%
Cs	Comus silt loam	85	43.5	4.4%
GgB	Glenelg silt loam, 3 to 8 percent slopes	80	33.1	3.4%
GgC	Glenelg silt loam, 8 to 15 percent slopes	80	14.6	1.5%
GIA	Glenville silt loam, 0 to 3 percent slopes	80	2.1	0.2%
GIB	Glenville silt loam, 3 to 8 percent slopes	80	36.7	3.7%
GIC	Glenville silt loam, 8 to 15 percent slopes	80	1.5	0.2%
Ha	Hatboro silt loam		15.9	1.6%
MaB	Manor loam, 3 to 8 percent slopes		203.8	20.7%
MaC	Manor loam, 8 to 15 percent slopes		265.3	27.0%
MaD	Manor loam, 15 to 25 percent slopes		174.2	17.7%
MaE	Manor loam, 25 to 35 percent slopes		79.8	8.1%
UrmB	Urban land-Glenelg complex, 0 to 8 percent slopes		0.0	0.0%
UrsB	Urban land-Manor complex, 0 to 8 percent slopes		2.3	0.2%
UrsD	Urban land-Manor complex, 8 to 25 percent slopes		0.5	0.0%
W	Water		19.4	2.0%
<b>Totals for Area of Interest</b>			<b>982.6</b>	<b>100.0%</b>

**Rating Options—Forest Productivity (Tree Site Index): northern red oak (Schnur 1937 (820)) (2018-075)**

*Units of Measure:* feet

*Tree:* northern red oak

*Site Index Base:* Schnur 1937 (820)

OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

*Aggregation Method:* Dominant Component

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

*Interpret Nulls as Zero:* No

### **Forest Productivity (Tree Site Index): red maple (Lloyd 1971a (070)) (2018-075)**

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.



## MAP LEGEND

- Area of Interest (AOI)**
  -  Area of Interest (AOI)
- Soils**
  - Soil Rating Polygons**
    -  = 90
    -  Not rated or not available
  - Soil Rating Lines**
    -  = 90
    -  Not rated or not available
  - Soil Rating Points**
    -  = 90
    -  Not rated or not available
- Water Features**
  -  Streams and Canals
- Transportation**
  -  Rails
  -  Interstate Highways
  -  US Routes
  -  Major Roads
  -  Local Roads
- Background**
  -  Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chester County, Pennsylvania  
 Survey Area Data: Version 9, Oct 3, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 6, 2010—Mar 16, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

**Table—Forest Productivity (Tree Site Index): red maple (Lloyd 1971a (070)) (2018-075)**

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
Ba	Baile silt loam		5.4	0.5%
BaB	Baile silt loam, 3 to 8 percent slopes		8.9	0.9%
Co	Codorus silt loam		75.6	7.7%
Cs	Comus silt loam		43.5	4.4%
GgB	Glenelg silt loam, 3 to 8 percent slopes		33.1	3.4%
GgC	Glenelg silt loam, 8 to 15 percent slopes		14.6	1.5%
GIA	Glenville silt loam, 0 to 3 percent slopes		2.1	0.2%
GIB	Glenville silt loam, 3 to 8 percent slopes	90	36.7	3.7%
GIC	Glenville silt loam, 8 to 15 percent slopes		1.5	0.2%
Ha	Hatboro silt loam		15.9	1.6%
MaB	Manor loam, 3 to 8 percent slopes		203.8	20.7%
MaC	Manor loam, 8 to 15 percent slopes		265.3	27.0%
MaD	Manor loam, 15 to 25 percent slopes		174.2	17.7%
MaE	Manor loam, 25 to 35 percent slopes		79.8	8.1%
UrmB	Urban land-Glenelg complex, 0 to 8 percent slopes		0.0	0.0%
UrsB	Urban land-Manor complex, 0 to 8 percent slopes		2.3	0.2%
UrsD	Urban land-Manor complex, 8 to 25 percent slopes		0.5	0.0%
W	Water		19.4	2.0%
<b>Totals for Area of Interest</b>			<b>982.6</b>	<b>100.0%</b>

**Rating Options—Forest Productivity (Tree Site Index): red maple (Lloyd 1971a (070)) (2018-075)**

*Units of Measure:* feet

*Tree:* red maple

*Site Index Base:* Lloyd 1971a (070)

OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

*Aggregation Method:* Dominant Component

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

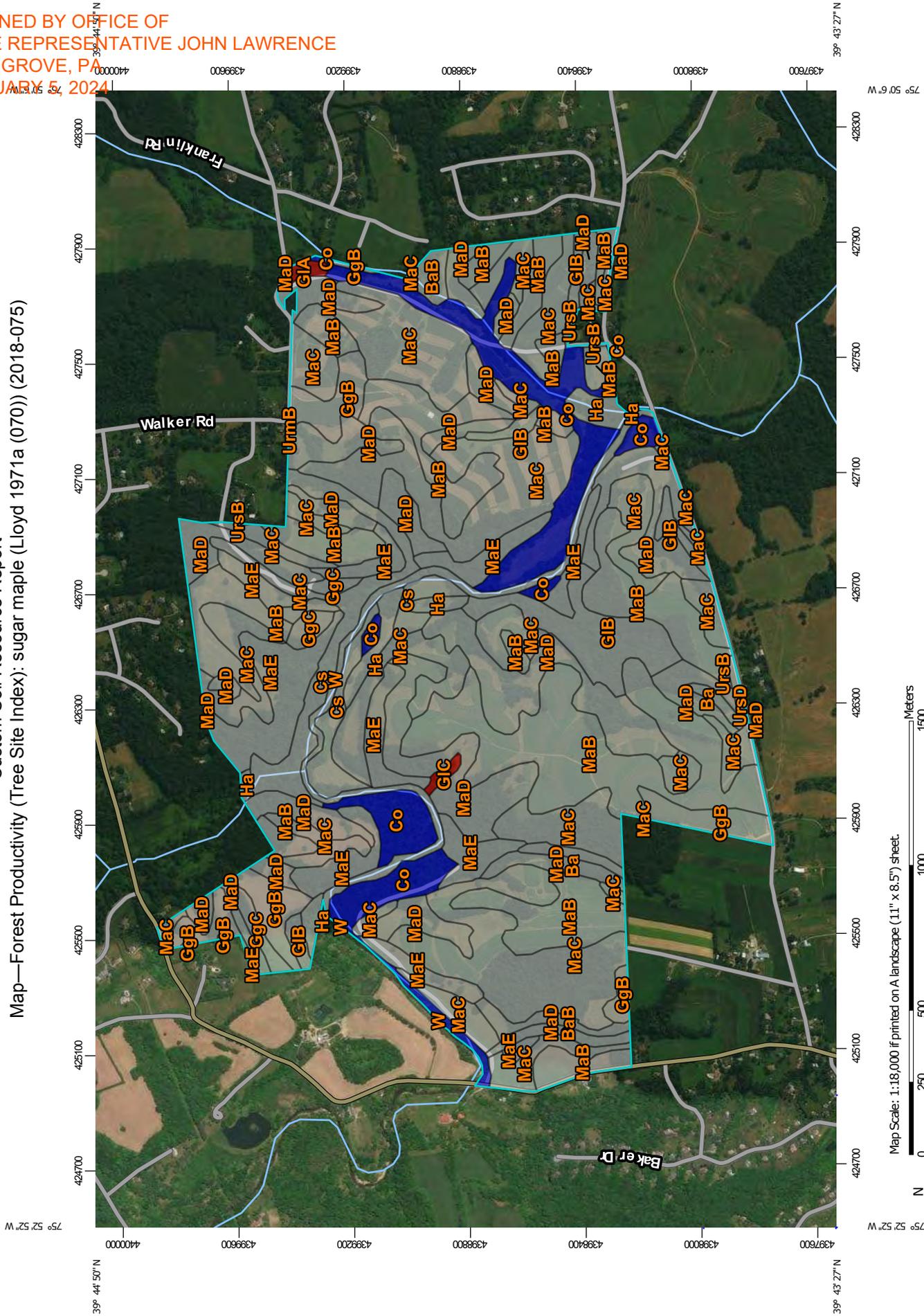
*Interpret Nulls as Zero:* No

## **Forest Productivity (Tree Site Index): sugar maple (Lloyd 1971a (070)) (2018-075)**

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

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Custom Soil Resource Report  
Map—Forest Productivity (Tree Site Index): sugar maple (Lloyd 1971a (070)) (2018-075)



## MAP LEGEND

- Area of Interest (AOI)**
  - Area of Interest (AOI)
- Soils**
  - Soil Rating Polygons**
    - <= 80
    - > 80 and <= 90
    - Not rated or not available
  - Soil Rating Lines**
    - <= 80
    - > 80 and <= 90
    - Not rated or not available
  - Soil Rating Points**
    - <= 80
    - > 80 and <= 90
    - Not rated or not available
- Water Features**
  - Streams and Canals
- Transportation**
  - Rails
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads
- Background**
  - Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chester County, Pennsylvania  
 Survey Area Data: Version 9, Oct 3, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 6, 2010—Mar 16, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

**Table—Forest Productivity (Tree Site Index): sugar maple (Lloyd 1971a (070)) (2018-075)**

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
Ba	Baile silt loam		5.4	0.5%
BaB	Baile silt loam, 3 to 8 percent slopes		8.9	0.9%
Co	Codorus silt loam	90	75.6	7.7%
Cs	Comus silt loam		43.5	4.4%
GgB	Glenelg silt loam, 3 to 8 percent slopes		33.1	3.4%
GgC	Glenelg silt loam, 8 to 15 percent slopes		14.6	1.5%
GIA	Glenville silt loam, 0 to 3 percent slopes	80	2.1	0.2%
GIB	Glenville silt loam, 3 to 8 percent slopes		36.7	3.7%
GIC	Glenville silt loam, 8 to 15 percent slopes	80	1.5	0.2%
Ha	Hatboro silt loam		15.9	1.6%
MaB	Manor loam, 3 to 8 percent slopes		203.8	20.7%
MaC	Manor loam, 8 to 15 percent slopes		265.3	27.0%
MaD	Manor loam, 15 to 25 percent slopes		174.2	17.7%
MaE	Manor loam, 25 to 35 percent slopes		79.8	8.1%
UrmB	Urban land-Glenelg complex, 0 to 8 percent slopes		0.0	0.0%
UrsB	Urban land-Manor complex, 0 to 8 percent slopes		2.3	0.2%
UrsD	Urban land-Manor complex, 8 to 25 percent slopes		0.5	0.0%
W	Water		19.4	2.0%
<b>Totals for Area of Interest</b>			<b>982.6</b>	<b>100.0%</b>

**Rating Options—Forest Productivity (Tree Site Index): sugar maple (Lloyd 1971a (070)) (2018-075)**

*Units of Measure:* feet

*Tree:* sugar maple

*Site Index Base:* Lloyd 1971a (070)

OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

*Aggregation Method:* Dominant Component

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

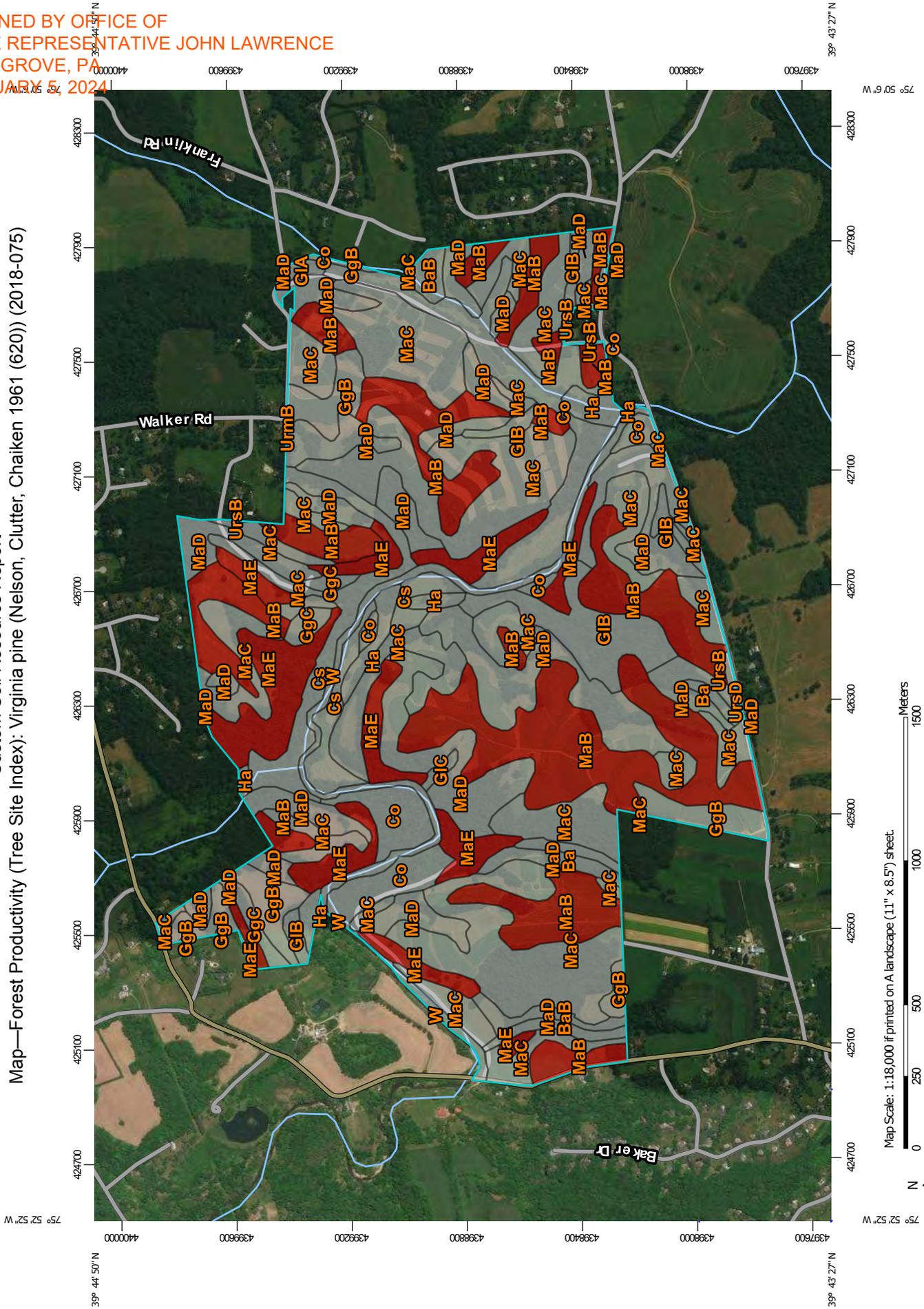
*Interpret Nulls as Zero:* No

### **Forest Productivity (Tree Site Index): Virginia pine (Nelson, Clutter, Chaiken 1961 (620)) (2018-075)**

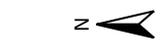
The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

Custom Soil Resource Report  
Map—Forest Productivity (Tree Site Index): Virginia pine 1961 (620) (2018-075)



Map Scale: 1:18,000 if printed on A landscape (11" x 8.5") sheet.  
0 250 500 1000 1500 Meters  
0 500 1000 2000 3000 Feet  
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



## MAP LEGEND

- Area of Interest (AOI)**
  -  Area of Interest (AOI)
- Soils**
  - Soil Rating Polygons**
    -  = 80
    -  Not rated or not available
  - Soil Rating Lines**
    -  = 80
    -  Not rated or not available
  - Soil Rating Points**
    -  = 80
    -  Not rated or not available
- Water Features**
  -  Streams and Canals
- Transportation**
  -  Rails
  -  Interstate Highways
  -  US Routes
  -  Major Roads
  -  Local Roads
- Background**
  -  Aerial Photography

## MAP INFORMATION

- The soil surveys that comprise your AOI were mapped at 1:24,000.
- Please rely on the bar scale on each map sheet for map measurements.
- Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)
- Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.
- This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.
- Soil Survey Area: Chester County, Pennsylvania  
 Survey Area Data: Version 9, Oct 3, 2017
- Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.
- Date(s) aerial images were photographed: Dec 6, 2010—Mar 16, 2017
- The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

**Table—Forest Productivity (Tree Site Index): Virginia pine  
(Nelson, Clutter, Chaiken 1961 (620)) (2018-075)**

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
Ba	Baile silt loam		5.4	0.5%
BaB	Baile silt loam, 3 to 8 percent slopes		8.9	0.9%
Co	Codorus silt loam		75.6	7.7%
Cs	Comus silt loam		43.5	4.4%
GgB	Glenelg silt loam, 3 to 8 percent slopes		33.1	3.4%
GgC	Glenelg silt loam, 8 to 15 percent slopes		14.6	1.5%
GIA	Glenville silt loam, 0 to 3 percent slopes		2.1	0.2%
GIB	Glenville silt loam, 3 to 8 percent slopes		36.7	3.7%
GIC	Glenville silt loam, 8 to 15 percent slopes		1.5	0.2%
Ha	Hatboro silt loam		15.9	1.6%
MaB	Manor loam, 3 to 8 percent slopes	80	203.8	20.7%
MaC	Manor loam, 8 to 15 percent slopes		265.3	27.0%
MaD	Manor loam, 15 to 25 percent slopes		174.2	17.7%
MaE	Manor loam, 25 to 35 percent slopes	80	79.8	8.1%
UrmB	Urban land-Glenelg complex, 0 to 8 percent slopes		0.0	0.0%
UrsB	Urban land-Manor complex, 0 to 8 percent slopes		2.3	0.2%
UrsD	Urban land-Manor complex, 8 to 25 percent slopes		0.5	0.0%
W	Water		19.4	2.0%
<b>Totals for Area of Interest</b>			<b>982.6</b>	<b>100.0%</b>

**Rating Options—Forest Productivity (Tree Site Index): Virginia pine (Nelson, Clutter, Chaiken 1961 (620)) (2018-075)**

*Units of Measure:* feet

*Tree:* Virginia pine

*Site Index Base:* Nelson, Clutter, Chaiken 1961 (620)

OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

*Aggregation Method:* Dominant Component

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

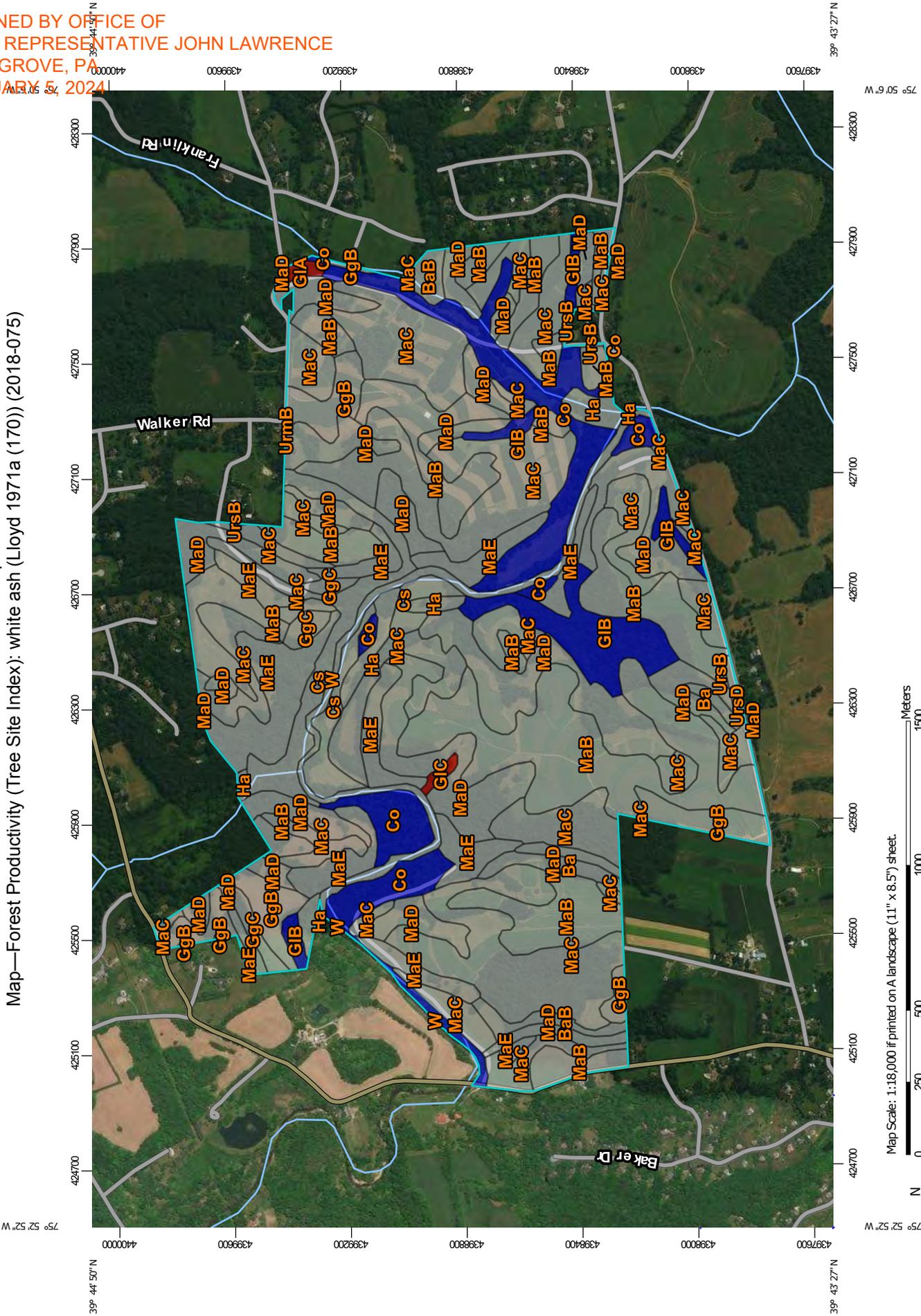
*Interpret Nulls as Zero:* No

### **Forest Productivity (Tree Site Index): white ash (Lloyd 1971a (170)) (2018-075)**

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

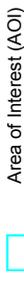
This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

Custom Soil Resource Report  
Map—Forest Productivity (Tree Site Index): white ash (Lloyd 1971a (170)) (2018-075)



## MAP LEGEND

**Area of Interest (AOI)**  
 Area of Interest (AOI)



**Soils**

### Soil Rating Polygons

<= 80

> 80 and <= 90

Not rated or not available

### Soil Rating Lines

<= 80

> 80 and <= 90

Not rated or not available

### Soil Rating Points

<= 80

> 80 and <= 90

Not rated or not available

### Water Features

Streams and Canals

### Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

### Background

Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chester County, Pennsylvania  
 Survey Area Data: Version 9, Oct 3, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 6, 2010—Mar 16, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

**Table—Forest Productivity (Tree Site Index): white ash (Lloyd 1971a (170)) (2018-075)**

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
Ba	Baile silt loam		5.4	0.5%
BaB	Baile silt loam, 3 to 8 percent slopes		8.9	0.9%
Co	Codorus silt loam	90	75.6	7.7%
Cs	Comus silt loam		43.5	4.4%
GgB	Glenelg silt loam, 3 to 8 percent slopes		33.1	3.4%
GgC	Glenelg silt loam, 8 to 15 percent slopes		14.6	1.5%
GIA	Glenville silt loam, 0 to 3 percent slopes	80	2.1	0.2%
GIB	Glenville silt loam, 3 to 8 percent slopes	90	36.7	3.7%
GIC	Glenville silt loam, 8 to 15 percent slopes	80	1.5	0.2%
Ha	Hatboro silt loam		15.9	1.6%
MaB	Manor loam, 3 to 8 percent slopes		203.8	20.7%
MaC	Manor loam, 8 to 15 percent slopes		265.3	27.0%
MaD	Manor loam, 15 to 25 percent slopes		174.2	17.7%
MaE	Manor loam, 25 to 35 percent slopes		79.8	8.1%
UrmB	Urban land-Glenelg complex, 0 to 8 percent slopes		0.0	0.0%
UrsB	Urban land-Manor complex, 0 to 8 percent slopes		2.3	0.2%
UrsD	Urban land-Manor complex, 8 to 25 percent slopes		0.5	0.0%
W	Water		19.4	2.0%
<b>Totals for Area of Interest</b>			<b>982.6</b>	<b>100.0%</b>

**Rating Options—Forest Productivity (Tree Site Index): white ash (Lloyd 1971a (170)) (2018-075)**

*Units of Measure:* feet

*Tree:* white ash

*Site Index Base:* Lloyd 1971a (170)

OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

*Aggregation Method:* Dominant Component

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

*Interpret Nulls as Zero:* No

### **Forest Productivity (Tree Site Index): white oak (Schnur 1937 (820)) (2018-075)**

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.



## MAP LEGEND

- Area of Interest (AOI)**
  -  Area of Interest (AOI)
- Soils**
  - Soil Rating Polygons**
    -  = 75
    -  Not rated or not available
  - Soil Rating Lines**
    -  = 75
    -  Not rated or not available
  - Soil Rating Points**
    -  = 75
    -  Not rated or not available
- Water Features**
  -  Streams and Canals
- Transportation**
  -  Rails
  -  Interstate Highways
  -  US Routes
  -  Major Roads
  -  Local Roads
- Background**
  -  Aerial Photography

## MAP INFORMATION

- The soil surveys that comprise your AOI were mapped at 1:24,000.
- Please rely on the bar scale on each map sheet for map measurements.
- Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)
- Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.
- This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.
- Soil Survey Area: Chester County, Pennsylvania  
 Survey Area Data: Version 9, Oct 3, 2017
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- Date(s) aerial images were photographed: Dec 6, 2010—Mar 16, 2017
- The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

**Table—Forest Productivity (Tree Site Index): white oak (Schnur 1937 (820)) (2018-075)**

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
Ba	Baile silt loam		5.4	0.5%
BaB	Baile silt loam, 3 to 8 percent slopes		8.9	0.9%
Co	Codorus silt loam		75.6	7.7%
Cs	Comus silt loam		43.5	4.4%
GgB	Glenelg silt loam, 3 to 8 percent slopes		33.1	3.4%
GgC	Glenelg silt loam, 8 to 15 percent slopes	75	14.6	1.5%
GIA	Glenville silt loam, 0 to 3 percent slopes		2.1	0.2%
GIB	Glenville silt loam, 3 to 8 percent slopes		36.7	3.7%
GIC	Glenville silt loam, 8 to 15 percent slopes		1.5	0.2%
Ha	Hatboro silt loam		15.9	1.6%
MaB	Manor loam, 3 to 8 percent slopes		203.8	20.7%
MaC	Manor loam, 8 to 15 percent slopes		265.3	27.0%
MaD	Manor loam, 15 to 25 percent slopes		174.2	17.7%
MaE	Manor loam, 25 to 35 percent slopes		79.8	8.1%
UrmB	Urban land-Glenelg complex, 0 to 8 percent slopes		0.0	0.0%
UrsB	Urban land-Manor complex, 0 to 8 percent slopes		2.3	0.2%
UrsD	Urban land-Manor complex, 8 to 25 percent slopes		0.5	0.0%
W	Water		19.4	2.0%
<b>Totals for Area of Interest</b>			<b>982.6</b>	<b>100.0%</b>

**Rating Options—Forest Productivity (Tree Site Index): white oak (Schnur 1937 (820)) (2018-075)**

*Units of Measure:* feet

*Tree:* white oak

*Site Index Base:* Schnur 1937 (820)

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*Aggregation Method:* Dominant Component

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

*Interpret Nulls as Zero:* No

## **Forest Productivity (Tree Site Index): yellow-poplar (Beck 1962 (360)) (2018-075)**

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.



## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chester County, Pennsylvania  
 Survey Area Data: Version 9, Oct 3, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 6, 2010—Mar 16, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## MAP LEGEND

<b>Area of Interest (AOI)</b>	<b>Background</b>
Area of Interest (AOI) 	 Aerial Photography
<b>Soils</b>	
<b>Soil Rating Polygons</b>	
 <= 85	
 > 85 and <= 90	
 > 90 and <= 95	
 Not rated or not available	
<b>Soil Rating Lines</b>	
 <= 85	
 > 85 and <= 90	
 > 90 and <= 95	
 Not rated or not available	
<b>Soil Rating Points</b>	
 <= 85	
 > 85 and <= 90	
 > 90 and <= 95	
 Not rated or not available	
<b>Water Features</b>	
 Streams and Canals	
<b>Transportation</b>	
 Rails	
 Interstate Highways	
 US Routes	
 Major Roads	
 Local Roads	

**Table—Forest Productivity (Tree Site Index): yellow-poplar (Beck 1962 (360)) (2018-075)**

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
Ba	Baile silt loam		5.4	0.5%
BaB	Baile silt loam, 3 to 8 percent slopes		8.9	0.9%
Co	Codorus silt loam	95	75.6	7.7%
Cs	Comus silt loam	95	43.5	4.4%
GgB	Glenelg silt loam, 3 to 8 percent slopes		33.1	3.4%
GgC	Glenelg silt loam, 8 to 15 percent slopes		14.6	1.5%
GIA	Glenville silt loam, 0 to 3 percent slopes	90	2.1	0.2%
GIB	Glenville silt loam, 3 to 8 percent slopes	85	36.7	3.7%
GIC	Glenville silt loam, 8 to 15 percent slopes	90	1.5	0.2%
Ha	Hatboro silt loam		15.9	1.6%
MaB	Manor loam, 3 to 8 percent slopes	90	203.8	20.7%
MaC	Manor loam, 8 to 15 percent slopes		265.3	27.0%
MaD	Manor loam, 15 to 25 percent slopes		174.2	17.7%
MaE	Manor loam, 25 to 35 percent slopes	90	79.8	8.1%
UrmB	Urban land-Glenelg complex, 0 to 8 percent slopes		0.0	0.0%
UrsB	Urban land-Manor complex, 0 to 8 percent slopes		2.3	0.2%
UrsD	Urban land-Manor complex, 8 to 25 percent slopes		0.5	0.0%
W	Water		19.4	2.0%
<b>Totals for Area of Interest</b>			<b>982.6</b>	<b>100.0%</b>

**Rating Options—Forest Productivity (Tree Site Index): yellow-poplar (Beck 1962 (360)) (2018-075)**

*Units of Measure:* feet

*Tree:* yellow-poplar

*Site Index Base:* Beck 1962 (360)

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*Aggregation Method:* Dominant Component

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

*Interpret Nulls as Zero:* No

# References

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United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2\\_053374](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374)

United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

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United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2\\_054242](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242)

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8/1/2018

Shannon Henry  
Silvix  
20 Pfautz Ave  
Lititz PA 17543

Greg Snyder  
Certified Appraiser  
Snyder Appraisal Associates

Per your request, Silvix prepared a timber appraisal for the Conservation Fund/George Strawbridge Property directly north east of Lewisville, PA as identified on the map you provided. We found the timber resources on the property to be substantial. A high percentage of the timber encountered while cruising the forest was sized well into the saw timber class and of reasonable quality.

Expanding the results of this cruise to represent the total of the forest on the property and using the most recent pricing reported on the PA timber Market Report, we estimate the range of value for merchantable trees on the property to be approximately \$300,000.00 - \$500,000.00.

Possibly this is a conservative estimate as it is based on a perfunctory cruise and averaged stumpage prices. A comprehensive forest inventory was not conducted and individual stands were combined into one large stand for this purpose. However, the cruise performed is adequate to provide a reasonable opinion of value.

Please let me know if you have any questions.

Thank you,

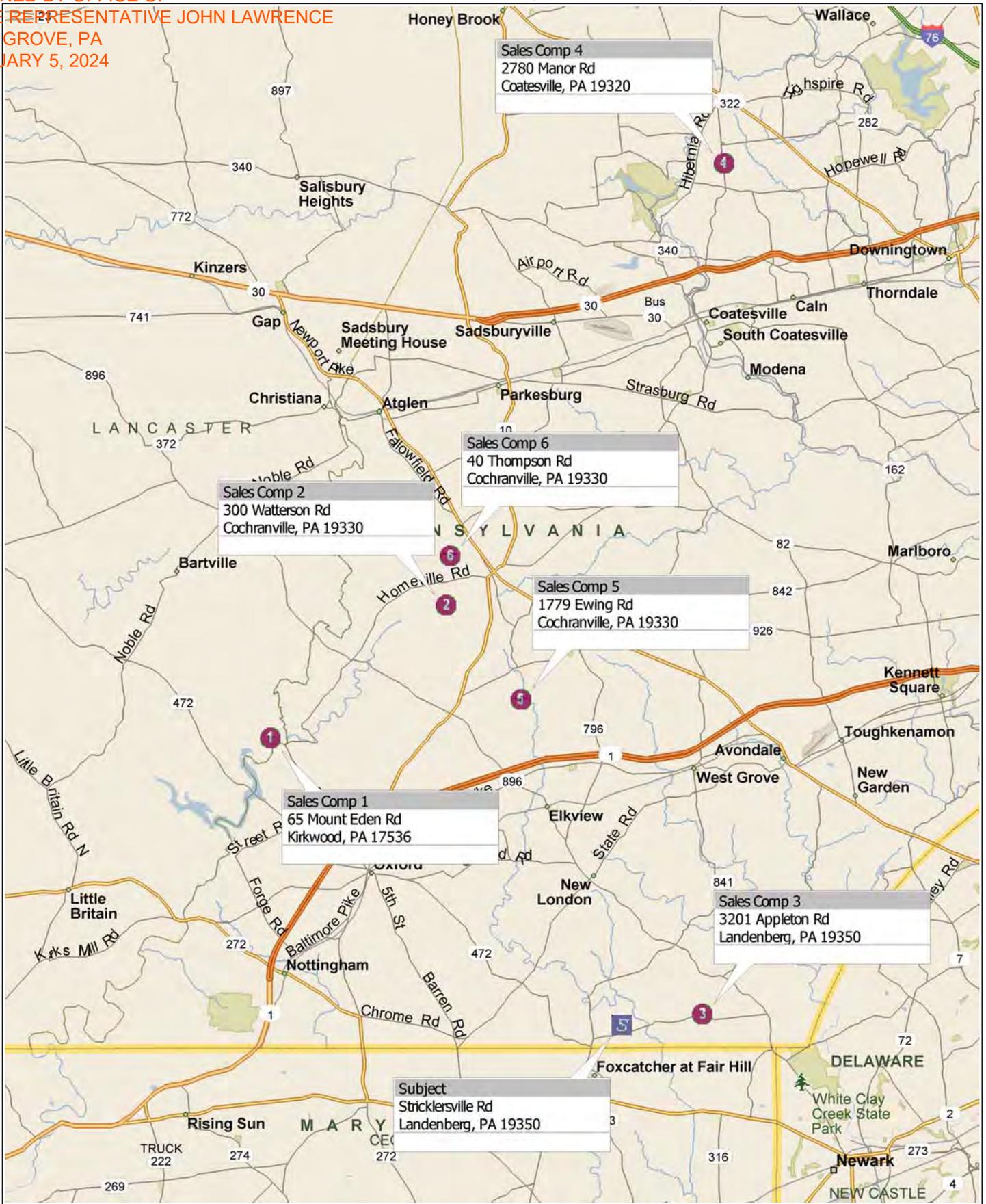
Shannon Henry, CF  
President  
Silvix

*Thank you for selecting Silvix! We look forward to helping you achieve your goals.*

**www.silvixforestry.com**  
**shannon@silvixforestry.com 717.723.8114**  
**Corporate Office: 20 Pfautz Ave, Lititz, PA 17543**

# 2018-075 - Sales Comp Location Map

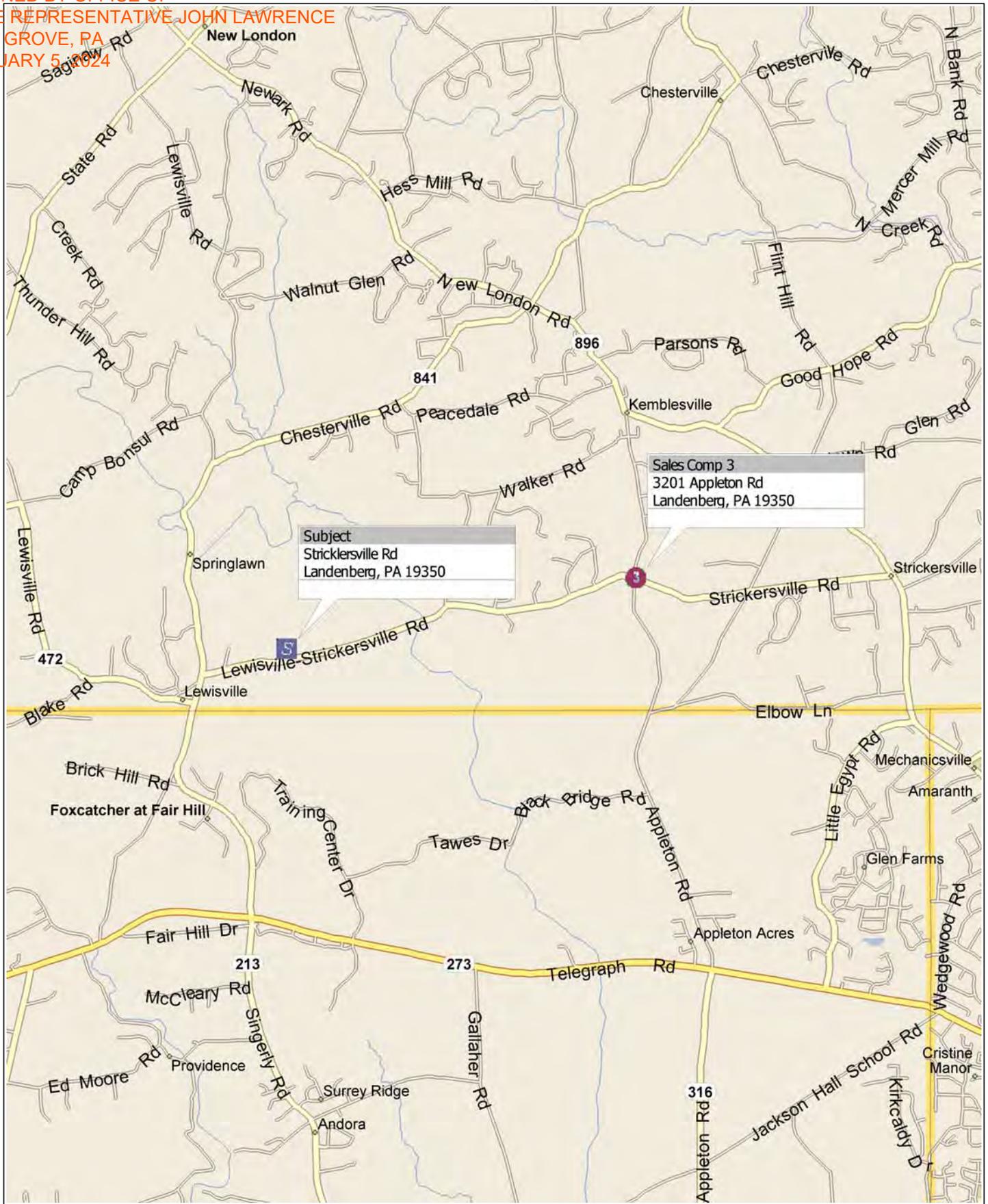
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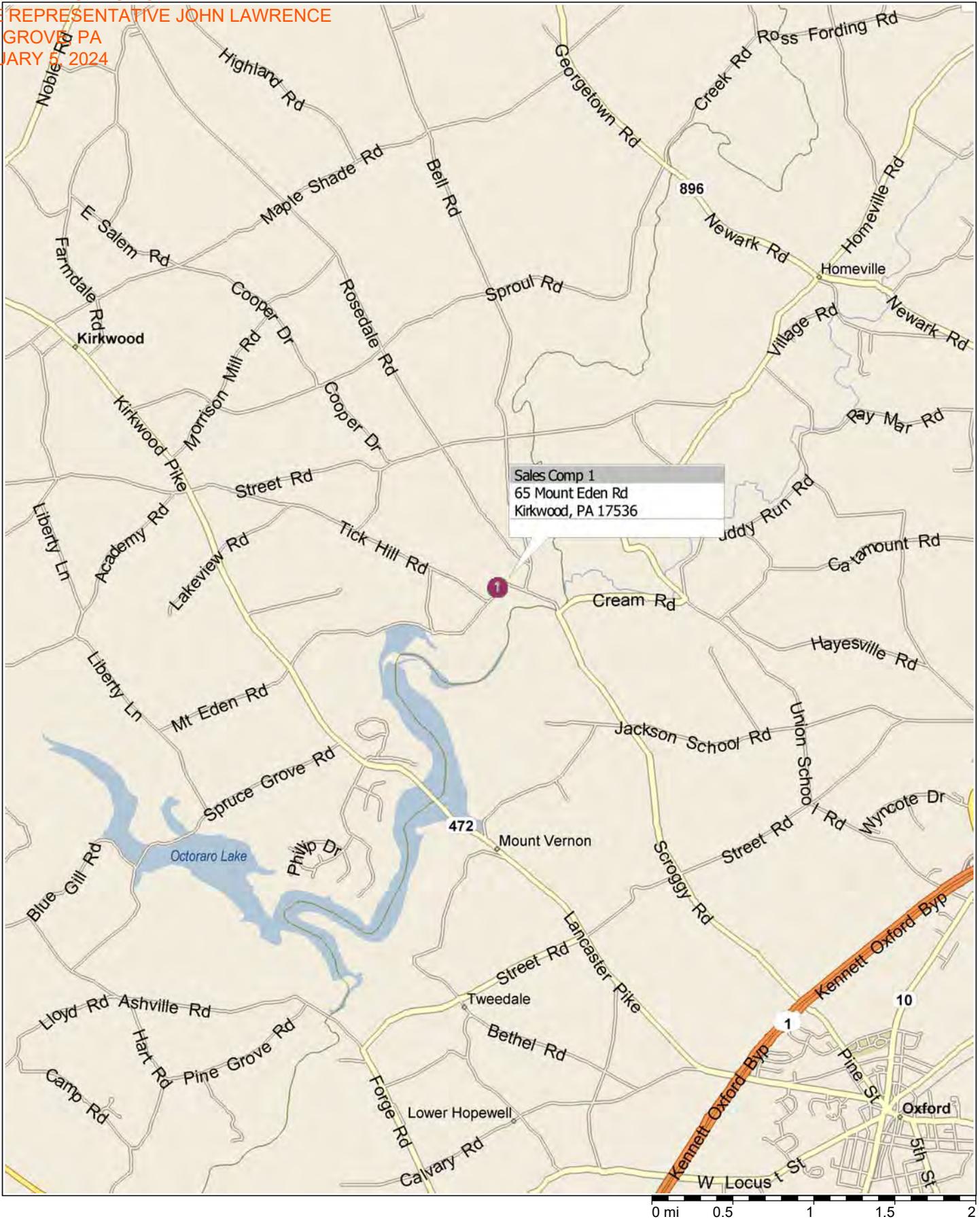
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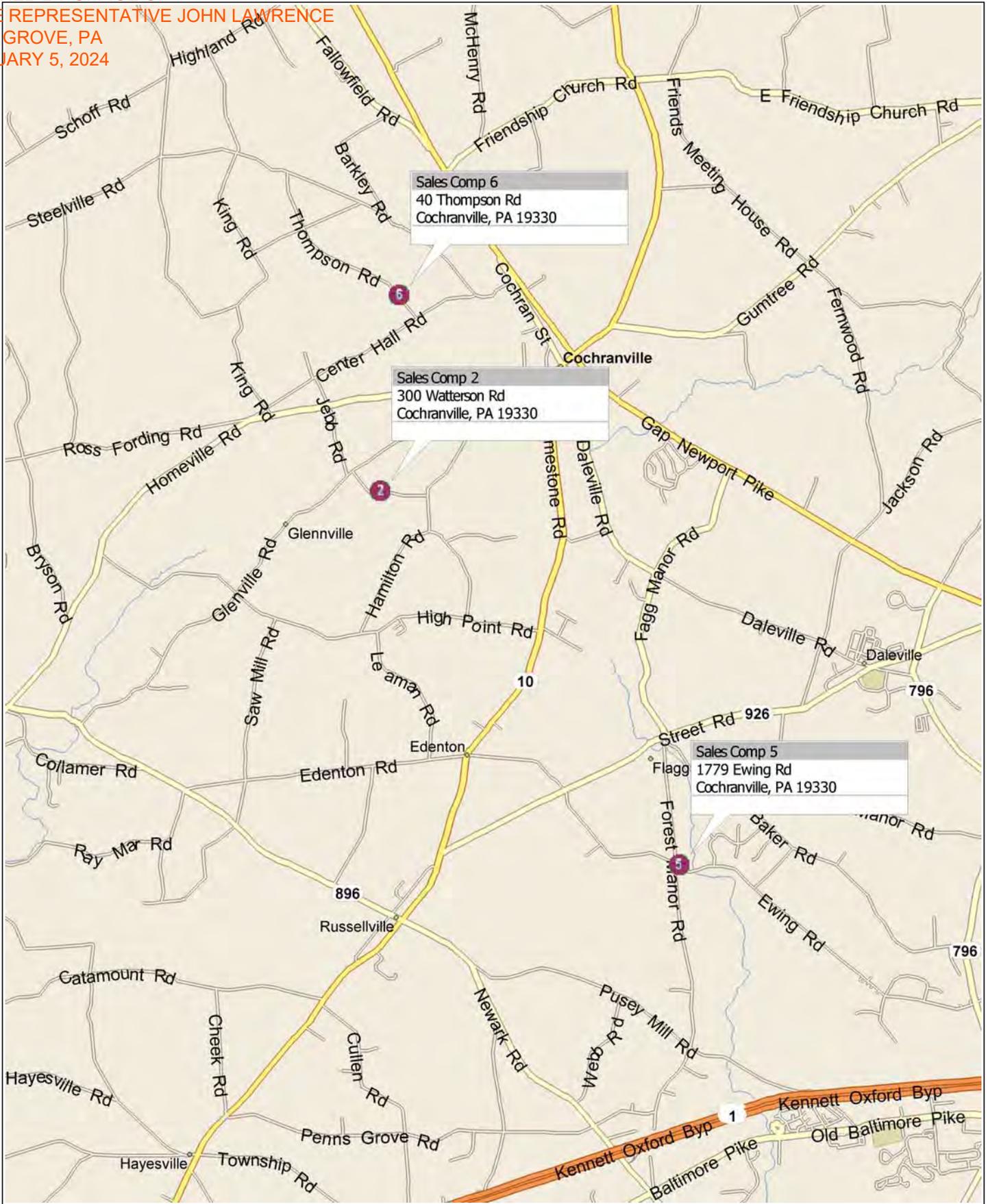


Sales Comp 1  
65 Mount Eden Rd  
Kirkwood, PA 17536

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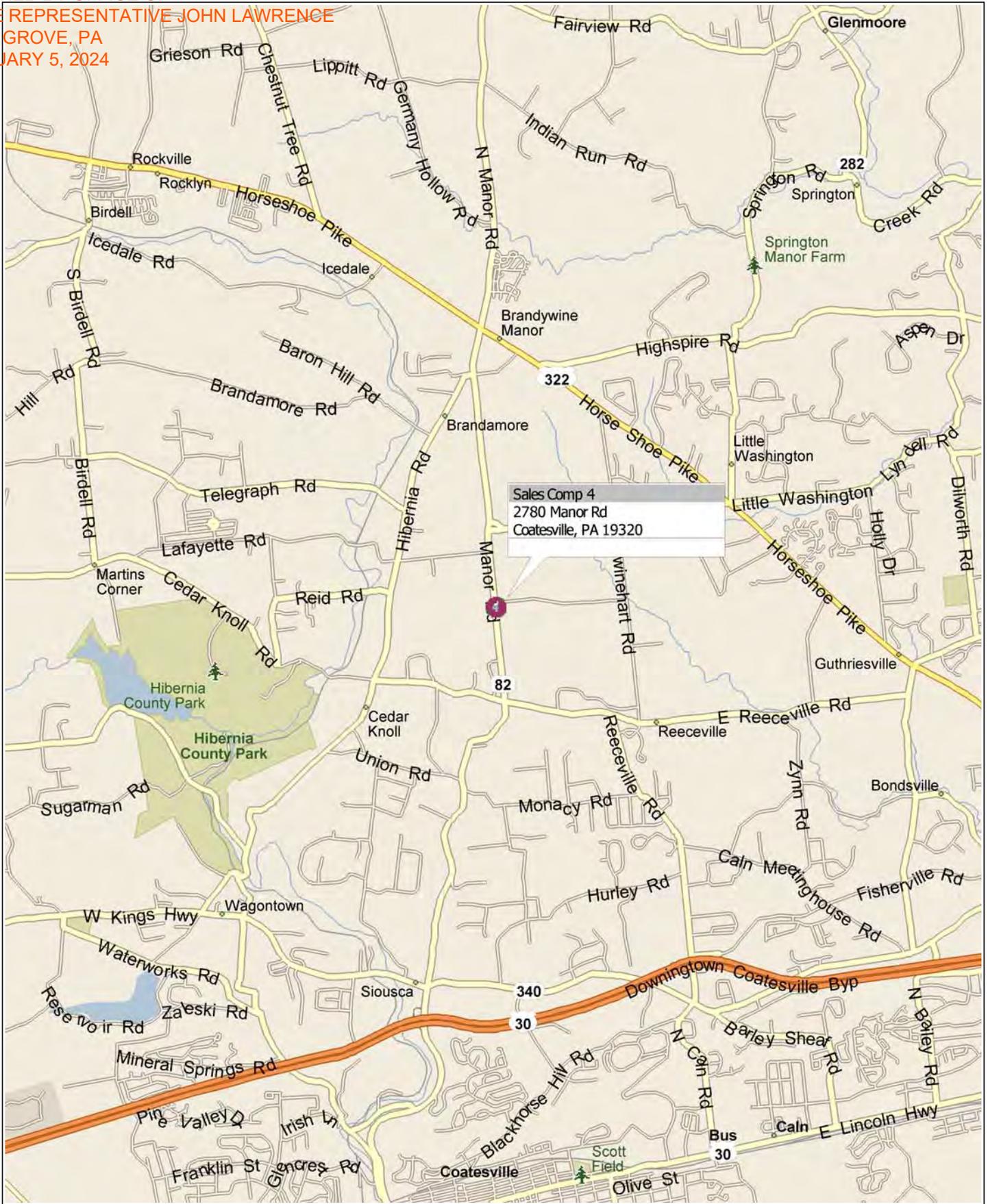
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# Sales Analysis

## Property Identification

Sale #	7117832	Date Sold	December-17	Deed Reference	6374239
Tax Parcel ID	100-37355	Sale Price	\$1,650,000	Zoning	90% A/10% CN
Municipal Code	100	Total Acres	116.30	Type of Operation	Bareland
Seller (Grantor)	William Riddle	Price Per Acre	\$14,187	Specialty Code	9.0
Buyer (Grantee)	John S. Fisher	% Tillable	61%	Highest & Best Use	Cropland
Street Address	(65) Mount Eden Rd	Financing		County Zone	V
County	Lancaster	Type of Lender	Bank	Zip Code	17536
Township	Colerain	Amount Financed	\$925,000	Previous Sale Date	7/14/04
School District	Solanco	Rate		Verified:	PR/Insp/Realtor
Nearest Town	Kirkwood	Term	yrs.	Terms	Arms Length
Distance From	3 miles southeast	Cash Equivalency	\$1,650,000	Cap Rate	0.00%
Road Frontage	Good	Flood Plain	10-15%	Environmental Issues:	None
Utilities:	None	Easement Issues	Typical ROWs	Rights Transferred	Restricted (Cons Ease)
Cons Easement	Brandywine Cons				

## Land Analysis

	Unit Size		\$/Unit		Total Land Value	Ratio	Tillable Soil Types	%	Yield	Soil Classifications	
Tillable	71.01	Acres X	\$16,289	/Acre =	\$1,156,686	100%	CbA	1%	170	Class I	5%
Permanent Pasture	20.12	Acres X	13,031	/Acre =	262,189	80%	CbB	56%	170	Class II	44%
Woodland	20.27	Acres X	11,402	/Acre =	231,125	70%	CbC	27%	160	Class III	40%
Farmstead	0.00	Acres X	16,289	/Acre =	0	100%	GbC	5%	160	Class IV	8%
Roads & Waste	4.90	Acres X	0	/Acre =	0	0%	GbD	1%	140	Class V	0%
Total Land Value	116.30	Acres X	\$14,187	/Acre =	\$1,650,000		MbF	0%	0	Class VI	0%
							Nd	10%	140	Class VII	2%
							--	0%	0		
							--	0%	0		
Pasture Soil Types: CbB, CbC, GbC, GbD, MbF, Nd										Yield	163
Woodland Soil Types: CbA, CbB, CbC, GbC, GbD, MbF, Nd											

## Improvement Analysis

	Impr. #1	Impr. #2	Impr. #3	Impr. #4	Impr. #5	Impr. #6	Impr. #7	Impr. #8	Impr. #9	Impr. #10	
Improvement Name	None										
Size - Width	0	0	0	0	0	0	0	0	0	0	
- Length	0	0	0	0	0	0	0	0	0	0	
- Stories	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
- Total	0	0	0	0	0	0	0	0	0	0	
Unit	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft	
Condition											
Utility											
Construction - Exterior											
- Foundation											
- Floor											
- Roof											
Total Economic Life	0	0	0	0	0	0	0	0	0	0	
Effective Age	0	0	0	0	0	0	0	0	0	0	
Remaining Economic Life	0	0	0	0	0	0	0	0	0	0	
RCN/Unit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
RCN - \$	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
% Physical Depr.	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Phys. Depr. RCN	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
% Functional Depr.	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Func Depr. RCN	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
% External Depr.	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Total Improvement CV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Contribution \$/Unit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Improvement Contribution	\$0		Total % of Depreciation				0.0%		Improvement /Acre		\$0
Fixtures Included	None										

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## Income Analysis

### Basis of Income Estimate

Cash Rent

Contract Grower

Owner Operator

Income Source	Acres/ Quantity	Rental Rate &/or Price	Income	% Share	Gross Income
Tillable Acres	71.01	\$0	\$0	100%	\$0
Pasture Acres	20.12	\$0	0	100%	0
Buildings	12	\$0	0	100%	0
	0	\$0	0	100%	0
	0	\$0	0	100%	0
	0	\$0	0	100%	0
	0	\$0	0	100%	0
<b>Total Gross Income</b>					<b>\$0</b>

Expense Items:	
Real Estate Taxes	\$0
Insurance - Buildings	0
Maintenance	0
Management Fee	0
	0
	0
	0
	0
	0
	0
<b>Gross Total Expense</b>	<b>\$0</b>

Land	\$126,000
Building	\$0
Tax Assessment	\$126,000

Act 319	319
Millage	16.23990

**Net Income**            **\$0**  
**Cap Rate**            **0.00%**

## Sales Comments

Bareland property that is subject to a Grant of Easement held by the Brandywine Conservancy. Easement permits the construction of one primary residence, one secondary residence and (2) attached apartments. The easement does not permit any further subdivision. Fox Hunting Deed restriction. Purchased by Plain Sect farmer to establish farm.

## Sales Photos/Map



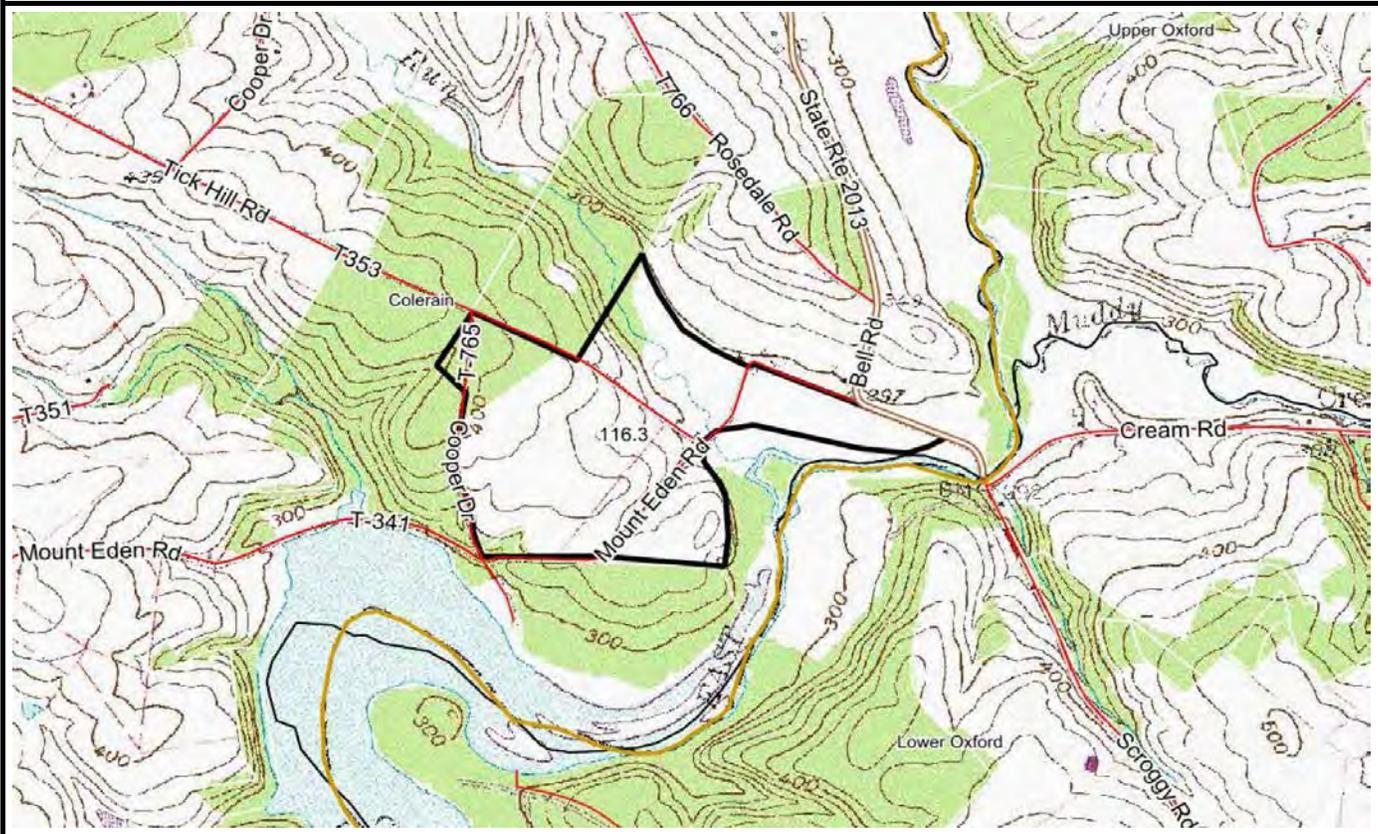
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### Physical Analysis

Soil Type	Acres	Slope	Class	Hydric	Prime Farmland	Yield
<b>CbA</b> Chester Silt Loam	5.89	0-3%	1	N	Prime	170
<b>CbB</b> Chester Silt Loam	51.64	3-8%	2e	N	Prime	170
<b>CbC</b> Chester Silt Loam	22.32	8-15%	3e	N	State	160
<b>GbC</b> Glenelg Silt Loam	3.70	8-15%	3e	N	State	160
<b>GbD</b> Glenelg Silt Loam	9.52	15-25%	4e	N	--	140
<b>MbF</b> Manor Very Stony Silt Loam	2.67	25-60%	7s	N	--	0
<b>Nd</b> Newark Silt Loam	20.56	Level	2w	Y	State	140
--	0.00					0
--	0.00					0
--	0.00					0
--	0.00					0
--	0.00					0
--	0.00					0

**Road Frontage:** 12,930 Feet  
**Topography:** Rolling  
**Flood Plain:** 10-15%  
**Hydric Soils:** 18%  
**Utilities :** None  
**Easements:** Typical ROWs  
**Cons Easements:** Brandywine Cons  
**# Additional Dwellings Allowed under Conservation Easement:** 2 dwellings  
**Subdivision allowed under Conservation Easement:** None

**Proximity to UGB/VGB:** N/A Miles  
**Environmental Issues:** None  
**Est % of Acres w/ Dev Limitations:** 0%  
**Physical Limits to Development:** Grant of Easement  
**% of Prime Farmlands and State Importance:** 90%  
**Residential Subdivisions:** None



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# Sales Analysis

## Property Identification

Sale #	2917454	Date Sold	July-17	Deed Reference	9571-2333
Tax Parcel ID	44-7-86	Sale Price	\$1,175,000	Zoning	Ag
Municipal Code	44	Total Acres	77.05	Type of Operation	Bareland
Seller (Grantor)	Glenville Farms	Price Per Acre	\$15,250	Specialty Code	9.0
Buyer (Grantee)	A. Duane Hershey	% Tillable	44%	Highest & Best Use	Cropland
Street Address	300 Watterson Rd	Financing		County Zone	I
County	Chester	Type of Lender	None	Zip Code	19330
Township	West Fallowfield	Amount Financed	\$0	Previous Sale Date	11/12/13
School District	Octorara	Rate		Verified:	PR/Insp/Buyer
Nearest Town	Cochranville	Term	yrs.	Terms	Arms Length
Distance From	1 mile southwest	Cash Equivalency	\$1,175,000	Cap Rate	0.00%
Road Frontage	Good	Flood Plain	None	Environmental Issues:	None
Utilities:	None	Easement Issues	Typical ROWs	Rights Transferred	Restricted (Cons Ease)
Cons Easement	County				

## Land Analysis

	Unit Size		\$/Unit		Total Land Value	Ratio	Tillable Soil Types	%	Yield	Soil Classifications	
Tillable	33.94	Acres X	\$17,317	/Acre =	\$587,751	100%	Cs	0%	175	Class I	4%
Permanent Pasture	39.16	Acres X	13,854	/Acre =	542,518	80%	GgB	66%	170	Class II	39%
Woodland	3.69	Acres X	12,122	/Acre =	44,731	70%	GgC	5%	160	Class III	33%
Farmstead	0.00	Acres X	17,317	/Acre =	0	100%	GIB	0%	100	Class IV	22%
Roads & Waste	0.26	Acres X	0	/Acre =	0	0%	Ha	0%	115	Class V	0%
Total Land Value	77.05	Acres X	\$15,250	/Acre =	\$1,175,000		MaB	4%	115	Class VI	2%
							MaC	25%	105	Class VII	0%
							MaD	0%	95		
							MbD	0%	0		
Pasture Soil Types: Cs, GgB, GgC, GIB, Ha, MaB, MaC, MaD, MbD							Yield		151		
Woodland Soil Types: GgB, MaC											

## Improvement Analysis

	Impr. #1	Impr. #2	Impr. #3	Impr. #4	Impr. #5	Impr. #6	Impr. #7	Impr. #8	Impr. #9	Impr. #10
Improvement Name	None									
Size - Width	0	0	0	0	0	0	0	0	0	0
- Length	0	0	0	0	0	0	0	0	0	0
- Stories	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Total	0	0	0	0	0	0	0	0	0	0
Unit	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft
Condition										
Utility										
Construction - Exterior										
- Foundation										
- Floor										
- Roof										
Total Economic Life	0	0	0	0	0	0	0	0	0	0
Effective Age	0	0	0	0	0	0	0	0	0	0
Remaining Economic Life	0	0	0	0	0	0	0	0	0	0
RCN/Unit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
RCN - \$	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
% Physical Depr.	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Phys. Depr. RCN	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
% Functional Depr.	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Func Depr. RCN	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
% External Depr.	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total Improvement CV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contribution \$/Unit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Improvement Contribution	\$0		Total % of Depreciation		0.0%		Improvement /Acre		\$0	
Fixtures Included	None									

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WEST GROVE, PA  
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## Income Analysis

### Basis of Income Estimate

Cash Rent

Contract Grower

Owner Operator

Income Source	Acres/ Quantity	Rental Rate &/or Price	Income	% Share	Gross Income
Tillable Acres	33.94	\$0	\$0	100%	\$0
Pasture Acres	39.16	\$0	0	100%	0
Buildings	12	\$0	0	100%	0
	0	\$0	0	100%	0
	0	\$0	0	100%	0
	0	\$0	0	100%	0
	0	\$0	0	100%	0
<b>Total Gross Income</b>					<b>\$0</b>

Expense Items:	
Real Estate Taxes	\$0
Insurance - Buildings	0
Maintenance	0
Management Fee	0
	0
	0
	0
	0
	0
	0
<b>Gross Total Expense</b>	<b>\$0</b>

Land	\$31,670
Building	\$0
Tax Assessment	\$31,670

Act 319	319
Millage	44.46400

**Net Income**            **\$0**  
**Cap Rate**            **0.00%**

## Sales Comments

Bareland tract that is subject to an Agricultural Conservation easement held by the County of Chester. The easement allows for the construction of one dwelling; no further subdivision is permitted. The buyer is an adjoining dairy farmer. Sellers were in bankruptcy and were motivated to sell. The improvements located in the center of the property were subdivided and retained by seller.

## Sales Photos/Map



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### Physical Analysis

Soil Type	Acres	Slope	Class	Hydric	Prime Farmland	Yield
Cs Comus Silt Loam	2.89	--	1	N	Prime	175
GgB Glenelg Silt Loam	28.50	3-8%	2e	N	Prime	170
GgC Glenelg Silt Loam	1.62	8-15%	3e	N	State	160
GIB Glenville Silt Loam	0.10	3-8%	2e	N	Prime	100
Ha Hatboro Silt Loam	9.61	--	4w	Y	--	115
MaB Manor Loam	1.25	3-8%	2e	N	Prime	115
MaC Manor Loam	24.13	8-15%	3e	N	State	105
MaD Manor Loam	7.54	15-25%	4e	N	--	95
MbD Manor Loam, Very Stony	1.41	8-25%	6s	N	--	0
--	0.00	--	--	N	--	0
--	0.00	--	--	N	--	0
--	0.00	--	--	N	--	0
--	0.00	--	--	N	--	0

Road Frontage: 678 Feet

Proximity to UGB/VGB: N/A Miles

Topography: Rolling

Environmental Issues: None

Flood Plain: None

Est % of Acres w/ Dev Limitations: 100%

Hydric Soils: 12%

Physical Limits to Development: Conservation Easement

Utilities: None

Easements: Typical ROWs

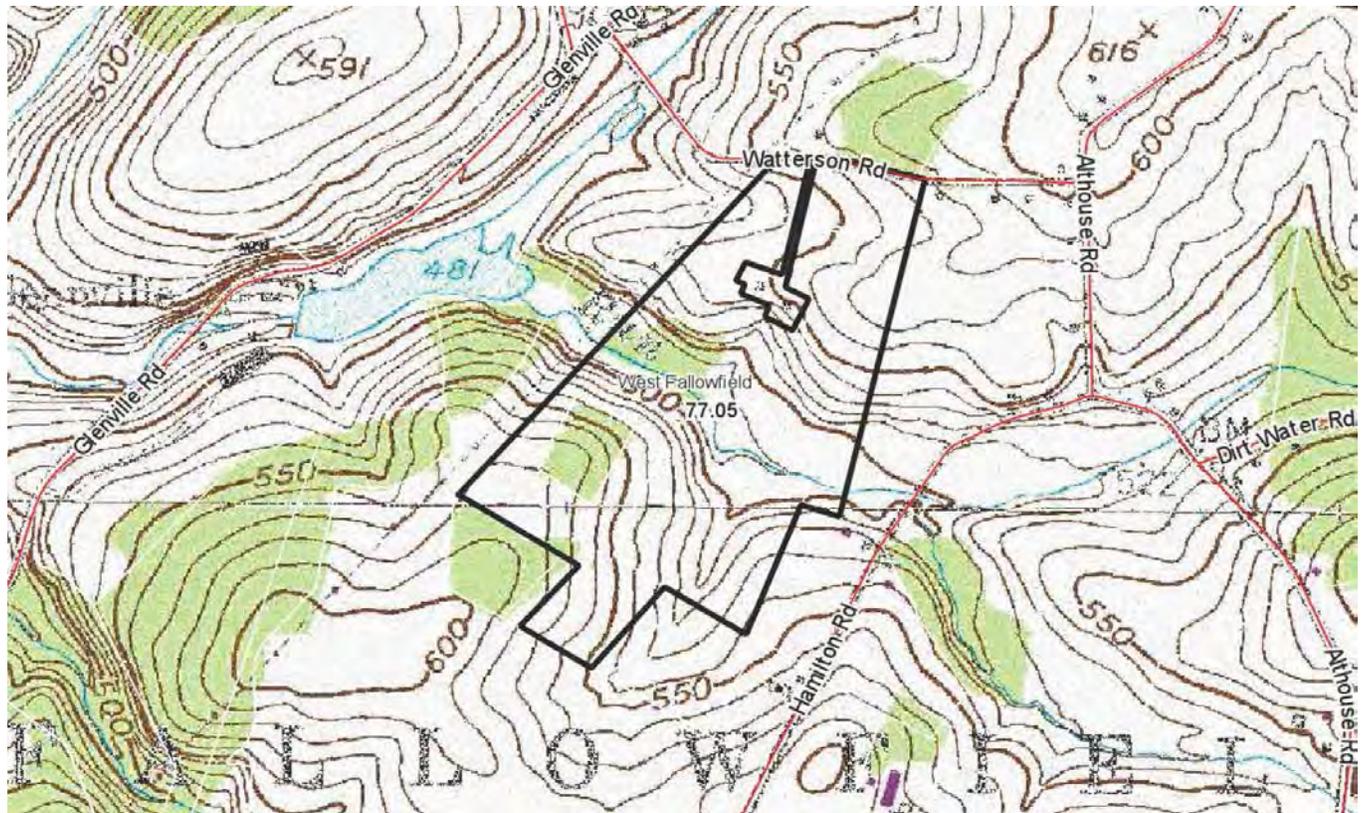
% of Prime Farmlands and State Importance: 76%

Cons Easements: County

Residential Subdivisions: None

# Additional Dwellings Allowed under Conservation Easement: One Dwelling

Subdivision allowed under Conservation Easement: None



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# Sales Analysis

## Property Identification

Sale #	2917250	Date Sold	April-17	Deed Reference	9523-1156
Tax Parcel ID	72-7-03, 10, & 15	Sale Price	\$1,600,000	Zoning	AR
Municipal Code	72	Total Acres	107.67	Type of Operation	Crop
Seller (Grantor)	Louise Vannoy Fam Trst	Price Per Acre	\$14,860	Specialty Code	3.0
Buyer (Grantee)	Samuel Stoltzfus et al	% Tillable	74%	Highest & Best Use	Crop Farming
Street Address	3201 Appleton Rd	Financing		County Zone	II
County	Chester	Type of Lender	Bank	Zip Code	19350
Township	Franklin	Amount Financed	\$693,000	Previous Sale Date	10/22/13
School District	Avon Grove	Rate		Verified:	PR/Insp/Buyer
Nearest Town	Landenburg	Term	yrs.	Terms	Arms Length
Distance From	3 miles southwest	Cash Equivalency	\$1,600,000	Cap Rate	1.94%
Road Frontage	Good	Flood Plain	None	Environmental Issues:	None
Utilities:	On-Site	Easement Issues	Typical ROWs	Rights Transferred	Fee Simple
Cons Easement	None				

## Land Analysis

	Unit Size		\$/Unit		Total Land Value	Ratio	Tillable Soil Types	%	Yield	Soil Classifications	
Tillable	79.62	Acres X	\$14,255	/Acre =	\$1,135,014	100%	Ba	16%	0	Class I	9%
Permanent Pasture	6.39	Acres X	11,404	/Acre =	72,874	80%	GgA	11%	135	Class II	52%
Woodland	14.94	Acres X	9,979	/Acre =	149,083	70%	GgB	46%	170	Class III	7%
Farmstead	3.72	Acres X	14,255	/Acre =	53,030	100%	GgC	6%	160	Class IV	7%
Roads & Waste	3.00	Acres X	0	/Acre =	0	0%	GgD	0%	140	Class V	20%
Total Land Value	107.67	Acres X	\$13,096	/Acre =	\$1,410,000		GIB	17%	100	Class VI	0%
							UrmB	3%	0	Class VII	0%
							--	0%	0		
							--	0%	0		
Pasture Soil Types: Ba, GgC, GIB										Yield	121
Woodland Soil Types: Ba, GgB, GgC, GgD, GIB											

## Improvement Analysis

	Impr. #1	Impr. #2	Impr. #3	Impr. #4	Impr. #5	Impr. #6	Impr. #7	Impr. #8	Impr. #9	Impr. #10
Improvement Name	Dwelling	Bank Barn	Corn Shed	Garage	Silo	Silo				
Size - Width	3,716	11,142	28	32	10	10	0	0	0	0
- Length	1	1	40	85	50	50	0	0	0	0
- Stories	1.0	1.0	1.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0
- Total	3,716	11,142	1,120	2,720	102	102	0	0	0	0
Unit	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Tons	Tons	Sq Ft	Sq Ft	Sq Ft	Sq Ft
Condition	Avg	Avg-	Avg	Avg-	Fair	Fair				
Utility	Avg-	Fair	Poor	Fair	Poor	Poor				
Construction - Exterior	Stucco	Wood/Meta	Wood	Wood	Stave	Stave				
- Foundation	Stone	Stone	Conc	Conc						
- Floor	??	Conc	Conc	Conc						
- Roof	AS	Metal	Metal	Metal/AS						
Total Economic Life	60	35	25	25	20	20	0	0	0	0
Effective Age	36	16	11	11	15	15	0	0	0	0
Remaining Economic Life	24	19	14	14	5	5	0	0	0	0
RCN/Unit	\$115.71	\$29.35	\$26.18	\$16.29	\$155.00	\$155.00	\$0.00	\$0.00	\$0.00	\$0.00
RCN - \$	\$429,978	\$327,018	\$29,322	\$44,309	\$15,810	\$15,810	\$0	\$0	\$0	\$0
% Physical Depr.	60%	45%	45%	45%	75%	75%	0%	0%	0%	0%
Phys. Depr. RCN	\$171,991	\$179,860	\$16,127	\$24,370	\$3,953	\$3,953	\$0	\$0	\$0	\$0
% Functional Depr.	42%	58%	100%	38%	100%	100%	0%	0%	0%	0%
Func Depr. RCN	\$100,000	\$75,000	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0
% External Depr.	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total Improvement CV	\$100,000	\$75,000	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0
Contribution \$/Unit	\$26.91	\$6.73	\$0.00	\$5.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total Improvement Contribution \$190,000 Total % of Depreciation 78.0% Improvement /Acre \$1,765  
 Fixtures Included None

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## Income Analysis

### Basis of Income Estimate

Cash Rent

Contract Grower

Owner Operator

Income Source	Acres/ Quantity	Rental Rate &/or Price	Income	% Share	Gross Income
Tillable Acres	79.62	\$325	\$25,877	100%	\$25,877
Pasture Acres	6.39	\$10	64	100%	64
Buildings	12	\$1,900	22,800	100%	22,800
	0	\$0	0	100%	0
	0	\$0	0	100%	0
	0	\$0	0	100%	0
	0	\$0	0	100%	0
<b>Total Gross Income</b>					<b>\$48,740</b>

Expense Items:	
Real Estate Taxes	\$8,467
Insurance - Buildings	2,850
Maintenance	4,015
Management Fee	2,437
	0
	0
	0
	0
	0
	0
<b>Gross Total Expense</b>	<b>\$17,769</b>

Land	\$24,190
Building	\$178,480
Tax Assessment	\$202,670

Act 319	319
Millage	41.77780

**Net Income**     **\$30,971**  
**Cap Rate**        **1.94%**

## Sales Comments

Property located on three tax parcels purchased by three Amish families that will subdivide into three operations. Existing barn has already been approved into a dairy barn and a second barn has been built on the west side Appleton Road. The bank barn had 26 horse stalls at time of sale. Dwelling has 5 bedrooms and 2 baths.

## Sales Photos/Map



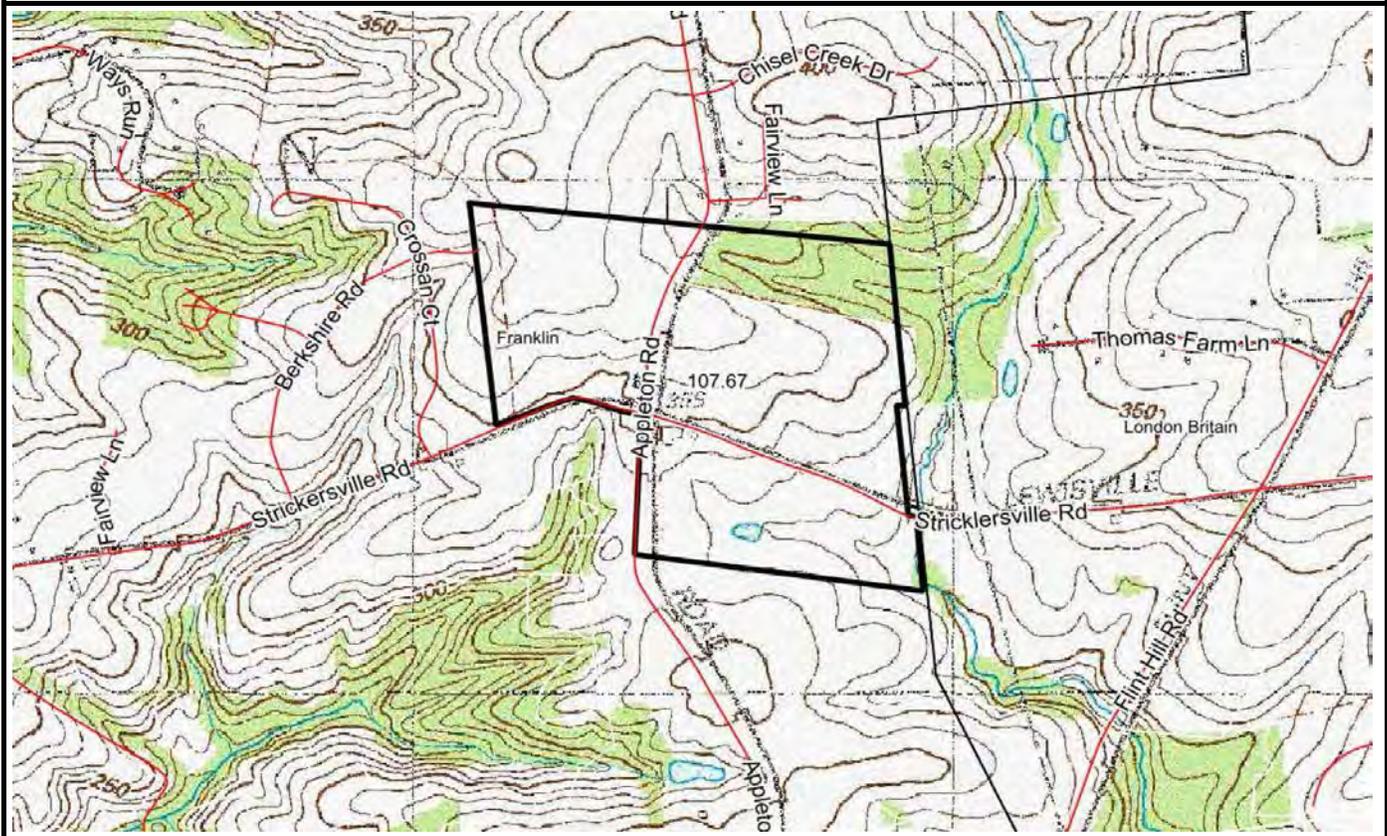
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FEBRUARY 5, 2024

### Physical Analysis

Soil Type	Acres	Slope	Class	Hydric	Prime Farmland	Yield
<b>Ba</b> Baile Silt Loam	21.60	--	5w	Y	--	0
<b>GgA</b> Glenelg Silt Loam	9.47	0-3%	1	N	Prime	135
<b>GgB</b> Glenelg Silt Loam	39.17	3-8%	2e	N	Prime	170
<b>GgC</b> Glenelg Silt Loam	7.95	8-15%	3e	N	State	160
<b>GgD</b> Glenelg Silt Loam	7.77	15-25%	4e	N	--	140
<b>GIB</b> Glenville Silt Loam	16.72	3-8%	2e	N	Prime	100
<b>UrmB</b> Urban Land-Glenelg Complex	4.99	0-8%	8s	N	--	0
--	0.00	--	--	N	--	0
--	0.00	--	--	N	--	0
--	0.00	--	--	N	--	0
--	0.00	--	--	N	--	0
--	0.00	--	--	N	--	0
--	0.00	--	--	N	--	0

**Road Frontage:** 7,909 Feet  
**Topography:** Rolling  
**Flood Plain:** None  
**Hydric Soils:** 20%  
**Utilities :** On-Site  
**Easements:** Typical ROWs  
**Cons Easements:** None  
**# Additional Dwellings Allowed under Conservation Easement:** N/A  
**Subdivision allowed under Conservation Easement:** N/A

**Proximity to UGB/VGB:** N/A Miles  
**Environmental Issues:** None  
**Est % of Acres w/ Dev Limitations:** 20%  
**Physical Limits to Development:** Hydric Soils  
**% of Prime Farmlands and State Importance:** 68%  
**Residential Subdivisions:** >80,000 SF Lots



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# Sales Analysis

## Property Identification

Sale #	2917009	Date Sold	January-17	Deed Reference	9476-1760
Tax Parcel ID	29-7-21 & 22	Sale Price	\$1,000,000	Zoning	50% R-1/50% R-2
Municipal Code	29	Total Acres	86.10	Type of Operation	Bareland
Seller (Grantor)	Poplar Realty Invest.	Price Per Acre	\$11,614	Specialty Code	9.0
Buyer (Grantee)	Benuel L. Stoltzfus	% Tillable	72%	Highest & Best Use	Cropland
Street Address	2780 Manor Rd	Financing		County Zone	I
County	Chester	Type of Lender	Bank	Zip Code	19320
Township	West Brandywine	Amount Financed	\$489,000	Previous Sale Date	6/5/06
School District	Coatesville	Rate		Verified:	PR/Insp/Buyer
Nearest Town	4	Term	yrs.	Terms	Arms Length
Distance From	Northeast	Cash Equivalency	\$1,000,000	Cap Rate	0.00%
Road Frontage	Good	Flood Plain	None	Environmental Issues:	None
Utilities:	None	Easement Issues	Typical ROWs	Rights Transferred	Fee Simple
Cons Easement	None				

## Land Analysis

	Unit Size		\$/Unit		Total Land Value	Ratio	Tillable Soil Types	%	Yield	Soil Classifications	
Tillable	61.78	Acres X	\$12,851	/Acre =	\$793,914	100%	CaB	28%	120	Class I	2%
Permanent Pasture	0.00	Acres X	10,281	/Acre =	0	80%	CpB	0%	100	Class II	79%
Woodland	22.91	Acres X	8,995	/Acre =	206,086	70%	GdB	64%	130	Class III	0%
Farmstead	0.00	Acres X	12,851	/Acre =	0	100%	GeD	5%	0	Class IV	19%
Roads & Waste	1.41	Acres X	0	/Acre =	0	0%	GgA	3%	135	Class V	0%
Total Land Value	86.10	Acres X	\$11,614	/Acre =	\$1,000,000		--	0%	0	Class VI	0%
							--	0%	0	Class VII	0%
							--	0%	0	Yield	121

Pasture Soil Types: None  
Woodland Soil Types: CaB, CpB, GbB, GeD

## Improvement Analysis

	Impr. #1	Impr. #2	Impr. #3	Impr. #4	Impr. #5	Impr. #6	Impr. #7	Impr. #8	Impr. #9	Impr. #10
Improvement Name	None									
Size - Width	0	0	0	0	0	0	0	0	0	0
- Length	0	0	0	0	0	0	0	0	0	0
- Stories	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Total	0	0	0	0	0	0	0	0	0	0
Unit	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft
Condition										
Utility										
Construction - Exterior										
- Foundation										
- Floor										
- Roof										
Total Economic Life	0	0	0	0	0	0	0	0	0	0
Effective Age	0	0	0	0	0	0	0	0	0	0
Remaining Economic Life	0	0	0	0	0	0	0	0	0	0
RCN/Unit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
RCN - \$	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
% Physical Depr.	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Phys. Depr. RCN	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
% Functional Depr.	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Func Depr. RCN	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
% External Depr.	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total Improvement CV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contribution \$/Unit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Improvement Contribution	\$0		Total % of Depreciation				0.0%	Improvement /Acre		\$0
Fixtures Included	None									

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WEST GROVE, PA  
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## Income Analysis

### Basis of Income Estimate

Cash Rent

Contract Grower

Owner Operator

Income Source	Acres/ Quantity	Rental Rate &/or Price	Income	% Share	Gross Income
Tillable Acres	61.78	\$0	\$0	100%	\$0
Pasture Acres	0.00	\$0	0	100%	0
Buildings	12	\$0	0	100%	0
	0	\$0	0	100%	0
	0	\$0	0	100%	0
	0	\$0	0	100%	0
	0	\$0	0	100%	0
<b>Total Gross Income</b>					<b>\$0</b>

Expense Items:	
Real Estate Taxes	\$0
Insurance - Buildings	0
Maintenance	0
Management Fee	0
	0
	0
	0
	0
	0
	0
<b>Gross Total Expense</b>	<b>\$0</b>

Land	\$35,490
Building	\$0
Tax Assessment	\$35,490

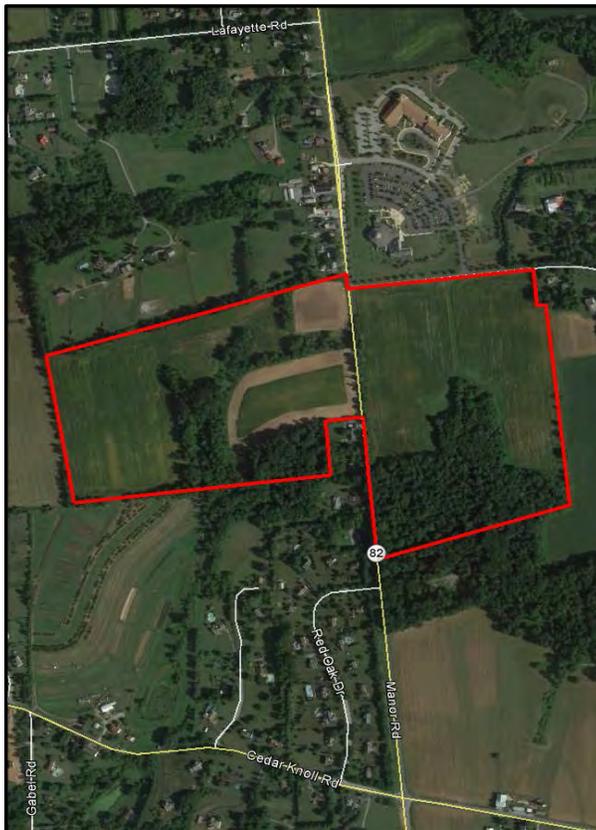
Act 319	319
Millage	39.93080

**Net Income**            **\$0**  
**Cap Rate**            **0.00%**

## Sales Comments

Bareland tract divided by a road, Purchased by a Plain Sect buyer to eventually establish a farm.

## Sales Photos/Map



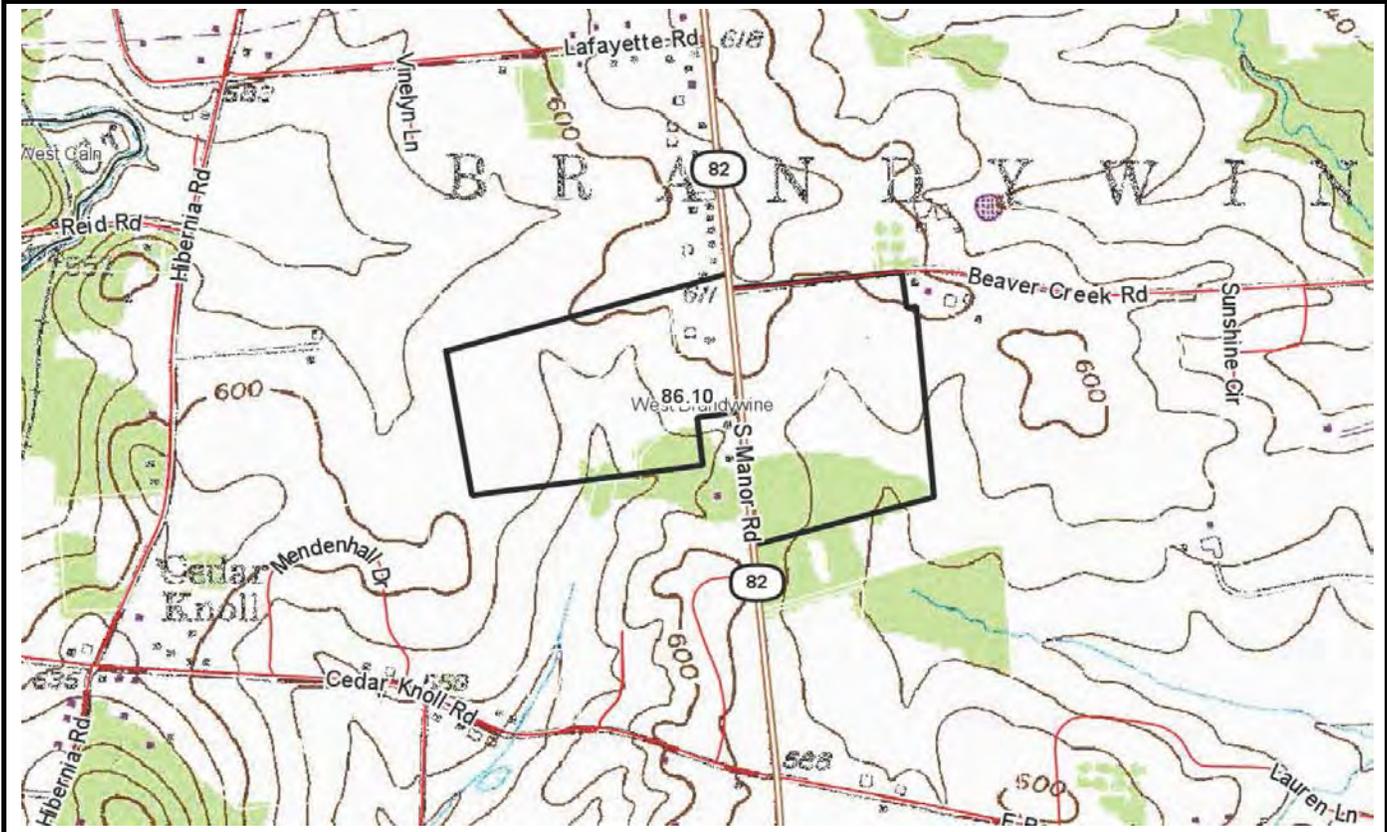
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### Physical Analysis

Soil Type	Acres	Slope	Class	Hydric	Prime Farmland	Yield
<b>CaB</b> Califon Loam	21.62	3-8%	2e	N	Prime	120
<b>CpB</b> Cokesbury Silt Loam	6.45	3-8%	4w	Y	--	100
<b>GdB</b> Gladstone Gravelly Loam	46.40	3-8%	2e	N	Prime	130
<b>GeD</b> Gladstone-Parker Gravelly Loam	9.66	15-25%	4e	N	--	0
<b>GgA</b> Glenelg Silt Loam	1.97	0-3%	1	N	Prime	135
--	0.00	--	--	N	--	0
--	0.00	--	--	N	--	0
--	0.00	--	--	N	--	0
--	0.00	--	--	N	--	0
--	0.00	--	--	N	--	0
--	0.00	--	--	N	--	0
--	0.00	--	--	N	--	0
--	0.00	--	--	N	--	0

**Road Frontage:** 3,716 Feet  
**Topography:** Rolling  
**Flood Plain:** None  
**Hydric Soils:** 7%  
**Utilities :** None  
**Easements:** Typical ROWs  
**Cons Easements:** None  
**# Additional Dwellings Allowed under Conservation Easement:** N/A  
**Subdivision allowed under Conservation Easement:** N/A

**Proximity to UGB/VGB:** N/A Miles  
**Environmental Issues:** None  
**Est % of Acres w/ Dev Limitations:** 7%  
**Physical Limits to Development:** Hydric Soils  
**% of Prime Farmlands and State Importance:** 81%  
**Residential Subdivisions:** R-1 - >1.5 A. R-2 - >1 Acre



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WEST GROVE, PA  
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# Sales Analysis

## Property Identification

Sale #	2916307	Date Sold	May-16	Deed Reference	9314-1689
Tax Parcel ID	See Comments	Sale Price	\$1,787,000	Zoning	AR-1
Municipal Code	57	Total Acres	125.80	Type of Operation	Bareland
Seller (Grantor)	Alfred Fortugno, Jr	Price Per Acre	\$14,205	Specialty Code	9.0
Buyer (Grantee)	Sarah Fisher	% Tillable	52%	Highest & Best Use	Cropland
Street Address	1779 Ewing Rd	Financing		County Zone	I
County	Chester	Type of Lender	None	Zip Code	19352
Township	Upper Oxford	Amount Financed	\$0	Previous Sale Date	9/18/08
School District	Oxford	Rate		Verified:	PR/Insp/Buyer
Nearest Town	Cochranville	Term	yrs.	Terms	Arms Length
Distance From	3 miles southeast	Cash Equivalency	\$1,787,000	Cap Rate	0.00%
Road Frontage	Good	Flood Plain	5-10%	Environmental Issues:	None
Utilities:	On-Site	Easement Issues	Typical ROWs	Rights Transferred	Fee Simple
Cons Easement	None				

## Land Analysis

	Unit Size		\$/Unit		Total Land Value	Ratio	Tillable Soil Types	%	Yield	Soil Classifications	
Tillable	65.16	Acres X	\$16,487	/Acre =	\$1,074,287	100%	BaB	28%	0	Class I	0%
Permanent Pasture	29.72	Acres X	13,190	/Acre =	391,993	80%	Co	0%	130	Class II	43%
Woodland	27.79	Acres X	11,541	/Acre =	320,720	70%	GgB	1%	170	Class III	23%
Farmstead	0.00	Acres X	16,487	/Acre =	0	100%	GlA	0%	100	Class IV	17%
Roads & Waste	3.13	Acres X	0	/Acre =	0	0%	Ha	3%	115	Class V	16%
Total Land Value	125.80	Acres X	\$14,205	/Acre =	\$1,787,000		MaB	45%	115	Class VI	2%
							MaC	21%	105	Class VII	0%
							MaD	1%	95		
							MbB	0%	0	Yield	81

Pasture Soil Types: BaB, Co, GgB, GlA, Ha, MaB, MaC, MaD, MbB  
Woodland Soil Types: Co, GgB, Ha, MaB, MaC, MaD, MbB

## Improvement Analysis

	Impr. #1	Impr. #2	Impr. #3	Impr. #4	Impr. #5	Impr. #6	Impr. #7	Impr. #8	Impr. #9	Impr. #10
Improvement Name	None									
Size - Width	0	0	0	0	0	0	0	0	0	0
- Length	0	0	0	0	0	0	0	0	0	0
- Stories	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Total	0	0	0	0	0	0	0	0	0	0
Unit	Sq Ft									
Condition										
Utility										
Construction - Exterior										
- Foundation										
- Floor										
- Roof										
Total Economic Life	0	0	0	0	0	0	0	0	0	0
Effective Age	0	0	0	0	0	0	0	0	0	0
Remaining Economic Life	0	0	0	0	0	0	0	0	0	0
RCN/Unit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
RCN - \$	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
% Physical Depr.	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Phys. Depr. RCN	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
% Functional Depr.	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Func Depr. RCN	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
% External Depr.	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total Improvement CV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contribution \$/Unit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Improvement Contribution		\$0								
Fixtures Included		None								
Total % of Depreciation						0.0%				
Improvement /Acre										\$0

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FEBRUARY 5, 2024

## Income Analysis

### Basis of Income Estimate

Cash Rent

Contract Grower

Owner Operator

Income Source	Acres/ Quantity	Rental Rate &/or Price	Income	% Share	Gross Income
Tillable Acres	65.16	\$0	\$0	100%	\$0
Pasture Acres	29.72	\$0	0	100%	0
Buildings	12	\$0	0	100%	0
	0	\$0	0	100%	0
	0	\$0	0	100%	0
	0	\$0	0	100%	0
	0	\$0	0	100%	0
<b>Total Gross Income</b>					<b>\$0</b>

Expense Items:	
Real Estate Taxes	\$0
Insurance - Buildings	0
Maintenance	0
Management Fee	0
	0
	0
	0
	0
	0
	0
<b>Gross Total Expense</b>	<b>\$0</b>

Land	\$16,450
Building	\$0
Tax Assessment	\$16,450

Act 319	319
Millage	35.42940

**Net Income**            **\$0**  
**Cap Rate**            **0.00%**

## Sales Comments

Bareland tract with mostly tillable acreage. Purchased by Plain Sect to establish farm.

Multiple UPIs: 57-5-19, 57-5-11, 46-4-32, 57-5-7, 57-5-10.

## Sales Photos/Map



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### Physical Analysis

Soil Type	Acres	Slope	Class	Hydric	Prime Farmland	Yield
<b>BaB</b> Baile Silt Loam	19.61	3-8%	5w	Y	--	0
<b>Co</b> Codorus Silt Loam	2.54	--	2w	N	Prime	130
<b>GgB</b> Glenelg Silt Loam	3.29	3-8%	2e	N	Prime	170
<b>GIA</b> Glenville Silt Loam	3.86	0-3%	2w	N	Prime	100
<b>Ha</b> Hatboro Silt Loam	16.70	--	4w	Y	--	115
<b>MaB</b> Manor Loam	43.95	3-8%	2e	N	Prime	115
<b>MaC</b> Manor Loam	28.98	8-15%	3e	N	State	105
<b>MaD</b> Manor Loam	4.89	15-25%	4e	N	--	95
<b>MbB</b> Manor Loam, Very Stony	1.98	0-8%	6s	N	--	0
--	0.00	--	--	N	--	0
--	0.00	--	--	N	--	0
--	0.00	--	--	N	--	0
--	0.00	--	--	N	--	0

**Road Frontage:** 8,263 Feet

**Proximity to UGB/VGB:** N/A Miles

**Topography:** Rolling

**Environmental Issues:** None

**Flood Plain:** 5-10%

**Est % of Acres w/ Dev Limitations:** 29%

**Hydric Soils:** 29%

**Physical Limits to Development:** Hydric Soils

**Utilities :** On-Site

**Easements:** Typical ROWs

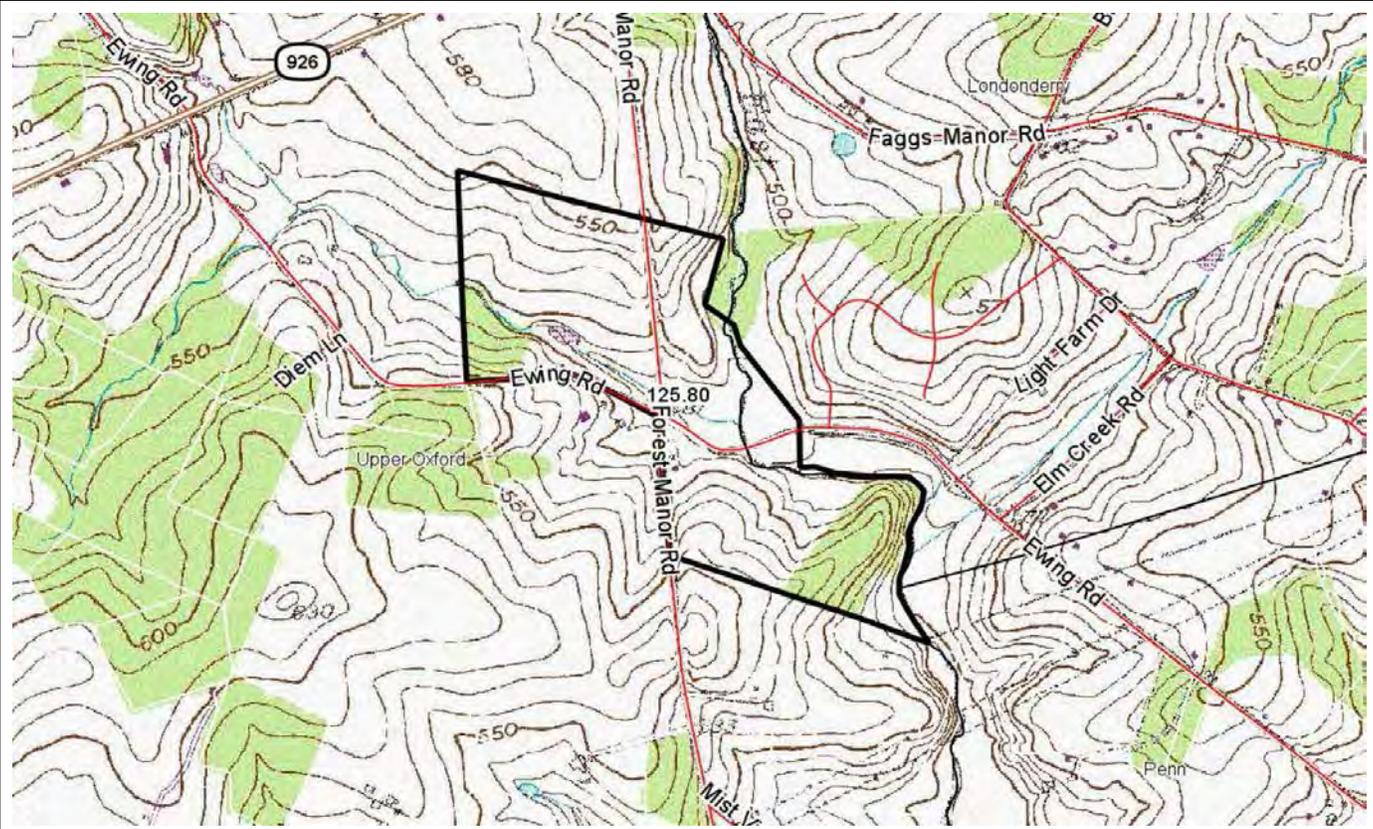
**% of Prime Farmlands and State Importance:** 66%

**Cons Easements:** None

**Residential Subdivisions:** (12) 1 to 2 acre lots

**# Additional Dwellings Allowed under Conservation Easement:** N/A

**Subdivision allowed under Conservation Easement:** N/A



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# Sales Analysis

## Property Identification

Sale #	2915466	Date Sold	July-15	Deed Reference	9156-0601
Tax Parcel ID	44-4-29&28	Sale Price	\$1,300,000	Zoning	Ag
Municipal Code	44	Total Acres	75.40	Type of Operation	Bareland
Seller (Grantor)	Miller Invmt Assoc	Price Per Acre	\$17,241	Specialty Code	9.0
Buyer (Grantee)	Matthew Walton	% Tillable	94%	Highest & Best Use	Cropland
Street Address	40 Thompson Rd.	Financing		County Zone	I
County	Chester	Type of Lender	Bank	Zip Code	19330
Township	West Fallowfield	Amount Financed	\$1,040,000	Previous Sale Date	7/5/89
School District	Octorara	Rate		Verified:	PR/Insp/Buyer
Nearest Town	Cochranville	Term	yrs.	Terms	Arms Length
Distance From	1 mile northwest	Cash Equivalency	\$1,300,000	Cap Rate	0.00%
Road Frontage	Good	Flood Plain	None	Environmental Issues:	None
Utilities:	None	Easement Issues	Typical ROWs	Rights Transferred	Fee Simple
Cons Easement	None				

## Land Analysis

	Unit Size		\$/Unit		Total Land Value	Ratio	Tillable Soil Types	%	Yield	Soil Classifications	
Tillable	71.16	Acres X	\$17,840	/Acre =	\$1,269,528	100%	GgB	83%	170	Class I	0%
Permanent Pasture	0.00	Acres X	14,272	/Acre =	0	80%	GgC	2%	160	Class II	91%
Woodland	2.44	Acres X	12,488	/Acre =	30,472	70%	GI A	5%	100	Class III	6%
Farmstead	0.00	Acres X	17,840	/Acre =	0	100%	GIB	2%	100	Class IV	2%
Roads & Waste	1.80	Acres X	0	/Acre =	0	0%	MaB	1%	115	Class V	0%
Total Land Value	75.40	Acres X	\$17,241	/Acre =	\$1,300,000		MaC	4%	105	Class VI	0%
							MaD	2%	95	Class VII	0%
							--	0%	0		
							--	0%	0		
Pasture Soil Types:	None										
Woodland Soil Types:	GgB, MaC										
										Yield	160

## Improvement Analysis

	Impr. #1	Impr. #2	Impr. #3	Impr. #4	Impr. #5	Impr. #6	Impr. #7	Impr. #8	Impr. #9	Impr. #10
Improvement Name	None									
Size - Width	0	0	0	0	0	0	0	0	0	0
- Length	0	0	0	0	0	0	0	0	0	0
- Stories	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Total	0	0	0	0	0	0	0	0	0	0
Unit	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft
Condition										
Utility										
Construction - Exterior										
- Foundation										
- Floor										
- Roof										
Total Economic Life	0	0	0	0	0	0	0	0	0	0
Effective Age	0	0	0	0	0	0	0	0	0	0
Remaining Economic Life	0	0	0	0	0	0	0	0	0	0
RCN/Unit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
RCN - \$	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
% Physical Depr.	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Phys. Depr. RCN	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
% Functional Depr.	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Func Depr. RCN	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
% External Depr.	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total Improvement CV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contribution \$/Unit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Improvement Contribution	\$0		Total % of Depreciation		0.0%		Improvement /Acre		\$0	
Fixtures Included	None									

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 FEBRUARY 5, 2024

## Income Analysis

### Basis of Income Estimate

Cash Rent

Contract Grower

Owner Operator

Income Source	Acres/ Quantity	Rental Rate &/or Price	Income	% Share	Gross Income
Tillable Acres	71.16	\$0	\$0	100%	\$0
Pasture Acres	0.00	\$0	0	100%	0
Buildings	12	\$0	0	100%	0
	0	\$0	0	100%	0
	0	\$0	0	100%	0
	0	\$0	0	100%	0
	0	\$0	0	100%	0
<b>Total Gross Income</b>					<b>\$0</b>

Expense Items:	
Real Estate Taxes	\$0
Insurance - Buildings	0
Maintenance	0
Management Fee	0
	0
	0
	0
	0
	0
	0
<b>Gross Total Expense</b>	<b>\$0</b>

Land	\$46,210
Building	\$0
Tax Assessment	\$46,210

Act 319	None
Millage	42.49400

**Net Income**            **\$0**  
**Cap Rate**            **0.00%**

## Sales Comments

Bareland tract with majority of the land being tillable. Purchased by adjoining dairy farmer.

## Sales Photos/Map



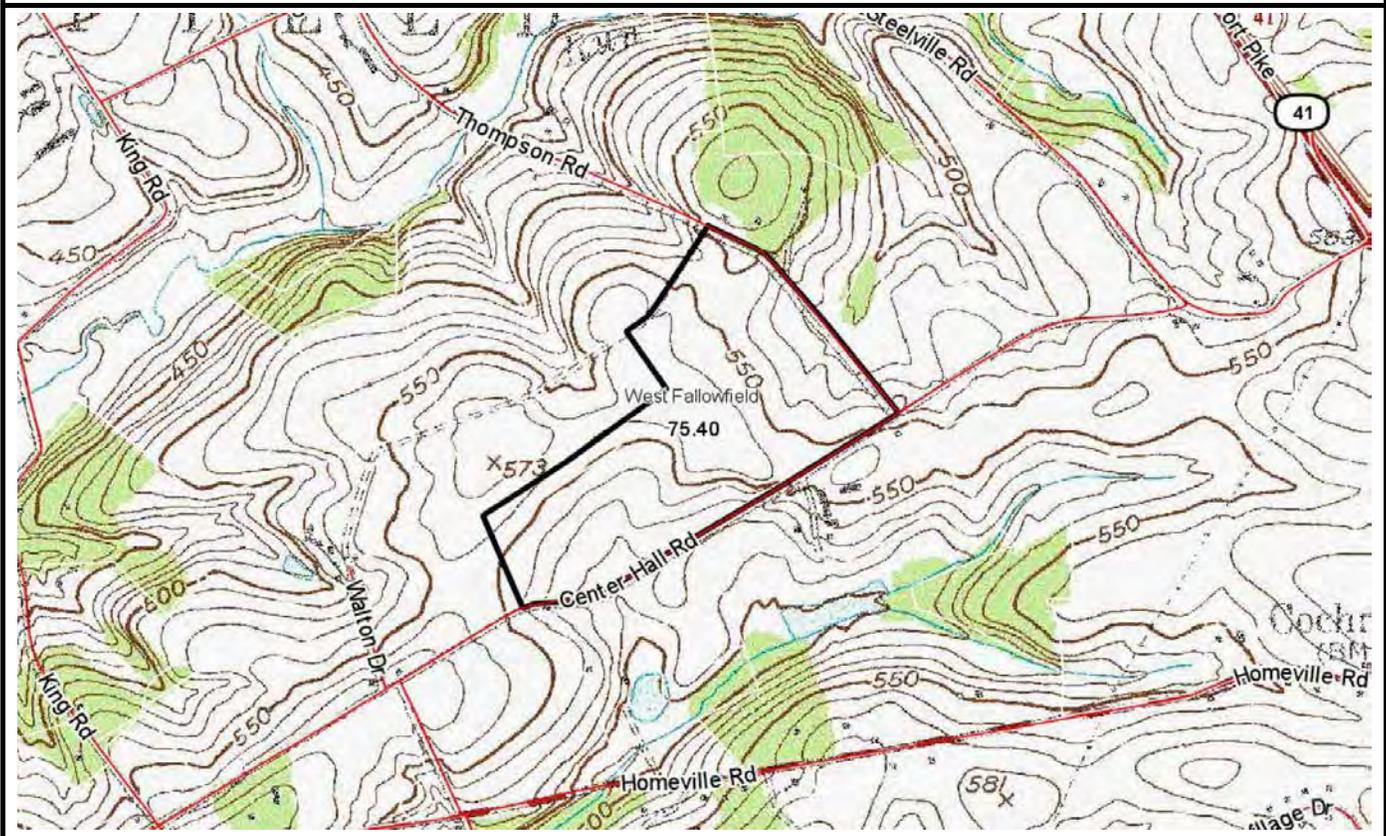
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 FEBRUARY 5, 2024

### Physical Analysis

Soil Type	Acres	Slope	Class	Hydric	Prime Farmland	Yield
<b>GgB</b> Glenelg Silt Loam	62.79	3-8%	2e	N	Prime	170
<b>GgC</b> Glenelg Silt Loam	1.69	8-15%	3e	N	State	160
<b>GIA</b> Glenville Silt Loam	4.01	0-3%	2w	N	Prime	100
<b>GIB</b> Glenville Silt Loam	1.62	3-8%	2e	N	Prime	100
<b>MaB</b> Manor Loam	0.44	3-8%	2e	N	Prime	115
<b>MaC</b> Manor Loam	3.15	8-15%	3e	N	State	105
<b>MaD</b> Manor Loam	1.70	15-25%	4e	N	--	95
--	0.00	--	--	N	--	0
--	0.00	--	--	N	--	0
--	0.00	--	--	N	--	0
--	0.00	--	--	N	--	0
--	0.00	--	--	N	--	0
--	0.00	--	--	N	--	0

**Road Frontage:** 4,744 Feet  
**Topography:** Rolling  
**Flood Plain:** None  
**Hydric Soils:** 0%  
**Utilities :** None  
**Easements:** Typical ROWs  
**Cons Easements:** None  
**# Additional Dwellings Allowed under Conservation Easement:** N/A  
**Subdivision allowed under Conservation Easement:** N/A

**Proximity to UGB/VGB:** N/A Miles  
**Environmental Issues:** None  
**Est % of Acres w/ Dev Limitations:** 0%  
**Physical Limits to Development:** None  
**% of Prime Farmlands and State Importance:** 98%  
**Residential Subdivisions:** 1 - 3 A lot every 3 years



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FEBRUARY 5, 2024

**ARTICLE VI**  
**R-2 AGRICULTURAL RESIDENTIAL DISTRICT**

**SECTION 600. PURPOSE.**

The R-2 Agricultural Residential District has been established to achieve the following purposes:

- A. To implement the Township Comprehensive Plan goal of preserving agricultural lands and the continued prosperity of the agriculture industry in the Township.
- B. To support the preservation of sensitive environmental features, such as streams, floodplains, wetlands, areas of steep slopes, and areas of soils conditional, for on-lot sewage disposal/systems and variable groundwater yields.
- C. To provide opportunities for housing types at a density and in a cluster configuration that preserve and protect the rural character of Elk Township and preserve permanent open space areas large enough to support continued agricultural use.
- D. To limit haphazard and strip development of agricultural lands by providing an opportunity for non-agricultural uses in a planning setting as would be compatible with the rural character of the Township.
- E. Provide farmers with a variety of agriculture related use opportunities to help supplement farm income.

**SECTION 601. USE REGULATIONS.**

In the R-2 Agricultural Residential District, the following regulations shall apply:

- A. **By Right Uses.** A building may be erected, altered or used, and a lot may be used or occupied for any of the following purposes, and no other:
  - 1. Non-intensive agricultural uses and related buildings and structures in accordance with the provisions of Section 1202.
  - 2. Woodland preserve, game farm and preserve, wildlife sanctuary or other conservation purpose in accordance with the provisions of Section 1233.
  - 3. Horticultural uses relating to the raising, propagating and selling of trees, shrubs, flowers and other vegetative materials.
  - 4. Tenant house.
  - 5. Business associated with agriculture, including but not limited to the sale of farm products, farm machinery, equipment and supplies.
  - 6. Single family detached dwellings, in accordance with the provisions of the Cluster Development Option in Section 605.

7. Minor home occupations in accordance with the provisions of Section 1215.
  8. Bed and breakfast facilities in accordance with the provisions of Section 1206.
  9. Accessory agricultural dwelling in accordance with the provisions of Section 1202.
  10. Forestry in accordance with the provisions of Section 1103.E.5.
  11. One (1) single-family detached dwelling in accordance with the Conventional Development in Section 606, subject to the following conditions and limitations:
    - a. The parcel from which the lot is created must have been a lot of record as of the date of the adoption of Ordinance No. 2006-02 May 1, 2006.
    - b. The lot, created for use under this Section, must be less than four (4) acres in size. No subsequent division of this created lot may occur, and all transfers must include a restriction, running with the land, that this parcel may not be further divided, or the area reduced by any means.
- B. **Special Exception Uses.** Any one of the following uses when authorized as a special exception by the Zoning Hearing Board:
1. Public utility operating facilities.
  2. Municipal, county, state or federal uses, excluding dumps and corrective or penal institutions.
  3. Fraternal institution, or non-profit club, or swimming pool, provided that a particular activity shall not be one which is customarily carried on as a business, and provided that all services shall be for members and their guests.
  4. Institutional use.
  5. Cemetery in accordance with the provisions of Section 1207.
  6. Kennel in accordance with the provisions of Section 1232.
  7. Conversion of single family detached dwelling in accordance with the provisions of Section 1228.
  8. Group homes in accordance with the provisions of Section 1214.
- C. **Conditional Uses.** The following uses shall be permitted when granted by conditional use by the Board of Supervisors:
1. Single family detached dwellings, in accordance with the Conventional Development Option in of Section 606 on parcels smaller than 30 acres in size.
  2. Golf course or other recreational activity customarily located in natural woodland and agricultural areas, including country club and lodges in accordance with the provisions of Sections 1225 and 1226, but excluding miniature golf courses and motor cross facilities.

3. Major home occupations in accordance with the provisions of Section 1215.
4. Communication antennas, towers, and equipment in accordance with the provisions of Section 1203.
5. Intensive agricultural uses in accordance with the provisions of Section 1202.
6. Composting operations in accordance with the provisions of Section 1202.

**D. Accessory Uses.** Any of the following accessory uses shall be permitted:

1. Customary accessory agricultural and residential uses and buildings, when in accordance with the provisions of Section 1201.
2. Swimming pool, provided that it is located in the rear or side yard of the dwelling to which it is an accessory use, in accordance with the provisions of Section 1231.
3. The sale of farm products, in accordance with the provisions of Section 1202.
4. Signs in accordance with the provisions of Article XIV.

**SECTION 602. HEIGHT RESTRICTIONS.**

The maximum height of buildings erected or enlarged shall be thirty-five (35) feet.

**SECTION 603. AGRICULTURAL AREA AND BULK REGULATIONS.**

- A. The following agricultural area and bulk regulations shall apply in the R-2 Agricultural Residential District:
1. A minimum lot area of ten (10) acres shall be required to qualify as an agricultural use.
  2. No compost or manure storage shall be established closer than two hundred (200) feet from an abutting residential use, and in no case closer than one hundred (100) feet from any property line.
  3. No new outdoor feed lot shall be constructed closer than twenty-five (25) feet from any property line.
- B. Residential accessory buildings may be erected in side and rear yards, provided that there remains side or rear yards of at least ten (10) feet from the accessory building to the side or rear lot lines.

**SECTION 604. DENSITY DETERMINATION FOR RESIDENTIAL USES.**

- A. **Density Calculation.** To determine the number of lots/dwellings permitted, the applicant shall perform the following calculation and submit evidence in the form of plans and data to verify the

accuracy of the calculation in accordance with the provisions of this Section and the Township Subdivision and Land Development Ordinance.

From the gross acreage of the site ( \_\_\_ acres), subtract 100% of the following:

Existing and Proposed road rights-of-way	_____ acres
Ponds and lakes	_____ acres
Wetlands	_____ acres
Floodplains	_____ acres
Prohibitive slopes	_____ acres

Subtract 25% of the following:

Class I, II, and III Agricultural Soils	_____ acres
Precautionary slopes	_____ acres

- B. **Net Buildable Acreage.** The net buildable acreage is calculated by deducting natural resources and constraints from the gross tract acreage based on the percentages specified in Section 604.A. **See example below.**
- C. **Permitted Base Density.** Determination of the maximum residential density or maximum number of units shall be based on the net buildable acreage, divided by two (2). **See example below.**

**Example:** An applicant owns a one hundred (100) acre parcel of land. Natural resources located on the tract include ten (10) acres of floodplain, five (5) acres of prohibitive slope, and ten (10) acres of Class, I, II, and III agricultural soils. In addition, there are two (2) acres of existing road right-of-way that bisect the parcel. Based on the calculation specified above, the following percentages of each resource or constraint are to be preserved:

Existing Road Right-of-Way	100%
Floodplain and Prohibitive Slopes	100%
Class I, II, and II Agricultural Soils	25%

Acres of resource/constraint to be preserved:

Existing Road Right-of-Way	2 acres
Floodplains and Slopes	15 acres
Agricultural Soils	<u>2.5 acres</u>

Resource/constraint acres to be deducted: 19.5 acres

Subtract the 19.5 acres to be preserved or net-out from the original (gross acreage) parcel size of 100 acres and the result is 80.5 acres. Round the resulting net acreage down to the nearest whole number, in this case 80. Divide eighty (80) by 2 ( the density factor) and the result is 40. The resulting number of 40 represents the net density or permitted number of lots/units permitted on the original parcel.

**SECTION 605. CLUSTER DEVELOPMENT**

Cluster Developments are mandatory on lots consisting of thirty (30) acres, or more, as of the date of the adoption of this Zoning Ordinance, on which a residential use shall serve as the principal use, unless the owner satisfies the requirements of Section 601.A.11.

- A. **Permitted Density.** To determine the number of lots/dwelling units permitted in a cluster development, the applicant shall perform the calculation set forth in Section 604 and shall submit evidence in the form of plans and data to verify the accuracy of the calculations in accordance with the provision of Section 604 and the Township Subdivision and Land Development Ordinance.
- B. **Area and Bulk Regulations.** The area and bulk regulations associated with the Cluster Development Option are organized according to a hierarchy of sewer and water facilities available. Table 6-1 organizes those sewer and water facilities, the associated area and bulk regulations, and open space requirement. No new dwelling shall be located closer than two hundred (200) feet from an existing outdoor feedlot, compost or manure storage or mushroom house.
- C. **Required Information Prior to Development.** In addition to the information required for a Preliminary Plan in Section 501.K. of the Elk Township Subdivision and Land Development Ordinance, as amended, the applicant shall provide the following information for any proposed cluster subdivision in order to establish the number of lots permitted on a tract and the portions of the tract to be protected during the development process:
1. Delineation and the calculated area of all portions of the tract meeting the definition of precautionary or prohibitive slope;
  2. Delineation and the calculated area of all portions of the tract meeting the definition of flood plain;
  3. Delineation and the calculated area of all portions of the tract meeting the definition of wetland, not limited to those wetland areas which are proposed for earth disturbance;
  4. Delineation and the calculated area of all Class I, II, and III agricultural soils, as established by the United States Department of Agriculture as Agricultural Capability Units I, II and III and described in the Soil Survey of Chester and Delaware Counties, Pennsylvania, 1959 published by the Soil Conservation Service of the United States Department of Agriculture, as updated;
  5. The calculation of permitted number of lots/units per the requirements of Section 604;
  6. The location(s) of barns, feedlots, and other areas of intensive agricultural use, both on the subject property and on adjacent properties (when located within one hundred (100) feet of the subject property);
  7. The location(s) of permanent open space, either publicly owned or privately deed restricted, on all applicable adjacent properties;
  8. Delineation of the portion of the tract designated as permanent open space, the percentage of the tract represented by this open space, and the percentages of this open space consisting of natural resources and class I, II, and III agricultural soils.

**Open Space Density Bonus.** For every additional one (1%) percent of open space area provided above and beyond the applicable minimum open space requirement (as specified in Table 6-1), the Township shall permit one additional dwelling unit in accordance with the applicable area and bulk regulations up to a maximum of ten (10%) percent above the base net density, calculated in accordance with Section 604. In no case shall the required open space percentage be less than that specified in Table 6-1.

E. **Access Management.** A proposed cluster development on any parcel with frontage on Pennsylvania State Route 841 or Pennsylvania State Route 472 shall:

1. Gain access from other adjacent roads, if any, rather than either State Route 841 or State Route 472, unless the applicant demonstrates to the Township's satisfaction that the only feasible access to the property is from one of the aforementioned state routes; or
2. If no access is feasible from another lower functioning road, one access point on either of the aforementioned state routes shall be permitted per cluster development, except that for subdivisions of more than thirteen (13) lots, a second access point or emergency access point may be permitted, at the Township's discretion.

F. **Open Space Standards.**

1. Required Open Space. The minimum required open space percentage of the gross site area, designated in Table 6-1, shall be designated on the plan as common open space and held in a tract or tracts separate from the developable lots. Such open space parcel(s) shall be restricted from further subdivision or development by deed restriction, conservation easement, or other agreement or form acceptable to the Township and duly recorded in the office of the Recorder of Deeds of Chester County, Pennsylvania and shall be noted on the face of the subdivision plan.
2. Natural Resources. All natural resources (As defined in Section 201 – Definition of Terms) shall be included within the designated open space, however, no more than eighty (80%) percent of the total designated open space shall consist of natural resources.
3. Agricultural Soils. Any Class I, II, and III agricultural soils that are present on the site shall be included in the designated open space to the greatest extent feasible. The burden shall be on the applicant to justify the location of any such soils outside of the designated open space.

**Table 6-1**  
**Cluster Development Option - Residential Water and Sewage Facility Options**  
**Area, Bulk, and Open Space Standards**

<b>Water and Sewage Facility Options</b>	<b>Individual Sewage System and Individual On-lot Water Supply</b>	<b>Individual Sewage System and Community or Public Water Supply</b>
<b>Base Density</b>	1 du/2 acres	1 du/2 acres
<b>Minimum Net Lot Area</b>	1 acre	30,000 square feet
<b>Minimum Tract Open Space</b>	45%	55%
<b>Minimum Lot Width at Building Line</b>	150 feet	125 feet
<b>Minimum Lot Width at Street Line</b>	50 feet	40 feet
<b>Maximum Building Coverage</b>	10%	15%
<b>Maximum Lot Coverage</b>	15%	20%
<b>Individual Lot Front Setback</b>	40 feet	40 feet
<b>Individual Lot Side Setback</b>	20 feet	15 feet
<b>Individual Lot Rear Setback</b>	50 feet	40 feet
<b>Maximum Building Height</b>	35 feet or 3 stories, whichever is less	35 feet or 3 stories, whichever is less

4. Where common open space is designated as separate, noncontiguous parcels, no single parcel shall consist of less than one (1) acre in area. No single area or portion of an area designated as common open space shall be counted toward the minimum required open space wherever such area or portion is less than one hundred and fifty (150) feet in width except in the case of a trail corridor or other linkage between two larger, noncontiguous, open space areas. Any such trail corridor or linkage shall be a minimum of fifteen (15) feet in width.
  5. Where adjacent parcels contain existing or proposed open space areas, either publicly owned or otherwise deed restricted as permanent open space, common open space shall be located contiguously to this adjacent open space whenever possible to create larger open space networks. The burden shall be on the applicant to either locate the common open space contiguous to this adjacent open space or to demonstrate, to the Township's satisfaction, that there is no feasible way to so locate said common open space.
  6. Open Space Ownership / Management Standards are set forth in Section 1301.A.
- G. Any proposed full cluster subdivision for a tract from which lots have previously been subdivided shall:
1. Calculate the ultimate number of permitted lots/units per the requirements of Section 604 based on the entire tract from which those lot(s) had been subdivided. Any lots subdivided in the interim shall count toward the total number of lots permitted in the full subdivision.
  2. Determine the amount and configuration of required open space per the requirements of Section 604 and included in Table 6-1 based on the entire tract from which those lot(s) had been subdivided. No portion of any lots subdivided in the interim may count toward the total designated open space required for the full cluster development.

**SECTION 606. CONVENTIONAL DEVELOPMENT OPTION.**

- A. **Density Determination.** To determine the number of lots/ dwelling units permitted in a conventional development, the applicant shall perform the calculation set forth in Section 604 and shall submit evidence in the form of plans and data to verify the accuracy of the calculations in accordance with the provisions of Section 604 and the Township Subdivision and Land Development Ordinance.
- B. **Area and Bulk.** The following area and bulk standards shall apply to parcels consisting of less than thirty (30) acres, as of the date of the adoption of this Zoning Ordinance, and parcels created under the provisions of Section 601.A.11, on which a residential use serves as the principal use:
1. Minimum lot size 2 acres
  2. Minimum lot width
  - Building line 200 feet
  - Street line 50 feet
  3. Minimum building setback 50 feet
  4. Minimum side yard
  - Individual 20 feet
  - Aggregate 50 feet

5. Minimum rear yard 50 feet
6. Maximum building coverage 8%
7. Maximum paved area 12%
8. Maximum building height 35 feet
9. Minimum setback for accessory structures 10 feet
10. No new dwelling shall be located closer than two hundred (200) feet from an existing outdoor feedlot, compost or manure storage or mushroom house.

**SECTION 607. GENERAL DESIGN STANDARDS.**

The following design standards shall apply to all uses, as applicable, in this zoning district:

- A. Natural Resource Protection Standards shall be in accordance with Article XI.
- B. Supplemental Regulations shall be in accordance with Article XII.
- C. General Regulations shall be in accordance with Article XIII.
- D. Signage Regulations shall be in accordance with Article XIV.
- E. Nonconforming Uses shall be in accordance with Article XVI.

# Chapter 27. Zoning

## Part 4. AR AGRICULTURAL - RESIDENTIAL DISTRICT

### § 27-401. Purpose.

[Ord. 95-07, 12/14/1995, § 400; as amended by Ord. 2003-02, 4/17/2003; and by Ord. 2008-04, 11/19/2008, § 1]  
The Agricultural/Residential District (AR) has been created to encourage the use of prime agricultural soils for cultivation and to conserve critical environmental areas by maintaining a relatively low density. The AR District has been located along roads which cannot accommodate high traffic volumes. The use of on-site domestic waste disposal systems shall be provided in order to help replenish the supply of ground water.

### § 27-402. Use Regulations.

[Ord. 95-07, 12/14/1995, § 401; as amended by Ord. 2001-07, 12/27/2001, § III; by Ord. 2002-01, 2/21/2002, § III; by Ord. 2003-02, 4/17/2003; by Ord. 2006-02, 3/15/2006, §§ 1, 2; by Ord. 2006-05, 10/18/2006, §§ 1, 2; and by Ord. 2008-04, 11/19/2008, § 1]

1. Uses Permitted by Right.
  - A. Agriculture and buildings related to agriculture.  
[Amended by Ord. 2016-02, 4/20/2016]
  - B. Single-family detached dwellings.
  - C. Nonprofit public or private park, nature center or arboretum.
  - D. Cemeteries.
  - E. The clustering of single-family detached residential lots on tracts of 15 acres or larger is mandatory, subject to the provisions of § 27-1611, except where open space conservation conventional development (§ 27-1615) is proposed. Sites of less than 15 acres may consider the provisions of § 27-1611 as an optional design approach.
  - F. Open space conservation conventional development subject to the provisions of § 27-1615.
  - G. Equestrian uses.
2. Permitted Accessory Uses.
  - A. Customary accessory agricultural.
  - B. Customary accessory residential use and buildings.
  - C. Private swimming pool, subject to the provisions of § 27-1713.
  - D. Home occupations, subject to the provisions of § 27-1709.
  - E. The sale of farm products, subject to the provisions of § 27-1716.
  - F. Signs, subject to the provisions of Part 20.

G. No-impact home-based business.

3. Conditional Use

A. Golf course and golf club uses, subject to the provisions of § 27-1715.

B. Municipal, county, state and federal uses, excluding dumps, sanitary landfills and corrections or penal institutions.

C. Private club, lodge or nonprofit recreational use, subject to the provisions of § 22-611 of the Franklin Township Subdivision and Land Development Ordinance [Chapter 22], and § 27-1610.

D. Retirement homes and facilities subject to the provisions of Part 17. Maximum gross density is subject to the underlying zoning district standards as specified in § 27-1611.

E. Conventional single-family design for tracts larger than 15 acres.

4. Uses by Special Exception.

A. Cultural, educational or religious uses.

B. Residential conversions of a single-family detached dwelling, subject to the provisions of § 27-1712.

### § 27-403. Height Regulations.

[Ord. 95-07, 12/14/1995, § 402; as amended by Ord. 2003-02, 4/17/2003]

The maximum height of structures or uses erected or enlarged shall be 35 feet.

### § 27-404. Area and Bulk Provisions.

[Ord. 95-07, 12/14/1995, § 403; as amended by Ord. 2003-02, 4/17/2003; and by Ord. 2015-02, 6/17/2015]

1. The following area and bulk regulations shall apply to all uses and structures permitted within the AR District:

Provisions	Residential Use Requirements			Other Use Requirements
	Conventional	Open Space Design		
		Individual Sewer	Community Sewer	
Minimum lot area (square feet)	80,000	30,000	18,000	80,000
Maximum coverage:				
Building	8%	15%	20%	15%
Lot	15%	25%	35%	30%
Minimum landscaped or open space	20% for tracts > 15 acres	55%	55%	70%
Minimum lot width (feet):				
Building line	150	120	100	150
Street line	50	50	50	75
Minimum front yard setbacks (feet):				
State roads	75	50	50	75
All other roads	50	40	35	50

Provisions	Residential Use Requirements			Other Use Requirements
	Conventional	Open Space Design		
		Individual Sewer	Community Sewer	
Minimum side yard setbacks (feet)				
Individual	20	15	10	20
Aggregate	50	30	30	50
Minimum rear yard setbacks (feet)	50	30	25	50
Accessory structure				
Maximum allowable	N/A	2	1	N/A
Minimum setbacks (feet)				
Front yard	Not permitted	Not permitted	Not permitted	
Side yard	10	5	5	10
Rear yard	15	5	5	15
Parking lot <sup>1</sup> setback from all roads and adjoining property lines (feet)	50	50	50	50

**NOTES:**

- <sup>1</sup> Exclusive of parking associated with individual dwelling units.
- 2. All barns or areas for the deposit, curing, or storage of mushroom substrate, compost or manure shall be located the greater of:  
 [Added by Ord. 2016-02, 4/20/2016]
  - A. The distance required under an approved mushroom farm environmental management plan ("MFEMP"), manure management plan, or nutrient management plan, as applicable to an operation; or
  - B. One hundred feet from any property lines, unless the owner of the adjacent property has provided a written waiver consenting to the barn or area being closer than 100 feet.

## § 27-405. Design Standards.

[Ord. 95-07, 12/14/1995, § 404; as amended by Ord. 2003-02, 4/17/2003]

- 1. The following design standards shall apply:
  - A. Residential Uses.
    - (1) Refer to regulations established in Part 16.
    - (2) Refer to regulations established in Part 15.
  - B. All Other Uses Permitted in the District.
    - (1) Refer to regulations established in Part 16.
    - (2) Refer to regulations established in Part 15.

## Part 4

### R-1 Low Density Residential Districts

#### §1-401. Purpose.

The R-1 Low Density Residential District has been created to accommodate housing types which typify the rural residential character of the Township. Properties in the R-1 District may be served by individual on-lot water supply and individual on-lot sewage systems. They may utilize the lot-averaging option to achieve some site design flexibility.

(*Ord. 2003-9-1*, 9/4/2003; as amended by *Ord. 2004-03*, 11/18/2004, §II(a); and by *Ord. 2008-2*, 7/16/2008, §4)

#### §1-402. Use Regulations.

1. *Uses Permitted by Right.* Any one of the following uses is permitted by right on a parcel in this district:

A. Lot averaging of residential lots, on tracts with a minimum area not less than 5 contiguous acres and not more than 25 contiguous acres, subject to the provisions of §1-1313, "Residential Lot Averaging Design Options."

B. Single-family detached dwelling on an existing lot, or single-family detached dwellings on lots proposed to be created through subdivision of a tract into not more than three lots and not utilizing the lot averaging option.

C. Agriculture.

D. Municipal, County, State and Federal uses excluding dumps, sanitary landfills and correctional or penal institutions.

E. Forestry in accordance with the terms of §1-1430 of this Chapter. [*Ord. 2010-02*]

2. *Permitted Accessory Uses.*

A. Customary accessory residential uses and buildings exclusive of the raising and boarding of farm animals except where the provisions of §1-304.A, are met.

B. Customary accessory agricultural uses and buildings.

C. Private swimming pool, provided it is located in the rear yard or side yard of the dwelling lot, subject to the provisions of §1-1418, "Swimming Pools."

D. No-impact home occupations, subject to the provisions of §1-1413, "Home Occupation." [*Ord. 2004-03*]

E. The sale of farm products, subject to the provisions of §1-1406, "Sale of Farm Products."

F. Signs, subject to the provisions of Part 17 of this Chapter.

G. Keeping of large animals in accordance with §1-1422, "Keeping of Large Animals on Residential Lots."

3. *Conditional Uses.*

A. Single-family detached dwellings on a tract to be subdivided into more than three lots not utilizing lot averaging option, subject to the standards in §1-406.1 of this Part and requirements of §1-2013, "Conditional Use."

B. Lot averaging of residential lots, on tracts with a minimum area greater than 25 contiguous acres, subject to the standards in §1-406.1 of this Part and the provisions of §§1-1313 and 1-2013 of this Chapter.

C. Residential conversion of single-family detached dwellings, subject to the provisions of §1-1417.

D. Cultural, educational or religious use.

E. Private club, lodge or nonprofit recreational uses, provided that a particular activity shall not be one which is customarily carried on as a business, and provided that all services shall be for members and their guests.

F. Public utility structures or facilities provided that non exterior storage of equipment, housing of construction or repair crews, or above ground storage of gaseous or liquid fuels shall be permitted.

G. Cemeteries.

H. Single access residential developments subject to the provisions of §1-1316.

4. *Uses by Special Exception.*

A. Convalescent or nursing home.

B. Residential conversion of a single-family dwelling, subject to the provisions of §1-1417. [Ord. 2004-03]

C. Major home occupations, subject to the provisions of §1-1413, "Home Occupations." [Ord. 2004-03]

(Ord. 2003-9-1, 9/4/2003; as amended by Ord. 2004-03, 11/18/2004, §§IX(a), X(b); by Ord. 2008-2, 7/16/2008, §4; and by Ord. 2010-02, 7/1/2010, §2)

**§1-403. Height Restrictions.**

The maximum height of all buildings erected or enlarged shall be 35 feet.

(Ord. 2003-9-1, 9/4/2003; as amended by Ord. 2008-2, 7/16/2008, §4)

**§1-404. Area and Bulk. Regulations.**

The following area and bulk regulations shall apply to all uses permitted within the district, with the exception of the residential lot average design option, which shall be governed by §§1-1314 and 1-1313, respectively:

A. *Residential and Nonresidential Use Requirements.*

- |                                |                  |
|--------------------------------|------------------|
| (1) Lot area                   | 2 acre minimum   |
| (2) Lot width at building line | 150 feet minimum |
| (3) Lot width at street line   | 50 feet minimum  |
| (4) Building coverage          | 15% maximum      |
| (5) Total lot coverage         | 25% maximum      |
| (6) Building setback line      | 50 feet minimum  |
| (7) Side yard                  | 25 feet minimum  |

- (8) Rear yard 50 feet minimum
- (9) Accessory structure setback 10 feet minimum

B. *Agricultural Use Regulations.*

- (1) Agricultural use shall comply with the provisions established under §1-304.A.

(Ord. 2003-9-1, 9/4/2003; as amended by Ord. 2004-03, 11/18/2004, §II(b); and by Ord. 2008-2, 7/16/2008, §4)

**§1-405. Design Standards.**

The following design standards shall apply:

A. *Residential Use Regulations.*

- (1) Off street parking regulations as established in §1-1311.

B. *Nonresidential Use Regulations.*

- (1) Other uses permitted in this district may be subject to additional design standards in Part 13, where applicable.

(Ord. 2003-9-1, 9/4/2003; as amended by Ord. 2008-2, 7/16/2008, §4)

**§1-406. Standards for Criteria for Conditional Uses.**

1. Specific review criteria and application requirements for conditional uses, as permitted in §1-402.3:

A. Any application for conditional use approval for (1) single-family detached dwellings on a tract to be subdivided into more than three lots and not utilizing the lot averaging option, or (2) lot averaging of residential lots on a tract greater than 25 acres, shall be evaluated and decided upon by the Board of Supervisors in relation to the requirements of this Section and the standards and procedure of §1-2013.

B. The application for conditional use approval shall include a proposed plan, as required by §1-2013.2 of this Chapter. Prior to the public hearing on the application, the applicant is strongly encouraged to meet with the Planning Commission to discuss the proposed plan's relationship to the Township's community development objectives and to matters of recreation, open space, resource conservation, traffic and access management, agricultural preservation, and/or visual quality and rural character. In its subsequent recommendation to the Board of Supervisors concerning the application for a conditional use permit, the Planning Commission will note any issues raised during its review of the proposed plan and the degree to which the application has addressed and resolved these issues.

C. In reviewing any application for conditional use approval, the Board shall examine and weigh the degree to which it furthers or hinders the specific purposes and site design and development objective that are inherent in the provisions in Part 13 for lot averaging of residential lots.

D. The Board also shall review any such application in relation to the following factors:

(1) *Protection of Natural, Historic, and Scenic Resources; Mitigation of Potential Impacts.* The applicant shall submit for the Board's review a preliminary resource impact and conservation plan as prescribed in §2-403.F of the New London Township Subdivision and Land Development Ordinance [Chapter 2]. This plan must demonstrate, to the Board's satisfaction, how the proposed design and development of the site will protect, to the maximum extent practical, the identified site resources.

(2) *Compatibility with Adjacent Properties and Uses.* The applicant shall demonstrate how the proposed site design will produce a residential development that is consistent with permitted and existing uses on adjacent tracts. In particular, any she plan will be evaluated in terms of:

(a) How well the siting of new dwelling units protects existing farm land and open space resources on adjacent tracts from the impacts of development.

(b) How the retention of existing vegetation and the installation of new landscaping materials protects traditional views of and across the proposed tract.

(c) How the size, configuration, and location of the proposed lots achieves compatibility with adjoining residential development. As a condition of approval, the Board may require deeper front or side yard setback dimensions, the installation of vegetation or other screening material, or other measures to protect the visual quality of existing road frontages that it deems an essential component of the Township traditional landscape character.

(3) *Ability to Utilize Alternative Design Options.* The applicant shall document the absence of site characteristics that make use of the lot averaging option infeasible or inappropriate.

(Ord. 2003-9-1, 9/4/2003; as amended by Ord. 2008-2, 7/16/2008, §4)

**Gregory L. Snyder, ARA**

*Accredited Rural Appraiser*

Pennsylvania General Certified Appraiser (GA-001309-L)  
Delaware General Certified Appraiser (XI-0000514)  
Maryland General Certified Appraiser (31821)

*3004 Hempland Road, Suite 3*

*Lancaster, PA 17601*

*717.435.9560*

[greg@snyderassociates.us](mailto:greg@snyderassociates.us)

[www.snyderassociates.us](http://www.snyderassociates.us)



**Professional Experience:**

30+ years of agricultural and conservation real estate valuation experience.

**Present: President/Owner**

Snyder Appraisal Associates, LLC  
3004 Hempland Road  
Lancaster, PA 17601

**Prior: Principal Appraiser**

Keystone Farm Credit, ACA  
PO Box 7327  
Lancaster, PA 17604

Snyder Appraisal Associates, LLC is an independent fee appraisal company founded in February 2000. We complete 150+ conservation and agricultural type property appraisals annually.

14 years with Keystone Farm Credit includes 8 years lending experience with real estate valuation as a portion of duties. 6 years as staff appraiser responsible for all appraisals in Lancaster, Lebanon, Dauphin and Schuylkill Counties.

**Earned Designation:**

Accredited Rural Appraiser (ARA)

The ARA designation is conferred on Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA). The experience and education required to become an ARA are significantly more stringent than that required for state certification.

ASFMRA Approved Instructor

**Professional Affiliations:**

Accredited Member - American Society of Farm Managers and Rural Appraisers

District 1 Vice President- American Society of Farm Managers and Rural Appraisers

Past President & Secretary/Treasurer - Northeast Chapter of the ASFMRA

Affiliate Member - Pennsylvania Farm Bureau

Associate Member - Pennsylvania Land Trust Association

Professional Partner Member - Land Trust Alliance

**Education:**

Bachelor of Science in Animal Industries, Penn State University

Biannually complete more than 100 hours of Continuing Education (State minimum requirement is 28 hours).

Relevant Coursework:

ASFMRA

A-10 Fundamentals of Rural Appraisal	Timber & Timberland Evaluation
A-12 - Ethics	Oil, Gas & Mineral Valuation
A-20 Principals of Rural Appraisal	Wind Power
A-25 Eminent Domain	Intro to Appraisal Review
A-29 Highest and Best Use	Appraisal Review under USPAP
A-30 Advanced Rural Appraisal	Environmental Regulations
Large Farm Expansion Seminar	Vineyard & Winery Valuation
Large Dairy Facility Appraisal	Greenhouse Valuation
Swine Facility Appraisal	Identifying Intangible Assets
Poultry Facility Appraisal	Property Rights
Valuation of Conservation Easements and other Partial Interest	Yellow Book - Uniform Appraisal Standards of Federal Land Acquisitions
IRS Seminar - Valuation of Donated RE	Permanent Plantings Valuation

McKissock

PA RE Appraisers Certification & Regulations  
DE RE Appraisers Certification & Regulations

American Society of Appraisers

Income Producing Property Methodology  
Appraisal Report Writing

Appraisal Institute

Subdivision Valuation

Lancaster Co Assoc. of Realtors

Introduction to Commercial Valuation

Appraisals Completed for:

- ⊕ General crop, livestock, swine, poultry and lifestyle farms.
- ⊕ Agri-Business - grain centers, greenhouses, mushroom plants, livestock sale facilities, feed mills, orchards, vineyards, permanent plantings, soybean processing, chicken hatchery, chicken processing, rendering plant, cheese plant.
- ⊕ Natural Resources - timber, minerals, water rights
- ⊕ Recreational properties, trails, greenways, fish and boat access, PA Game Commission park land. Completed appraisals under PA DCNR, UASFLA, LWCF 6F regulations.
- ⊕ Land Acquisitions
- ⊕ Estate Planning and Settlement
- ⊕ Partial Interests- minority, leasehold, life estates, scenic and conservation easements
- ⊕ Eminent Domain - compensation including value of land taken plus severance damages
- ⊕ Expert testimony given in Bankruptcy Court, Board of View and Assessment Hearing Boards
- ⊕ 2032A - Special Use Appraisals
- ⊕ FRPP/ALE - NRCS Farm and Ranch Protection Program/Agricultural Land Easement.
- ⊕ Charitable Contribution or Sale of Rights associated with a Conservation Easement.
- ⊕ UASFLA compliant appraisals (Yellow Book).

OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

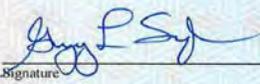
# Licenses

DISPLAY THIS CERTIFICATE PROMINENTLY • NOTIFY AGENCY WITHIN 10 DAYS OF ANY CHANGE

**Commonwealth of Pennsylvania**  
**Department of State**  
**Bureau of Professional and Occupational Affairs**  
PO Box 2649 Harrisburg PA 17105-2649

18 0021829

<b>Certificate Type</b> Certified General Appraiser		<b>Certificate Status</b> Active
<b>GREGORY LEE SNYDER</b> SNYDER APPRAISAL ASSOCIATES 3004 HEMPLAND ROAD SUITE 3 LANCASTER PA 17601	<b>Certificate Number</b> GA001309L	<b>Initial Certification Date</b> 10/20/1994
		<b>Expiration Date</b> 06/30/2019


  
Commissioner of Professional and Occupational Affairs

ALTERATION OF THIS DOCUMENT IS A CRIMINAL OFFENSE UNDER 18 P.A.C.S. §. 4911

**STATE OF DELAWARE**  
DIVISION OF PROFESSIONAL REGULATION  
861 Silver Lake Blvd.  
Cannon Building, Suite 203  
Dover, DE 19904-2467

NOT TRANSFERABLE

LICENSE NO. **X1-0000514**

PROFESSION: **Certified General Real Property Appraiser**      EXPIRATION DATE: **10/31/2019**

ISSUED TO: **Gregory Lee Snyder**

MAILING ADDRESS



**Gregory Lee Snyder**  
3004 Hempland Rd  
Suite 3  
3004 Hempland Rd, Suite 3  
Lancaster PA 17601

**PROFESSIONAL LICENSE**


549325  
LICENSEE SIGNATURE

THIS CERTIFIES THAT THE PERSON NAMED IS HEREBY LICENSED TO CONDUCT OR ENGAGE IN THE PROFESSION INDICATED ABOVE THIS DOCUMENT IS DULY ISSUED UNDER THE LAWS OF THE STATE OF DELAWARE

THIS DOCUMENT IS VOID WITHOUT BLUE BACKGROUND, CONTAINS COPY VOID FEATURE & ARTIFICIAL WATERMARK ON THE BACK

**STATE OF MARYLAND**  
DEPARTMENT OF LABOR, LICENSING AND REGULATION  
**DLLR**

LICENSE \* REGISTRATION \* CERTIFICATION \* PERMIT  
**STATE OF MARYLAND**  
**DEPARTMENT OF LABOR, LICENSING AND REGULATION**  
COMMISSION OF RE APPRAISERS & HOME INSPECTORS  
CERTIFIES THAT:  
GREGORY L SNYDER

Lawrence J. Hogan, Jr.  
Governor  
Boyd K. Rutherford  
Lt. Governor  
Kelly M. Schulz  
Secretary

**04- CERTIFIED GENERAL**

IS AN AUTHORIZED:

LIC/REG/CERT 31821	EXPIRATION 08-20-2019	EFFECTIVE 07-25-2016	CONTROL NO 4882615
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Signature of Bearer

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

## Katie A. Yoder

Licensed Appraiser Trainee

Pennsylvania Licensed Trainee (LAT000731)

3004 Hempland Road, Suite 3

Lancaster, PA 17601

717.435.9560

[katie@snyderassociates.us](mailto:katie@snyderassociates.us)

[www.snyderassociates.us](http://www.snyderassociates.us)



### **Professional Experience:**

Present: Licensed Appraiser Trainee  
Snyder Appraisal Associates, LLC  
3004 Hempland Road  
Lancaster, PA 17601

Prior: Financial Specialist  
AgChoice Farm Credit  
3301 W. Market Street  
York, PA 17404

Snyder Appraisal Associates, LLC is an independent fee appraisal company founded in February 2000. We complete 150+ conservation and agricultural type property appraisals annually.

### **Professional Affiliations:**

Associate Member - American Society of Farm Managers and Rural Appraisers

### **Education:**

Bachelor of Science in Animal Science, Penn State University

### **Relevant Coursework:**

#### **ASFMRA**

A101 Basic Appraisal Principles  
A102 Basic Appraisal Procedures  
A301 Cost Approach for General Appraisers  
A302 Sales Comparison Approach for General Appraisers  
General Market Analysis and Highest & Best Use

#### **McKissock**

PA RE Appraisers Certification & Regulations

#### **Appraisal Institute**

Real Estate Finance, Statistics & Valuation Modeling  
Income Approach for General Appraisers, Part 1  
Income Approach for General Appraisers, Part 2

### **Experience**

Assisted with a wide range of appraisals including:

- Agri-Business – greenhouses, livestock sale facilities, orchards, mushroom plants
- Dairy Farms, Crop Farms, Lifestyle Farms, Horse Farms
- Poultry Construction, Dairy Construction, Hog Construction

OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

# Licenses

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18 0307285

Commonwealth of Pennsylvania  
Department of State  
Bureau of Professional and Occupational Affairs  
PO Box 2649 Harrisburg PA 17105-2649

**License Type**  
Licensed Appraiser Trainee

**License Status**  
Active

**Initial License Date**  
09/14/2015

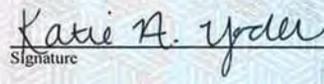
**Expiration Date**  
06/30/2019

**License Number**  
LAT000731

KATIE A YODER  
3004 HEMPLAND ROAD SUITE 3  
LANCASTER PA 17601



  
Commissioner of Professional and Occupational Affairs

  
Signature

ALTERATION OF THIS DOCUMENT IS A CRIMINAL OFFENSE UNDER 18 PA.C.S. § 4911

PENNSYLVANIA STATE BOARD OF CERTIFIED REAL ESTATE APPRAISERS  
REQUIRED CHECKLIST FOR LICENSED APPRAISAL TRAINEE

OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 9, 2024

THE BOARD REQUIRES THIS CHECKLIST BE USED WHEN A LICENSED APPRAISAL TRAINEE IS UTILIZED IN THE PERFORMANCE OF AN APPRAISAL. THIS CHECKLIST MUST BE SIGNED BY THE CERTIFIED APPRAISER AND MADE PART OF THE APPRAISAL REPORT THAT IS SUBMITTED TO THE CLIENT AND RETAINED IN THE APPRAISAL WORKFILE.

BY COMPLETING THIS CHECKLIST AND MAKING IT PART OF THE APPRAISAL REPORT SUBMITTED TO THE CLIENT, THE TRAINEE AND SUPERVISORY APPRAISER HAVE MET APPLICABLE USPAP REQUIREMENTS FOR ACKNOWLEDGMENT AND DISCLOSURE OF SIGNIFICANT REAL PROPERTY APPRAISAL ASSISTANCE.

THE BOARD CANNOT GRANT EXPERIENCE HOURS FOR APPRAISAL ASSIGNMENTS IN WHICH THE LICENSED APPRAISAL TRAINEE IS NOT PROPERLY ACKNOWLEDGED IN THE REPORT.

SUBJECT PROPERTY ADDRESS: Chesterville Rd, Landenberg, PA

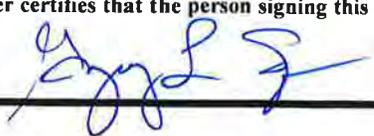
The licensed appraisal trainee to the certified real estate appraiser has contributed significant real property appraisal assistance in this appraisal assignment. Specifically, the licensed appraisal trainee:

- | Yes                                 | No                                  | N/A                                 |   |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Assisted in the preparation of the workfile with all forms and general information for the appraisal.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Assisted in determining the scope of work of the appraisal.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Assisted in gathering and entering data as follows: tax assessment information and map, flood hazard information and map, zoning information and map, location map and similar information.                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Inspected the subject property.<br>If yes, accompanied by supervisor? <u>Yes</u> (yes/no)<br>Type of inspection (check one): <input type="checkbox"/> interior <input checked="" type="checkbox"/> exterior |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Assisted in analyzing the highest and best use of the subject property.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Assisted in gathering information for comparable land sales data, verified and analyzed the comparable land sales data.   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Assisted in gathering data for the cost approach, including estimates of cost new and accrued depreciation.   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Assisted in data and analysis for the income approach, including estimates of market rent, vacancy/expense analysis, and development of GRM or capitalization rate.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Assisted in gathering and verifying comparable sales data, and analysis of the comparable sales.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Assisted in the exterior inspection of the sales, rentals, land and/or other comparables.   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Assisted in sketch drawing.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Assisted in entering subject and comparable data on the form and in the comment areas.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Assisted in reconciliation and final opinion of value for the subject property.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Assisted in the final review of this report.  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | Other _____   |

SIGNATURE OF THE APPRAISAL TRAINEE Katie A. Yoder

PRINT/TYPER NAME: Katie A. Yoder

The supervising certified real estate appraiser certifies that the named individual did assist with the items checked above, and also certifies that he/she reviewed all work done by the trainee. The supervising appraiser further certifies that the person signing this report as trainee understands the concepts and processes associated with the appraisal process.

SIGNATURE OF SUPERVISING CERTIFIED REAL ESTATE APPRAISER: 



*appraisalreviewspecialists.com*

**Appraisal Review Specialists, LLC**

3058 Mount Vernon Road  
Suite 12  
Hurricane, WV 25526  
*appraisalreview@frontier.com*

**304.760.2156** office

**304.760.2158** fax

## **APPRAISAL REVIEW REPORT**

### **Prepared By:**

**Philip J. Swartz, AI-GRS**   
**Pennsylvania State Certified**  
**General Real Estate Appraiser**  
**#GA001298-L**

**Phone: (304) 760-2156**

**Phone: (570) 412-0043**

**Email: [pswartz@appraisalreviewspecialists.com](mailto:pswartz@appraisalreviewspecialists.com)**

January 6, 2019

Ms. Ashley D. Rebert  
Chief, Land Conservation & Stewardship Section  
Department of Conservation and Natural Resources  
Bureau of Recreation and Conservation  
Community Parks and Conservation Division  
5th Floor, 400 Market Street, Harrisburg, PA 17101-2301

Re: Proposed Fee Simple Land Replacement  
Strawbridge Property  
Elk, Franklin & New London Townships  
Chester County, Pennsylvania  
Appraisal Report Prepared by Mr. Gregory L. Snyder, ARA

Ms. Rebert:

Pursuant to our agreement, I have had the opportunity to perform a desk technical review (as defined herein) of the 364 Page appraisal report submitted in conjunction with the proposed transfer of land as a replacement property for the creation of an excess bank with the National Park Service. As of the effective date, the property was owned by The Conservation Fund, George Strawbridge Jr. & BNY Mellon, N.A., R. Stewart Strawbridge and George J. Baxter, Successor Trustees under the Deed Trust of George Strawbridge Jr. The property includes a 982.60 Acre tract of unimproved, wooded and tillable land located outside of Lewisville, PA and is further identified as Chester County Tax Map Parcels 70-5-6, 70-5-7, 71-4-32.3, 72-6-1, 72-6-10, 70-5-8 & 72-6-4 as described in Chester County Deed Books W53-873, B64-175 & 9653-523 (see Addendum A of appraisal report). The property is situated north of Stricklersville Road in Elk, Franklin & New London Townships, Chester County. There are no building improvements and no site improvements of any consequence. The property apparently includes about 443 Acres of woodland; a timber report was provided to the appraiser and the report has been incorporated into the analysis (See Addendum G of appraisal report). The submitted appraisal report was prepared by Gregory L. Snyder, ARA, PA State Certified General Real Estate Appraiser #GA 001309-L.

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WEST GROVE, PA  
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The purpose of this appraisal review is to provide an opinion of the completeness of the report, the apparent accuracy, adequacy and relevance of data utilized in the report, the appropriateness of the appraisal methods and techniques relied upon, and to ultimately provide an opinion as to whether the analysis, opinions, and conclusions are appropriate and reasonable given the data provided and whether the appraisal has been developed and reported in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) and the assignment conditions noted within the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA). No hypothetical conditions or jurisdictional exceptions were employed in this review.

As part of performing the appraisal review assignment, I have personally read and evaluated the appraisal report and have analyzed information necessary to arrive at a conclusion. In that respect, I have inspected public records and other readily available data in an attempt to verify subject-specific and sale-specific information. As per prior arrangement, I have not personally visited the subject site and have not visited any of the comparable market data identified within the report.

After a thorough review in accordance with the Scope of Work identified, it is my conclusion that the report is prepared and presented in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) and the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA). Overall, I believe that the value opinions offered within the submitted appraisal report are adequately supported by the data presented and that the content, analyses and conclusions stated in the report under review are within reasonable compliance with the applicable standards and requirements as described herein. While a few minor typographical errors and inconsistencies may have been noted during the review process, these errors and inconsistencies would have no impact upon the valuation of the property or the overall credibility of the report. Finally, as a result of my review, I **RECOMMEND** the appraisal report for use by the agency in establishing Market Value. Explanation of, and support for, my conclusions is provided within the following report.

Should you have any questions or comments, or if you require additional information, please feel free to contact me personally.

Respectfully Submitted,



Philip J. Swartz, AI-GRS  
Review Appraiser, Appraisal Review Specialists, LLC.  
Pennsylvania State Certified General Real Estate Appraiser #GA001298-L  
West Virginia State Certified General Real Estate Appraiser #CG 371  
Virginia State Certified General Real Estate Appraiser #4001-012244  
Georgia State Certified General Real Estate Appraiser #365609  
South Carolina Certified General Real Estate Appraiser #7266  
Kentucky State Certified General Real Estate Appraiser #004786  
Tennessee State Certified General Real Estate Appraiser #5288 (Expired)  
Phone: (304) 760-2156 (office)  
Phone: (570) 412-0043 (direct)  
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[www.appraisalreviewspecialists.com](http://www.appraisalreviewspecialists.com)

## APPRAISAL REVIEW REPORT

The Uniform Standards of Professional Appraisal Practice (USPAP) defines appraisal review as “(noun) the act or process of developing an opinion about the quality of another appraiser’s work that was performed as part of an appraisal or appraisal review assignment; (adjective) of or pertaining to an opinion about the quality of another appraiser’s work that was performed as part of an appraisal or appraisal review assignment.” Regarding federal-aid projects, the Code of Federal Regulations, 49 CFR 24.104 indicates the following: “A qualified review appraiser shall examine the presentation and analysis of market information in all appraisals to assure that they meet the definition of appraisal found in 49 CFR 24.2(a)(3), appraisal requirements found in 49 CFR 24.103 and other applicable requirements, including, to the extent appropriate, the UASFLA (Uniform Appraisal Standards for Federal Land Acquisitions), and support the appraiser’s opinion of value”. Along the same lines, Section 3.1.1 of the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA) indicates that “The review of appraisal reports by a qualified reviewing appraiser is required” while Section 3.1.1(a) suggests that “A qualified review appraiser shall examine the presentation and analysis of market information in all appraisals to ensure that they meet all applicable appraisal requirements and support the appraiser’s opinion of value.”

The Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA) indicates that there are two generally recognized types of reviews that can be performed; technical reviews and administrative reviews. An administrative review may be performed by an appraiser or a non-appraiser and is sometimes referred to as a compliance review. The content and scope of an administrative review will vary with the intended use and intended user of the administrative review. Some federal agencies have specific policies regarding the development and use of administrative reviews. An administrative review may include confirmation that the appraisal report conforms to contract/assignment letter requirements and to applicable federal law for federal land acquisition appraisals, and/ or that the report includes a signed certification stating that the report has been prepared in compliance with the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA). The administrative reviewer may also verify if the correct subject property has been appraised, if photographs of the subject property and comparable market data are included, if the analyses reflect the government’s most recent project plans, and if the factual data and the mathematics presented in the appraisal report are correct. The administrative reviewer shall not, however, form an opinion regarding the quality of the analysis, judgment, or opinion(s) of value contained within the appraisal report under review. As such, administrative reviews do not meet the requirements of 49 C.F.R. §24.104. Administrative reviewers often use a checklist as a guide in making their determinations.

A technical review is developed and reported by an appraiser in accordance with the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), which require conformity with USPAP and with agency polices, rules, and regulations. As per Section 3.2 of the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), in completing a technical review, the review appraiser renders opinions on the quality of an appraisal report and whether the opinion(s) of value are adequately supported and in compliance with all appropriate standards, laws, and regulations relating to the appraisal of property for federal acquisition purposes. In addition, as a part of a technical review, the review appraiser may reach a conclusion regarding whether to approve (or recommend approval of), modify, or not accept or modify the conclusions presented in the appraisal report under review. If appropriate to the assignment, the agency review appraiser performing a technical review may render a separate opinion of value. However, if the review appraiser renders a separate opinion of value, the value opinion must be developed and reported in accordance with the appraisal development and content requirements for the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA). The development of such opinions and further review of the initial reviewer’s opinion of value and the support therefore may also be subject to the pertinent agency’s policies, rules, and/or regulations.

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WEST GROVE, PA  
FEBRUARY 5, 2024

Technical reviews may be conducted as either desk reviews or field reviews. A desk review involves, in addition to confirmation that the report was prepared in accordance with the requirements of USPAP and other applicable assignment conditions, a thorough review and analysis of the information and analysis contained in the appraisal report under review and a careful examination of the internal logic and consistency offered within the appraisal report. In a desk review, the appraisal reviewer limits the examination to the information and analysis presented within the appraisal report. The data contained within the appraisal report may or may not be confirmed and the reviewer may or may not identify additional comparative market data. A field review involves at least an exterior field inspection of the subject of the work under review and often involves an inspection (generally from the street) of the properties used as comparable data in the appraisal report. In addition, the data contained in the appraisal report is usually independently confirmed during the review process. A field review may be used to obtain additional market data beyond that provided by the appraiser or to resolve factual differences between two appraisals with divergent market value estimates. The field review represents the highest level of due diligence within the appraisal review practice.

This appraisal review serves as a “*desk technical review*” as described in Section 3 of UASFLA and was developed and reported in accordance with Standards 3 & 4 of the 2018-2019 Edition of the Uniform Standards of Professional Appraisal Practice (USPAP) and Section 3 of the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA). The specific details of discussion contained in this report are specific to the needs of the client and are for the intended use and users stated below. The review appraiser is not responsible for any unauthorized use of this report, and personal responsibilities do not extend to any unauthorized third party.

**Summary of Salient Facts and Conclusions:**

OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

**Client:**

PA Department of Conservation and Natural Resources  
Bureau of Recreation and Conservation  
Community Parks and Conservation Division  
5th Floor, 400 Market Street, Harrisburg, PA 17101-2301

**Contact:**

Ms. Ashley D. Rebert  
Chief, Land Conservation & Stewardship Section

**Intended Users of Review:**

Department of Conservation and Natural Resources  
Bureau of Recreation and Conservation  
Community Parks and Conservation Division (client), and  
National Park Service

**Intended Use of Review:**

To assist the client and the intended users in determining if the appraisal report that is the subject of this review was prepared in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) and the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA) as well as other laws, regulations and policies applicable to the overall scope of the appraisal assignment

**Purpose of the Review:**

The purpose of this appraisal review is to provide an opinion of the completeness of the report, the apparent accuracy, adequacy and relevance of data utilized in the report, the appropriateness of the appraisal methods and techniques relied upon, and to ultimately provide an opinion as to whether the analysis, opinions, and conclusions are appropriate and reasonable given the data provided and whether the appraisal has been developed and reported in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) and the assignment conditions noted within the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA)

**Type of Appraisal Review:**

Desk Technical Review, as described herein

**Opinion of Value By Reviewer:**

None Required

**Appraiser Who Completed the Work under Review:**

Gregory L. Snyder, ARA, PA State Certified General Real Estate Appraiser GA 001309-L

**Effective Date of Work Under Review:**

June 5, 2018 (Retrospective Analysis)

**Date of the Work under Review:**

The letter of transmittal is dated January 3, 2019 and is addressed to Mr. Thomas Ford of the PA Department of Conservation and Natural Resources, Bureau of Recreation and Conservation, Community Parks and Conservation Division, 5<sup>th</sup> Floor, 400 Market Street, Harrisburg, PA 17101-2301

**Date of the Review Report:**

January 6, 2019

**Summary of Salient Facts and Conclusions: (Continued)**

OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 3, 2024

**Subject of the Work Under Review:**

The subject property (larger parcel) described in the work under review includes a 982.60 Acre tract of unimproved, wooded and tillable land located outside of Lewisville, PA, further identified as Chester County Tax Map Parcels 70-5-6, 70-5-7, 71-4-32.3, 72-6-1, 72-6-10, 70-5-8 & 72-6-4 as described in Chester County Deed Books W53-873, B64-175 & 9653-523 (see Addendum A of appraisal report). The property is situated north of Stricklersville Road in Elk, Franklin & New London Townships, Chester County. There are no building improvements and no site improvements of any consequence. The property apparently includes about 443 Acres of woodland; a timber report was provided to the appraiser and the report has been incorporated into the analysis (See Addendum G of appraisal report). There are reportedly no fixtures on site and no personal property was included in the analyses. No commercially viable minerals are said to exist on the subject property. As of the effective date of value, the property is owned by The Conservation Fund, George Strawbridge Jr. & BNY Mellon, N.A., R. Stewart Strawbridge and George J. Baxter, Successor Trustees under the Deed Trust of George Strawbridge Jr.

**Zoning:**

Per the report, the property is located in the following zoning districts: 47% Agricultural Residential (R-2) – Elk Township  
51% Agricultural/Residential (AR) – Franklin Township  
2% Low Density Residential (R-1) - New London Township

**Public Utilities Available:**

Electricity and telephone – the report suggests that public water and sewer services are not readily available as of the date of valuation

**Property Rights Valued in the Work Under Review:**

Fee Simple Interest

**Appraisal Report Type:**

Appraisal Report

**Extraordinary Assumptions Relied Upon in the Appraisal:**

Per the report, *“Extraordinary Assumption #1 states that the deeded acreage is not able to be calculated or confirmed by a plat because of missing deed calls in the original deed (W53-873). Therefore, the acreage assumed in this report is based on the tax assessment acreages totaling 982.60 acres.”*

**Summary of Salient Facts and Conclusions: (Continued)**

OBTAINED BY OFFICE OF  
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WEST GROVE, PA  
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**Hypothetical Conditions Relied  
Upon in the Appraisal:**

Per the report, "*Hypothetical Condition #1 states that the subject is being appraised as one tract even though it is under two different ownerships. The property is under agreement of sale between George Strawbridge Jr., BNY Mellon, N.A., George Baxter and R. Stewart Strawbridge, Successor Trustees under the Deed of Trust of George Strawbridge Jr. and The Conservation Fund. The agreement is dated March 22, 2017 and the property is to be transferred in three phases. Phase I and II have been completed. It is reasonable to assume the remaining phase will be completed over the next year.*"

**Jurisdictional Exceptions Invoked  
During Appraisal and/or Review:**

The Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA) indicate that estimates of market value shall not be linked to a specific market exposure time. This assignment condition is contrary to the requirements of the "*Comment*" to 1-2(c) of USPAP (2018-2019 Edition). Therefore, as suggested in Section 1.2.7.2 of the 2016 Edition of UASFLA, the appraiser has not developed and/or reported an estimate of reasonable exposure time (reference Page 2 of the report).

**Source and Definition of Value Relied  
Upon In Appraisal and Review:**

Per Page 6 of the work under review, the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA) defines "*Market Value*" as "*the amount in cash, or terms reasonable equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal.*"

**Appraiser's Larger Parcel  
Determination:**

Page 7 of the work under review indicates the following: "*The larger parcel is the 982.60 acre tract described in this report. The landowner owns no other real estate contiguous to this tract and this is a LWCF 6F replacement tract.*"

**Appraiser's Determination of Highest  
& Best Use, As Vacant –  
Before Acquisition:**

"*Agricultural with future subdivision potential*"

**Summary of Salient Facts and Conclusions: (Continued)**

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<b>Conclusion of Value – Before Acquisition – Cost Approach:</b>	Not Developed
<b>Conclusion of Value – Before Acquisition – Direct Sales Comparison Approach:</b>	\$13,756,000
<b>Conclusion of Value – Before Acquisition – Income Approach:</b>	Not Developed
<b>Overall Conclusion of Value – Before Acquisition - Reconciled:</b>	\$13,756,000
<b>Overall Value Allocation – Before Acquisition:</b>	Land: \$13,756,000 Improvements: \$0 TOTAL: \$13,756,000
<b>Review Report Conclusion:</b>	Recommended for Use by Agency in Estimating Market Value
<b>Extraordinary Assumptions and/or Hypothetical Conditions Relied Upon in the Review:</b>	None

### Assumptions and Limiting Conditions:

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This review report is made contingent upon and subject to the following assumptions and limiting conditions:

- 1.) As per prior arrangement with the client, the review appraiser has not made a personal inspection of the subject property described in the work under review and has not made a personal inspection of the comparable market data presented within the work under review. To that end, my scope of work has been limited to an examination and review of the data and analysis presented within the submitted appraisal report. As part of the investigation and research process, data specific to the subject of the work under review and the comparables was verified through public records available online. However, my scope was otherwise limited to a thorough review of the facts and data presented in the appraisal report, an analysis of the statements, opinions and conclusions set forth in the report and an examination of the internal logic and consistency in the appraisal report.
- 2.) The review appraiser is not responsible for matters of a legal nature that affect either the property being appraised or the title to the property. The review appraiser assumes that the title is good and marketable and does not render any opinions about the title. Responsible ownership and competent property management are assumed unless otherwise stated.
- 3.) The review appraiser has relied upon data presented in the work under review relative to flood zoning at the subject property. The review appraiser has NOT independently examined available flood maps provided by the Federal Emergency Management Agency (or other data sources). Because the review appraiser is not a surveyor, he makes no guarantees, express or implied, regarding the determination regarding flood zoning at the subject property.
- 4.) The review appraiser will not give testimony or appear in court because he has made a review report relative to the subject property in question unless specific arrangements to do so have been made.
- 5.) The appraiser has noted in the appraisal report under review any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) that were observed during the inspection of the subject property or that became apparent while conducting the normal research involved in performing an appraisal. In this case, no such items were noted, and the reviewer has relied upon the statements made by the appraiser in the work under review as being accurate. Since the review appraiser has NOT made a personal inspection of the subject property, and has performed only limited verification of the data presented within the report, the reviewer obviously has no knowledge of any hidden or unapparent conditions of the property or any adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable and has assumed that there are no such conditions but makes no guarantees or warranties, express or implied, regarding the condition of the property. The reviewer will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the reviewer is not an expert in the field of environmental hazards, the review report must not be considered as an environmental assessment of the property. The reviewer is not qualified to detect hazardous waste and/or toxic materials.
- 6.) The reviewer obtained the information and opinions that were expressed in the report from sources that he considers reliable and are believed to be true and correct. However, no warranty is given for its accuracy.

**Assumptions and Limiting Conditions: (Continued)**

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- 7.) The reviewer will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice or as required by professional appraisal peer review.
- 8.) It is assumed that all applicable zoning and other land use regulations and restrictions have been complied with unless non-conformity has been stated, defined and considered within the review report.
- 9.) It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
- 10.) It is assumed that the utilization of the land is within the boundaries of the property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
- 11.) It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in this report.
- 12.) All engineering plans, maps, etc. provided within the appraisal report and relied upon by the appraiser are assumed to be accurate. All plans, maps, etc. referenced in this report are intended to assist the reader with visualizing the property or the project.
- 13.) The review appraiser has stated his understanding of both the intended use and the intended user of this report. The data contained and presented in the report are appropriate for the stated use and for the stated user(s) only. The review appraiser is not responsible for the unauthorized use of the report.

**Certification of the Appraiser, Consistent with Standards Rule 4-3 of USPAP and Section 3.8 of**

**UASELA**

STATE REPRESENTATIVE JOHN LAWRENCE

WEST GROVE, PA

FEBRUARY 9, 2024

I certify that, to the best of my knowledge and belief:

1. the facts and data reported by the reviewer and used in the review process are true and correct;
2. the reported analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions;
3. I have no present or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved;
4. I have performed no valuation (or other) services, as an appraiser, a review appraiser or in any other capacity, regarding the property that is the subject of the work under review, within the three-year period immediately preceding acceptance of this assignment;
5. I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment;
6. my engagement in this assignment was not contingent upon developing or reporting predetermined results or assignment results that favor the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review;
7. my compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review report or from its use;
8. my compensation is not contingent upon the analyses, opinions or conclusions reached or reported;
9. the analyses, opinions, and conclusions were developed, and this review report was prepared in conformity with the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA);
10. the analyses, opinions, and conclusions were developed, and this review report was prepared in conformity with the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice (USPAP), except to the extent that the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA) required invocation of USPAP's Jurisdictional Exception Rule, as described in Section 1.2.7.2 of the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA);
11. as per prior arrangement with my client, I have not made a personal inspection of the property that is the subject of the work under review and have not made a personal inspection of the comparable market sales presented within the work under review;
12. to the best of my knowledge and belief, the report analyses, opinions and conclusions, were developed and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards or Professional Appraisal Practice of the Appraisal Institute;

**Certification of the Appraiser, Consistent with Standard Rule 4-3 of USPAP and Section 3.8 of**

**UASELA: (Continued)**

OBTAINED FROM OFFICE OF  
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13. that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
14. as of the date of this report, I, Philip J. Swartz, have completed the Standards and Ethics Education Requirement of the Appraisal Institute for Designated Members;
15. no one provided significant appraisal, appraisal review, or appraisal consulting assistance to the person signing this certification.



Signature: \_\_\_\_\_



**Philip J. Swartz, AI-GRS**

**Review Appraiser, Appraisal Review Specialists, LLC.**

**Pennsylvania State Certified General Real Estate Appraiser #GA001298-L**

**West Virginia State Certified General Real Estate Appraiser #CG 371**

**Virginia State Certified General Real Estate Appraiser #4001-012244**

**Georgia State Certified General Real Estate Appraiser #365609**

**South Carolina Certified General Real Estate Appraiser #7266**

**Kentucky State Certified General Real Estate Appraiser #004786**

**Tennessee State Certified General Real Estate Appraiser #5288 (Expired)**

**DATE OF SIGNATURE: January 6, 2019**

**Scope of Work of the Appraisal Review:**

OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 3, 2024

At the request of the client, and as part of performing an appraisal review assignment within the context of the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), the review appraiser is required to prepare an appraisal review report in accordance with Standards 3 and 4 of the Uniform Standards of Professional Appraisal Practice and Section 3 of the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA).

The appraisal review process included an examination of the appraisal report as well as an examination of the pertinent rules and regulations offered within the Uniform Standards of Professional Appraisal Practice (USPAP) and the applicable assignment conditions included in the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA). This was done in order to develop opinions as to the completeness of the work under review, the accuracy, adequacy and relevance of the data provided within the work under review, the propriety of any adjustments to the data within the work under review, the appropriateness of the appraisal methods and techniques used in the work under review, and whether the analyses, opinions, and conclusions in the submitted report are appropriate and reasonable given the data presented. The scope of work in this instance did not include a personal exterior inspection of the subject property or the comparable market data referenced in the report. I have therefore limited my scope to include an examination and review of the data and analysis presented within the submitted appraisal report. However, as a part of the investigation and research process, data specific to the subject of the work under review and the comparables was verified through public records available online. My scope of work involves a thorough review of the facts and data presented in the appraisal report, an analysis of the statements, opinions and conclusions set forth in the report and an examination of the internal logic and consistency within the report.

The scope of this appraisal review assignment did not include a personal visit to the subject site or the comparable sales presented within the appraisal report. However, subject-specific and sale-specific data presented within the report was verified, to the extent possible, through sources deemed reliable. The factual data provided for the subject and the comparable sales was verified, to the extent possible, also through public sources available online. Data available online via the Chester and Lancaster County Assessment Offices as well as the online records of the respective local municipalities was examined in an effort to further verify the reported factual data; local MLS data (including TREND MLS) was examined when applicable.

During my review process, and in accordance with the requirements of Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA) and 49 CFR §24.104, I contacted the appraiser via e-mail on October 15, 2018 and other occasions (via both phone and email) in an effort to address a few minor shortcomings and/or inconsistencies noted during the initial review of the submitted report. I identified several issues that required further attention and/or explanation by the appraiser. The appraiser recognized the issues that were raised, and in an effort to address the items identified, he provided revised appraisal reports received by me on December 18, 2018, January 2, 2019 and January 3, 2019. After review of the January 3, 2019 revised report, and once all of the items had been successfully addressed, I informed the appraiser of the obligation to provide his client (PA Department of Conservation and Natural Resources) with a copy of the January 3, 2019 revised report for their use. Copies of all appraisal reports are retained in my office file although a copy of the January 3, 2019 revised report will also be submitted along with my review report at the completion of the assignment. This final review report sets forth my opinions and conclusions which have been developed as a result of the technical review process.

**Scope of Work of the Appraisal Review: Continued**

OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

I performed the following eight basic steps in developing and reporting my review:

1. thoroughly read and considered the appraisal report under review;
2. attempted to verify data pertaining to the subject and the comparable land sales through the review of public records available online;
3. evaluated the report and considered the appraiser's utilization of and reliance upon recognized appraisal methods and techniques;
4. considered tests of reasonableness in evaluating the overall appropriateness of the analyses, opinions, and conclusions;
5. considered overall development and reporting compliance with USPAP Standard 1 and USPAP Standard 2 and the guidelines set forth within the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA);
6. communicated with the appraiser via email on October 15, 2018 and other occasions (via both email and phone) with regard to shortcomings, errors and/or inconsistencies that required further attention, explanation and/or revision;
7. reviewed and examined revised appraisal reports (received on December 18, 2018, January 2, 2019 and January 3, 2019) submitted in response to my email memos to the appraiser;
8. formed conclusions regarding the salient issues relevant to the overall appraisal review and issued a final review report in accordance with USPAP Standards 3 and 4, 49 CFR §24.104(c) and Section 3.7 of UASFLA.

As noted earlier, the scope of work for this review assignment ***did not*** include the development of my own independent opinion of value.

**Completeness of the Work under Review:**

Revised appraisal reports were received on December 18, 2018, January 2, 2019 and January 3, 2019 in response to the review process. After review of the January 3, 2019 revised appraisal report, it appears that the report and its communication are complete as presented and appear to meet the requirements mandated by the Uniform Standard of Professional Appraisal Practice 2018-2019 Edition, the requirements of 49 CFR Part §24.103 and the guidelines set forth within the Uniform Appraisal Standards for Federal Land Acquisitions.

The effective date of value (June 5, 2018) represents the date of the physical inspection of the subject property by the appraiser. The report clearly indicates that the owner(s) of the property (or a designee) was given the opportunity to accompany the appraiser during the inspection of the property (see Page i and ii of the report). The report includes a rather thorough identification of the scope of work undertaken by the appraiser during the appraisal process. The scope of work is adequately described throughout the report as well as in a specific section labeled "*Scope of Work*" (see Pages 1 and 2 of the report). Based upon the appraiser's inspection of the subject property and the data gathered during the development of the appraisal, the report provides a thorough and complete analysis of the subject property including the relevant physical, economic and legal characteristics of the property. The property interests appraised are the fee simple rights in the real property; no personal property has been included in the valuation. The report indicates that a title report was provided for the appraiser's consideration; a copy of the title report has been excerpted into the appraisal report (see Addendum B of the appraisal report). Pages 28 & 29 discuss easements, encumbrances and other items noted in the title report; existing easements and encumbrances have been considered in the analysis of highest and best use and the subsequent valuation.

The appraisal report includes no hypothetical conditions and no extraordinary assumptions. The report includes a rather standard set of assumptions and limiting conditions (see Pages 2 thru 4 of the report). No unusual limiting conditions are noted within the report and the report contains no significant conditions limiting the use or distribution of the report. One extraordinary assumption has been identified. Per the report, "*Extraordinary Assumption #1 states that the deeded acreage is not able to be calculated or confirmed by a plat because of missing deed calls in the original deed (W53-873). Therefore, the acreage assumed in this report is based on the tax assessment acreages totaling 982.60 acres.*" This extraordinary assumption is clearly necessary for the purposes of valuation and has been clearly and conspicuously identified within the report in a manner consistent with both USPAP and UASFLA. One hypothetical condition has also been identified. Per the report, "*Hypothetical Condition #1 states that the subject is being appraised as one tract even though it is under two different ownerships. The property is under agreement of sale between George Strawbridge Jr., BNY Mellon, N.A., George Baxter and R. Stewart Strawbridge, Successor Trustees under the Deed of Trust of George Strawbridge Jr. and The Conservation Fund. The agreement is dated March 22, 2017 and the property is to be transferred in three phases. Phase I and II have been completed. It is reasonable to assume the remaining phase will be completed over the year.*" This hypothetical condition also appears to be necessary for the purposes of valuation (in order to provide a value for the Larger Parcel) and has been clearly and conspicuously identified within the report in a manner consistent with both USPAP and UASFLA. As suggested in Section 1.2.7.2 of UASFLA, the appraiser has not developed and/or reported an estimate of reasonable exposure time. The reliance on the jurisdictional exception appears to be properly employed and properly disclosed within the report, as per Standards 1 and 2 of USPAP and Section 1.2.7.2 of UASFLA. The report also properly recognizes the requirements of the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA) as applicable assignment conditions as discussed within the "*Problem Identification*" section of the "*Scope of Work Rule*" of USPAP.

**Completeness of the Work under Review: (Continued)**

The report includes an adequate analysis of the highest and best use of the subject; given the scope of the proposed acquisition, the analysis seems to be adequately supported. The stated highest and best use ("agricultural with future subdivision potential") is consistent with the current and historic uses of the property and appear to be adequately supported by the data provided within the report. The determination as to highest and best use appears to be legally permissible (permissible via local zoning), physically possible (given physical characteristics and existence of similar properties in the immediate area), financially feasible (relatively active market for such uses evidenced by the existence of comparable sales, albeit of much smaller size) and appropriately supported (similar surrounding land uses). No speculative uses are relied upon and no unusual local approvals would be necessary to utilize the property to the stated highest and best use. The comparable land sales provided in the subsequent valuations of the property appear to offer similar levels of development potential, potential timber value, functional utility, market appeal and highest and best use, given the data provided. With this, the level of development potential and functional utility available at the subject appears to have been sufficiently captured within the application of the Sales Comparison Approach to Value.

A timber valuation was provided to the appraiser and the report has been properly incorporated into the analysis (See Addendum G of appraisal report). The timber analysis, a one page report made by Shannon Henry of Silvix, Inc. (dated August 1, 2018), suggests that "*we estimate the range of value for merchantable trees on the property to be approximately \$300,000.00 - \$500,000.00.*" The findings of the timber expert have been considered in the analysis of the highest and best use of the property, as well as the subsequent valuation and reconciliation processes.

The report also appropriately includes the following:

- an identification of the client, intended uses and intended users of the report,
- the appropriate definition of market value and a citation of the appropriate source of the definition of market value,
- an indication that commercially viable minerals do not exist at the property and mineral extraction is not a concern in the subject's market area,
- consideration of the impacts of existing land use regulations in the area. The report includes a thorough discussion of municipal zoning including excerpts from the pertinent sections of the local zoning ordinances. While additional data regarding comprehensive plans, subdivision and land development ordinances or other plans impacting land use could have been discussed (if they exist), I believe that the level of data and analysis provided is applicable to the appraisal problem,
- a summary of the appraisal problem (See Page 7 of the report) including an identification of the challenges encountered during the search for comparable data and the overall valuation of the property,
- sufficient photography and mapping to assist the reader in the visualization of the property,
- a larger parcel discussion indicating that the 982.60 Acres appraised represents the Larger Parcel,
- a sales history for the subject that meets the requirements set forth within Standards Rule 1-5(b) of USPAP and Section 2.3.2.3.5 of the Uniform Appraisal Standards for Federal Land Acquisitions (USFLA). The report indicates that the "*property is presently a part of an agreement of sale dated March 22, 2017, which is attached as Addendum C.*" The property is to be transferred in three phased transactions, two of which have occurred as of the date of the report. The most recent sales of the property (occurring in 2017 and 2018) have been sufficiently analyzed within the report. The report provides reconciliation of the most recent sales of the property and the current valuations, indicating that the "*agreed sales price was based on appraisals completed for the Conservation Fund. Copies of those appraisals were not provided to the appraiser. This appraisal indicates that the buyer is paying above market price.*" The two most recent sales involving portions of the Larger Parcel were also analyzed on Page 47 of the report in a test of reasonableness.

**Completeness of the Work under Review: (Continued)**

OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

- a use history and rental history for the subject that meet the requirements set forth within Sections 2.3.2.3.4 and 2.3.2.3.6 of the Uniform Appraisal Standards for Federal Land Acquisitions (USFLA),
- the assessment and annual tax load for the property under PA Act 319 Preferential Assessment Program (\$147,120 & \$5,244, respectively) and the market value assessment and annual tax load for the property (\$3,779,170 & \$120,208, respectively),
- a signed certification statement that appears to be consistent with the requirements of Standards Rule 2-3 of USPAP and Section 2.3.1.4 of the Uniform Appraisal Standards for Federal Land Acquisitions (USFLA).

Overall, I believe the report submitted for review to be complete. The level of description provided appears to meet the minimum development and reporting levels outlined in USPAP Standard 1 and Standards Rule 2-2(a) for Appraisal Reports. As well, the report submitted for review appears to contain sufficient data to meet the definition of “*appraisal*” as set forth in 49 CFR §24.103 and appears to be consistent with the requirements of Uniform Appraisal Standards for Federal Land Acquisitions (USFLA).

**Apparent Adequacy and Relevance of the Data and the Propriety of any Adjustments in the Work**

**under Review;**

OBTAINED BY OFFICE OF  
STATE REPRESENTATIVE JOHN LAWRENCE  
WEST GROVE, PA  
FEBRUARY 5, 2024

In my opinion, the report appears to demonstrate an effective collection and analysis of data sufficient and appropriate to solve the appraisal problem in accordance with the requirements mandated by the Uniform Standard of Professional Appraisal Practice 2018-2019 Edition, 49 CFR Part §24.103 and the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA).

A total of six comparable land sales are presented within the report (data regarding additional sales that were considered but not necessarily analyzed is also presented within the report – See “Database” section on Pages 36 & 37 of the report)). The comparable land sales selected for direct comparison to the subject property range in size from 75.40 Acres to 125.80 Acres, all being much smaller than the size of the subject property (982.60 Acres). However, regarding the large discrepancy in land areas, the report suggests that there are no tracts similar in size; and the sales provided represent the typical size of agricultural/residential tracts in the market area as well as the size parcels in which the subject could potentially be subdivided. The report acknowledges that “*there are elements of risk associated with buying a large tract like the subject*” (size) but also that due to the limited number of land tracts of the subject’s size, “*a potential buyer desiring this large a land mass would look favorably on the opportunity to buy this large a tract.*” Therefore, despite the obvious incongruencies in gross land area, the report indicates that the land sales presented are the most similar sales available and the sales which most accurately represent the value and appeal of the subject property in the marketplace. The six land sales occurred between July 2015 and December 2017 thus all are fairly recent, as of the effective date. Five of the six sales (Sales #2 thru #6) are located in adjacent Chester County, with one sale (Sale #1) located in adjacent Lancaster County. All six sales appear to be generally similar to the subject with respect to general location, development pressures and/or overall physical features (including potential timber quality/quantity, with adjustments considered, when and where applicable) thus all seem to be fairly similar with respect to overall highest and best use.

Sales data provided includes photographs of each of the comparables, assessment mapping, USGS mapping, and a general map which depicts the location of each sale property in relation to the subject property. Data relative to all six of the comparable sales has been properly verified with a party to the transaction or other knowledgeable party (participating broker). The unit of comparison selected for the analysis was the overall gross sales price per Acre of land area. From my experience, this represents an appropriate and recognized unit of comparison for large acreage tracts such as the subject.

The report includes a quantitative adjustment process which is presented in grid format on Page 48 of the report. Few adjustments were applied to the comparables. In fact, the only adjustments applied to any of the six sales were for variations in “*Land Use*”; all other physical and economic factors were deemed similar enough that no adjustments were applied. The magnitude of the cumulative adjustment levels ranges from -18 to -1%. None of the sales required total gross adjustments of greater than 18%; only two sales (Sales #3 and #6) received adjustments of greater than 10% however this adjustment represents one line item (“*Land Use*”) which is based upon specific land pairings shown in the report. The items considered for adjustment seem relevant to the appraisal problem. The adjustment process is appropriately explained, and the adjustments seem reasonable given the data provided. The adjustments (or lack of adjustments) are supported with comprehensive explanation and direct sales pairings. As a result of the high level of support and the low number of adjustments required, the conclusion of value is well supported by the adjusted and unadjusted unit rates of the land comparables. Given the number of adjustments applied and the high level of support for the adjustments applied, the value conclusion offered in the report can be generally supported, even without consideration for the overall adjustment process that is presented.

**Apparent Adequacy and Relevance of the Data and the Propriety of any Adjustments in the Work under Review: (Continued)**

The concluded unit value for the subject land (\$14,000/Acre) is adequately supported by the overall unit prices indicated by the six comparable land sales presented, both as adjusted (\$10,988/Acre to \$15,254/Acre) and as unadjusted (\$11,614/Acre to \$17,241/Acre). The concluded unit value for the subject land (\$14,000/Acre) falls within the middle portion of the unadjusted range and within the middle to upper portion of the adjusted range, as indicated by the sales. All six of the sales received net negative adjustment. Two of the six sales (Sales #2 and #6) indicate unit rates above the selected rate of \$14,000/Acre (\$14,807/Acre & \$15,254/Acre, respectively), two sales (Sales #1 & #5) indicate unit rates nearly equal to the selected rate of \$14,000/Acre (\$13,927/Acre & \$14,097/Acre, respectively) and the remaining two sales (Sales #3 & #4) indicate unit rates below the selected rate of \$14,000/Acre (\$12,189/Acre & \$10,988/Acre, respectively). The report includes a properly explained and reasonably supportable reconciliation of the Sales Comparison Approach to value. The rationale for the reconciliation process employed has been explained within the report. Per the report, Sale #1 (\$13,927/Acre) is the most recent sale (December 2017), is one of the two largest sales (116.30 Acres), required minimal adjustment (-2%) and was therefore deemed worthy of the most emphasis. However, the rate indicated by Sale #1 (\$13,927/Acre) is also closely supported by the rates indicated by the remaining five sales (\$10,988/Acre to \$15,254/Acre). Application of the concluded unit value of \$14,000/Acre to the area of the Larger Parcel (982.60 Acres) yields an overall land value of \$13,756,400 which was rounded to \$13,756,000 in keeping with standard market practice.

As a test of reasonableness, the overall sales prices of the comparables can be examined. The gross sales prices for the six land sales presented range from \$1,000,000 to \$1,787,000. At \$13,756,000, the reconciled value for the subject is well above this range. However, considering the gross physical size of the subject, one would anticipate a value conclusion above the range indicated by the comparables. The two of the three smallest sales (Sales #2 at 77+ Acres and Sale #4 at 86+Acres) indicated the two lowest sales prices while the highest sales price (\$1,787,000) was indicated by the largest of the six sales (Sale #5 at 125.80 Acres). This suggests that smaller properties garner lower sales prices, and vice-versa. Overall, I believe the value conclusion offered appears to be reasonable given the data, adjustment process and reconciliation provided, and is reasonably supported by the test of reasonableness.

**Appropriateness of the Appraisal Methods and Techniques Used in the Work under Review:**

Overall, it appears as though the report includes appropriate appraisal methodology and techniques. Indications of market value were estimated by development of only the Sales Comparison Approach to Value. The report indicates that the Income and Cost Approaches to Value were not applicable in this case and the exclusion of the Income and Cost Approaches to Value has been properly explained within the report. Given the type of property involved (vacant land) and the data set forth within the report, this assertion seems reasonably appropriate. Therefore, in the overall reconciliation, the Sales Comparison Approach to Value was afforded sole emphasis. The reconciled value conclusion is \$13,756,000.

**Overall Appropriateness of the Analyses, Opinions, and Conclusions Developed and Presented in the Work under Review:**

It is my opinion that the analyses, opinions and conclusions are adequately supported by the overall summary of information and analysis provided. As well, it is my conclusion that the report is prepared and presented in accordance with Uniform Standard of Professional Appraisal Practice 2018-2019 Edition, 49 CFR Part §24.103 and the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA).

After a through desk technical review in accordance with the scope of work identified in this review report, it is my conclusion that the report is prepared and presented in accordance with 49 CFR Part §24.103, the Uniform Standards of Professional Appraisal Practice and the Uniform Appraisal Standards for Federal Land Acquisitions. Overall, I believe that the value opinion offered within the submitted appraisal report is adequately supported by the data presented and that the content, analyses and conclusions stated in the report under review are in compliance with the applicable standards and requirements as described herein. Further, as a result of my review, **I RECOMMEND** the appraisal report for use by the agency in establishing Market Value.

Review Appraiser ♦ State Certified General Real Estate Appraiser –  
Pennsylvania, Virginia, South Carolina, West Virginia, Kentucky and  
Georgia

### Notable Experience

2007 – Present – Review Appraiser/Partner – Appraisal Review Specialists, LLC, Hurricane, West Virginia

2007 – 2013 – Review Appraiser – ARROW Land Solutions, LLC (formerly Overland, Pacific & Cutler Northeast, LLC), Northumberland & Lewisburg, PA

2002 – 2007 – Real Estate Appraisal Reviewer – Commonwealth of Pennsylvania, Department of Transportation, Harrisburg, PA

2001 – 2002 – Real Estate Appraiser – Commonwealth of Pennsylvania, Department of Transportation, Montoursville, PA

1999 – 2001 – Real Estate Appraisal – Appraisal & Marketing Associates, Inc., Sunbury, PA

1992 – 1999 – Real Estate Sales & Appraisals – Coldwell Banker Penn One Real, Lewisburg, PA  
(Partner in subsidiary of Penn One Appraisal Services 94-99)

Full time real estate appraiser performing and reviewing real estate appraisals of varying type in the Commonwealth of Pennsylvania since 1992. Background experience covers full time work in real estate profession since 1992 including sales of real estate and appraising. Property types appraised include residential, commercial, multi-family, industrial, and agricultural as well as valuation of sewer easements, highway easements, conservation easements and the appraisal of numerous properties involved in public acquisition and/or condemnation. Qualified expert witness in Berks, Schuylkill, Tioga, Bradford, Lycoming and Northumberland Counties in PA and Wood, Tucker, Grant and Berkeley Counties in WV.

Advanced and complex technical work involving the independent appraisal and appraisal review of real estate for public use. Responsible for right-of-way appraisal and appraisal review in various locations of PA, GA, WV and VA. Preparing, and reviewing appraisals of all types of real estate, machinery & equipment. Determinations of compensable elements of damage are normally made along with, before and after values, and estimates of damages. Duties involve appraisal and appraisal review assignments ranging from the basic to the most complex. Assignments are received in broad outline and completed work is reviewed in order to insure the results obtained adhere to established policies and procedures.

Reviews real estate and machinery & equipment appraisals submitted by others in various locations in PA, WV, GA and VA. Provides technical guidance in assuring conformance to accepted appraisal techniques and requirements.

Provide expert advice and assistance to local, state and federal agencies in matters of eminent domain valuation and provides expert valuation support for various financial institutions.

Dedicated Review Appraiser with advanced appraisal and appraisal review experience for more than 24 years. More than 14 years in the specialized field of eminent domain appraisal and appraisal review. Highly motivated and willing to assist on valuation issues ranging from simple to the most complex. History of leadership in solving the most complicated of appraisal and appraisal review issues under seemingly unrealistic timeframes. Knowledge of Federal, State, and Local regulations dealing with public acquisitions and property valuation including the Uniform Act, PA Eminent Domain Code, Uniform Appraisal Standards for Federal Land Acquisitions, USPAP and VDOT, PennDOT and VADOT Right-of-Way Manuals. Proven ability to work independently or as a part of a team. Past participation in development and implementation of policy and operational procedure specific to property valuation for PennDOT. Team member in the development of the Appraisal Section of the Right-of-Way Office database currently utilized by PennDOT. Also participated in the update and revision of the PennDOT Appraisal Invitation to Qualify (ITQ) contact and the update and revision to Right-of-Way Appraisal forms. Qualified expert review appraiser for NRCS/USDA Easement Program covering all 50 states in US. Qualified expert witness in litigation cases for eminent domain and tax assessment appeals in various counties in Pennsylvania. Qualified review appraiser for PennDOT, GA DOT, VADOT, WV DOH, USDA/NRCS and West Virginia Appraiser Certification Board and local financial institutions.

### Professional Credentials

PA Licensed Real Estate Salesperson #RS 199524-L (Escrowed)  
PA Certified General Real Estate Appraiser #GA-00-1298-L  
VA Certified General Real Estate Appraiser #4001-012244  
WV Certified General Real Estate Appraiser #CG371  
KY Certified General Real Estate Appraiser #004786  
SC Certified General Real Estate Appraiser #7266  
GA Certified General Real Estate Appraiser #365609  
TN Certified General Real Estate Appraiser #5288 (Expired)

### Education

B.S. Degree, Business Administration, Clarion University of Pennsylvania Concentration: Real Estate

### Professional Associations

Designated Member of Appraisal Institute #35423 (AI-GRS)

### Related & Continuing Education

Accounting I & II (Clarion University)  
Financial Management (Clarion University)  
Legal Environment I & II (Clarion University)  
Basic Income Capitalization, Course 310 (Appraisal Institute)  
USPAP and PA state Appraisal Law Update (Appraisal Institute)  
Appraisal of Non-Conforming Uses (Appraisal Institute)  
Residential Design & Functional Utility Seminar (Appraisal Institute)  
Land Titles (International Right of Way Association)

Develops special appraisal techniques when necessary to resolve unusual or difficult appraisal problems. Assists and advises agency and fee appraisers and attorneys on any questions pertaining to appraisals during the course of litigation.

Inspects the subject properties in the field and also the comparable sales utilized by the appraisers, when and where applicable.

Checks local zoning and building codes, spot checks title deed information to assure that information contained in the appraisals is authentic.

Appraisal Procedures, Course 120 (Appraisal Institute)  
Appraisal Principles, Course 110 (Appraisal Institute)  
Litigation Skills for Appraisers (Appraisal Institute)  
Eminent Domain & Condemnation Appraising (Appraisal Institute)  
Data Confirmation & Verification Techniques (Appraisal Institute)  
FHA Appraisal Seminar (Polley Associates)  
Tax Assessment & Tax Appeals (DPS Real Estate School)  
Appraisal Historic Properties (Lee & Grant Institute)  
Easement Valuation (Appraisal Institute)  
Valuation of Partial Interests (Appraisal Institute)  
Appraisal Review in Eminent Domain (International Right-of-Way Association)  
Eminent Domain Modules I, II & III (Corporate Educators, Inc. for PennDOT)  
General Applications, Course 320 (Appraisal Institute)  
Eminent Domain Appraisal Principles (Appraisal Institute)  
7-Hr National USPAP Update Course (Appraisal Institute)  
Avoiding USPAP Violations and PA State Appraisal Law (DPS Real Estate School)  
Appraisal & Appraisal Review for Federal-Aid Highway Projects (PennDOT for The Federal Highway Administration and the National Highway Institute)  
Uniform Appraisal Standards for Federal Land Acquisitions (Appraisal Institute)  
Introduction to Machinery & Equipment Valuation (American Society of Appraisers)  
Avoiding USPAP Violations & Disciplinary Actions (DPS Real Estate School)  
2-Hour Delaware State Law Update (McKissock Education)  
Eminent Domain and Condemnation (Appraisal Institute)  
Business Practice & Ethics (Appraisal Institute)  
Oil & Gas Valuation Seminar (American Society of Farm Managers and Rural Appraisers)  
VDOT Appraisal Workshop & Eminent Domain Trial Tactics (Virginia Department of Transportation)  
Valuation of Conservation Easements (Appraisal Institute, Certificate Program)  
General Appraiser Market Analysis & Highest & Best Use (Appraisal Institute)  
Appraising the Appraisal, Review General (Appraisal Institute)  
Mandatory Delaware Appraisal Meeting (DeIDOT)  
The Appraiser as an Expert Witness: Preparation & Testimony (Appraisal Institute)  
Avoiding USPAP Violations and State Disciplinary Actions, PA State Appraiser Law Update (DPS Real Estate School)  
VDOT Appraisal Review Workshop (Virginia Department of Transportation)  
Valuation of Conservation Easements (American Society of Farm Managers and Rural Appraisers)  
Litigation Appraising (Appraisal Institute)  
7-Hour National USPAP Update Course (Appraisal Institute)  
Review Theory – General (Appraisal Institute)  
Marketability Analysis: A 6-Step Process (Appraisal Institute)  
Review Case Studies – General (Appraisal Institute)  
7-Hour National USPAP Update Course & PA State Law (Appraisal Institute) 2016  
Appraisal of Self-Storage Facilities (McKissock Education)  
Review Theory – Residential (Appraisal Institute)  
Advanced Residential Case Studies, Part I (Appraisal Institute)  
Review Case Studies – Residential (Appraisal Institute) Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications (Appraisal Institute)  
IRWA 409 - Integrating Appraisal Standards (International Right-of-Way Association)  
Real Estate Statistics, Finance and Valuation Modeling (Appraisal Institute)  
Solving Land Puzzles (Appraisal Institute)