



**Applicant:** The Conservation Fund  
**Project Title:** Strawbridge 2  
**Grant Program:** Land Acquisition and Conservation  
**Date Submitted:** 03/26/2018



**Project Introduction**

**Web ID:** 2000175  
**Project title:** Strawbridge 2  
**Grant opportunity:** Land Acquisition and Conservation  
**Project type:** Land Trusts - Critical Habitat/Open Space  
**Regional advisor:** [Redacted]  
**Attended grant workshop?:** True

**Applicant Information Details**

**Project applicant:** The Conservation Fund  
**Federal ID:** 52-1388917  
**Vendor ID:** 166357-001  
**Address line 1:** 105 N FRONT ST STE 400  
**Address line 2:**  
**City:** HARRISBURG  
**State:** PA  
**Postal code:** 17101-1436  
**Organization DUNS:** 189707011  
**Locality:** Harrisburg City

**Applicant Type Details**

**Applicant type:** Private Non-Profit  
**501(c)(3) organization name:** The Conservation Fund  
**501(c)(3) organization date:** 07/01/1985  
**Charitable organization name:** The Conservation Fund  
**Charitable registration number:** 13574  
**Charitable expiration date:** 11/15/2018

**Project Coordinator Details**

**Project coordinator:** Blaine T. Phillips, Jr.  
**Organization:** The Conservation Fund  
**Title:** Senior Vice President and Mid-Atlantic Regional Director  
**Prefix:** Mr.  
**First name:** Blaine T.  
**Last name:** Phillips  
**Suffix:** Jr.  
**Address line 1:** [Redacted]  
**Address line 2:**  
**City:** [Redacted]

Rec'd by Rep. John Lawrence 3/25/25 in response  
to 11/25/24 DCNR Right To Know Request

State [REDACTED]  
Postal code [REDACTED]  
Phone [REDACTED]  
Cell [REDACTED]  
Fax [REDACTED]  
Email [REDACTED]

**Chief Elected Official Details**

Chief elected official Patrick Noonan  
Organization The Conservation Fund  
Title Chairman of the Board  
Prefix Mr.  
First name Patrick  
Last name Noonan

Suffix [REDACTED]  
Address line 1 [REDACTED]  
Address line 2 [REDACTED]  
City [REDACTED]  
State [REDACTED]  
Postal code [REDACTED]  
Phone [REDACTED]  
Cell [REDACTED]  
Fax [REDACTED]  
Email [REDACTED]

**Project Information**

**Brief project description**

The Conservation Fund (TCF) proposes a Fee Simple Acquisition of the approximately 982.6 acre Strawbridge property located in Elk, Franklin, and New London Townships, Chester County. TCF will take actions as appropriate to purchase the property and transfer it to the Commonwealth to become part of the White Clay Creek Preserve, Big Elk Section.

This project will preserve open space, provide public access, and protect stunning public views from the Big Elk Creek, Springlawn Trail, and local roads.

**Project start date**

**Project end date**

Is statewide? False  
Is fee acquisition? True  
Is conservation easement? False

Describe the negotiations had with the current landowner of the property

In 2006, The Conservation Fund began negotiations with George Strawbridge, Jr. to purchase the tract of land known as Springlawn Farm (Property). The strategy for protecting the property was to purchase it in two separate phases, the first of which was completed in 2009. That portion of the Property was then transferred to the Commonwealth of Pennsylvania, and has become the Big Elk Creek Section of the White Clay Creek Preserve.

The second phase of the transaction is now well underway. The Conservation Fund (TCF) will again execute property acquisition and transfer documents and take actions as appropriate to purchase the Property and transfer it to the Commonwealth. TCF entered into an Agreement of Sale with the landowner in March of 2017, and on November 20, 2017, completed the purchase of 265.8 acres of the 982.6 acre property. TCF expects to complete the fee simple acquisition of the remaining lands within 2 years of the Pennsylvania Department of Conservation and Natural Resources' (DCNR) approval of this grant application. Additional funds for the acquisition will be provided from Chester County and private donations. TCF is authorized to sell, transfer, or assign its interest in the Property to the DCNR for long term ownership and management.

**Specific rights to be acquired and any rights severed from the property**

The Conservation Fund proposes a Fee Simple Acquisition of the Strawbridge property. Full ownership of the property, including the underlying title, will be transferred to the Commonwealth of Pennsylvania. There will be no development rights retained on this property.

Elk Township holds a trail easement on the Springlawn Trail and has submitted a letter of endorsement for this project. The trail easement can be managed in cooperation with the Commonwealth's use of the Property as public parkland.

**Improvements or structures?** True

There are no permanent residential structures on the Property. Some scattered, historic remnants of stone foundations remain.

Existing improvements on the land include: fences, farm lanes, small bridges across streams, and a 2.25 mile public Springlawn Trail (an old gravel road), eased to and managed by Elk Township.

There will be no residential building or development rights retained through this acquisition.

**Any environmental hazards?** False

**Waiver for retroactivity?** False

**Is river project?** False

**Project Locations**

**Strawbridge 2**

|                    |   |                   |   |
|--------------------|---|-------------------|---|
| <b>Description</b> | The Strawbridge property encompasses 982.60 acres in Elk, Franklin, and New London Townships (Tax Parcel Numbers 70-5-6, 70-5-7, 70-5-8, 71-4-32.3, 72-5-1, 72-6-4, 72-6-10) in Southern Chester County |                   |   |
| <b>Site ID</b>     | 1   | <b>Site ID</b>    | True                                      |
| <b>Parcel #</b>    | 70-5-6, 70-5-7, 70-5-8, 71-4-32.3, 72-6-1, 72-6-4, 72-6-10  | <b>Owner</b>      | [REDACTED]<br>Also, The Conservation Fund |
| <b>Address 1</b>   | Springlawn Road   | <b>Latitude</b>   | 39.73642569                               |
| <b>Address 2</b>   |   | <b>Longitude</b>  | -75.84975183                              |
| <b>City</b>        | Lincoln University  | <b>Acres</b>      | 982.6000000000                            |
| <b>State</b>       | PA  | <b>Length</b>     | 6.0000000000                              |
| <b>Zip Code</b>    | 19352   | <b>Other Agr?</b> | True                                      |

**Project Criteria Questions**

**Briefly describe your project needs, benefits, and urgencies and how they will be addressed through your proposed scope of work.**

The Conservation Fund (TCF) proposes to permanently protect the Strawbridge property (Property) through a fee simple acquisition, with the expectation that it would be added to the Commonwealth's 2,073-acre White Clay Creek Preserve, Big Elk Creek Section, which in turn is adjacent to the Fair Hill Natural Resource Management Area in Maryland, a national equestrian center. The Property is 3.5 miles from the Delaware White Clay Creek State Park along the Pennsylvania/Delaware border and 2.5 miles from the City of Newark.

The addition of the Strawbridge property to the Pennsylvania Preserve would create a unique, contiguous area of public open space spanning two states, offering exceptional regional recreational opportunities for citizens of three states: Pennsylvania, Maryland, and Delaware.

Chester County expresses the need for protection of open space and the availability of recreation through multiple plans, including its Comprehensive Plan Landscapes<sup>2</sup>, Linking Landscapes, and Watersheds. The acquisition of the Property is also consistent with the goals and objectives of Elk, Franklin, and New London Townships through regional and municipal Comprehensive Plans.

The preservation of the 982.6-acre Property spanning three municipalities (Elk, Franklin, and New London Townships) in southern Chester County would:

- Meet public needs for close-to-home outdoor recreation and enjoyment and appreciation of nature and greenspaces.
- Provide an expanded area of state parkland spanning two states, two counties in each state, and three Pennsylvania townships.
- Create and leverage partnerships to expand outdoor recreation opportunities, and coordinate strategic investment in local priorities.
- Provide an extended greenway connection along the Big Elk Creek and the existing Springlawn Trail, and offer the opportunity to expand the existing public trail network on the White Clay Creek Preserve. The need for land conservation and recreation opportunities in the Commonwealth of Pennsylvania is documented in Pennsylvania's Statewide Comprehensive Outdoor Recreation Plan 2014-2019. The plan's Executive Summary states that "walking is still the most popular activity, which mirrors national outdoor recreation preferences" and "citizens still place high importance on protecting open space and wildlife habitat" (p. 4).
- Help implement the Elk Creeks Watershed Conservation Plan, which is included on DCNR's Pennsylvania Rivers Registry.
- Help enhance the water quality of the Chesapeake Bay, into which the Elk Creek drains, and which is a national priority for water quality protection and improvement because of its importance as a natural, cultural, and major economic resource.
- Help preserve the cultural geography of the region. The Property plays an important role in this regard, as it remains undeveloped and contains several historic foundations and ruins, remnants of earlier times. The Elk Creek watershed was originally settled by the Lenni Lenape people and then by English Quakers and Scotch-Irish Presbyterians. Its rivers and streams serve as municipal boundaries and powered mills throughout the 18th and 19th centuries. Throughout much of the 19th century, the vast majority of the Property was in agricultural production. According to the Breous Farm Atlas (1883), the Property was broken up into numerous small farms before being brought back under one owner by the DuPont family. The Property is in close proximity to the Mason-Dixon Line, and there is an opportunity to create a trail connection to the Mason-Dixon Trail in the Commonwealth-owned White Clay Creek Preserve.
- Offer an opportunity to continue traditional rural land uses, including agriculture. Over 260 acres of land within a one mile radius have been preserved with agricultural conservation easements granted to the County of Chester or land conservation organizations. Approximately 500 acres of the Property is currently actively farmed. The Property is subject to Soil Conservation Plans, and Best Management Practices (BMPs) such as contour plowing, are being implemented. These BMPs protect the waters of the Big Elk Creek and the Chesapeake Bay.
- Offer a unique opportunity to preserve a large, important area of open space in rapidly-developing southeastern Chester County. As of 2010, the population in Chester County was 498,886, a 16% increase over the 2000 census data, as Chester County remains one of the fastest growing counties in the Commonwealth. The threat of development is a concern for residents of Chester County. In 2013, a mail survey was conducted by West Chester University's Center for Social and Economic Policy Research on behalf of Chester County. The survey found that what residents most like about living in Chester County are the open spaces, scenery, and rural areas.

The Constitution of the Commonwealth of Pennsylvania states "Pennsylvania's public natural resources are the common property of all the people, including generations yet to come." (Pa Const. Art 1, sec 27).

TCF entered into an agreement of Sale with Mr. Strawbridge, et al. in March of 2017, and on November 20, 2017, completed the purchase of 265.8 acres of the 982.6 acre property. The timing for the landowners' willingness and ability to complete the process to sell the land for public recreational use may be limited, and therefore it is critical to expeditiously secure a commitment and structure funding to continue with the purchase the Property.

**The Department is a strong proponent of green/sustainable parks, trails, recreation facilities, and conservation areas. Briefly describe the green and sustainable management practices that have been or will be incorporated into your project. You should reference where these green and sustainable practices can be found in the project budget and site plan (as applicable).**

The fee simple acquisition of the Strawbridge property (Property), if successful, will be achieved by The Conservation Fund. Ultimately, the property will be transferred to the Pennsylvania Department of Conservation and Natural Resources (DCNR) to own and manage for public passive recreation, greenspace enjoyment and protection, natural resource conservation, and connecting people to nature, in a sustainable manner. The Property is rural and natural, and incorporates and protects water – specifically, the Big Elk Creek and its tributaries.

The acquisition of the Property would enable it to become part of, and to be managed in accordance with, the adjoining White Clay Creek Preserve's management protocol, which involves low-impact public recreation. This will afford protection and sustainability of the property's natural resources including woodlands, riparian buffers, steep slopes, water resources, terrestrial and aquatic habitats for plants and animals, etc. New trails could be designed to be low-impact to protect these important natural resources and to avoid conflicts with the most sensitive species habitats and topography. Elk Township holds an easement on, and manages, the Springlawn Trail (2.25 miles of an old gravel road). The trail easement can easily be managed in cooperation with the Commonwealth's use of the Property.

The management of the Property in this sustainable manner would enable people in the area to be more closely connected to nature. Environmental stewardship messaging could be made part of the management plan.

Currently, a portion of the Property is farmed for crops, and best management practices, including contour farming, are being implemented. This also helps to ensure the sustainability of the property's natural resources, including soils, and helps to protect the waters of the Big Elk Creek and the Chesapeake Bay.

**The Department is a strong proponent of public access for property acquired with grant funding and/or maintained with equipment acquired with grant funding. Briefly describe the anticipated level of public access for each property/easement to be acquired and/or maintained and what benefits will be realized by the proposed level of access.**

The acquisition of the Strawbridge property (Property) will create an expanded area of public parkland spanning two states, two counties, and three townships in a critical watershed that drains to the Chesapeake Bay. This project will help continue to create a major regional public recreation area.

The former Old Springlawn Road, which runs through the Property, has been converted to a public trail held and managed by Elk Township. Extensive views of the Property are afforded from this 2.25 mile trail, along Big Elk Creek, which allows for walking, viewing, hiking, bicycling, bird watching, and horseback riding.

This Property, if the project is successful, is anticipated to become part of the White Clay Creek Preserve Big Elk Creek Section. Passive public recreation, including hiking, running, bird-watching, etc. presumably will be part of the Commonwealth's ultimate management plan for the Property. Current recreational activities in the White Clay Creek Preserve, Big Elk Section also include state park hunting. It is anticipated that the activities permitted in the existing Big Elk Creek Section would also be permitted in the enlarged Preserve afforded by the acquisition and preservation of this Property.

By allowing public access, people of all ages and abilities will be able to appreciate the wide diversity of natural resources and opportunities that this property affords. A property such as this encourages all to enjoy the views, socialize, and exercise. As Pennsylvania's Statewide Comprehensive Outdoor Recreation Plan 204-2019 states, "Spending time in parks, natural areas and open space is associated with favorable physiological and mental health outcomes."

Benefits will result to a wide public of all ages, backgrounds, and abilities, from access to activities in a beautiful, expansively rural and natural setting in a rapidly developing area. This access to recreation will provide significant health benefits-both physical and mental, nature education opportunities, and will provide economic benefits to the region.

**The Department is a strong proponent of public involvement in all funded projects. Describe in detail how the public has been and/or will be engaged in the planning, design, implementation, long-term maintenance, and/or stewardship of your project (i.e. - public meetings, press releases, volunteer days, etc.).**

The fee simple acquisition of the Strawbridge property (Property) will be achieved by the Conservation Fund. Ultimately, the Property will be transferred to the Pennsylvania Department of Conservation and Natural Resources (DCNR) to own and manage for public recreation and enjoyment, becoming part of the Commonwealth-owned White Clay Creek Preserve, Big Elk Creek Section. PA DCNR could engage the public in planning for the uses and activities on the Property.

**Explain how your project will implement the Actions in Natural Connections, the 2014-2019 PA Outdoor Recreation Plan. To receive points, you must give a detailed explanation as to how your project will address no more than 3 actions identified in the plan (pages 9-17). Be sure to mention if you are: Closing a trail gap, rehabilitating a community park, implementing a watershed restoration project, or are acquiring lands that enhance landscape connectivity and/or recreational access to existing protected lands.**

The acquisition of the Strawbridge property (Property) will create a uniquely large, expanded area that enhances landscape connectivity and/or recreational access to existing protected lands, because it is situated adjacent to the Commonwealth's White Clay Creek Preserve, Big Elk Section, which in turn is adjacent to the Fair Hill Natural Resource Management Area in Maryland, a national equestrian center. As noted before, Preserving the Property would result in over 8,000 contiguous acres of public open space.

**Health and Wellness – Continue to strengthen connections between outdoor recreation and health in communities for people of all ages and abilities -** By protecting and allowing public access to the Strawbridge property (Property), people of all ages and abilities will be able to appreciate the wide diversity of natural resources and opportunities that this property affords. A property such as this encourages all to enjoy the views, socialize, and exercise. In March of 2016, it was announced that Chester County once again was ranked overall as the healthiest county in Pennsylvania according to a study released by the University of Wisconsin and the Robert Wood Johnson Foundation. The study placed Chester County at the top of the Health Outcomes Category, relating to length and quality of life, and number two in Health Factors which include health behaviors, clinical care, social and economic factors, and physical environment. As Pennsylvania's Statewide Comprehensive Outdoor Recreation Plan 204-2019 states, "Spending time in parks, natural areas and open space is associated with favorable physiological and mental health outcomes."

Several senior living communities are nearby and could take advantage of the Property by providing trips to enable their residents to enjoy nature and the health benefits that just getting outdoors and enjoying nature and views provide.

Although not paved, the Springlawn trail is accessible to those who use special needs strollers and chairs, and it does offer those with special sensory needs the ability to enjoy a natural experience.

Public and private schools in the area, including those in Oxford, Avon Grove, Cecil County (MD) and Newark (DE) could conduct field trips to provide nature education for all children enrolled.

The Property could offer volunteer opportunities for citizens of all age groups and abilities including: leading nature walks to identify plants and wildlife, providing education in bicycle and equestrian safety, forming walking and hiking groups, and promoting generation-spanning family activities. Although rough, the Springlawn trail is accessible to those who use special needs strollers and chairs.

The acquisition of the Strawbridge property could offer the opportunity to afford partnerships with the healthcare community, as it is within a 10-mile radius of the Jennersville Regional Hospital and Jennersville YMCA.

**Conserve and protect PA's natural places – Protect critical wildlife habitat, et al -** Pennsylvania's Statewide Comprehensive Outdoor Recreation Plan 204-2019 states that "for the hundreds of thousands of acres Pennsylvania has preserved, it is estimated that nearly 300 acres are lost to development every day" (p. 69). With the acquisition of the Strawbridge property (Property), almost 1,000 acres supporting a wide diversity of natural resources will be protected. The natural resources on the Property include more than 7 miles of Big Elk Creek and 1st through 4th order tributaries, floodplain, mature and young woodlands, wooded riparian corridors, grassland, moderate (15-25%) and steep (25% and greater) slopes, Prime Farmland Soils and Soils of Statewide Importance.

Indirect public benefits will be realized by the acquisition of this property including: the protection of land falling within the boundaries of a Core Habitat identified in the Chester County Natural Heritage Inventory (CNHI) as the Big Elk Creek Area. The description of this Natural Heritage Area of Regional Significance Rank notes that a diversity of habitats supports eleven plant species of concern and three sensitive species of concern; protection of the viewshed surrounding Big Elk Creek; and protection of the public scenic views.

**Conserve and protect PA's natural places – Enhance access to wildlife viewing, et al. -** The acquisition of the Strawbridge property (Property) would expand and help maintain the existing White Clay Creek Preserve, Big Elk Section and the Springlawn Trail along the Big Elk Creek. The trail will be included within the new section of the Preserve. Passive public recreation, including hiking, running, bird-watching, and horseback riding presumably will be part of the Commonwealth's ultimate management plan for the Property. Current recreational activities in the White Clay Creek Preserve, Big Elk Section also include state park hunting. It is anticipated that the activities permitted in the existing Big Elk Creek Section would also be permitted in the enlarged Preserve afforded by the acquisition and preservation of this Property.

By providing additional opportunities to appreciate nature, provide for nature-related educational programs, and to fish and hunt close to population centers, the acquisition of the Strawbridge property could help cultivate regional and state support to protect wildlife and fish habitat.

**Do you have written operations and maintenance plan or stewardship plan for your park(s), trail(s), property (ies), and/or equipment?**

True

**The Department requires that the site be properly maintained, kept in reasonable repair, and open and accessible to the public throughout its useful life. For equipment purchases, the Department requires that the equipment be properly maintained and kept in reasonable repair throughout its useful life. Please describe your strategy to operate, maintain, and/or provide stewardship to your project.**

The fee simple acquisition of the Strawbridge property (Property) will be achieved by the Conservation Fund. Ultimately, the Property will be transferred to the Pennsylvania department of Conservation and Natural Resources (DCNR) to own, manage, and steward for public recreation and enjoyment, becoming part of the Commonwealth-owned White Clay Creek Preserve, Big Elk Creek Section.

Currently, several areas of the Property are being farmed under the protection of three Progressive Soil Conservation Plans utilizing the standards of the USDA-Natural Resources Conservation Service for Best Management Practices.

#### **Project Plans**

| <b>Priority</b> | <b>Date</b> | <b>Title</b> |
|-----------------|-------------|--------------|
|-----------------|-------------|--------------|

|      |            |  |
|------|------------|--|
| True | 02/15/2006 | The Franklin Township Comprehensive Plan |
|------|------------|--|

The Franklin Township Comprehensive Plan includes the Strawbridge property as a worthy candidate to be permanently preserved. (p.9-3)

The Plan identifies the Strawbridge property as falling within the "Rural Resource Area" and "Natural Resource Protection Area" on the Future Land Use Plan. (Figure 5-2)

The project advances numerous Goals and Objectives of the Plan, including the following:

Goal (p. 2-3):

2.0 Preserve, protect, and promote the rural character and landscape of Franklin Township

Objectives:

2.3 Designate areas to remain undeveloped.

2.6 Designate large acre zoning districts to promote agricultural and equestrian-related land uses.

2.8 Encourage land to be used for equestrian activities

Goal (p. 2-7)

6.0 Preserve farmland and conserve prime agricultural soils to preserve the character of the Township

Objectives:

6.7 Capitalize on Proximity to Fair Hill by keeping parcels in horse-oriented activities.

Goal (p. 2-8)

7.0 Protect and restore natural resources such as woodlands, woodland interiors, wetlands, hydric soils, waterways, wildlife habitats, meadows, steep slopes, and groundwater

Objectives:

7.3 Preserve natural resources to enhance water quality, air quality, and quality of life.

7.4 Maintain the cleanest water standard possible through prohibiting stream discharge, repairing riparian buffers, and maximizing stream setbacks.

7.6 Discourage the disruption of interior woodlands, expand riparian buffer zones and encourage reforestation along

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waterways.

7.8 Promote long-term natural resource conservation to: reduce the impact on wildlife habitats; provide for wildlife corridors to help maintain biodiversity; and to prepare ordinances to maintain large areas of land/forest where wildlife habitats are protected.

Goal (p. 2-9)

8.0 Protect historic and cultural resources for the enjoyment and benefit of all Franklin Township residents, and future residents.

Objectives:

8-6 Protect scenic vistas, scenic roads, stream corridors, and scenic landscapes from adverse visual impacts

Goal (p. 2-10)

9.0 Maintain and enhance parks and recreational facilities to promote and facilitate healthy lifestyles among residents of all ages.

Objectives:

9.6 Increase the usability of park areas for diversified activities and programs.

9.11 Encourage community use of the parks by sponsorship of educational programs or events.

Goal (p. 2-11)

10.0 Maintain and expand the system of equestrian, walking, hiking and biking trails that provides access to streams and woodlands and that connect parks and recreational access.

Objectives:

10.1 Enhance the community by linkage trails-for walking, hiking, horseback riding, biking.

True

07/25/2012

The Oxford Region Multimunicipal Comprehensive Plan

Rec'd by Rep. John Lawrence 3/25/25 in response  
to 11/25/24 DCNR Right To Know Request

The Oxford Regional Multimunicipal Comprehensive Plan includes the municipalities of East Nottingham, Elk, Lower Oxford, Upper Oxford, and West Nottingham Townships, and Oxford Borough.

This project will advance the following goals of the Plan:

The Comprehensive Plan identifies the Subject Land as falling within the "Agricultural Lands" category of the Existing and Future Land Use Plan (Figures 5-A and 5-G). The Land Use Plan encourages the Township to:

**Preserve and Promote Agriculture**

"Agriculture is the primary land use in the Region and the common thread that links the Region's past with its desired future. The preservation of agricultural resources, the agricultural industry, and the associated way of life is a priority for the Region."

The project furthers the following goals and objectives from the Comprehensive Plan:

**Chapter 5: Land Use Goal**

Provide for orderly growth and development by identifying regional and local centers for growth; ensuring compatibility between present and future land uses; and establishing a balance between growth, transportation, and the protection of resources that define the Region's rural character. (p. 5-1)

**Chapter 10: Open Space Goal**

Permanently protect, provide appropriate access, and maintain or restore open space lands through conservation easement and regulation to provide economic, ecological, public health, and quality of life benefits. (p. 10-1)

**Chapter 11: Agricultural Resources Goal**

Promote environmentally and economically sustainable agriculture and the Region's agrarian character through the protection of the farming industry, conservation of agricultural soils, and the recognition of agriculture as a viable land use. (p. 11-1)

**Chapter 12: Natural Resources Goal**

Protect, restore, and maintain natural resource features and landscapes to sustain the Region's economy, maintain watersheds, ecosystems, and public health, and to continue its rural character and quality of life. (p. 12-1)

**Chapter 14: Scenic Resources Goal**

Identify, protect, and maintain the integrity of scenic resources that provide the rural character and cultural feel of the Region. (p. 14-1)

**Chapter 15: Recreation Resources Goal**

Promote the establishment of, and the programming for, as safe, functioning, walkable, and well-maintained network of public parks, recreation corridors, and recreation and pedestrian facilities that maintain and improve the physical health, economy, and rural quality-of-life for residents of the Region (p. 15-1)

True      03/15/2003      Elk Creeks Watershed Conservation Plan

Elk Creeks is listed on the DCNR Rivers Registry (March 15, 2003) because it meets or exceeds minimum standards in the Rivers Conservation Planning Program. The Elk Creeks Watershed Conservation Plan discusses in depth numerous natural resource conservation and other objectives. The goal of the Plan is conserving a healthy watershed. Over 7 miles of the Big Elk Creek and 1st through 4th order tributaries weave their way through the Strawbridge property, and by protecting and preserving these lands the following strategies will be advanced by this project.

Strategy 1: Protect and Preserve Natural and Cultural Resources and Farmland (pp. 41-42)

B. Establish Natural Areas Networks as priority networks for natural areas and corridors for protection to support the Elk Creeks Watershed's diversity of native plants and wildlife (p. 42)

Initiative should involve direct conservation techniques such as acquisition of land or conservation easements (p. 42)

Strategy 2: Conduct Education and Outreach (p. 43)

Strategy 4: Continue Research and analysis needed to enhance water conservation (p. 47)

Strategy 5: Continue and Initiate Grassroots Stewardship Initiatives (p. 47)

The natural resources of the Strawbridge property are shown as priorities for conservation on numerous maps of the Plan including:

Targeted Parcels (p. 52)

Water Quality Designations (p. 53)

Soils (p. 55)

National Wetlands Inventory & Hydric Soils (P. 57)

Biodiversity (p. 58)

1990 Land Use and Proposed Core Reserves (p. 59)

Riparian Buffers (p. 60)

**Project Partners**

| Organization   | General | Financial | Technical |
|--|---------|-----------|-----------|
| PA DCNR  | True    | True      |           |
| PA-DCNR's financial and general support is important because "Pennsylvanians feel strongly about protecting their natural resources and support conservation-related funding priorities, such as acquiring and protecting open space, protecting wildlife and fish habitat, and restoring damaged rivers and streams."(Pennsylvania's Statewide Comprehensive Outdoor Recreation Plan 2014-2019 p. 29).  |         |           |           |
| Beginning in January of 2017, and amended in January of 2018, PA-DCNR and The Conservation Fund have entered into a grant contract for \$2,000,000.00 for the acquisition of the Strawbridge property.   |         |           |           |
| Elk Township   | True    |           |           |
| Elk Township's general support is important because a portion of the Strawbridge property (Property) is in the township, and the elected officials and residents support the acquisition. The Property contains the 2.25-mile Springlawn Trail held and managed by the township, is adjacent to the White Clay Creek Preserve Big Elk Creek Section, and also to 87.6-acres of preserved farmland eased through the Chester County Agricultural Land Preservation Board. |         |           |           |
| Franklin Township  | True    |           |           |

Franklin Township's general support is important because a portion of the Strawbridge property (Property) is in the township, and the elected officials and residents support the acquisition. The Property is specifically mentioned in the Franklin Township Comprehensive Plan as a worthy candidate to be preserved (p. 9-3). The Property is adjacent to other public lands in Franklin Township including the White Clay Creek Preserve Big Elk Creek Section, the 222-acre Natural Lands Trust Peacedale Preserve, and also to 34.7-acres of preserved farmland eased through the Chester County Agricultural Land Preservation Board.

New London Township True

New London Township's general support is important because a portion of the Strawbridge property (Property) is in the township, and the elected officials and residents support the acquisition. The Property is adjacent to 116.2-acres of preserved farmland eased through the Chester County Agricultural Land Preservation Board.

Chesapeake Bay Foundation True

The Chesapeake Bay Foundation's general support is important because the Big Elk Creek is within the Chesapeake Bay Watershed. The Chesapeake Bay and its tributaries are truly a national treasure. Founded in 1967, the Chesapeake Bay Foundation is the largest independent conservation organization dedicated solely to saving the Bay.

Elk Creeks Watershed Association True

The Elk Creeks Watershed Association's general support is important because more than 7 miles of the Creek and 1st through 4th order tributaries flow through the Strawbridge property. The Elk Creeks Watershed Association is a non-profit, volunteer organization committed to maintaining and improving the quality of the natural environment in the drainage areas of the Big and Little Elk Creeks.

Friends of White Clay Creek Preserve True

The Friends of White Clay Creek Preserve's general support is important because the Strawbridge property is adjacent to the White Clay Creek Preserve Big Elk Section, and through this acquisition will become part of it. The Friends of White Clay Creek Preserve is dedicated to supporting and promoting the natural and cultural resources of the White Clay Creek Valley.

Brandywine Conservancy True

The Brandywine Conservancy's general support is important because it owns lands in fee simple, holds conservation easements, and has facilitated protection on more than 63,000 acres, most of which is in Chester County. Founded in 1967, the Brandywine Conservancy is a leading local and national advocate for responsible land use, open space preservation, and water protection.

Mt. Cuba Center True

The Mt. Cuba Center's general support is important because it has a commitment to protect the habitats that sustain native plants. The Strawbridge property supports eleven plant species of concern and three sensitive species of concern. The Mt. Cuba Center is a non-profit horticultural institute in Greenville, Delaware for education, research, and display of plants native to the Appalachian Piedmont Region. The Center is active in supporting land preservation in Chester County, PA and New Castle County, DE.

County of Chester True      True      False

The County of Chester's financial and general support is important because the Strawbridge property is in Chester County, and the elected officials and residents support the acquisition. The threat of development is a concern for the residents of the County. In 2013, a mail survey was conducted on behalf of the Chester County Commissioners, and it was determined that open space, scenery, and rural areas were most prized by residents.

In April of 2016, the Commissioners and The Conservation Fund entered into a grant contract for \$5,000,000.00 to be paid in installments for three consecutive years. The contract will terminate in April of 2019.

**Agricultural Land Policy**

- Active agricultural use? True
- Agricultural use in last 3 years? True
- Prime agricultural land? True
- Cause irreversible conversion? False
- Only feasible site available? True

The Strawbridge property is the only feasible site because it is uniquely situated adjacent to the Commonwealth's White Clay Creek Preserve, Big Elk Creek Section, which in turn is adjacent to the Fair Hill Natural Resource Management Area in Maryland, a national equestrian center. Preserving the Property would result in over 8,000 contiguous acres of public open space, including natural areas and farmed portions, and protecting the 668 +/- acres of Prime Farmland Soils and Soils of Statewide Importance. It is also adjacent to 238.5 acres of preserved farmland in 3 townships in Pennsylvania.

**Project Budget**

|                     |               |
|---------------------|---------------|
| DCNR Request        | 3,000,000.00  |
| Match Amount        | 13,303,780.00 |
| Donated Value       |               |
| Total Project Cost  | 16,303,780.00 |
| Percentage of Match | 81.60         |

**Project Authorization**

|                 |  |
|-----------------|--|
| Appointed Title | Senior Vice President, Mid-Atlantic Director |
| Signed by       | Blaine T. Phillips Jr.                       |
| Date signed     | 03/23/2018                                   |

ACQUISITION SAMPLE BUDGET

| Project Costs                    |              |         |
|----------------------------------|--------------|---------|
| Land/Easement Purchase Costs     | Amount       | Acreage |
| <i>Tract Name</i>                |              |         |
| Strawbridge 2                    | \$16,215,000 | 982.60  |
|                                  |              |         |
| Eligible Costs                   | Amount       |         |
| Appraisal #1                     | \$15,925     |         |
| Appraisal #2 / Technical Review  |              |         |
| Survey                           | \$15,000     |         |
| Phase 1 Environmental Assessment | \$6,500      |         |
| Title Insurance                  | \$40,700     |         |
| Closing and Recording Fees       | \$655        |         |
| Signage                          | \$375        |         |
| <i>Other Related Costs</i>       |              |         |
| Consultant Fees                  | \$9,625      |         |
|                                  |              |         |
| Total Project Cost               | \$16,303,780 |         |

| Project Match      |              |                   |
|--------------------|--------------|-------------------|
| Cash Match Source  | Amount       | Pending or Secure |
| County of Chester  | \$5,000,000  | Secure            |
| PA-DCNR            | \$2,000,000  | Secure            |
| Private Donations  | \$6,303,780  | Pending           |
|                    |              |                   |
|                    |              |                   |
| Donated Land Value | Amount       | Pending or Secure |
|                    |              |                   |
|                    |              |                   |
|                    |              |                   |
| Total Match Amount | \$13,303,780 |                   |

|                             |                    |
|-----------------------------|--------------------|
| Total Project Cost:         | \$16,303,780       |
| Total Match Amount:         | \$13,303,780       |
| <b>DCNR Request Amount:</b> | <b>\$3,000,000</b> |
| Percentage of Match:        | 81.60%             |

\* Please round down to the nearest dollar amount

Rec'd by Rep. John Lawrence 3/25/25 in response  
to 11/25/24 DCNR Right To Know Request

## MANAGEMENT LEASE

This Management Lease (this "Lease") is made this 9<sup>th</sup> day of September, 2014, by and between The Conservation Fund, A Non-Profit Corporation ("TCF"), and the Commonwealth of Pennsylvania Department of Conservation and Natural Resources ("DCNR").

WHEREAS, pursuant to an Agreement of Sale dated October 15, 2013, by and between Timbervest Partners Pennsylvania LLC, as the seller ("Timbervest") and TCF as the purchaser, Timbervest has agreed to sell and TCF has agreed to purchase approximately 1,122 acres of land located in Franklin County, PA, as more fully described on Exhibit A (the "Property"); and

WHEREAS closing on the purchase and sale of the Property to TCF is scheduled to occur on or about August 13, 2014; and

WHEREAS, the parties acknowledge that the Property is of significant public importance for its natural resources and recreation values and compliments lands owned and managed by DCNR for resource protection and public enjoyment; and

WHEREAS, at this time, TCF and DCNR anticipate that TCF will transfer, sell and convey all or most of the Property to DCNR, to be owned and managed by DCNR for conservation and public recreation purposes, once funding from a variety of sources (State, local, federal, foundation sources) becomes available; and

WHEREAS, TCF has requested and DCNR has agreed to lease the Property for an interim period commencing on the date that TCF acquires title to the Property and terminating on the date TCF conveys its interest in the Property to DCNR or such earlier termination as described herein, to ensure the proper management of the Property during this interim period to protect the conservation values of the Property for the benefit of the general public, and to help defray from TCF the costs and responsibility for the management, maintenance and operation of the Property and the improvements located thereon during the interim period, as more fully described herein.

Rec'd by Rep. John Lawrence 3/25/25 in response  
to 11/25/24 DCNR Right To Know Request

NOW, THEREFORE, for and in consideration of the mutual entry into the Lease, and for other good valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TCF hereby leases to DCNR and DCNR hereby accepts and assumes a lease of the Property, including improvements thereon, in its "AS-IS CONDITION", including sole responsibility for the maintenance, management and operation of the Property.

1. Term of Lease. The term of the Lease shall commence on the date that TCF acquires title to the Property (expected to occur on or about August 13, 2014). The actual commencement date shall be the date that appears on the deed conveying the Property from Timbervest to TCF. The Lease shall automatically terminate on the date TCF conveys its interest in the Property to DCNR. In the event that TCF conveys all or a portion of the Property to DCNR or another entity, this Lease shall automatically and immediately terminate on the date of such conveyance as to that portion of the Property so conveyed, but shall remain in effect as to the balance of the Property until such time as TCF is completely divested of title to the Property. Any partial termination of the Lease resulting from an out conveyance of a portion of the Property shall be documented in an amendment to this Lease.

2. Rent. DCNR agrees to pay to TCF a rent equal to One and 00/100 Dollars (\$1.00) for the entire term of the lease. In addition, DCNR shall also assume and pay for the cost of all maintenance, management and operational expenses incurred in connection with the Property during the term of the Lease, including utility charges (if any) assessed against the Property.

3. Permitted Uses of the Property. During the term of this Lease, DCNR shall use the Property for, and only for the following purposes, hereinafter referred to as the "Permitted Uses":

a) DCNR shall operate, manage and maintain the Property for conservation purposes, and shall have the right to limit, control or prevent public access and unauthorized use of the Property. (There shall be no general public access allowed on the Property until such time as the fee simple interest in the Property is conveyed by TCF to the DCNR. DCNR may post and gate the Property, as DCNR deems necessary in its sole discretion.) DCNR shall conduct regular inspections of the Property to protect against unauthorized use, trespass and vandalism on the Property and shall provide prompt notice to TCF of any unauthorized use, trespass or

Try to remove shall  
- Trail  
Easement  
exists can't  
restrict  
access

vandalism. DCNR may, in its sole discretion, sub-lease or grant licenses to allow the improvements on the Property to be used as residences in order to provide for a full time presence on the Property. Such sub-leases shall be based on such terms and conditions deemed reasonable and necessary by DCNR. Such sub-leases however, must provide that the sub-lease shall immediately terminate at such time as TCF conveys all or a that portion of the Property on which the sub-leased improvement is located to an entity other than DCNR.

b) DCNR shall, at its sole cost and expense, conduct such routine maintenance of the Property as deemed reasonably necessary and appropriate by DCNR. DCNR shall assume the risk of loss or diminution of value to the improvements and the Property occurring during the term of the Lease.

c) DCNR may cut, trim or remove such trees, brush and other growth on said Property that may be reasonably necessary to use the Property for the Permitted Uses, and may construct, at its sole cost and expense without right to reimbursement, any improvements desired by the DCNR on the Property, which may include the construction of fences, trails, roads and recreational facilities for future use. All improvements so constructed will be at no cost or additional obligation to the TCF.

d) DCNR agrees that its use, management and operation of the Property during the term of this Lease shall be in compliance with all applicable laws.

4. Indemnification. DCNR agrees to pay for any loss, liability or expense, which arises out of or relates to DCNR's acts or omissions with respect to its obligations under this Agreement, where a final determination of liability on the part of DCNR is established by a court of law or where settlement has been agreed to by DCNR. This provision shall not be construed to limit DCNR's rights, claims or defenses which arise as a matter of law or pursuant to any other provisions of this Lease. This provision shall not be construed to limit the sovereign immunity of the Commonwealth or DCNR. TCF agrees to pay for any loss, liability or expense, which arises out of or relates to TCF's acts or omissions with respect to its obligations under this Agreement, where a final determination of liability of the part of TCF is established by a court of law or where settlement has been agreed to by TCF. This provision shall not be construed to limit TCF's rights, claims or defenses which arise as a matter of law or pursuant to any other provisions of this Lease.

5. Notices. All notices required or permitted hereunder will be deemed to have been delivered only upon actual delivery thereof. All notices required or permitted hereunder shall be given by hand delivery, or sent by telecopier, Federal Express or other courier for delivery, directed as follows:

If to TCF: THE CONSERVATION FUND  
410 Severn Avenue, Suite 204  
Annapolis, Maryland 21403  
[REDACTED]  
Vice President and Regional Counsel  
[REDACTED]

With Copy To: THE CONSERVATION FUND  
1655 North Fort Myer Drive, Suite 1300  
Arlington, Virginia 22209  
Attention: General Counsel  
[REDACTED]

If to Purchaser: COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF CONSERVATION  
AND NATURAL RESOURCES  
Rachel Carson State Office Building, 6<sup>th</sup> Floor  
400 Market Street  
Harrisburg, Pennsylvania 17105-8552  
[REDACTED]  
[REDACTED]

With Copy To: Martha Smith, Esquire  
Office of Chief Counsel  
Department of Conservation and Natural Resources  
400 Market Street - 7<sup>th</sup> Floor  
Rachel Carson State Office Building  
Harrisburg, Pennsylvania 17105-8767  
[REDACTED]

6. Miscellaneous Provisions.

a) Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania.

b) Assigns. DCNR may not assign this Agreement and DCNR's rights as tenant hereunder without the written consent of TCF, which may be withheld, in TCF's absolute discretion. Such assignment shall not relieve DCNR of DCNR's obligations under this Agreement in the absence of express release from TCF.

c) 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.

d) 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.

e) 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.

f) Further Actions. Each party shall execute and deliver or cause to be executed and delivered any and all 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.

IN WITNESS WHEREOF, the parties have set their hands on the date first above written.

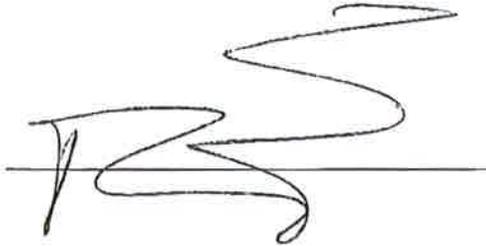
WITNESS:

By: Al. Ch

THE CONSERVATION FUND  
A Non-Profit Corporation

By: Jodi R. O'Day  
Jodi R. O'Day  
Vice President and Regional Counsel  
Date: 8/13/14

WITNESS:



**THE COMMONWEALTH OF  
PENNSYLVANIA  
DEPARTMENT OF CONSERVATION  
AND NATURAL RESOURCES**

By: Daniel A. Devlin  
Printed Name: DANIEL A. DEVLIN  
Title: DEP. SECRETARY PARKS & FORESTRY

*Approved as to Legality and Form:*



Chief Counsel  
Dept. of Conservation and Natural Resources

 9/9/14  
Office of General Counsel 8/19/14  
Office of Attorney General

**EXHIBIT A - DESCRIPTION OF PROPERTY**

**EXHIBIT A**  
**LEGAL DESCRIPTION**

ALL that tract of land situate, lying and being in Greene Township, Franklin County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in or near the centerline of Stillhouse Hollow Road at lands identified on the hereinafter referenced survey as Lot C-15P-14A; thence by the same South 35 degrees 44 minutes 24 seconds West 357.34 feet to a pipe found in stone pile at corner of said lot; thence by the same South 58 degrees 05 minutes 25 seconds East 200.40 feet to a pipe found in stone pile at corner of Lot C-15P-14 as identified on the hereinafter referenced survey; thence by the same South 58 degrees 00 minutes 34 seconds East 206.21 feet to a pipe found in stone pile at corner of Lot C-15P-15A as identified on the hereinafter referenced survey; thence by the same and by Lot C-15P-15 as identified on the hereinafter referenced survey, South 54 degrees 12 minutes 03 seconds East 249.54 feet to a rebar found at corner of Lot C-15P-16 as identified on the hereinafter referenced survey; thence by the same South 60 degrees 20 minutes 43 seconds East 245.81 feet to a point at the corner of said Lot C-15P-16; thence by the same North 34 degrees 57 minutes 50 seconds East 392.30 feet to a pipe found in stone pile at corner of lands of Michaux State Forest; thence by said state forest lands South 58 degrees 49 minutes 11 seconds East 968.30 feet to a rebar found at corner of said state forest lands; thence by the same South 79 degrees 21 minutes 05 seconds East 813.35 feet to a point at corner of said state forest lands; thence by the same South 03 degrees 47 minutes 32 seconds West 4,189.04 feet to a stake in stone pile at corner of said state forest lands; thence by the same North 61 degrees 08 minutes 59 seconds West 3,355.36 feet to a point at corner of said state forest lands; thence by the same South 29 degrees 05 minutes 49 seconds West 5,521.85 feet to a point at corner of said state forest lands; thence by the same South 61 degrees 10 minutes 23 seconds East 2,608.68 feet to a pipe found in stone pile at corner of lands now or formerly of Gilford Water Co.; thence by the same South 77 degrees 29 minutes 04 seconds West 2,546.32 feet to a pipe found in stone pile at corner of other lands now or formerly of Gilford Water Co.; thence by said other lands now or formerly of Gilford Water Co., North 63 degrees 09 minutes 26 seconds West 306.17 feet to a pipe found in stone pile along said other lands now or formerly of Gilford Water Co.; thence by the same North 63 degrees 52 minutes 36 seconds West 322.07 feet to a pipe found in stone pile at corner of lands of unknown owner; thence by the same North 62 degrees 55 minutes 51 seconds West 812.57 feet to a pipe found in stone pile at lands of unknown owner; thence by the same North 63 degrees 38 minutes 10 seconds West 2,544.49 feet to a stake in stone pile at corner of lands now or formerly of D. E. Hartman; thence by the same North 18 degrees 57 minutes 54 seconds East 201.95 feet to a rebar found; thence by the same North 25 degrees 36 minutes 18 seconds East 865.33 feet to a rebar found; thence by the same and by lands now or formerly of John Kohler, Lot C-19P-200 as identified on the hereinafter referenced survey, North 26 degrees 03 minutes 56 seconds East 1,403.00 feet to a rebar found at corner of lands now or formerly of B. G. Rensch; thence by the same North 24 degrees 41 minutes 09 seconds East 542.70 feet to a point at corner of lands now or formerly of W. A. Lear; thence by the same and by lands now or formerly W. E. Brookens, Jr., North 26 degrees 13 minutes 14 seconds East 2,107.93 feet to a point at corner of lands now or formerly of R. J. McKenrick; thence by the same North 28 degrees 25 minutes 19 seconds East 174.68 feet to a rebar found; thence by the same North 24 degrees 54 minutes 47 seconds East 1,613.45 feet to a point at corner of lands

now or formerly of C. R. Forrester; thence by the same North 21 degrees 08 minutes 04 seconds East 400.30 feet to a point at corner of lands now or formerly A. L. Conrad; thence by the same South 60 degrees 26 minutes 31 seconds East 397.91 feet to a corner; thence by the same North 35 degrees 47 minutes 38 seconds East 1,541.46 feet to a point at corner of lands now or formerly of T. O. Stouffer; thence by the same North 02 degrees 42 minutes 57 seconds West 376.14 feet to a rebar found at corner of lands now or formerly of M. S. Lisi; thence by the same North 21 degrees 51 minutes 13 seconds East 785.03 feet to a rebar found at corner of lands now or formerly of T. E. Fauver; thence by the same North 38 degrees 06 minutes 58 seconds East 534.77 feet to a rebar found at corner of other lands now or formerly of T. E. Fauver; thence by the same North 38 degrees 49 minutes 16 seconds East 528.96 feet to a rebar found at corner of lands now or formerly of Kessler; thence by the same and by lands now or formerly of Cavens and by Lot C-15P-12 as identified on the hereinafter referenced survey, South 57 degrees 15 minutes 19 seconds East 289.97 feet to a point at corner of said Lot C-15P-12 as identified on the hereinafter referenced survey; thence by the same North 46 degrees 11 minutes 42 seconds East 255.59 feet to a rebar found at corner of lands now or formerly of D. W. Perry; thence by the same South 52 degrees 54 minutes 41 seconds East 998.10 feet to a rebar found at corner of said lands now or formerly of D. W. Perry; thence by the same North 52 degrees 44 minutes 11 seconds East 128.84 feet to a rebar found at or near the centerline of Stillhouse Hollow Road; thence in and along the centerline of said road South 61 degrees 53 minutes 50 seconds East 67.93 feet; thence by a curve to the right having a radius of 257.40 feet, an arc length of 141.23 feet, and a chord bearing of South 46 degrees 10 minutes 44 seconds East 139.47 feet to a point in or near the centerline of said Stillhouse Hollow Road; thence in and along said road South 30 degrees 27 minutes 38 seconds East 275.32 feet to a point at or near the centerline of said road; thence by a curve to the left, having a radius of 359.52 feet, an arc length of 245.37 feet, and a chord bearing of South 50 degrees 00 minutes 45 seconds East 240.64 feet to a point at or near the centerline of said road; thence in and along said road South 69 degrees 33 minutes 53 seconds East 155.73 feet to a rebar found at or near the centerline of said road, the point and place of BEGINNING. CONTAINING 1,133.1158 Acres.

BEING a portion of the same which Glatfelter Pulp Wood Company by deed dated June 28, 2007, and recorded in the office of the Recorder of Deeds of Franklin County, Pennsylvania, in Record Book 3518 at page 142, granted and conveyed unto Timbervest Partners Pennsylvania, LLC, the Grantor herein.

**Appraisal**

**Of**

**George Strawbridge, Jr.**

**Elk Creek Property**

**By**

**Luther Rife**

**March 2004**

Rec'd by Rep. John Lawrence 3/25/25 in response  
to 11/25/24 DCNR Right To Know Request

**REAL ESTATE  
APPRAISAL REPORT**

**Prepared for  
George Strawbridge, Jr.**

|  |                    |
|--|--------------------|
| <b>Elk Township, Chester County</b>        | <b>779.9 Acres</b> |
| <b>Franklin Township, Chester County</b>   | <b>919.2 Acres</b> |
| <b>New London Township, Chester County</b> | <b>19.3 Acres</b>  |

**March 2004**

**Luther L. Rife, IFAS, CREA  
Certified General Appraiser**

**Rec'd by Rep. John Lawrence 3/25/25 in response  
to 11/25/24 DCNR Right To Know Request**

**LUTHER L. RIFE REAL ESTATE APPRAISER AND CONSULTANT**



**LUTHER L. RIFE**

---

REAL ESTATE APPRAISER AND CONSULTANT

PENNSYLVANIA STATE CERTIFIED - GENERAL  
NATIONAL ASSOCIATION OF INDEPENDENT FEE APPRAISERS IFAS  
NATIONAL ASSOCIATION OF REAL ESTATE APPRAISERS CREA

Rec'd by Rep. John Lawrence 3/25/25 in response  
to 11/25/24 DCNR Right To Know Request

LUTHER L. RIFE

REAL ESTATE APPRAISER

[REDACTED]

March 18, 2004

[REDACTED]

Re: Real Estate Appraisal  
Property of George Strawbridge Jr.  
Elk, Franklin, & New London Townships  
Chester County, PA.

Dear [REDACTED],

In accordance with your recent request and authorization I have inspected the property referenced above for purposes of providing your client with an estimate of the current market value. To that end I have also viewed the neighborhood and pursued such other items as are requisite to the formulation of a value conclusion.

The property comprises 18 separately identifiable parcels of ground that, in total, equate to 1,718.4 acres of ground. There are two single family detached residences with a few small out buildings that are in fair to poor condition. At your request I have not attributed a contributory value to these improvements - although for the record, I have included photos for purposes of identification.

The following report of 85 pages is the summation of my findings with regard to the property. I have described the land, zoning, location and other factors that influence value. There are seven small parcels that appear to be able to be considered as individual buildings lots, and are valued accordingly. Otherwise, the parcels are valued on a per acre value.

Based on the data and analysis contained herein; prevailing market and economic conditions; my familiarity with the property type and the real estate market in the community, I have concluded that the current market value of the property as presented herein is \$ 37,500,000.

I trust that the following report will be sufficient for your client's purposes. If you do have questions, please contact me. I appreciate the opportunity to be of service in this matter.

Sincerely,



LUTHER L. RIFE  
IFAS, CREA

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SUBJECT OF APPRAISAL

The subject of this appraisal is 18 separately identifiable parcels of ground, together with the improvements thereto and thereon, located in Elk, Franklin and New London Townships, Chester County, Pa. The parcels have many features in common (ownership, locational influence, physical features of the land) and they are contiguous. Because of these features the appraiser has concluded that it would be reasonable to appraise the parcels together without any influence on the value conclusion. Any particular circumstances will be elaborated upon as necessary.

REPORTING FORMAT AND INTENDED USER

The following appraisal is categorized as a Complete Appraisal in a Summary Reporting Format, prepared under Standards Rule 2-2 (a) of the Appraisal Standards Board, and as discussed and agreed with the client.

The appraisal has been requested by [REDACTED] Attorney, Blank Rome LLP, on behalf of his client, [REDACTED] [REDACTED]

1

PURPOSE, DATE AND INTENDED USE

The purpose of the appraisal is to arrive at the current market value of the unencumbered fee simple interest of the property as presented herein.

The effective date of the appraisal, or the date which the value estimate applies is the date of the most recent property inspection, March 11, 2004.

The appraiser is advised that the appraisal is required by the client for personal planning purposes. The market value estimate, however, would be the same regardless of the intended use, assuming the valuation concept was the same.

SCOPE OF THE APPRAISAL

The scope of the appraisal consists of the following:

- A detailed inspection of the property.
- View of the surrounding neighborhood.
- Gathering of general and specific data related to the appraisal assignment.
- Verification of data with informed sources and available public records.
- Comment on trends affecting value including market changes, area growth and development.
- Consideration of the highest and best use.

Rec'd by Rep. John Lawrence 3/25/25 in response  
to 11/25/24 DCNR Right To Know Request

MULTIPLE COPY OF THIS APPRAISAL AND CONSULTATION

- Estimating the defined value of the property interest as of the effective date of valuation.
- Application of the Cost, Sales Comparison and Income Capitalization approaches to value as they apply.
- Communicating the results of my analysis to the client in a narrative appraisal format.

#### OWNERSHIP

The 18 parcels of ground are included within five conveyances as follows (in chronological order):

1. August 1984. Certificate of Award of Real Estate, Deed Book B64 Page 175, to Delaware Trust Company, [REDACTED] and [REDACTED]
2. May 1996. Conveyance from [REDACTED] to [REDACTED] [REDACTED] in Deed Book 4049 Page 2075.
3. March 1997. Conveyance from [REDACTED] [REDACTED] in Deed Book 4158 Page 1495.
4. June 1998. Conveyance from Wilkinson Kemblesville, Inc. to [REDACTED] in Deed Book 4364 Page 823.
5. May 1999. Conveyance from [REDACTED] to [REDACTED] in Deed Book 4577 Page 2362.

Rec'd by Rep. John Lawrence 3/25/25 in response  
to 11/25/24 DCNR Right To Know Request

LUTHER L. RIFE REAL ESTATE APPRAISER AND CONSULTANT

IDENTIFICATION, ASSESSMENT, TAXES

The 18 parcels can most easily be identified by a tax parcel number. The 18 parcels are as follows and will be graphically illustrated later within this report.

| <u>Elk Township</u>      | <u>Area</u> |
|--------------------------|-------------|
| Parcel 70-5-6            | 96.7 Acres  |
| Parcel 70-5-7            | 71.9 Acres  |
| Parcel 70-5-8            | 346.7 Acres |
| Parcel 70-5-15           | 262.2 Acres |
| Parcel 70-5-15.3         | 2.4 Acres   |
|                          | 779.9 Acres |
| <u>Franklin Township</u> |             |
| Parcel 72-6-1            | 14.4 Acres  |
| Parcel 72-6-4            | 370.1 Acres |
| Parcel 72-6-10           | 63.5 Acres  |
| Parcel 72-6-14           | 270.1 Acres |
| Parcel 72-7-11           | 13.6 Acres  |
| Parcel 72-7-11.1A        | 1.9 Acres   |
| Parcel 72-7-11.1B        | 2.2 Acres   |
| Parcel 72-7-11.1C        | 2.2 Acres   |
| Parcel 72-7-11.1D        | 2.1 Acres   |

Rec'd by Rep. John Lawrence 3/25/25 in response to 11/25/24 DCNR Right To Know Request

*only for hi-listed parcels*

*735.9 ± ac*

*4.75 ± ac*

---

*731.15*

*High Estate*

Parcel 72-7-11.1E 2.1 Acres

Parcel 72-7-11.1F 2.8 Acres

Parcel 72-7-13 174.2 Acres

919.2 Acres

*grant*

New London Township

Parcel 71-4-32.3 19.3 Acres

Total Acres 1,718.4

The description of each parcel is contained in a deed referenced as follows:

| <u>Parcel</u> | <u>Deed Reference</u> | <u>Exhibit</u> |
|---------------|-----------------------|----------------|
| 70-5-6        | B64 P.175             | A              |
| 70-5-7        | B64 P.175             | A              |
| 70-5-8        | B64 P.175             | A              |
| 70-5-15       | B64 P.175             | A              |
| 70-5-15.3     | B64 P.175             | A              |
| 72-6-1        | 4158 P.1495           | B              |
| 72-6-4        | B64 P.175             | A              |
| 72-6-10       | B64 P.175             | A              |
| 72-6-14       | B64 P.175             | A              |
| 72-7-11       | 4049 P.2075           | C              |
| 72-7-11.1A    | 4577 P.2362           | E              |
| 72-7-11.1B    | 4364 P.823            | D              |
| 72-7-11.1C    | 4364 P.823            | D              |
| 72-7-11.1D    | 4364 P.823            | D              |

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|            |             |   |
|------------|-------------|---|
| 72-7-11.1E | 4364 P.823  | D |
| 72-7-11.1F | 4364 P.823  | D |
| 72-7-13    | B64 P.175   | A |
| 71-4-32.3  | 4158 P.1495 | B |

Assessment Most of the property being appraised is enrolled in either Act 319 or 515; both of which are agreements between the property owner and the County whereby the property owner agrees to limit the use of the land or perpetuate the use of the land (and not subdivide or develop it) in return for which the County affords a reduced assessment and therefore a reduced tax liability. The reduced assessment applies to the land only (no buildings) and if the covenant is breached there is a formula for calculating the penalty. The following chart illustrates the basic assessment, taxes, assessment as enrolled in a covenant and the reduced assessment.

| <u>Parcel</u> | <u>Regular Assessment</u> | <u>Annual Taxes</u> | <u>Reduced Assessment</u> | <u>Reduced Taxes</u> |
|---------------|---------------------------|---------------------|---------------------------|----------------------|
| 70-5-6        | \$ 222,130.               | \$ 5,276.           | \$ 12,790.                | \$ 304.              |
| 70-5-7        | \$ 151,410.               | \$ 3,596.           | \$ 9,530.                 | \$ 226.              |
| 70-5-8        | \$ 886,950.               | \$21,065.           | \$ 45,840.                | \$1,089.             |
| 70-5-15       | \$ 634,960.               | \$15,080.           | \$ 34,630.                | \$ 822.              |
| 70-5-15.3     | \$ 35,100.                | \$ 834.             | \$ 650.                   | \$ 15.               |
| 72-6-1        | \$ 85,870.                | \$ 2,502.           | \$ 2,210.                 | \$ 64.               |
| 72-6-4        | \$1,804,530.              | \$52,580.           | \$ 51,600.                | \$1,504.             |

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| <u>Parcel</u> | <u>Regular Assessment</u> | <u>Annual Taxes</u> | <u>Reduced Assessment</u> | <u>Reduced Taxes</u> |
|---------------|---------------------------|---------------------|---------------------------|----------------------|
| 72-6-10       | \$ 340,570.               | \$ 9,924.           | \$ 8,650.                 | \$ 252.              |
| 72-6-14       | \$1,396,190.              | \$40,682.           | \$119,820.                | \$3,491.             |
| 72-7-11       | \$ 304,100.               | \$ 8,861.           | \$123,910.                | \$3,610.             |
| 72-7-11.1A    | \$ 62,350.                | \$ 1,817.           | \$ 1,300.                 | \$ 38.               |
| 72-7-11.1B    | \$ 69,460.                | \$ 2,024.           | \$ 1,500.                 | \$ 44.               |
| 72-7-11.1C    | \$ 69,460.                | \$ 2,024.           | \$ 1,500.                 | \$ 44.               |
| 72-7-11.1D    | \$ 66,980.                | \$ 1,952.           | \$ 1,440.                 | \$ 42.               |
| 72-7-11.1E    | \$ 66,980.                | \$ 1,952.           | \$ 1,440.                 | \$ 42.               |
| 72-7-11.1F    | \$ 80,280.                | \$ 2,339.           | \$ 1,920.                 | \$ 56.               |
| 72-7-13       | \$ 849,370.               | \$24,749.           | \$ 22,000.                | \$ 641.              |
| 71-4-32.3     | \$ 287,710.               | <u>\$ 8,083.</u>    | \$ 11,570.                | <u>\$ 325.</u>       |
| Totals        |                           | \$205,340.          |                           | \$12,609.            |

**SITE DATA**

The property is spread out, primarily on the northerly and southerly sides of Lewisville-Strickerville Road with small amounts of frontage on Route 841; Mt. Olivet Road; Walker Road and Elkton Road. With regard to maps which appear in this report, it should be noted that Springlawn Road does not exist; Mt. Olivet is a dirt road in poor condition; Bullock Road is a gravel road and ends abruptly; School House Road is only paved for 1,700 feet (north from Lewisville-Strickerville Road) and Augustine Lane

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is a private lane which only exists for about 400 feet off of Lewisville-Strickerville Road. What appears to be an abundance of road frontage could be deceiving. Actually the roads may have existed at one time or were "paper" streets (existed on paper only), but what appears to be interior roads of the Strawbridge property simply are not there.

The total land area is 1,718.4 acres. The paved road frontages are two lane, two way, publicly maintained roads with a bituminous asphalt surface. There are no curbs, gutters, sidewalks or public street lighting - which is typical for the area. There are occasional storm sewer type inlets along some of the road frontages.

The overall appearance of the land is that of being cleared and mostly tillable (about 65 to 70%) and the balance is in brush and some secondary tree growth. There are very few large trees. Overall, the land is best characterized as varying from being level to gently rolling. There are a few areas of steep slopes.

Exhibit F is an aerial photograph of the property being appraised together with some of the surrounding area. All of the 18 parcels being appraised are noted thereon as outlined in red, and have the tax parcel noted as well. Other property boundaries are in yellow. The ordinary tax maps prepared by the County

mapping department are too fragmented to put together. Accordingly this exhibit is also serving as a substitute tax map.

This exhibit notes the cleared areas; the areas of brush and tree growth and the location of buildings on parcels 72-6-14 and 72-7-11. It is also meaningful to note that parcels 72-7-11.1A through and including 72-7-11.1F (6 parcels) appear to have been part of a single-family residential subdivision. Because of how they will be valued, it is meaningful to be specific with regard to these lots. They are almost entirely cleared with a rise in elevation in a southerly direction. Three of the parcels are below grade along the frontage, however, it appears that they could be individually developed.

Exhibit G is a similar plan with the properties being appraised outlined in red and other properties in black. The tax parcel numbers are noted. Contour lines are at 10 feet intervals and illustrate the rolling nature of the land, as well as the few areas of steep slopes. This exhibit also notes waterways, ponds, wetlands and flood hazard zones. The flood hazard data has been plotted from the most recent FEMA data.

Elk Creek, which flows through the property, is noted, along with scattered ponds and the flood hazard areas. There are several small pond sites and small areas of wetlands.

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Exhibit H is a similar plan with the property boundaries in red along with the parcel numbers. This exhibit notes the soil profile of the land. Approximately 60% of the land is in the Manor loam series with the greatest variation being the degree of slope. The profile of this soil reflects suitability for typical farm crops of the area as well as building foundations. Because the soils are well drained and permeable, they readily absorb wastes and are suitable fields for septic tanks. Only 2.9% of the land is in the Wehadkee and Worsham series which is characteristics of low lands around steams. The land is best suited for pasture and not building foundations or on-lot sewage systems. The other soils fall in between these parameters. Overall the land use potential as compared to other large land parcels in southern Chester County, is considered to be good.

*No Title Report*

A report of title was not available or authorized. It is assumed that there are, or may be, typical and ordinary rights of way or easements granted for municipal and/or public utility use. There were no apparent, known or divulged adverse easements, encroachments or other negative features noted on or over the land at the time of inspection.

IMPROVEMENTS

Parcel 72-6-14 for Franklin Township has a very old two story stone and frame dwelling of 1,580 square feet above grade. There is a 50% basement with an earth floor. The house is in poor condition. There are two old frame stables in poor condition as well.

Parcel 72-7-11 for Franklin Township has a two story single family dwelling, circa 1916, with a full basement and 1,740 square feet of above grade area. The appearance of the house is fair to poor. There is a two car detached garage and a four bay metal panel and concrete block machine shed. The condition of these auxiliary buildings is fair to poor.

A thorough inspection of these buildings was not made, at the owner's request. Based on my observation I have concluded that the remaining economic life of any of these buildings is nominal and that they lend very little to the value of the property.

The buildings are mentioned merely as an acknowledgment and at the request of the owner are not attributed a value.



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ZONING AND USE

Elk Township. The land being appraised that is situated in Elk Township is all in a classification designated as R-2 Agricultural Residential District as defined and outlined in the Township Zoning Ordinance.

Exhibit I is a copy from the zoning map for Elk Township with the location of the property being appraised noted thereon. The text of the ordinance as it applies to this classification is included as Exhibit J.

Uses permitted by right include such things as agricultural uses; woodland, game and wildlife preserve; horticultural uses; single family dwellings and customary home occupations.

The area and bulk regulations vary depending upon the use (agricultural use requires a minimum of 10 acres). Basically, for residential development there are options, but typically two acres is required per dwelling unit. The actual lot size may be one acre with on-site water and sewer. If either, or both public water and public sewer are available, the lots may be smaller.

*Uses  
are made  
to be staff?*

Franklin Township. The land being appraised that is situated in Franklin Township is located in an area zoned AR - Agricultural/Residential as outlined and defined in the Township Zoning Ordinance.

Exhibit K is a copy of the zoning map for Franklin Township with the location of the appraised property noted thereon. The text of the ordinance as it applies to this classification is included as Exhibit L.

Uses permitted by right include such things as agricultural activity; single family detached dwellings; golf courses; municipal use; and non-profit parks and recreational use. Lot averaging of residential lots is permitted. The area and bulk requirements require four acres for an agricultural use. Otherwise, there is a two acre minimum lot size, together with yard, height, coverage, set back and other limitations.

New London Township. The land being appraised that is situated in New London Township is located in an area zoned R-1 Low Density Residential District as outlined and defined in the Township Zoning Ordinance.

Exhibit M is a copy from the zoning map for New London Township with the location of the appraised property noted thereon. The text of the ordinance as it applies to this classification is included as Exhibit N.

Uses permitted by right include such things as single family detached dwellings; lot averaging of residential lots; agricultural pursuits; and municipal use. The area and bulk requirements specify a minimum lot size of 2 acres with a lot width at the building line of 150 feet and at the street line, 50 feet. There are coverage, height, set back and yard requirements as well.

Currently, much of the cleared area is tillable and appears to be actively used for agricultural purposes. The brush and treed areas are held passively and there are two old residences with farm type auxiliary buildings. Each of the eight parcels of land meets the respective area and bulk requirements for that township. The current uses of the land are also conforming to the ordinances.

It is, perhaps, a coincidence that the zoning for all of the land being appraised is almost exactly alike. Basically, residential houses require a two acre lot or equivalency thereof, and otherwise agricultural pursuits are permitted along with municipal use and conservation type uses.

**HIGHEST AND BEST USE** - That reasonable and probable use that will support the highest present value, as defined, as of the effective date of the appraisal.

Alternatively, that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in highest land value.

The definition immediately above applies specifically to the highest and best use of land. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use. See Interim Use.

Implied within these definitions is recognition of the contribution of that specific use to community environment or to community development goals in addition to wealth maximization of individual property owners.

Also implied is that the determination of highest and best use results from the appraiser's judgment and analytical skill, i.e., that the use determined from analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of most probable selling price (market value) another appropriate term to reflect highest and best use would be most probable use. In the context of investment alone an alternative term would be most profitable use.

Real Estate Appraisal Terminology  
AIREA / SREA

Essentially the highest and best use is the utilization of a property to its best and most profitable use. It is that use, chosen from reasonably probable and legal alternative uses, which is found to be physically possible, appropriately supported and financially feasible to result in the highest land value.

Basically there are only two uses which are likely and/or productive for consideration, and these are agricultural activity and residential development. For many years residential

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development was a small issue in this general area; however, about 15 years ago residential growth started increasing by leaps and bounds, and is continuing at this point. Between the 1990 and 2000 census, the population of Elk Township increased by +31.5%; New London Township by +68.4% and Franklin Township by +38.5%. Many farmers have relocated, and frequently out of Chester County having sold their ground for "developers" prices and purchased good farm ground at a fraction of what they had received from the sale of their land in southern Chester County.

Based primarily on recent trends of growth; prevailing market and economic conditions; and other influencing factors it is the appraiser's conclusion that the highest, best and most profitable use of the land would be for residential development.

#### LOCATION AND NEIGHBORHOOD

Chester County is located in the southeast corner of Pennsylvania and is bordered by the States of Maryland and Delaware on the south and otherwise by the Counties of Lancaster, Berks, Montgomery and Delaware (in Pennsylvania). The map included as Exhibit O shows this proximity.

Elk, New London and Franklin Townships are contiguous and situated along (or near) the boundary between Pennsylvania and Maryland. Exhibit P is a map of Chester County with these three

townships noted thereon as colored yellow. The area of the property being appraised is approximated in red.

The area frequently referenced as southern Chester County, which includes these three townships as well as numerous other, surrounding townships has, historically, been characterized as having a rural, tranquil, atmosphere. The primary economic activity was farming. There was very little industrial development and not much more commercial development. Beginning about 20 +/- years ago and accelerating (especially) within the past ten years, farm ground has yielded to developers and residential construction. There has been some commercial development to support the increasing population, and a small amount of industrial growth. Much of the population of this general area commutes to employment in Delaware and Maryland.

Exhibit Q is a map of the more immediate area which shows the road system focused on Routes 472, 841 and 896 connected by numerous township roads. The Route #1 By-Pass and Business Route #1 are north of the appraised property but do provide good service in an east-west direction. In addition to municipal boundaries and roadways, numerous points of interest are noted on this map.

Exhibit R is a map of the "neighborhood" which particularly notes the single family residential developments noted in blue ink. It is apparent that residential developments are appearing throughout the area.

With regard to the property being appraised, as well as the surrounding area, there is still a rural, tranquil, atmosphere - which is perceived to be desirable in the marketplace. Houses in the area vary from small to large and differ in other respects. The majority of housing appears in somewhat homogeneous developments and is, therefore, built within the past 10 to 15 years and generally priced from \$300,000. up.

In addition to the housing developments already built and appear on Exhibit R, the appraiser has viewed numerous others that are currently under construction. In addition, numerous large developers (Wilkinson, Orleans, Toll, Pulte and Ryan) have been "stomping" the area looking for parcels to develop.

Overall, the location of the property being appraised is considered to be good. While there are a few older houses that are not well maintained, the majority of houses appear to be well maintained, reflect virtual full occupancy. Values for vacant land as well as improved real estate are trending upwards.

## VALUATION

There are three generally accepted methods of valuing real property, commonly known as the cost approach, market approach, and income approach.

Cost Approach. The cost approach to value considers the reproduction cost new of the physical structure(s), less all forms of accrued depreciation (physical deterioration, functional obsolescence and economic obsolescence). To the remainder is added the improved site value to arrive at an indication of the overall property value.

In order to pursue the cost approach, it is necessary to have structural improvements. The appraiser has referenced structural improvements; however, the client has indicated that they are not to be included in the appraised value. Accordingly the cost approach cannot be pursued. It is worthy of note however, that the contributory value of the buildings would be very small in relation to the overall property value. Pursuing a development plan would, most likely, require their removal.

Market Approach. The market approach considers the recent sales of similar property types in the area. Direct overall comparisons are made between the property being appraised and the recent sales. Adjustments are made for those features which vary, and

after all adjustments are made, a conclusion of value for the property being appraised is reached.

When this method of valuation is used for vacant land, comparisons are made of other vacant parcels. It is acceptable, however, to use a sale of land with buildings if the contributory value of the buildings can reasonably be determined. In this type of situation, the buildings value is deducted from the overall purchase price to arrive at the land value as vacant. The value is generally expressed on a per acre basis.

When this method is used for a property that has buildings, comparable sales are researched that also have (similar) buildings.

With regard to the 18 parcels being appraised, the appraiser has made inquiry regarding land sales and researched market data relevant to sales of property. For the three townships where the appraised property is located, all of the property record cards were reviewed (there is one property card for each parcel of property) to note transfers of property. Because of the amount of data available the appraiser did not review property record cards for other municipalities, although file data was considered especially for East Nottingham Township - which borders Elk Township.

The appraiser feels that it would be most meaningful to consider small parcels as individual building sites, and 7 of the 18 parcels qualify for this consideration. The second category are small parcels which have specific interest in the marketplace, say from four to twenty acres, and there are three parcels in this category. Larger parcels (about 20 acres) comprise the third category, and there are eight parcels in this category. For future ease of reference, these categories will be referenced as A, B, and C.

A large amount of data has been collected, verified and reviewed. The data included in this report reflects that which has been concluded to be the most significant.

A. Small Parcel Sales - Individual Building Lots.

1. Tax Parcel 72-2-15.2 for Franklin Township. This is a lot of 2.1 acres with 170 feet fronting on a curve of South Guernsey and Hillcrest Road. The lot is irregularly shaped and has a stream bordering the property. The zoning is AR (Agricultural-Residential). The lot was sold by [REDACTED] to [REDACTED] [REDACTED] in August of 2001 for a price of \$75,000.

2. Tax Parcel 72-4-3.25 for Franklin Township. The lot contains 2.2 acres, being an interior type lot with limited access and located north of Beechwood Drive and north of Hess Mill Road. The lot is somewhat irregularly shaped and zoned AR - Agricultural Residential. The sale was from Wilkinson Landenberg L.L.C. to CCPSS, L.P. in August of 2002 for a price of \$95,000.

3. Tax Parcel 72-4-4.7 for Franklin Township. The lot comprises 2 acres with 348 feet fronting on the westerly side of Duncan Lane and northeasterly of Newark Road. The parcel is somewhat irregularly shaped and has a stream crossing a corner. The zoning is AR - Agricultural Residential. The sale was from [REDACTED] in [REDACTED] in March of 2002 for a price of \$78,000.

4. Tax Parcel 72-4-35.2 for Franklin Township. The lot comprises 2.1 acres of land with 322.2 feet fronting on the westerly side of Franklin Road and northerly of Walker Road. The lot is rectangularly shaped. The zoning is Low Density Residential (R2, one acre). The sale was from [REDACTED] in November of 2003 for a price of \$92,500.

5. Tax Parcel 71-2-82.3 for New London Township. The lot comprises 2.4 acres with 150 feet fronting on the easterly side of School Road and south and westerly of Avondale Road. The lot is somewhat irregularly shaped and is zoned R-1 Low Density (2 acres). The sale was from [REDACTED] in May of 2002 for a price of \$65,000.

6. Tax Parcel 70-2-28.2 for Elk Township. The lot comprises 2.06 acres with 25 feet fronting on the southwesterly side of Hickory Hill Road and southwesterly of Lewisville Road. The parcel is basically an interior type lot that is regularly shaped. The zoning is RH Residential (1 acre). The sale was from [REDACTED] in March of 2003 for a price of \$80,000.

7. Tax Parcel 70-2-28.8 for Elk Township. The lot comprises 1.07 acres with 114.15 feet fronting on the southerly side of Hickory Hill Road and southwesterly of Lewisville Road. The lot is regularly shaped and zoned RH Residential. The sale was from [REDACTED] to [REDACTED] in October of 2003 for a price of \$85,000.

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B. Moderate Size Parcel Sales.

1. Tax Parcel 71-2-89 for New London Township. The parcel comprises 5.5 acres with 612.88 feet fronting on the westerly side of Blair Road and southeasterly of West Avondale Road. The lot is regularly shaped and zoned RA Residential Agricultural (4 acres). The sale was from [REDACTED] in October of 2003 for a price of \$130,000. or at the rate of \$23,636. per acre.

2. Tax Parcel 71-3-8.10 for New London Township. The lot comprises 7.508 acres of ground with 52 feet fronting on a cul de sac of Brae Court and easterly of Mt. Hope Road. The lot is an interior type parcel and irregularly shaped. The zoning is RA - Residential Agricultural. The sale was from Berlin Construction Co. Inc. to [REDACTED] in November of 2003 for a price of \$199,000. or at the rate of \$26,505. per acre.

3. Tax Parcel 71-4-24.2 for New London Township. The lot comprises 4.1 acres of land with 291.8 feet fronting on the northerly side of Chesterville Road and easterly of Lewisville Road. The lot is somewhat regularly shaped and is zoned R-1 - (residential) at 2 acres. The sale was from [REDACTED]

in March of 2003 for a price of \$115,000. or at the rate of \$28,049. per acre.

4. Tax Parcel 72-1-7.1 for Franklin Township. The lot comprises 8.5 acres of land, being an interior type lot with limited access and located easterly of Conard Mill Road and southwesterly of Pennock Bridge Road. The lot is regularly shaped and has a stream crossing it. The zoning is A-R, Agricultural Residential (2 acres). The sale was from [REDACTED] to [REDACTED] in September of 2002 for a price of \$350,000. or at the rate of \$41,176. per acre.

5. Tax Parcel 72-2-19.2A for Franklin Township. The parcel comprises 4.45 acres of land, being an interior type lot with limited access. The location is westerly of Old School House Road and southerly of Pennock Bridge Road. The lot is rectangularly shaped. The zoning is AR, Agricultural Residential (2 acres). The sale was from [REDACTED] in March of 2002 for a price of \$82,000. or at the rate of \$18,427. per acre.

6. Tax Parcel 72-2-71.2 for Franklin Township. The parcel comprises 4.2 acres of land with 50 feet frontage on a cul de sac in Glenloch Drive and easterly of North Creek Road. The lot is irregularly shaped and borders on

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White Clay Creek. The zoning is LDR - Low Density Residential (1 acre). The sale was from [REDACTED] [REDACTED] in April 2003 for a price of \$135,000. or at the rate of \$32,142. per acre.

7. Tax Parcel 72-2-75.1A for Franklin Township. The lot comprises 5.417 acres of land with 50 feet frontage on a cul de sac of Highland Drive and easterly of North Creek Road. The lot is somewhat irregularly shaped and is zoned AR (2 acres). The sale was from [REDACTED] [REDACTED] in October of 2002 for a price of \$86,000. or at the rate of \$15,876. per acre.

8. Tax Parcel 72-5-27.1 for Franklin Township. The lot comprises 6.437 acres of land with 436.65 feet fronting on the southerly side of North Creek Road and easterly of Flint Hill Road. The lot is regularly shaped and zoned Low Density Residential, R-2 (1 acre). The sale was from [REDACTED] [REDACTED] in September of 2003 for a price of \$175,000. which equates to \$27,186. per acre.

C. Larger Parcels.

1. Tax Parcel 72-1-2.2 for Franklin Township. The parcel comprises 44.8 acres of land with 564.3 feet fronting on the easterly side of Blair Road and northeasterly of

Pennock Bridge Road. The parcel is rectangularly shaped and zoned AR (2 acres). The sale was from [REDACTED] to Genterra Corp. in October of 2002 for a price of \$850,000. or at the rate of \$18,973. per acre.

2. Tax Parcel 70-1-10 for Elk Township. The parcel comprises 47.3 acres of land with 1,132.43 feet fronting on the southerly side of Media Road and westerly of Hickory Hill Road. The parcel wraps around with 100 feet fronting on the westerly side of Hickory Hill Road. The parcel is somewhat irregularly shaped and is zoned R-H Residential (1 acre). The sale was from [REDACTED] in October of 2003 for a price of \$846,000. or at the rate of \$17,886. per acre.

3. Tax Parcel 56-3-53.05 for Lower Oxford Township. The parcel comprises 91.9 acres with 2,778.97 feet fronting on Street Road, 2,011.99 feet fronting on Jackson School Road and 1,730.59 feet fronting on Union School Road. The parcel is regularly shaped and zoned R-1 Residential (1 acre). There was a vintage house and a barn - both in very poor condition and having no contributory value.

The sale was from Penn View Associates to [REDACTED] in February of 2002 for a price of \$2,205,000. or at the rate of \$23,993 per acre.

4. Tax Parcels 72-2-7 and 72-2-7.5 of Franklin Township, totaling 30.1 acres of land with 400 feet on the northerly side of Wickerton Road and 1,350 feet fronting on the easterly side of School House Road. The land is rectangularly shaped and zoned AR (2 acres). The sale was from [REDACTED] in September of 2001 for a price of \$537,100. which equates to \$17,844. per acre.
5. Tax Parcel 69-6-153 (part of) for East Nottingham Township. The property comprises 60 acres of land with 1,115 feet fronting on Twin House Road; 1,974 feet fronting on Oaks Road; and 1,050 feet fronting on Shadyside Road. The parcel is regularly shaped and zoned R2 Residential (1/2 acre). The sale was from [REDACTED] in December of 2003 for a price of \$1,355,000. or at the rate of \$22,583. per acre.
6. Tax Parcel 70-2-21 for Elk Township. The parcel comprises 84.56 acres of land with 1,350 feet fronting on the easterly side of Kings Row Road and northwesterly of State Road. The land is irregularly shaped and borders Big Elk Creek. The zoning is R-2 Residential (2 acres). The sale was from Corinth Partners to Bluffs at

Big Elk Creek in July of 2002 for a price of \$1,560,000. or at the rate of \$18,448. per acre.

7. Tax Parcels 71-2-85.3; 71-2-90; and 71-2-95 for New London Township. The land area is 99.6 acres with 2,110 feet fronting on Pennock Bridge Road and 2,360 feet fronting on the north side of Blair Road. The land is somewhat irregular in shape and has two streams and a pond. The zoning is R-A (4 acres). The sale was from

[REDACTED]

[REDACTED] in October of 2003

for a price of \$1,650,000. There was a house with a contributory value of \$200,000. which leaves \$1,450,000. attributable to the land, or at the rate of \$14,558. per acre.

There are seven small lots being appraised that are considered to have the potential of individual residential building sites. For purposes of comparison, they have been measured against Group A sales. Adjustments were made for time or market conditions, size and utility. Several of the lots along Strickerville Road were low in the front and will require additional site work, which detracts from the value.

There are three parcels in the mid-range of sizes as categorized by the appraiser. Parcels in this size range are

generally for one or two homesites and not for complete subdivision. Generally purchasers desire land for the maintenance of horses, gardening, or privacy. The most appropriate response to this size parcel is considered to be on a per acre value. Again, adjustments are made for time or market conditions, size and utility.

There are eight parcels being appraised that fall into the category of larger parcels and comparisons are made with those cited in Group C sales. The most common adjustments relate to time or market conditions, size and utility. Overall, the locational and neighborhood influences are not a large consideration because of the similarity of the general area. Large parcels typically include a small amount of marginal use land, tillable land and a small percentage of brush and secondary tree growth. Adjustments are typically made to reflect an adjusted per acre value as a common denominator.

A. Single Lot Sales. Sales 5 and 7 were not heavily considered; sale 5 because it was at the lowest end of a range, and sale 7 because it was smaller than the typical two acre parcel requirement. The remaining sales provided a range from \$75,000. to \$95,000.

*Handwritten note:*  
Adj. \$45

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No E/14  
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B. Mid Range Sales. Overall, the range of these sales is from \$15,876. per acre to \$41,176. Because of the large variation, the appraiser has looked carefully at the sales and concluded that the most appropriate range is reflected by sales 1, 2, 3, 6 and 8 with a range from \$23,636. to \$32,142.

Wid  
 \$ 21.8

C. Large Parcel Sales. The range of per acre sale prices is from \$14,558. to \$23,992. Sale 7 is felt to be adversely influenced by the 4 acre minimum zoning and other features. Therefore sales 1 thru 6 are most heavily considered and these provide a range of \$17,844. to \$23,992. This range is felt to be realistic.

Mid 2019

It is worthy of note that larger parcels are most attractive to developers. It is most common for developers to offer a "large" price for land if there is a contingency that provides for approval of a subdivision plan. Usually the final sales price is adjusted on the basis of the number of approved lots. The approval process is frequently in the range of 18 to 24 months. Actually, during this period there is not really a sale, but a contingent arrangement, which may or may not come to pass. It is necessary for an appraiser to be aware of contingent transactions so that adjustments can be made. Mixing contingent with non-contingent sales could be misleading. The sales cited were non-contingent transactions, and the large parcel sales will

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be valued on that basis. If the large parcels being appraised were offered for sale to a developer it is likely that the sales price would involve a contingent agreement (as previously referenced) and the sale - which would actually take place well into the future - would reflect a larger value.

As adjusted, the appraiser has concluded that the following values fairly reflect current market activity.

| <u>Tax Parcel</u> | <u>Land Size</u> | <u>Unit Rate</u> | <u>Current Value</u> |
|-------------------|------------------|------------------|----------------------|
| 70-5-15.3         | 2.4 Ac.          | -                | \$ 80,000.           |
| 72-7-11.1A        | 1.9 Ac.          | -                | 80,000.              |
| 72-7-11.1B        | 2.2 Ac.          | -                | 80,000.              |
| 72-7-11.1C        | 2.2 Ac           | -                | 80,000.              |
| 72-7-11-1D        | 2.1 Ac.          | -                | 90,000.              |
| 72-7-11-1E        | 2.1 Ac           | -                | 90,000.              |
| 72-7-11.1F        | 2.8 Ac.          | -                | 80,000.              |
| 72-6-1            | 14.4 Ac.         | \$26,000.        | 374,400.             |
| 72-7-11           | 13.6 Ac.         | \$30,000.        | 408,000.             |
| 71-4-32.3         | 19.3 Ac.         | \$26,000.        | 501,800.             |
| 70-5-6            | 96.7 Ac.         | \$21,500.        | 2,079,050.           |
| 70-5-7            | 71.9 Ac.         | \$21,500         | 1,545,850 ←          |
| 70-5-8            | 346.7 Ac.        | \$21,500.        | 7,454,050.           |
| 70-5-15.3         | 262.2 Ac.        | \$21,500.        | 5,637,300.           |
| 72-6-4            | 370. Ac.         | \$21,500.        | 7,955,000.           |

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| <u>Tax Parcel</u> | <u>Land Size</u> | <u>Unit Rate</u> | <u>Current Value</u> |
|-------------------|------------------|------------------|----------------------|
| 72-6-10           | 63.5 Ac.         | \$21,500.        | 1,365,250.           |
| 72-6-14           | 270.1 Ac.        | \$21,500.        | 5,807,150.           |
| 72-7-13           | <u>174.2 Ac.</u> | \$21,500.        | <u>3,745,300.</u>    |
|                   | 1,718.4 Ac.      |                  | \$37,453,150.        |
|                   | Rounded to       |                  | \$37,500,000.        |

The market approach to value indicates a property value of \$37,500,000.

Income Approach. The income approach to value considers the total income obtainable from all sources. From this is subtracted an amount for allowances, expenses, and reserves to arrive at a net operating income. This figure is then capitalized by a market derived capitalization rate to arrive at an indication of the overall property value. This method of valuation is, perhaps, of the greatest concern to investors who typically consider a variety of investment alternatives. It is preferable to have the three prior years operating statements of income and expense for the property being appraised.

Much like the cost approach to value, the income approach is typically dependent upon buildings on the land. There are very limited circumstances where vacant land is purchased for its rental potential and the property being appraised does not fall into this narrow category.

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LUTHER L. RIFE REAL ESTATE APPRAISER AND CONSULTANT

The income approach to value, therefore, cannot be pursued.

#### SUMMARY

The properties being appraised are located in a part of Chester County that still has a rural, tranquil type of atmosphere. Much of the undeveloped land is farmed or held passively. The level of development (mostly residential) is, however, active. Population is increasing, as evidenced by census data and Exhibit R notes many housing developments in the area - with more underway and in the planning stages. Large residential developers (the likes of Toll Brothers, Wilkinson, Pulte, Ryan and Orleans) are aggressively canvassing the area in search of available tracts of land which they would develop.

As a result of this interest, prices are trending upwards. This is true for land which has no approvals in place as well as for land which has been approved for a residential subdivision.

There are two small houses as a part of the real estate being appraised; however, the contributory value is small and the client has requested that they not be considered at all.

The land, considered as an entirety, is above average when compared to similar size parcels elsewhere. The ratio of tillable land to brush and trees is somewhat typical, however, the

percentage of lost land to steep slopes and flood hazard zones is less than typical.

As noted previously much of what appears to be road frontage does, in fact, not exist. There is, however, a significant amount of existing road frontage that would enable potential development.

Overall - as to location, usability, and other land features - it is the appraiser's feeling that the desirability of the property is good.

#### CONCLUSION

All of the generally accepted methods of valuation were pursued; however, as explained, only the market approach to value could be meaningfully pursued. This is, however, generally agreed to be the best measure of the actions and reactions of buyers and sellers in the marketplace - which is the essence of value.

The appraiser feels that the highest and best use of the property would be achieved and the value maximized by referencing seven building lots, three "gentleman farm" size properties, and eight large parcels. Data has been presented in a manner which supports this premise. It is assumed that the seven individual building lots are approved as they appear, and that a satisfactory percolation test for a standard in-ground system could be obtained as needed. The appraiser has allocated a value to each parcel.

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LUTHER L. RIFE

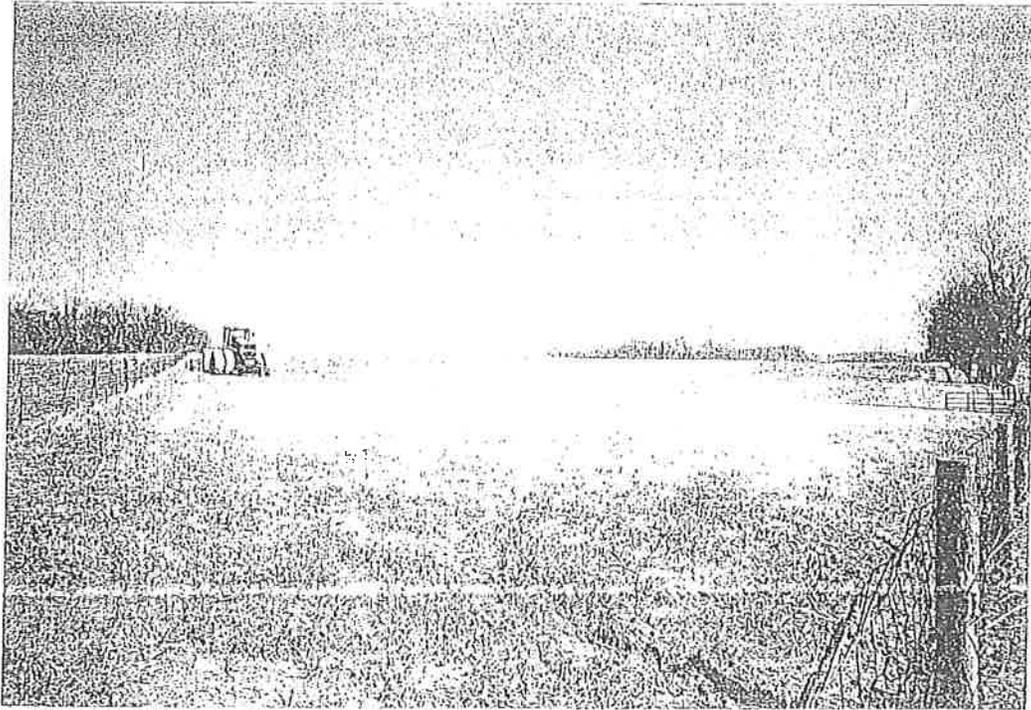
REAL ESTATE APPRAISER AND CONSULTANT

Large parcels tend to have a greater degree of overall homogeneity and are therefore valued at the same unit rate. The individual parcel values are given as a part of the market approach to value.

Based on the data contained herein; prevailing market and economic conditions; my familiarity with the property type and the real estate activity in the community, I have concluded that the current market value of the property as presented herein is:

**THIRTY SEVEN MILLION FIVE HUNDRED THOUSAND DOLLARS**

**( \$37,500,000. )**

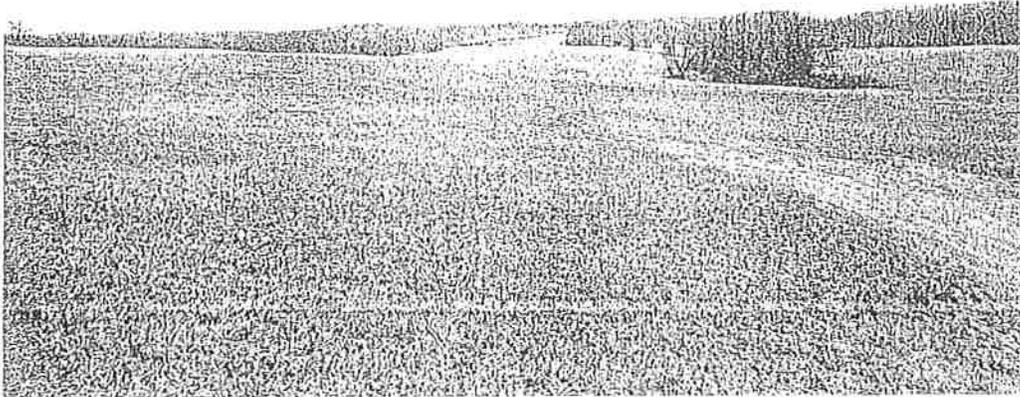


LOOKING NORTH FROM STRICKERVILLE ROAD NEAR ROUTE 841



LOOKING SOUTH ALONG STRICKERVILLE ROAD

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LOOKING SOUTH ALONG STRICKERVILLE ROAD

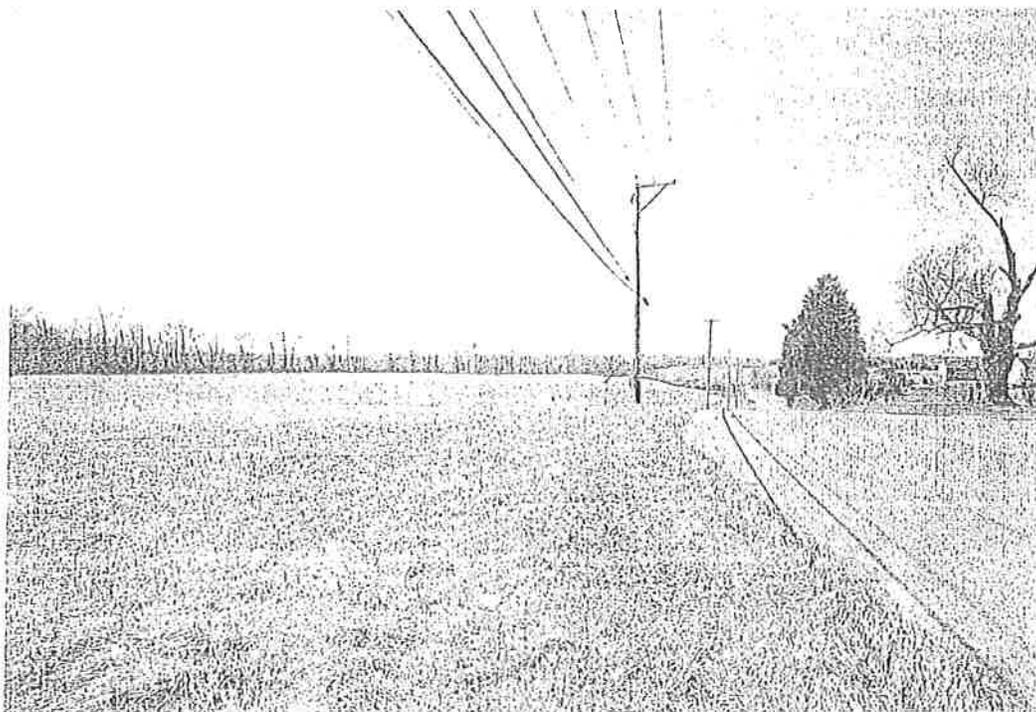


LOOKING EAST FROM MOUNT OLIVET ROAD

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LOOKING EAST FROM MOUNT OLIVET ROAD



LOTS ALONG STRICKERVILLE ROAD

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HOUSE WITH OUT BUILDINGS



VINTAGE STONE DWELLING

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14755

RECORDS OF RECORDS  
CHESTER COUNTY

TR 8/15/23 P2 0-

AFFIDAVIT

CERTIFICATE OF AWARD OF REAL ESTATE

TRUST INTERESTS: GEORGE STRAWBRIDGE, JR., SETTLOR

NO. 24664

Award of Real Estate to Delaware Trust Company, George Strawbridge and William C. Glickle, of 900 Market Street, Wilmington, Delaware, 19801, Trustees under Deed of George Strawbridge, Jr. dated January 20, 1971, thirty percent interest.

Commonwealth of Pennsylvania

County of Montgomery

I, *Richard J. Dwyer*, Assistant Clerk of the Orphans Court Division of the Court of Common Pleas for the County of Montgomery, 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 Olward Bank, George Strawbridge and Charles H. Norris, Jr., Trustees under Deed of George Strawbridge, Jr. dated January 20, 1971, filed and confirmed on 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*3*

*Richard J. Dwyer*  
Assistant Clerk of the Orphans Court Division

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EXHIBIT A

EXHIBIT 'A'

To Delaware Trust Company and George Straubfide  
 and William C. Fiddle, Trustees Under Deed of  
 George Straubfide Jr. dated January 20, 1971  
 their successors & assigns. Premises: 30.1 ac.  
 Springfield, Chester County, Pa. Valued @  
 and more fully described as follows: 255,200.97

ALL THOSE UNDETERMINED TRACTS OF GROUND SITUATE PARTLY IN THE TOWNSHIP OF LONDON, BILKIN,  
 GAITHERS AND FOX, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA DESCRIBED ACCORDING TO A PLAN OF  
 PROPERTY OF SPRINGFIELD CORP. DATED 8-24-1978 MADE BY M. ENGINEERING ASSOC. ENGINEERS AND SURVEY-  
 ORS, OXFORD, PA. AS FOLLOWS, TO-WIT:

PRELIMINARY

BEHAVING AS A PUBLIC UTILITY, IN THE TITLE LINE OF PUBLIC ROAD (R. 15020 KNOWN AS "SILVER CREEK"  
 ROAD) BEING COORDINATING IN A NEARLY DIRECT LINE TO PENNSYLVANIA ROUTE 696 AND A SOUTH ELY  
 ALTERNATE TO ELKTON, PA. SAID UTILITY BEING A TERRAZZO UTILITY COMPANY OF THIS STATE, TO BE DETACH  
 STREET AND A CORNER OF R. YONKOR, THEREBY HAVING SAID UTILITY BY THE TITLE LINE OF SAID ROAD  
 SOUTH 01 degree 30 minutes 25 seconds West 163.95 feet to a stake marking a corner of (1) this and  
 a North-easterly corner of (2) Rodney, thence by 7.2 feet land of E27th South 87 degrees 27  
 minutes 36 seconds West 349.21 feet to an iron pin marking a corner of this and a corner of  
 Lands of Leeborn, thence parallel by land of a. Coburn, J. Leeborn, J. Leeborn, and J. Swan, South  
 03 degrees 55 minutes 54 seconds East 1095.27 feet to an old iron pin marking a corner of  
 this and a corner of land of R. Swan, thence by side land of Swan the following four courses  
 and distance to wit: (1) South 20 degrees 33 minutes 15 seconds West 679.70 feet to an iron  
 pin (2) South 08 degrees 26 minutes 43 seconds West 1111.77 feet to an iron pin (3) South 70  
 degrees 35 minutes 14 seconds West 129.28 feet to an iron pin (4) South 04 degrees 08 minutes  
 01 seconds East 17.73 feet to an iron pin marking a southeasterly corner of this and a section  
 the line dividing the state of Pennsylvania from the state of Maryland, thence by the state  
 of Maryland, West crossing at Trebleb, line dividing the township from Franklin Township,  
 N. 112° 55' East to a stake set from a found and old corner of this and a southeasterly corner of  
 R. M. Leeborn, thence by side land of Leeborn the following two courses and distance to  
 wit: (1) North 08 degrees 01 minutes 01 seconds East 1509.75 feet to an iron pin (2) North 03  
 degrees 52 minutes 04 seconds West 354.76 feet to a spike set in the title line of Public  
 Road (R. 15016 KNOWN AS "SILVER CREEK" ROAD) BEING A ROAD LEADING IN AN EASTERLY DIRECTION  
 TO STRICKERVILLE AND A UTILITY CONNECTION TO LEWISVILLE, SAID SPIKE MARKING A SOUTHEASTERLY  
 CORNER OF LAND OF R. P. Deobert, thence by said lands of Deobert, the following three  
 courses and distance to wit:

- 1 - North 11 degrees 37 minutes 12 seconds East 1785.63' to a stone
- 2 - South 07 degrees 41 minutes 21 seconds West 1335.63' to a point
- 3 - South 07 degrees 36 minutes 45 seconds West 1330.72' to a bolt marking a corner of this
- and within the title line of Pennsylvania Route 696, thence in a northerly direction to
- Pennsylvania Route 896 and a southeasterly direction to Lewisville, thence having said spike and
- by the title line of said Pennsylvania Route 696 the following four courses and distance to
- wit:

- 1 - North 08 degrees 35 minutes 11 seconds West 438.86' to a spike
- 2 - North 15 degrees 30 minutes 41 seconds East 418.86' to a spike
- 3 - North 16 degrees 23 minutes 03 seconds West 231.53' to a spike
- 4 - North 06 degrees 30 minutes 19 seconds East 474.30' to a spike set for a north-easterly
- corner of this and a corner of land of L. T. Sierck, Jr. thence by said lands of Sierck and
- also along the southerly side of the water right right of way conveyed by Springfield Corp.  
 and within the following 14 courses and distance to wit:
- 1 - North 01 degrees 31 minutes 21 seconds East 311.07' to an iron pin
- 2 - North 17 degrees 27 minutes 26 seconds East 150.43' to an iron pin
- 3 - North 43 degrees 27 minutes 26 seconds East 242.51' to an iron pin
- 4 - North 43 degrees 27 minutes 26 seconds East 102.58' to an iron pin
- 5 - North 40 degrees 41 minutes 26 seconds East 155.16' to an iron pin
- 6 - North 47 degrees 49 minutes 26 seconds East 167.97' to an iron pin
- 7 - North 50 degrees 15 minutes 28 seconds East 98.73' to an iron pin
- 8 - North 53 degrees 07 minutes 28 seconds East 135.30' to an iron pin
- 9 - North 53 degrees 07 minutes 28 seconds East 214.26' to an iron pin
- 10 - North 46 degrees 15 minutes 26 seconds East 189.38' to an iron pin
- 11 - North 44 degrees 09 minutes 29 seconds East 217.40' to an iron pin
- 12 - North 39 degrees 09 minutes 19 seconds East 250.43' to an iron pin
- 13 - North 42 degrees 01 minutes 28 seconds East 228.71' to an iron pin
- 14 - North 51 degrees 01 minutes 28 seconds East 209.01' to an iron pin, thence crossing West  
 of Sierck, Jr. and land of J. A. Fudorick, North 46 degrees 25 minutes 28 seconds East  
 214.43' to an iron pin marking a corner of this and a corner of land of J. A. Fudorick;

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thence by lands of Frederick North 60 degrees 21 minutes 26 seconds East 387.77' to an iron pin; thence still by Frederick and partly by the water right right of way granted to Springtown Corporation by Frederick North 51 degrees 47 minutes 26 seconds East 302.81' to a street; thence still by lands of Frederick and the southerly side of said right of way North 88 degrees 31 minutes 36 seconds East 294.79' to an iron pin marking a corner of Frank Hill; thence by said lands of Hill the following four courses and distances to wit:

- 1 - North 48 degrees 29 minutes 26 seconds East 231.01' to an iron pin
- 2 - North 52 degrees 01 minute 26 seconds East 187.61' 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 585.08' 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. Alala; thence by said lands of Alala the following two courses and distances to wit:

- 1 - South 05 degrees 17 minutes 30 seconds West 334.04' to a point
- 2 - South 01 degree 09 minutes 30 seconds East 225.12' to a point; thence still partly by lands of Alala and partly by lands of C. Thomas South 09 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 Alala South 81 degrees 56 minutes 30 seconds East 880.01' to an old iron pin; thence passing through the title line of Public Road "7-303" known as Hill Oil and Gas Road leading in a northerly direction to Paacdale 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 Hill Oil and Gas School; thence by said lands of Hill Oil and Gas School the following five courses and distances to wit:

- 1 - South 00 degrees 05 minutes 57 seconds West 80.89' to an iron pin
- 2 - North 88 degrees 55 minutes 57 seconds East 170.00' to an iron pin
- 3 - North 26 degrees 32 minutes 33 seconds East 76.20' to a stone
- 4 - North 36 degrees 11 minutes 33 seconds West 95.89' 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 "7-303"; thence by said title line the following three courses and distances to wit:

- 1 - North 47 degrees 25 minutes 27 seconds East 331.16' to a point
- 2 - North 79 degrees 45 minutes 27 seconds East 156.76' to an iron pin; thence leaving said title line and by lands of Dr. Johnson the following three courses and distances to wit:

- 1 - South 37 degrees 09 minutes 33 seconds East 419.64' to an iron pin
- 2 - South 08 degrees 01 minutes 27 seconds West 1104.47' to an iron pin
- 3 - South 81 degrees 14 minutes 37 seconds East 536.41' to an iron pin marking a corner of this and a corner of lands of Dr. Johnson; thence partly by said lands of Johnson and partly by lands of A. DeL. Veda 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 112.76' to a point
- 2 - South 27 degrees 29 minutes 13 seconds East 273.31' to a point
- 3 - South 89 degrees 35 minutes 13 seconds East 132.50' 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. A. Croston; thence by said lands of Croston South 41 degrees 03 minutes 14 seconds East 614.04' to an iron pin; thence partly by lands of Croston and partly by lands of aforementioned Veda 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 right right of way as granted to Springtown Corporation by L. T. Staats, Jr. situated 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 Springtown Corporation said spike being set in the title line of Pennsylvania Route 891 said road leading in a southerly direction to Lewis Hill and a northerly direction to Pennsylvania Route 896; thence leaving said point of beginning and by the title line of Pennsylvania Route 891 North 07 degrees 40 minutes 22 seconds East 236.93' 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 1175.68' 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 589.00' to a point set in title 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 14 seconds East 295.95' to a point not in line of lands of Springtown Corporation. Thence by said lands the following 15 courses and distances to wit:

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- 1 - South 46 degrees 35 minutes 26 seconds West 67.79' to a point
- 2 - South 55 degrees 03 minutes 26 seconds West 299.01' to an iron pin
- 3 - South 42 degrees 03 minutes 26 seconds West 268.73' 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 277.40' 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 211.76' 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 155.76' to an iron pin
- 12 - South 57 degrees 31 minutes 26 seconds West 107.98' to an iron pin
- 13 - South 43 degrees 51 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 14 minutes 21 seconds West 321.87' to point and place of beginning.

CONTAINING 10.451 acres by the same more or less.

ALSO TOGETHER with the use of water rights right of way as granted to Springlawn Corporation by J. R. Frederick (Linda M. Franklin) to which described as follows:

BEGINNING at a point set in the lot lands of Springlawn Corporation said point being set South 81 degrees 14 minutes 21 seconds West from an iron pin at the corner of Frederick, Francis Hill and Springlawn Corporation 45.12' thence leaving said point of beginning and by lands of Springlawn Corporation the following two courses and distances to wit:

- 1 - South 44 degrees 12 minutes 26 seconds West 245.58' to a point
- 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. R. Frederick the following five courses and distances to wit:

- 1 - South 44 degrees 25 minutes 26 seconds West 311.47' to a point
- 2 - North 73 degrees 27 minutes 56 seconds West 765.84' to a point
- 3 - North 17 degrees 21 minutes 26 seconds West 143.90' to a point
- 4 - North 13 degrees 11 minutes 34 seconds East 248.22' to a point
- 5 - South 20 degrees 01 minutes 26 seconds West 506.78' to a point set in the title line Pennsylvania Route 896 Road leading in an easterly direction to Pennsylvania Route 896 800' thence by the direction to the village 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 the thence leaving said title line passing through lands of J. R. Frederick the following five courses and distances to wit:

- 1 - South 19 degrees 07 minutes 26 seconds East 583.01' to a point
- 2 - South 50 degrees 53 minutes 56 seconds East 183.63' to a point
- 3 - South 63 degrees 09 minutes 26 seconds East 116.81' to a point
- 4 - South 45 degrees 30 minutes 26 seconds East 171.22' to a point
- 5 - South 23 degrees 51 minutes 26 seconds East 193.30' to the point and place of beginning.

CONTAINING 8.260 acres by the same more or less.

EXCEPTING AND RESERVING thereout and therefrom 4.281 acres as granted and conveyed onto K. Hachuba in Deed book D-30 page 471, L. Graess in Deed book L-13 page 591, and K. Wells in Deed book K-52 page 597 all in Franklin Township, Chester County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point set in the intersection of Public Road LR 15016 known as Strickerville Township Road with Public Road T-358 known as the Oliver Road said road leading in a north-south direction to Walker Road said point being set the following eight courses and distances to wit: from a spike set for a southeasterly corner of A. DeLucco 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 470.23' to a point
- 3 - North 81 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 79 degrees 56 minutes 22 seconds West 83.82' to a point
- 6 - South 40 degrees 58 minutes 21 seconds West 9.31' to a point

- 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 149.50' to a point
- 3 - South 43 degrees 10 minutes 10 seconds West 300.23' to a point
- 4 - South 73 degrees 48 minutes 56 seconds East 270.00' to a spike
- 5 - South 47 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 Springtown Corporation the following 11 courses and distances to wit:

- 1 - North 53 degrees 46 minutes 07 seconds East 44.00' to a point
- 2 - North 37 degrees 37 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 10 degrees 51 minutes 07 seconds East 15.00' to a point
- 5 - North 33 degrees 11 minutes 07 seconds East 25.00' to a point
- 6 - North 10 degrees 46 minutes 07 seconds East 52.00' to a point
- 7 - North 07 degrees 18 minutes 13 seconds West 40.70' to a point
- 8 - North 22 degrees 54 minutes 53 seconds East 101.82' to a point
- 9 - North 24 degrees 32 minutes 38 seconds East 90.80' to a point
- 10 - North 30 degrees 47 minutes 06 seconds East 108.07' to a point
- 11 - North 81 degrees 17 minutes 24 seconds East 588.15' to a post being the first ment corner point and place of beginning

CONTAINING 4.203 acres be the same more or less

ALSO EXCEPTING AND RESERVING the soil and therefrom 5.214 acres granted and conveyed unto the State of Pennsylvania by the Act of the General Assembly of the Commonwealth of Pennsylvania passed in the year 1862, and recorded in Deed Book 173, page 236 and 237 and Deed Book 174, page 298 and 299 in the County of Chester, Pennsylvania.

BEGINNING at a point set for a corner of this land in the title line of Public Road No. 15016 known as Stricker's Millville Road said road leading in an easterly direction to Public Road No. 15016 and a spike set in the direction to the village said point of beginning being set in the following two courses and distances from a spike set for a south-westerly corner of the lot of land to wit:

- 1 - North 78 degrees 28 minutes 13 seconds West 570.54' to a point
- 2 - North 02 degrees 55 minutes 43 seconds West 170.08' to said point of beginning thence leaving said point of beginning and by lands of Springtown Corporation the following four courses and distances to wit:

- 1 - South 7 degrees 11 minutes 13 seconds West 188.53' to an iron pin
- 2 - North 87 degrees 56 minutes 28 seconds West 211.71' to an iron pin
- 3 - North 52 degrees 13 minutes 18 seconds West 97.20' to an iron pin
- 4 - North 02 degrees 42 minutes 18 seconds West 107.65' to a point set in the title line of Public Road No. 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 No. 15016 thence by said road leading in a northerly direction to a spike set for a corner of this land on the title line of Public Road No. 15016 thence by said title line of Public Road No. 15016 to a point set in a northwesterly corner of this land corner of Springtown Corporation thence by said lands of Springtown Corporation the following two courses and distances to wit:

- 1 - South 75 degrees 33 minutes 04 seconds East 147.50' to an old iron pin
- 2 - South 07 degrees 06 minutes 56 seconds West 291.48' to the point and place of beginning

CONTAINING 4.324 acres be the same more or less

ALSO EXCEPTING AND RESERVING the soil and therefrom 5.005 acres granted and conveyed unto the State of Pennsylvania by the Act of the General Assembly of the Commonwealth of Pennsylvania passed in the year 1862, and recorded in Deed Book 173, page 236 and 237 and Deed Book 174, page 298 and 299 in the County of Chester, Pennsylvania.

BEGINNING at a spike set for a northwesterly corner of this land a corner of Springtown Corporation said spike being set in the title line of Public Road No. 15016 known as Stricker's Millville Road said point of beginning set north 70 degrees 49 minutes 15 seconds East 170.00' to an iron pin marking the northwesterly corner of lands of J. H. Thomson 1213 73' to said point of beginning thence leaving said point of beginning and by the title line the aforementioned Public Road No. 15016 the following two courses and distances to wit:

- 1 - North 77 degrees 38 minutes 22 seconds East 381.70' to a spike
  - 2 - North 26 degrees 08 minutes 02 seconds East 271.17' to a spike marking a northwesterly corner of this land a corner of Springtown Corporation thence by said lands of Springtown Corporation the following three courses and distances to wit:
- 1 - South 12 degrees 21 minutes 36 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 36 seconds East 358.50' to the point and place of beginning

CONTAINING 5.005 acres be the same more or less

