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PROPERTY CONDITION ASSESSMENT

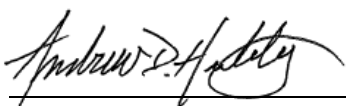
115 NORTH BROAD STREET
TAX PARCEL IDENTIFICATION NUMBERS 03-003-0037.000E AND 03-003-0038.000E
KENNETT SQUARE BOROUGH, CHESTER COUNTY, PENNSYLVANIA 19348

Prepared by:

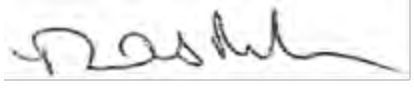
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August 9, 2024

Project No. 2024.068

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1.0 EXECUTIVE SUMMARY

Environmental Consulting, Inc. prepared this Property Condition Assessment ("PCA") report in general accordance with the scope and limitations of the American Society for Testing and Materials ("ASTM") E2018-24, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. This PCA report documents the investigations pertaining to the 115 North Broad Street property located in Kennett Square Borough, Chester County, Pennsylvania, referenced hereinafter as the subject property. The PCA walk-through survey was performed on July 31, 2024. The weather on July 31, 2024 was mostly sunny with temperatures in the low-90s degrees Fahrenheit.

1.1 General Description

The subject property consists of the following two (2) parcels summarized in the table below:

Table 1
Property Summary

Address	Tax Parcel Identification Number	Municipality	County	Number of Structures	Structure (Square Feet)	Land (Acres)
115 North Broad Street	03-003-0037.000E	Kennett Square Borough	Chester	1	4,892	0.11
208 East Linden Street	03-003-0038.000E					0.17
			Totals	1	4,892	0.28

The subject property consists of one (1) one-story commercial office building with a partial second floor mezzanine level that is currently occupied by the Kennett Square Borough Police Department. The building is located on the southern portion of the subject property with a paved asphalt parking area located on the northeast (i.e., 208 East Linden Street) portion of the subject property. The original west portion of the building was built circa the mid-1940s and was previously used as a fire emergency and ambulance dispatch office and storage garage. The east building addition was constructed in circa the 1970s/1980s.

The building is a masonry block structure with conventional wood roof framing for a pitched asphalt shingle roof system with a gutter and downspout system which discharges to grade. The exterior of the building consists primarily of a beige painted stucco façade. The interior of the building contains offices, restrooms, a squad room, a meeting/lunch room with kitchenette, a locker room and a holding cell. Interior spaces contain either wall-to-wall carpeting or various types of resilient flooring and drop ceilings with acoustical ceiling tiles and integrated fluorescent lighting systems. The building is heated and cooled by a natural gas-fired HVAC split system with two (2) air conditioning condensers located at grade outside the north elevation of the building. The electric service to the building is apparently 120/240 volts, single-phase, 3-wire with up to 200 amperes.

1.2 General Physical Condition

Generally, the subject property appeared to be constructed within industry standards, and the building appeared in good condition during the walk-through survey.

1.3 Opinion of Probable Cost

Environmental Consulting, Inc.'s Opinion of Probable Cost is based upon the August 1, 2024 walk-through survey and is detailed in the Opinion of Immediate and Short Term Costs table, Table 6-1 of Section 6.0 of this report. The cost associated with this Opinion of Probable Cost after applying a $3,000 threshold amount is estimated to be $1,500 for immediate costs and $45,000 for short-term costs. The immediate costs are associated with the repair of an uneven section of concrete walkway located outside the northwest corner of the building, which possibly presents a trip and fall hazard. The short-term costs include estimated costs to replace the building roof and to replace the asphalt pavement in the parking area and drive lane on the northeast and east portions of the subject property.

The estimated cost for the Replacement Reserves over a typical 10-year loan term is shown in Table 6-2 in Section 6.0 of this report and is based upon a total of 4,892 square feet of leasable space. The cost associated with the Replacement Reserves after applying a 3% rate of inflation is estimated to be approximately $9,269 or $0.19 per square foot per year.

1.4 Deviations from ASTM 2018

There were no significant deviations from ASTM E2018-24 not described in the Limiting Conditions (Section 9.0) of this PCA report.

1.5 Recommendations

For the following recommendations, one or more of the following may apply: (1) monitoring is required, (2) the expected cost is less than the $3,000 threshold value as defined in the Opinion of Probable Cost, (3) the task may be completed by maintenance staff, or (4) the task is beyond the scope of this PCA report.

- Repair damaged wood façade above the upper right corner of the windows at the west (front) elevation of the building (see Photo 5).
- Patch crack and deteriorated area in the planter retaining wall outside the west (front) elevation of the building (see Photo 6).
- Repair minor erosion issue adjacent to the concrete walkway located outside the northwest corner of the building (see Photo 11).
- Paint concrete steps and associated concrete wall at squad room entrance at the west portion of the south elevation of the building (see Photo 16).
- Replace damaged roof leader of the downspout outside the southwest portion of the building (see Photo 17).
- Paint exterior façade at the east end of the north elevation of the building (see Photo 26).
- Repair cracking and delaminated parge coating at the base of the west section of the south exterior wall (see Photo 27).
- Repair door seal at the man door at the southeast corner of the building (see Photo 39).
- Repair water-damaged door frame and install door sweep strip at base of man door at the northeast corner of the building (see Photo 42).

2.0 PURPOSE AND SCOPE

The purpose of this PCA was to evaluate the physical aspects of the subject property's condition. The PCA report is based upon those apparent conditions observed at the time the PCA walk-through survey was performed and from facility-related documentation obtained and as made available for review. This PCA report is not a guarantee of the overall condition or the functional suitability of the real estate asset.

The PCA report was performed using methods and procedures consistent with good commercial and customary practice conforming to ASTM E2018-24, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. Additional considerations for this PCA are provided in Section 4. Limiting conditions are described in Section 9.

The PCA included the following: site reconnaissance; interviews with property management and maintenance personnel as available; inquiries or attempted inquiries with appropriate local government authorities (e.g., building department) and a review of available construction documents as provided by property management or their representative. Operational testing of building systems or components was not performed. During the PCA, Environmental Consulting, Inc. performed visual observations of the following facility features: site development systems; building structure systems; building exterior systems; building interior systems; roof systems; mechanical systems; electrical systems; plumbing systems; conveyance systems; and life and safety systems. This PCA report is intended for review as a complete document; therefore, interpretations and conclusions drawn from this review of any individual system are the sole responsibility of the user.

3.0 SYSTEM DESCRIPTIONS AND OBSERVATIONS

3.1 Overall General Description

The subject property consists of the following two (2) parcels summarized in the table below:

Table 1
Property Summary

Address	Tax Parcel Identification Number	Municipality	County	Number of Structures	Structure (Square Feet)	Land (Acres)
115 North Broad Street	03-003-0037.000E	Kennett Square Borough	Chester	1	4,892	0.11
208 East Linden Street	03-003-0038.000E					0.17
			Totals	1	4,892	0.28

The subject property consists of one (1) one-story commercial office building with a partial second floor mezzanine level that is currently occupied by the Kennett Square Borough Police Department. The building is located on the southern portion of the subject property with a paved asphalt parking area located on the northeast (i.e., 208 East Linden Street) portion of the subject property. The original west portion of the building was built circa the 1940s and was previously used as a fire emergency and ambulance dispatch office and storage garage. The east building addition was constructed in the circa the 1970s/1980s. A copy of a portion of the Chester County tax parcel map identifying the approximate location and extent of the subject property is included in Section 10, Exhibit 1.

Copies of photographs taken during the property inspection are included in Section 10, Exhibit 2.

3.2 Site

3.2.1 Topography

The subject property is located on the *Kennett Square, Pennsylvania-New Jersey* United States Geological Survey ("USGS") 7.5-minute topographic quadrangle, dated 2023. The subject property is located at approximately 380 feet above mean sea level and slopes to the east. A copy of a portion of the USGS topographic quadrangle identifying the location of the subject property is included in Section 10, Exhibit 3.

3.2.2 Seismic Zone

In 2018, the USGS released new earthquake maps of the United States. The new map shows seismic activity as areas defined as having a 2% probability of exceeding peak acceleration as a percent of gravity (g) in the next 50 years. Based on the 2018 Seismic Zone Map, the potential acceleration is from 0.06g to 0.10g, which on a scale of 1 to 7 with south Florida and south Texas a 1 and the west coast a 7, the subject property is a 3. Based upon the current USGS information, the subject property has a small probability of experiencing damaging earthquake effects.

3.2.3 Floodplain

Based on the review of the Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map for Montgomery County (FEMA Map Number 42029C0295G, dated September 29, 2017), the subject property is located in Zone X. Zone X defines areas that are outside of the 500-year floodplain. A copy of a portion of the Flood Insurance Rate Map depicting the approximate location and extent of the subject property is included in Section 10, Exhibit 4.

3.2.4 Stormwater Drainage

The local topography slopes moderately to the east and southeast. Surface runoff from the paved asphalt areas located to the northeast and east of the building flows off-site to the south into East Maple Street where the stormwater apparently discharges into the municipal stormwater management system. Stormwater runoff from the building roofs is collected in conventional gutter and downspout systems. The gutter and downspout system at the north elevation of the building discharges to grade on the asphalt pavement at the northeast corner of the building via aboveground PVC piping. The gutter and downspout system at the south elevation of the buildings discharges to grade on the asphalt pavement that connects to East Maple Street via roof leaders at the base of the aluminum downspouts. One (1) roof leader at the southwest portion of the building was observed damaged (i.e., flattened) and should be replaced (see Photo 17). The replacement of the damaged aluminum downspout roof leader can be performed by on-site maintenance staff and is expected to cost less than the $3,000 threshold value for costs included in this PCA. Therefore, the roof leader replacement was included as a recommendation in Section 1.5 of this report. The subject property appeared well drained during the walk-through survey.

3.2.5 Access and Egress

Access to the subject property is available from North Broad Street at the west portion; from Linden Street at the northeast portion and Maple Street at the south portion. North Broad Street is a two-way road running north to south through the center of Kennett Square Borough and connects to State Street one block to the south. State Street is a major route through Kennett Square Borough that provides access to U.S. Route 1 approximately 1 mile to the east. State Street connects to Union Street, which is located one block to the west of North Broad Street. Union Street also connects to U.S. Route 1 approximately 0.67 miles to the north of State Street. Although there is no parking space striping on the west portion of the subject property, there is a concrete pavement area outside the west elevation of the building that allows for temporary parking for visitors to the Kennett Square Police Department. The concrete pavement also provides pedestrian access to the main front entrance to the building at the south end of the west elevation of the building. Vehicle access to the official parking lot on the northeast portion of the subject property is provided via a driveway entrance off Linden Street. Linden Street is a one-way street heading east. The driveway leading off Linden Street runs through the eastern portion of the subject property and exits onto Maple Street. Maple Street is a one-way street heading west that provides access to angled parking for four (4) official police vehicles at the south side of the building. Access and egress to the subject property appeared adequate for its intended use.

3.2.6 Paving, Curbing and Parking

Paving on the subject property consists of the concrete pavement located outside the west (front) elevation of the building and asphalt pavement for the parking and drive lane located on the northeast and east portions of the subject property. The concrete pavement was observed in good condition. The asphalt pavement was observed in poor condition with potholes, depressed areas, cracking and alligatoring revealing evidence of the past installations of multiple layers of asphalt and patchwork (see Photos 21, 22, 23 and 24). Faded striping for twelve (12) parking spaces were in the northeast pavement area. As previously indicated in Section 3.2.5 of this report, there are four (4) angled parking spaces for official police vehicles outside the south elevation of the building along Maple Street but no parking space striping for apparent temporary visitor parking outside the west (front) elevation. The four (4) angled parking spaces have concrete wheel stops to prevent vehicle impact damage to the south side of the building. The police vehicles parked in these angled parking spaces during the walk-through survey extended out into the drive lane of Maple Street (see Photo 15); however, there is adequate room for the one-way traffic in Maple Street to navigate safely. It is uncertain if this parking would be acceptable for future non-law enforcement vehicles. There is no curbing on the subject property with the exception of limited concrete curbing in areas located along Linden Street adjacent to the driveway entrance at the northeast portion of the subject property.

Based on the poor condition of the asphalt pavement, replacement of the entire asphalt pavement in the northeast parking area and east drive lane is recommended and an estimated cost for replacement of the asphalt pavement has been included as a short-term cost in the Opinion of Probable Cost for this PCA (see Table 6-1 in Section 6.0 of this report). Sealcoating and restriping the asphalt pavement can be expected approximately every 7 years to extend the life of the asphalt. Based on the assumed replacement of the asphalt pavement in the short-term, an estimated cost for sealcoating and restriping the asphalt pavement on the subject property (i.e., approximately 5,000 square feet of asphalt) has been included in Year 8 of the Replacement Reserves (see Table 6-2 in Section 6.0 of this report).

3.2.7 Flatwork

The flatwork on the subject property includes a concrete walkway located outside the north elevation of the building that connects the concrete pavement area on the west portion of the subject property to the asphalt parking area on the northeast portion of the subject property. There is also a set of concrete steps located outside the door on the south side of the building that provides access to the squad room. The concrete flatwork was observed in fair condition with the exception of one (1) uneven seam between two (2) sections of concrete in the walkway outside the northwest corner of the building (see Photo 9). The grade of the two (2) adjacent sections of concrete differ by about an inch either due to a defect in construction or settlement. Due to a potential trip and fall hazard, repair of the uneven concrete walkway has been included as an immediate cost item in the Opinion of Probable Cost for this PCA (see Table 6-1 in Section 6.0 of this report). The estimated cost for the repair of this defect was set at the $3,000 threshold limit value for costs included in this PCA. Environmental Consulting, Inc. also recommends the painting of the concrete steps and associated concrete wall outside the south side of the building for aesthetic purposes (see Photo 16), which is expected to cost

less than the $3,000 threshold value for costs included in this PCA and, therefore, has been included as a recommendation in Section 1.5 of this report.

3.2.8 Landscaping and Appurtenances

The subject property landscaping consists of two (2) mulched planter boxes outside the west (front) elevation of the building; a narrow strip of grass outside the north side of the building where the aforementioned concrete walkway runs as previously discussed in Section 3.2.7 of this report; and a narrow strip of grass outside the east end of the south elevation of the building. The planter boxes are created by concrete/brick retaining walls located on either side of the main entrance door at the west (front) elevation of the building. The planter boxes contain small flowering shrubs. The landscaping appeared in good condition and adequately maintained; however, a large crack and associated area of deterioration was observed to the parge coating on the face of the section of planter retaining wall located to the north of the main entrance (see Photo 6). Environmental Consulting, Inc. recommends patching the crack and deteriorated area of parge coating on the face of the planter retaining wall outside the west (front) elevation of the building, which is expected to cost less than the $3,000 threshold value for costs included in this PCA and, therefore, has been included as a recommendation in Section 1.5 of this report.

There is also a small depression adjacent to the south side of a section of the concrete walkway located outside the northwest portion of the building (see Photo 11). This depression appears to be related to a minor erosion issue. The erosion issue was apparently due to stormwater discharges from a former roof leader and downspout in this area that has since been conveyed away from this area using PVC aboveground piping as previously discussed in Section 3.2.4 of this report. Environmental Consulting, Inc. recommends the repair of the minor erosion issue adjacent to the concrete walkway by filling in the depressed area to eliminate further erosion which could lead to deterioration of the concrete walkway or present a future trip and fall hazards for pedestrians using the walkway. The repair of this minor erosion issue is expected to cost less than the $3,000 threshold value for costs included in this PCA and, therefore, has been included as a recommendation in Section 1.5 of this report.

Exterior lighting is provided by a building-mounted flood lights located around the perimeter of the building and by adjacent street post lights along North Broad Street, Linden Street and Maple Street. While not observed in darkness, site lighting is expected to be adequate.

There are 6-foot high, vinyl-coated chain link fences supported by steel fence posts located along the northern boundary of the subject property (see Photo 10) and along the eastern boundary of the subject property. There are 6-foot high black faux wrought iron-style aluminum fencing on either side of the driveway entrance at Linden Street. There is also a 6-foot high chain link fence supported by steel fence posts located around an emergency generator unit and other utility equipment located outside the south side of the building. These fences were observed in fair condition and serves their purpose for separation from the adjoining residential properties and to secure the integrity of the generator and other utility equipment. No major defects were observed in connection with the fencing on the subject property.

3.3 Utilities

3.3.1 Sanitary Sewer

Kennett Square Borough provides sanitary sewer service to the subject property.

3.3.2 Water

Kennett Square Borough provides public potable water service to the subject property. The incoming water service and meter were observed in the south end of the crawl space area at the east end of the original western portion of the building.

3.3.3 Electric

PECO Energy provides electric service to the subject property. Electric meters were observed on the southern exterior of the building within a secured fenced-in area.

3.3.4 Natural Gas

PECO Energy provides natural gas service to the subject property. The natural gas meter was observed within a secured fenced-in area outside the south elevation of the building.

3.3.5 Stormwater

Stormwater from the building roofs and pavement surfaces on the subject property are directed off-site into North Broad Street and Maple Street. Stormwater from the subject property eventually discharges to the Kennett Square Borough stormwater management system.

3.3.6 Special Utility Systems

No specialty utility systems were observed on the subject property during the property inspection with the exception of a Generac-brand natural gas-fired emergency generator unit. The emergency generator is located within the secured fenced-in area outside the south side of the building. The emergency generator is owned and maintained by Kennett Square Borough and appeared relatively new. The emergency generator is expected to remain functional over the term of the Replacement Reserves with normal routine maintenance.

3.4 Structural Frame and Building Envelope

3.4.1 Foundation

The two (2) attached sections of the building on the subject property are slab on-grade construction. Although not observed, both building sections are expected to have perimeter spread footings to support masonry foundation wall construction. No apparent defects or manifestations of defects (e.g., settlement cracks, uneven floors, etc.) associated with the building foundations were observed or reported during the walk-through survey.

3.4.2 Building Frame

The building is constructed with concrete block walls with conventional interior wood framing supporting the pitched roof of the building. The building framing was observed in good condition with no major defects.

3.4.3 Façades, Curtain Walls and Fenestration

The exterior of the west (front) elevation of the building consists of red brick veneer with beige vinyl siding above in the gable end of the building. The north, east and south façades of the building consist of textured beige stucco with the same beige vinyl siding in the gable at the east end of the building. There is beige painted wood cladding around the main entrance door and fixed office windows at the west (front) elevation of the building as these building openings previously consisted of garage door entrances for the former use of the building as a fire and ambulance dispatch office and garage. The various façades were observed in good condition during the walk-through survey with the exception of the following three (3) items:

- minor weathering damage to the wood façade over the upper right corner of the windows at the west (front) elevation (see Photo 5);
- an isolated area of peeling paint on the beige stucco exterior at the east end of the north elevation (see Photo 26); and
- cracked and delaminated parge coating at the base of the west section of the south exterior wall (see Photo 27).

Environmental Consulting, Inc. recommends the repair of the above listed defects. These repairs can be performed by Borough maintenance staff and are each expected to cost less than the $3,000 threshold value for costs included in this PCA. Therefore, the repair of each of the above listed defects were included as recommendations in Section 1.5 of this report.

Fenestration on the subject property is limited to the main entrance doorway with overhead and side transom windows at the south end of the west (front) elevation; a set of four (4) adjacent fixed double-pane glass office windows at the north end of the west (front) elevation; four (4) steel man doors located at the northwest, northeast, southeast and south central portions of the building; two (2) glass block windows at the east elevation; two (2) glass block windows at the south elevation; and a set of double-pane glass, double-hung windows at the upper portion of the east elevation of the original west portion of the building for the mezzanine office space. The main entrance door consists of a single-leaf, 6-panel steel security door set in wood frames. The double-hung windows for the mezzanine office have iron security bars on the inside. The steel man doors are equipped with crash hardware and automatic closure devices. The building fenestration was observed in good condition with no major defects. However, daylight was observed at the base of the man door at the northeast portion of the building (see Photo 41) and daylight was observed along the entire left side of the man door at the southeast portion of the building (see Photo 39). The gap at the base of the door at the northeast portion of the building appears to have led to minor water intrusion damaged at the lower right corner of the door frame (see Photo 42). Environmental Consulting, Inc. recommends installation of a door sweep strip at the base of the door to prevent future water intrusion issues. Environmental Consulting, Inc. also recommends repair of the

door seal at the southeast corner of the building. These two (2) door repairs are each expected to cost less than the $3,000 threshold value for costs included in this PCA. Therefore, the repair of each of the above listed door defects were included as recommendations in Section 1.5 of this report.

3.4.4 Roofing

The roofs of the two (2) building sections were observed from ground level. Both roof sections consist of conventional steep-pitched gable frame roofs with composite asphalt shingles and soffit and ridge venting. Conventional gutter and downspout systems located along the north and south edges of the roof discharge stormwater to grade.

Based on a review of available aerial photographs obtained from Google Earth and based on conversations with Kennett Square Borough Police Department personnel, the roofs are greater than 20 years old and are either beyond or nearing the end of their useful lives. The building roofs and roof drainage systems appeared in fair condition consistent with their apparent age. No evidence of active roof leaks was observed or reported to Environmental Consulting, Inc. during the walk-through survey. Based on their apparent age, replacement of the building roofs is recommended in the short-term and an estimated cost for replacement of the building roofs has been included as a short-term cost in the Opinion of Probable Cost for this PCA (see Table 6-1 in Section 6.0 of this report).

3.5 Mechanical, Electrical and Plumbing Systems

3.5.1 Heating, Ventilation and Air Conditioning

The building is heated and cooled by a natural gas-fired HVAC split system with two (2) air conditioning condensers located at grade outside the north elevation of the building. The two (2) condenser units consist of one (1) Heil-brand condenser unit with 3.5 tons cooling capacity and one (1) Thermal Zone-brand condenser unit with 3 tons cooling capacity. There is also one (1) window air conditioning unit located in the mezzanine office at the east end of the original west portion of the building. The HVAC equipment appeared to be in proper operating condition and no operational issues were reported to Environmental Consulting, Inc. during the walk-through survey.

Based on the manufacturer's labels, the one (1) Heil-brand condenser unit was manufactured in 1999 (i.e., approximately 25 years old) and the Thermal Zone-brand condenser unit was manufactured in 2012 (i.e., approximately 12 years old). Based on an expected useful life of 15 years for HVAC equipment, the Heil-brand condenser unit will require replacement in Year 1 of the Replacement Reserves and the Thermal-brand condenser unit will require replacement in Year 4 of the Replacement Reserves (see Table 6-2 in Section 6.0 of this report). Replacement of the window air conditioning unit is expected to be a minimal cost (i.e., less than the $3,000 threshold limit value) and, therefore, was not included in the Replacement Reserves for this PCA.

3.5.2 Electrical

The electric service to the building is apparently 120/240 volts, single-phase, 3-wire with up to 200 amperes. The electric meter is located on the south exterior wall within a secured fenced-in area. Electric distribution breaker panels were observed in various

areas inside the building. Wiring, where observed, was in conduit or armored (BX) cable where exposed or non-metallic sheathed (Romex) distribution and electrical wiring appeared to be copper. No wiring issues or panel deficiencies were noted during the walk-through survey. The electrical system is expected to be sufficient for typical office operations.

3.5.3 Plumbing

The plumbing consists of steel incoming water service piping; copper hot and cold water distribution piping; PVC and cast iron sanitary piping; and steel natural gas piping. No defects were observed or reported with the plumbing on the subject property. Domestic hot water is provided by one (1) Rheem-brand 30-gallon natural gas-fired water heater located in utility closet adjacent to the restrooms. According to the manufacturer's label, the water heater was manufactured in 1985 and is well past the 10-year expected useful life for water heaters. The water heater will require replacement in Year 1 of the Replacement Reserves (see Table 6-2 in Section 6.0 of this report).

3.6 Vertical Transportation

There is no vertical transportation in the building.

3.7 Life Safety/Fire Protection

The building on the subject property is not sprinklered. There is a fire hydrant located at the southwest corner of the subject property. Hard-wired smoke detectors are located throughout the building. There are fire notification devices (i.e., horns/strobes/bells) located in strategic locations of the building and fire alarm pull stations at points of egress. Exits were marked with lighted exit signage and the steel exit man doors are equipped with automatic closure devices. Fire notification devices (i.e., horns and strobes), smoke detectors, fire alarm pull stations and battery emergency lighting fixtures were observed throughout the building. Fire extinguishers were observed throughout the interior of the building during the walk-through survey with annual inspection tags indicating that the last inspection was performed in February, 2024. No defects were observed or reported with the fire safety systems on the subject property during the walk-through survey. The building appeared adequately fire-protected.

3.8 Interior Elements

The interior spaces consist of offices, a central squad room, holding cell, restrooms, a meeting room and a kitchenette that are finished with either carpet, resilient tile flooring, vinyl sheet flooring or ceramic tile flooring with painted gypsum wallboard over wood or metal studs. The ceilings are lay-in ceiling tiles with integrated fluorescent lighting systems. The kitchenette area contains solid wood cabinets, laminate countertop with stainless steel sink with single-handle faucet and separate pull-out spray nozzle, a refrigerator; and microwave. Since the future use of the subject property is unknown, the replacement of the kitchenette appliances and features (i.e., cabinets and countertops) were not included in the Replacement Reserves analysis completed for this PCA.

3.9 Common Elements

The subject property is a single-tenant use property; therefore, there are no common areas.

4.0 ADDITIONAL CONSIDERATIONS

The following additional considerations were noted as part of the PCA.

4.1 American's with Disabilities Act ("ADA")

ADA is not a building code, it is a civil rights law; therefore, local building departments may not be responsible for compliance with ADA requirements and failure to meet ADA may not be considered a building code violation. In addition, a more comprehensive ADA survey as documented in the Uniform Abbreviated Screening Checklist for the 2010 ADA in Annex X2 of ASTM E2018-24 was not included in this PCA; however, ADA observations for the subject property are presented in this section as an additional consideration.

The building is ADA accessible with the main entrance at grade and available man doors for access to the lower level of the east building addition. Restrooms have ADA-improvements and appear generally ADA accessible. As previously discussed in Section 3.2.6 of this report, there are twelve (12) parking spaces in the northeast parking area on the subject property but no designated ADA handicapped parking spaces. Based on the total number of parking spaces, the number of ADA-designated handicapped parking spaces required to meet the minimum ADA requirements is one (1) ADA parking space.

4.2 Water Damage/Mold Growth

As part of the PCA, Environmental Consulting, Inc. performed a limited mold assessment of the building during the walk-through survey. The visual inspection for suspect mold growth during this PCA was limited to visually accessible areas. Environmental Consulting, Inc. did not have access above fixed ceilings or behind fixed walls. Furthermore, Environmental Consulting, Inc. did not perform sampling and analysis activities as part of the inspection activities. No visual or olfactory evidence of suspect mold growth was observed within the building on the subject property. Furthermore, Environmental Consulting, Inc. did not observe evidence of moisture-impacted building materials on the subject property during the walk-through survey with the exception of the minor door frame damaged previously discussed in Section 3.4.3 due to apparent water intrusion from an existing gap at the base of the steel man door at the northeast corner of the building.

4.3 Wood Destroying Organisms

As part of this PCA, Environmental Consulting, Inc. performed a limited (i.e., visual) assessment for evidence of pests and vermin, including termites and other wood destroying organisms during the walk-through survey. No evidence of the presence wood destroying insects was observed; however, Environmental Consulting Inc's opinion should not be substituted for a professional inspection.

5.0 DOCUMENT REVIEW AND INTERVIEWS

Environmental Consulting, Inc. was retained by KarMar Realty Group, Inc., the User of this PCA report, to perform a PCA in connection with the proposed sale of the subject property. Environmental Consulting, Inc. requested the following information from KarMar Realty Group, Inc. in connection with this assessment:

- A copy of the most current property plan and a legal description of the subject property that includes lot and block numbers;
- As-built plans and specifications for all structures and utilities located within the subject property;
- A chain-of-title for the subject property covering the past fifty (50) years;
- Knowledge of valuation reduction due to building issues on the subject property; and
- Copies of any previous property condition reports pertaining to the subject property.

Environmental Consulting, Inc. was not provided with the above listed requested information.

To assist in the preparation of Section 5.0 of this report, a copy of Environmental Consulting, Inc.'s Pre-survey Questionnaire ("PSQ") was completed on July 30, 2024 by Chief William Holdsworth of the Kennett Square Borough Police Department and returned to Environmental Consulting, Inc. via email. According to the PSQ, there are no current roof leaks, no structural issues and no known outstanding building, zoning or fire code issues in connection with the subject property. A copy of the completed PSQ is included in Section 10, Exhibit 5.

Environmental Consulting, Inc was provided access to the subject property for the walk-through survey by Chief William Holdsworth. Environmental Consulting, Inc. was accompanied by Lieutenant Kenneth Rongaus of the Kennett Square Borough Police Department during the walk-through survey and Lieutenant Rongaus was generally knowledgeable regarding the building systems.

On July 29, 2024, Environmental Consulting, Inc. submitted a written request via email along with a completed Right-to-Know Request Form to Kennett Square Borough requesting to review building-related documents that Kennett Square Borough may have in connection with the subject property. In an email response dated July 30, 2024, Ms. Rachel Berkowitz, Borough Secretary and Open Records Officer for Kennett Square Borough, informed Environmental Consulting, Inc. that there are no outstanding fines or violations for the subject property and there are no permits or inspection records for the subject property. A copy of Environmental Consulting, Inc.'s written inquiry letter dated July 29, 2024; a copy of the completed Right-to-Know Request Form dated July 29, 2024; and a copy of the Kennett Square Borough response email dated July 30, 2024 are included in Section 10, Exhibit 6.

6.0 OPINION OF PROBABLE COST

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe condition; (2) material building or fire code violations; or (3) conditions that left unremedied, have the potential to result in or contribute to critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost. Short term costs are opinions of probable costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventative maintenance within a zero to one year time frame.

Table 6-1 describes the Environmental Consulting, Inc.'s opinion of probable immediate and short term cost for the subject property. Opinions of probable cost that are either individually or in the aggregate less than a threshold amount of $3,000 for like items or for additional building evaluations are omitted from this PCA report. Costs presented are based upon the current RSMeans Facilities Maintenance and Repair Costs Data without regional adjustment or user provided data as available or owner supplied replacement costs. Table 6-2 on the following page is the Summary of Replacement Reserves for a typical 10-year loan term.

Table 6-1

Opinion of Immediate and Short Terms Costs
115 North Broad Street
Tax Parcel Identification Numbers 03-003-0037.000E and 03-003-0038.000E
Kennett Square Borough, Chester County, Pennsylvania 19348

Number of Buildings	**1**				**Estimate of Immediate Cost (0-1 Years) per SF**		**$0.61**
Total Square Feet	**4,892**				**Estimate of Short Term Costs (1-2 years) per SF**		**$9.20**
Item	**I**	**P**	**Unit**	**Quantity**	**Unit Cost**	**Immediate**	**Short Term**
					Dollars ($)		
Site Development							
Repair uneven concrete walkway	1	9	LS	1	3,000	3,000	0
Replace asphalt parking and drive lane	2	21-24	SF	5,000	4.00	0	20,000
Building Structure						0	0
Building Interior						0	0
Building Exterior							
Roof Systems							
Replace roof	3	7&8	SF	5,000	5.00	0	25,000
MEP Systems						0	0
Life and Safety Systems						0	0
Totals						3,000	45,000
I = Item Number P = Photograph Number SF = Square Feet LF = Linear Feet LS=Lump Sum EA = Each							

Table 6-2

Replacement Reserves
115 North Broad Street
Tax Parcel Identification Numbers 03-003-0037.000E and 03-003-0038.000E
Kennett Square Borough, Chester County, Pennsylvania 19348

Number of Buildings	1
Building Area (Square Feet)	4,892
Year Built	1940s
Building Age, years	80+

Item	Building Component	Estimated Useful Life	Actual Age	EFF Age	Remain Useful Life	Unit	Unit Cost	Quantity	Total Rplmt Cost	Loan Term										Total	Repair or Replace
										Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
1	Seal Coat and Restripe Asphalt Pavement	7	0	0	7	SF	$0.25	5,000	$1,250.00								$1,250			$1,250	Replace
2	Replace 3.5-ton Heil AC Condenser	15	25	15	0	EA	$3,000.00	1	$3,000.00	$3,000										$3,000	Replace
3	Replace 3-ton Thermal Zone AC Condenser	15	12	12	3	EA	$2,500.00	1	$2,500.00				$2,500							$2,500	Replace
4	Replace 30-gallon Gas-fired Water Heater	10	39	10	0	EA	$1,500.00	1	$2,000.00	$2,000										$2,000	Replace
5																					
6																					
7																					
8																					
9																					
10																					
Subtotals										$5,000	$0	$0	$2,500	$0	$0	$0	$1,250	$0	$0	$8,750	
Cost with Inflation @ 3%										100.00	103.00	106.09	109.27	112.55	115.93	119.41	122.99	126.68	130.48		
Totals										$5,000	$0	$0	$2,732	$0	$0	$0	$1,537	$0	$0	$9,269	
Average Cost per SF per Year																				$0.19	

Notes:

EA= Each, Unk= Unknown, SY=Square Yard, SF=Square Foot, CSF=100 SF LF=Linear Feet, LS=Lump Sum

7.0 OUT OF SCOPE CONSIDERATIONS

Considerations beyond the scope of ASTM E2018-24, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process for this PCA report included a review of the Earthquake Hazard Zone, Federal Flood Plain designation added in Section 3.0 and observations of water damage/mold growth added to Section 4.0.

8.0 CREDENTIALS AND QUALIFICATIONS

Richard S. Werner, P.G., LSRP

EDUCATION

Dickinson College (1988)
Bachelor of Science
Geology

Drexel University (1996)
Master of Science
Engineering Geology

PROFESSIONAL REGISTRATIONS and CERTIFICATIONS

Licensed Professional Geologist in Pennsylvania (License No. 003255-E); California (License No. 7164) Delaware (License No. 916); and Florida (License No. PG-0002156)
Certified Professional Geologist with the American Institute of Professional Geologists
New Jersey Licensed Site Remediation Professional #576096
New Jersey Department of Environmental Protection Subsurface Evaluation and Closure for UST Systems
Pennsylvania Department of Environmental Protection UMR
OSHA 40-Hour Hazardous Waste Health and Safety Training
USEPA Accredited AHERA Asbestos Building Inspector
Licensed Asbestos Building Inspector in Pennsylvania; New York; Maryland; and Virginia
City of Philadelphia Licensed Asbestos Investigator
City of New York Licensed Asbestos Investigator

PROFESSIONAL ORGANIZATIONS

American Institute of Professional Geologists
New Jersey Licensed Site Remediation Professionals Association
Pennsylvania Council of Professional Geologists

EXPERIENCE

Mr. Werner has extensive experience in the environmental consulting industry conducting environmental and hydrogeological investigations. Mr. Werner's experience includes ACM investigations; environmental due diligence projects; designing and performing soil investigations; supervising the installation of groundwater monitor wells, recovery wells and injection wells; designing and installing soil and groundwater remediation systems; and designing and managing the removal or abandonment of underground storage tank ("UST") systems; and coordinating and managing remedial actions. Mr. Werner has completed environmental projects throughout the United States that include hundreds of ACM inspections and abatements and has more than thirty years of experience performing Phase I Environmental Site Assessments. Mr. Werner's project experience also includes the supervision of removal actions at Superfund Sites located across the United States and performance of geologic and hydrogeologic investigations across the United States including various sites in Pennsylvania, New Jersey, New York and Delaware. Mr. Werner has designed and managed the installation and operation of various types of remediation systems including bioremediation, bioventing, groundwater recovery and treatment and in-situ chemical remediation. He has extensive experience in conducting aquifer tests and groundwater studies. He has utilized computer mathematical models to simulate groundwater flow under static and dynamic conditions and to simulate the fate and transport of contaminants in soil and groundwater. Mr. Werner also has more than twelve years of experience in field observations and analysis for Property Condition Assessments under the direction of a Professional Engineer.

Samuel J. Kucia

EDUCATION

University of Pennsylvania (1993)
Bachelor of Science in Engineering
Environmental Systems Engineering

PROFESSIONAL REGISTRATIONS and CERTIFICATIONS

Engineer-in-Training, Pennsylvania
OSHA 10-Hour Supervisor Health and Safety Training in Construction Safety and Health
OSHA 40-Hour Hazardous Waste Health and Safety Training
USEPA Accredited AHERA Asbestos Building Inspector

EXPERIENCE

Mr. Kucia's diverse and exhaustive experience in the environmental consulting industry includes asbestos-containing material ("ACM") investigations and turnkey ACM removal and disposal projects, environmental due diligence projects, soil and groundwater investigations, soil and groundwater remediation, storage tank management including removals, retrofits and new installations and solid and hazardous waste management. Mr. Kucia has managed several comprehensive asbestos-containing material investigation projects that have ranged from single family row homes to urban high rise buildings consisting of several hundred thousand square feet. Mr. Kucia has directed turnkey projects which involved the removal and disposal of ACM from projects ranging in size from a single family home to commercial properties containing several thousand square feet of space. With regard to environmental due diligence projects, Mr. Kucia has performed and managed numerous Phase I Environmental Site Assessments, preliminary assessments and environmental document reviews for over twenty-five years. These projects have ranged from undeveloped parcels of land to institutional and industrial facilities consisting of one million square feet of building space and several acres of land. Mr. Kucia has actively completed and managed a diverse range of soil and groundwater investigations not only as part of due diligence activities but also in response to releases of hazardous substances or petroleum products. These soil and groundwater investigations have led to remedial action projects involving the remediation of contaminated soil and contaminated groundwater. The remedial action projects have also included the removal and disposal of underground storage tank ("UST") systems, aboveground storage tank ("AST") systems and other liquid containers such as pressure vessels and drums. The remedial action activities completed by Environmental Consulting, Inc. have included projects commonly referenced as Brownfields redevelopment which entailed environmental remedial action activities along with the subsequent management of building demolition to prepare a site for its proposed redevelopment. Mr. Kucia has successfully obtained regulatory closure for properties in Pennsylvania, New Jersey and Delaware. Mr. Kucia has extensive experience in providing litigation support to attorneys involved with litigations concerning environmental matters. These cases typically involve exhaustive technical analysis of case documentation to establish threshold and relative liability. Mr. Kucia's involvement in these various areas of environmental consulting keeps him fully abreast of the dynamic Federal, State and local environmental laws and regulations.

Andrew D. Hubley

EDUCATION

Bucknell University (1995)
Bachelor of Science
Chemical Engineering

PROFESSIONAL REGISTRATIONS and CERTIFICATIONS

Engineer-in-Training, Pennsylvania
OSHA 40-Hour Hazardous Waste Health and Safety Training
New Jersey Department of Environmental Protection Subsurface Evaluation and Closure for UST Systems
Pennsylvania Department of Environmental Protection UMR Certification

EXPERIENCE

Mr. Hubley's comprehensive experience in the environmental consulting industry includes asbestos-containing material ("ACM") inspections; Phase I Environmental Site Assessments; soil and groundwater investigations; geophysical surveys; soil and groundwater remediation systems; excavation and demolition supervision; underground storage tank ("UST")/aboveground storage tank ("AST") removals and installations; and mold assessment and remediation. For over twenty-five years, Mr. Hubley has performed numerous Phase I Environmental Site Assessments of commercial properties (e.g., malls and high rise office buildings), industrial properties (e.g., a steel manufacturing plant and a pharmaceutical manufacturer), institutional properties (e.g., hospitals and schools) and residential properties (e.g., single-family and multi-family complexes). Mr. Hubley has completed a wide variety of soil and groundwater investigations to not only determine the presence or absence of contaminants on a property but also to delineate the lateral and vertical extent of contaminants. Mr. Hubley has worked on projects involving the advancement of soil borings and/or the installation of groundwater monitor wells using various drilling techniques. Mr. Hubley has assisted with the design, permitting, installation and operation of soil and groundwater remediation systems. During system operation, Mr. Hubley performed routine effluent sampling and quarterly sampling activities to satisfy permit and regulatory requirements. Mr. Hubley has supervised numerous soil excavation activities in an effort to eliminate the potential source of petroleum constituent concentrations. Mr. Hubley estimated soil stockpile volume, performed post-excavation confirmatory soil sampling, completed material characterization reports and coordinated off-site soil disposal activities. Mr. Hubley has performed ACM inspections of buildings from a few thousand square feet to over a million square feet. As an inspector, Mr. Hubley sampled suspect ACM and documented the type, quantity and location of confirmed ACM and coordinated and supervised ACM abatement projects. Mr. Hubley has also developed ACM Operations and Maintenance ("O&M") plans; lead-based paint O&M plans; and mold and moisture management plans. Mr. Hubley has also assisted with the design and installation of UST systems and AST systems at various facilities including but not limited to hospitals, commercial buildings and service stations. Mr. Hubley has managed several UST closure projects where he was responsible for contractor solicitation and oversight, site assessment (i.e., confirmatory sampling and analysis) and UST closure report preparation. Mr. Hubley has also designed and installed radon mitigation systems and vapor barrier and vapor collection systems for new and/or existing multi-family residential buildings and commercial/light industrial buildings. Mr. Hubley has performed background research for expert testimony associated with United States Environmental Protection Agency ("USEPA") Superfund cases. Mr. Hubley also has more than twelve years of experience in field observations, analysis and technical writing for the performance of Property Condition Assessments ("PCAs") in accordance with ASTM E2018. Mr. Hubley was trained for PCAs under the direct supervision of a Pennsylvania-licensed Professional Engineer and he has successfully completed the ASTM Property Condition Assessment course.

Mr. Hubley functioned as the Field Observer for the walk-through survey and was responsible for the collection and review of digital and other documentation during this project. Mr. Hubley was also the primary preparer of the PCA report and responsible for the preparation of the opinion of probable cost (PCA Reviewer).

9.0 LIMITING CONDITIONS

Environmental Consulting, Inc. cannot wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's building systems. Preparation of a PCA report in accordance with ASTM E2018-24 is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Out of Scope issues as presented in ASTM E2018-24 are listed in Section 7.0.

This PCA report was prepared recognizing the inherent subjective nature of Environmental Consulting, Inc. opinions as to such issues as workmanship, quality of original installation and estimating the remaining useful life of any given component or system. It should be understood that any Environmental Consulting, Inc. suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing or investigations, the removal of materials or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency. Environmental Consulting, Inc.'s opinions are generally formed without detailed knowledge from individuals familiar with the component or system's performance.

The opinions of Environmental Consulting, Inc. expressed in this report were formed utilizing the degree of skill and care ordinarily exercised by any prudent architect or engineer in the same community under similar conditions and constraints. Environmental Consulting, Inc. assumes no responsibility or liability for the accuracy of information contained in this report, which has been obtained from the Client or Client's representatives, from interested parties, or from the public domain. The conclusions presented represent Environmental Consulting, Inc.'s evaluations, analyses, and opinions are not representations regarding the operations, structural soundness or actual value of the property. Factual information regarding operations, conditions and test data provided by the Client or their representatives has been assumed to be correct and complete. The conclusions presented are based upon the data provided, observations or constraints made, and conditions that existed specifically on the date of the assessment.

10.0 EXHIBITS

Exhibit	Description
1.	Tax Parcel Map
2.	Photographs
3.	Property Location Map
4.	Floodplain Map
5.	Property Condition Assessment Pre-survey Questionnaire & Request for Information/Building Documents
6.	Correspondence

EXHIBIT 1



115 North Broad Street **Tax Parcel ID Numbers 03-003-0037.000E and 03-003-0038.000E** **Kennett Square Borough, Chester County, Pennsylvania 19348** **Project No. 2024.068**	**TAX PARCEL MAP**	**N**
ENVIRONMENTAL CONSULTING, INC. *2002 RENAISSANCE BOULEVARD* *SUITE 110* *KING OF PRUSSIA, PENNSYLVANIA 19406*	**Chesco Views** **SCALE: unknown**	

EXHIBIT 2



Photo 1 West (front) elevation of the building looking to the east from North Broad Street.



Photo 2 Concrete pavement outside the west (front) elevation of the building.



Photo 3 Front entrance door to building at south end of west elevation.



Photo 4 Fixed windows at west (front) elevation of building.



Photo 5 Close-up of damaged wood exterior above windows from Photo 4.



Photo 6 Deterioration and crack in concrete coating of masonry retaining wall for planter located outside the west (front) elevation.



Photo 7 View of asphalt shingle roof of lower east portion of building.

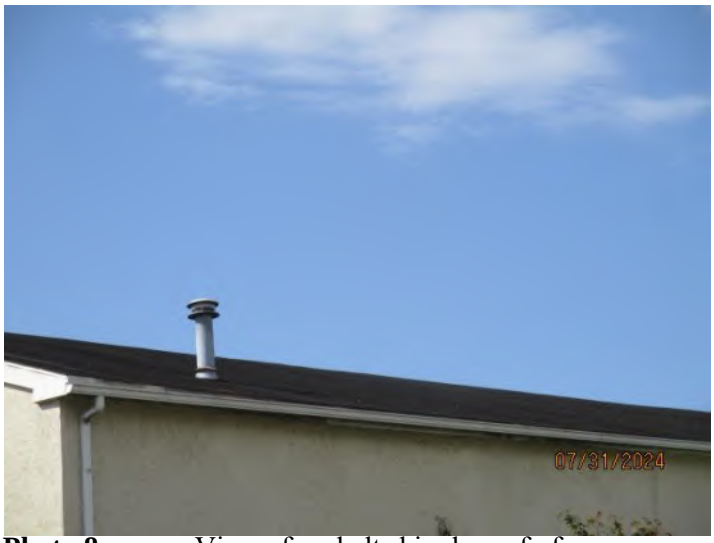


Photo 8 View of asphalt shingle roof of upper west portion of building.



Photo 9 View of uneven concrete walkway outside the northwest corner of the building.



Photo 10 Concrete flatwork outside north elevation of building looking east at east end.



Photo 11 Minor erosion along south side of concrete walkway outside north elevation of building.



Photo 12 Concrete flatwork outside north elevation looking east from northwest corner of building.



Photo 13 Steel mandoor at east end of south elevation.



Photo 14 Natural gas-fired emergency generator in fenced-in area outside south elevation.



Photo 15 View of parking for police vehicles outside south elevation that extend into E. Maple.

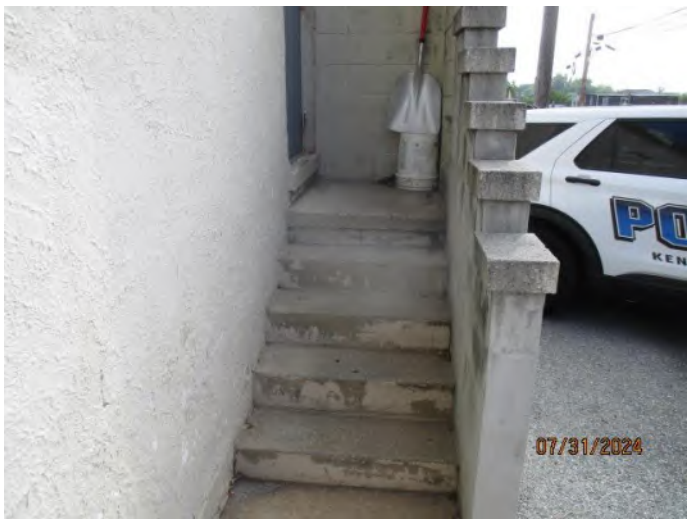


Photo 16 Concrete steps leading to squad room entrance at south elevation.



Photo 17 Damaged roof leader for downspout at the southwest portion of the building.



Photo 18 Deteriorated masonry façade at base of south elevation (west end) of building.



Photo 19 North elevation of building looking west.



Photo 20 East elevation of building looking south.



Photo 21 Area of deteriorated asphalt pavement outside the northeast corner of building.



Photo 22 Asphalt parking area on northeast portion. Note deterioration of pavement surface.



Photo 23 Asphalt parking area on northeast portion looking south from entrance at E. Linden Street.



Photo 24 Faded parking space striping on the asphalt pavement on the northeast portion of the subject property.



Photo 25 Two (2) air conditioning condenser units at grade along north elevation of building.



Photo 26 Area of peeling paint on exterior stucco at north elevation of building.



Photo 27 View of deteriorating stucco façade at base of south exterior wall.



Photo 28 Interior of building entrance lobby.



Photo 29 Interior of separate sex restroom in building showing ADA improvements

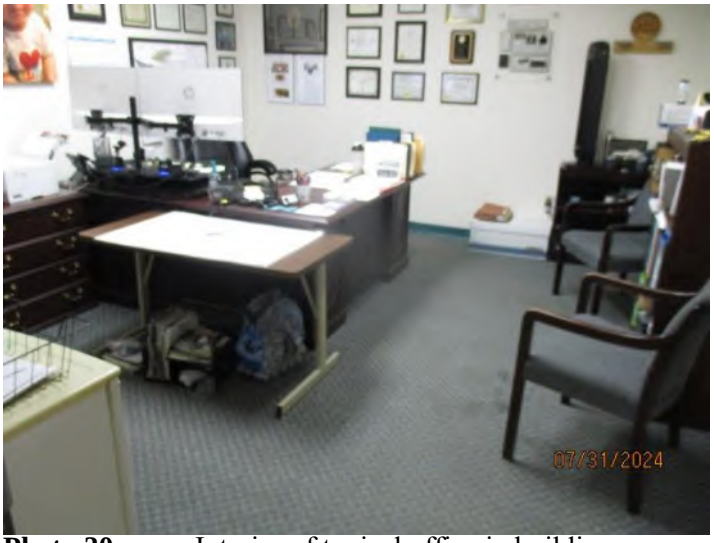


Photo 30 Interior of typical office in building.



Photo 31 Interior of squad room in building. Note exit door and typical life safety features.



Photo 32 Interior of holding cell in building.



Photo 33 Interior of meeting room in the east building addition.



Photo 34 Interior of locker room in the south end of the east building addition.

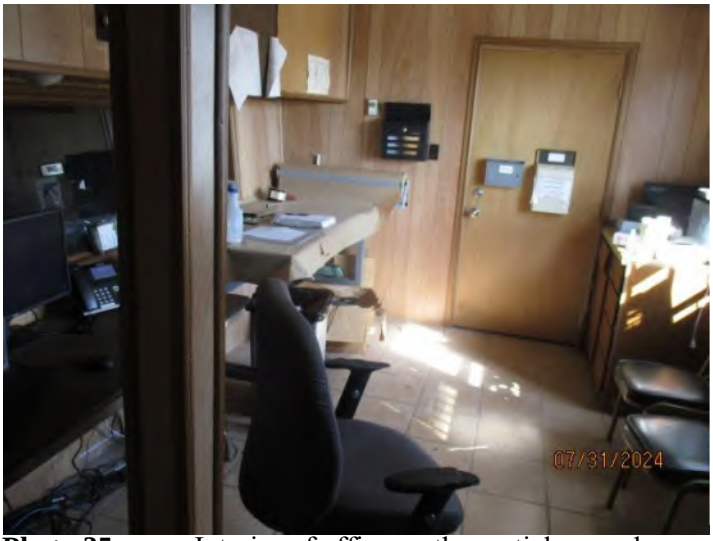


Photo 35 Interior of office on the partial second floor mezzanine area in the east end of the original west portion of the building.



Photo 36 View of inspection tag on fire extinguisher indicating last service completed in February, 2024.



Photo 37 View of 30-gallon gas-fired water heater.



Photo 38 Interior of crawl space area at the east end of the original west portion of the building.

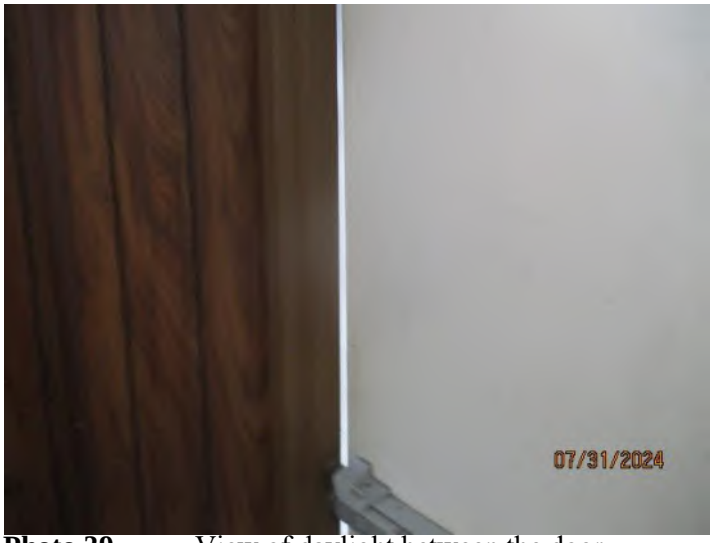


Photo 39 View of daylight between the door frame and steel man door at east end of south elevation.



Photo 40 Natural gas furnace and air handler unit above ceiling in the northeast portion of building.

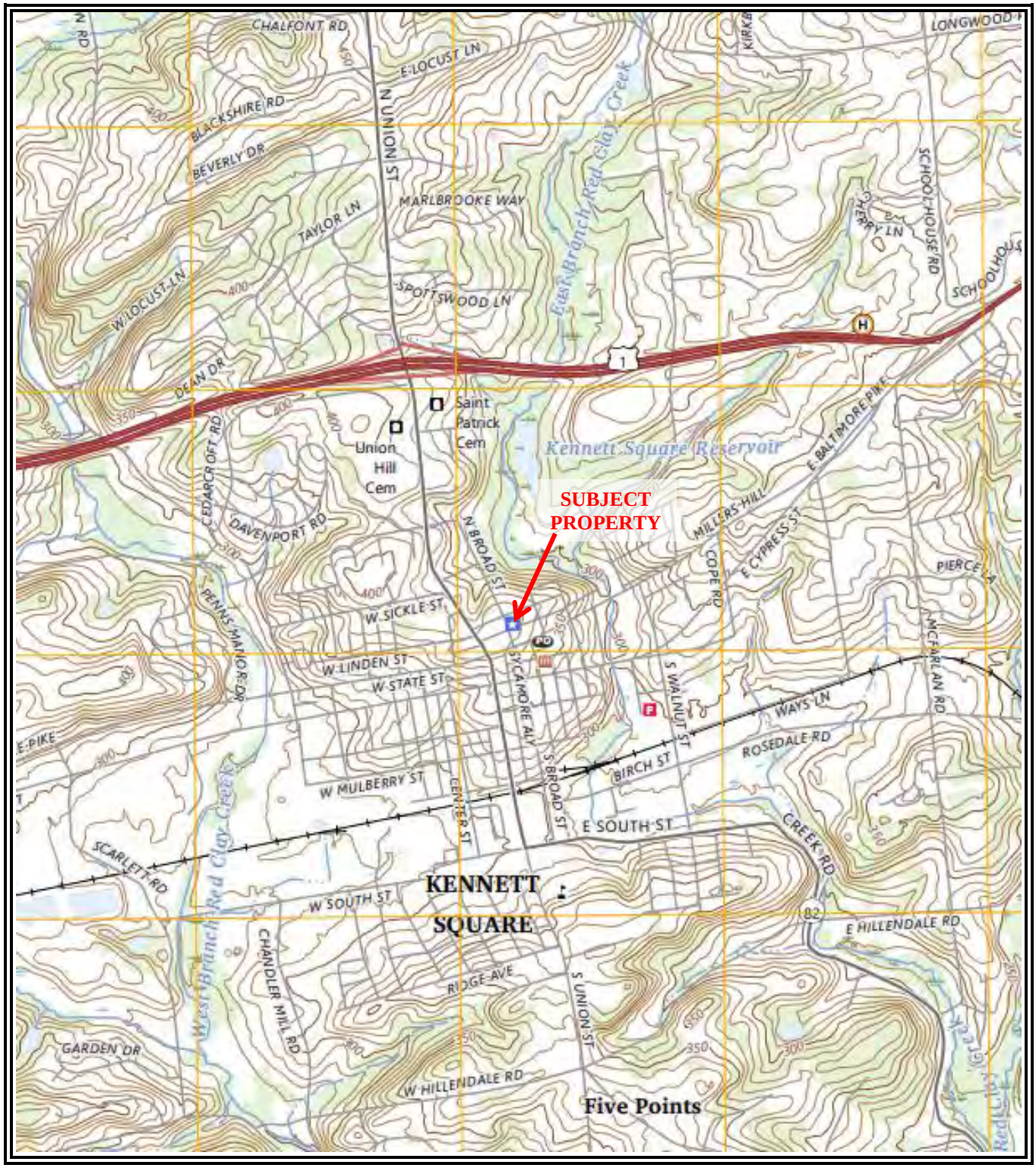


Photo 41 View of man door at the east end of north elevation showing daylight gap at base of door.



Photo 42 View of apparent water infiltration damage to base of door frame from Photo 41.

EXHIBIT 3

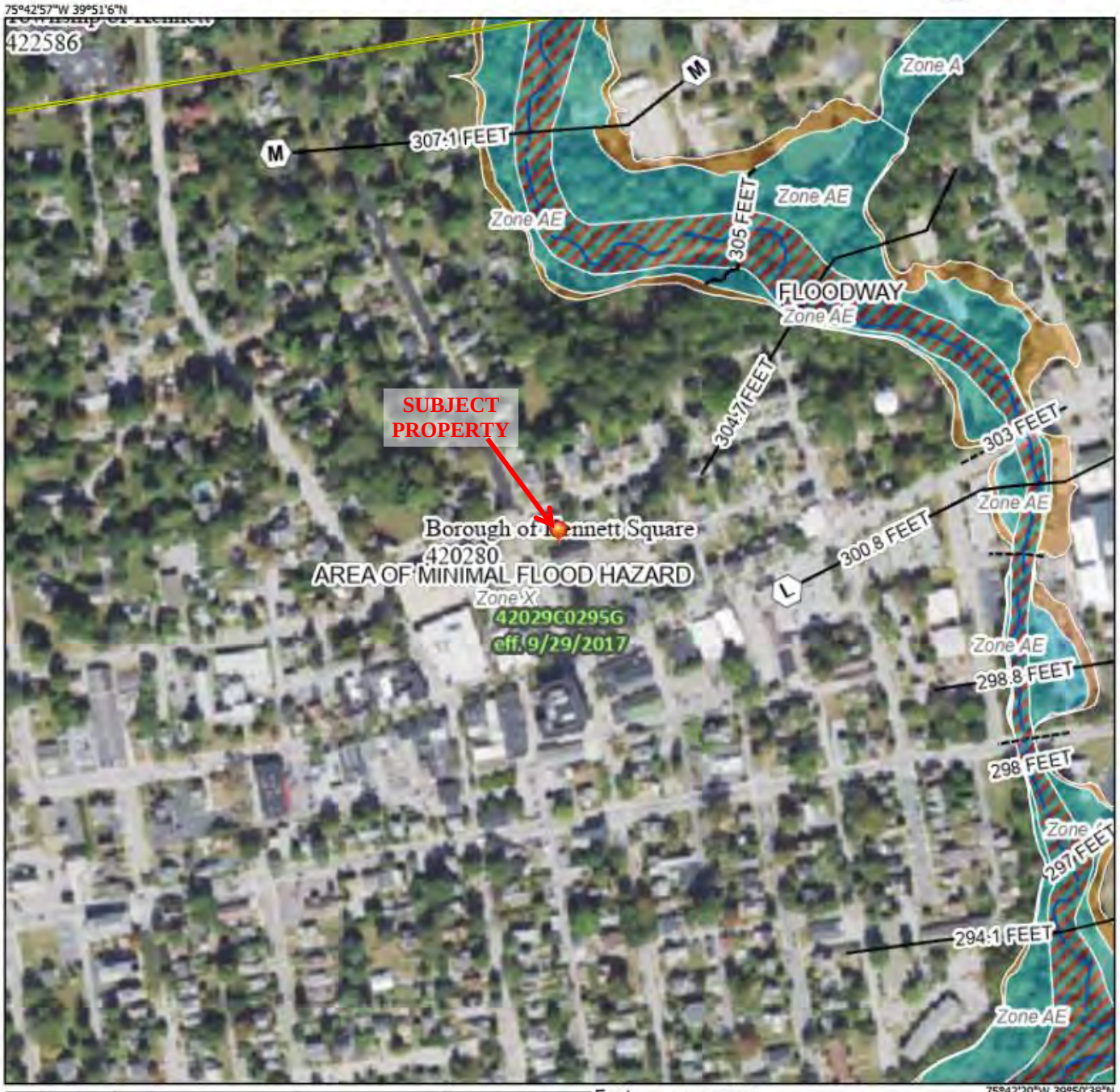


115 North Broad Street **Tax Parcel ID Numbers 03-003-0037.000E and 03-003-0038.000E** **Kennett Square Borough, Chester County, Pennsylvania 19348** **Project No. 2024.068**	**PROPERTY LOCATION MAP**	**N**
ENVIRONMENTAL CONSULTING, INC. *2002 RENAISSANCE BOULEVARD* *SUITE 110* *KING OF PRUSSIA, PENNSYLVANIA 19406*	**KENNETT SQUARE, PA** **USGS QUADRANGLE** **2023** **SCALE: 1 inch = 2,000 feet**	

EXHIBIT 4

National Flood Hazard Layer FIRMette

FEMA



0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/30/2024 at 8:48 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXHIBIT 5

ENVIRONMENTAL CONSULTING, INC.
2002 RENAISSANCE BOULEVARD
SUITE 110
KING OF PRUSSIA, PENNSYLVANIA 19406

Telephone: (610) 279-7070 Facsimile: (610) 279-4334

Project Number: 2024.068
Project Name: 115 North Broad Street
Project Address: Kennett Square Borough, Chester County, PA 19348
Owner Representative Responsible for Questions: Chief William Holdsworth
Telephone Number: 610 444 0501
Date: 7/30/2024

PROPERTY CONDITION ASSESSMENT
PRE-SURVEY QUESTIONNAIRE

1. Does the property have full-time maintenance staff?

   No

2. Is the property served by an on-site water well or septic system?

   Public water and septic

3. Do utilities (water, sewer, electric, natural gas) provide adequate service?

   Water Yes
   Sewer Yes
   Electric Yes
   Natural Gas Yes

4. Are there any known areas of structural settlement or foundation failure and/or settlement?

   No

5. Is there any known structural damage (e.g., building slabs or structural frame)?

   No

6. Is there any water infiltration in basements or crawl spaces?

   No

7. Are there any wall or window leaks or poorly insulated areas?

   No

8. Are there any current roof leaks?

   No

9. Were there previous roof leaks? If yes, when were the repairs made?

   No

10. Are there any known areas of poor site drainage?

    No

11. Are there any unresolved building, fire or zoning code issues?

    No

ENVIRONMENTAL CONSULTING, INC.
2002 RENAISSANCE BOULEVARD
SUITE 110
KING OF PRUSSIA, PENNSYLVANIA 19406

Telephone: (610) 279-7070 Facsimile: (610) 279-4334

Project Number: 2024.068
Date: 7/30/2024

12. Will renovations require updating mechanical, electrical and plumbing ("MEP") or fire code compliance?

    Mechanicals you must check with CODES for all these
    Electrical
    Plumbing
    Fire

13. Are there any vacant tenant or unusable spaces at the subject property?

    No

14. Are significant changes in tenants and/or lease types expected?

    No leases

ENVIRONMENTAL CONSULTING, INC.
2002 RENAISSANCE BOULEVARD
SUITE 110
KING OF PRUSSIA, PENNSYLVANIA 19406

Telephone: (610) 279-7070 Facsimile: (610) 279-4334

PROPERTY CONDITION ASSESSMENT
REQUEST FOR DOCUMENTS

Project Number: 2024.068
Project Name: 115 North Broad Street

The following information should be available for either review at the property inspection or copies of the information should be provided as available:

		Provided	Unavailable	Not Applicable
1.	Current or previous appraisal report	☐	☐	☑
2.	Previous reports pertaining to physical condition of property	☐	☐	☑
3.	Certificate of Occupancy (e.g., base building or individual tenants)	☐	☑	☐
4.	Safety Inspection Records	☐	☑	☐
5.	Warranty Information (e.g., roof, boilers, chillers, cooling towers)	☐	☐	☑
6.	Building system records or building system ages	☐	☑	☐
7.	Historical costs of repairs, improvements and replacements	☐	☑	☐
8.	Proposals or executed contracts for repairs and/or improvements	☐	☐	☑
9.	Maintenance contracts (e.g., elevator, roofing, HVAC, etc.)	☐	☐	☐
10.	ADA survey and/or status of improvements implemented	☐	☐	☑
11.	Current occupancy percentage and typical turnover rate records	☐	☐	☑
12.	Rent roll identifying tenant and associated square footages	☐	☐	☑
13.	Leasing literature, property brochure, reduced floor plans	☐	☐	☑
14.	Construction drawings, plans and/or specs. (permit or as-built)	☐	☐	☑
15.	Outstanding citations relating to building, zoning or fire codes	☐	☐	☑
16.	Current/pending litigation related to property condition	☐	☐	☑

EXHIBIT 6

Open Records Request -- 115 North Broad Street

From: Andrew Hubley (ahubley@eciconsulting.net)

To: rberkowitz@kennettsq.org

Date: Monday, July 29, 2024 at 07:56 AM EDT

Good morning Rachel.

Attached is a completed Right-to-Know Request Form and letter requesting information relative to a Property Condition Assessment ("PCA") that we are performing in connection with the 115 North Broad Street property in Kennett Square.

I am meeting with Chief Holdsworth on Wednesday morning to perform the PCA walk-through survey and would be able to stop by your office if you maintain any responsive records.

Please do not hesitate to contact me if you have any questions regarding this request.

Andrew D. Hubley

Environmental Consulting, Inc.
2002 Renaissance Boulevard
Suite 110
King of Prussia, PA 19406
610-279-7070 (office)
610-279-4334 (fax)
610-476-5139 (mobile)
ahubley@eciconsulting.net

Kennett Square RTK Request Form.pdf
102kB

KS Boro OPRA Letter PCA.pdf
85.1kB

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KING OF PRUSSIA, PENNSYLVANIA 19406

Telephone: (610) 279-7070 Facsimile: (610) 279-4334

July 29, 2024 Project No. 2024.068

Rachel J. Berkowitz, Open Records Officer
Kennett Square Borough
120 Marshall Street
Kennett Square, Pennsylvania 19348

Via email: rberkowitz@kennettsq.org

RE: Request for File Review
115 North Broad Street
Tax Parcel Identification Number 03-003-0037.000E
Kennett Square Borough, Chester County, Pennsylvania 19348

Dear Ms. Berkowitz:

Environmental Consulting, Inc. is currently performing a Property Condition Assessment ("PCA") in connection with the above referenced property. The purpose of a PCA is to evaluate the physical aspects of the subject property's condition as it relates to the financing of the property. This correspondence is being submitted as a request to review files in order to obtain information regarding outstanding code or other violations in connection with the above referenced property that may be in the possession of Kennett Square Borough.

If you have any questions regarding this matter please do not hesitate to contact me at (610) 279-7070.

Sincerely,

ENVIRONMENTAL CONSULTING, INC.

Andrew D. Hubley
Project Manager

RE: Open Records Request -- 115 North Broad Street

From: Rachel Berkowitz (rberkowitz@kennettsq.org)

To: ahubley@eciconsulting.net

Date: Tuesday, July 30, 2024 at 08:57 AM EDT

Good Morning Mr. Hubley,

According to Borough records, there are no outstanding fines or violations for the property 115 N. Broad Street and there are no permits or inspection records for the property. This information concludes your request and your case is now closed.

Thank you and have a great day,

Rachel

Rachel Berkowitz
Borough Secretary & Open Records Officer
Borough of Kennett Square
600 S. Broad Street
Kennett Square, PA 19348
610 444-6020 ext. 108
*Sign up for the Borough's monthly e-newsletter here
*Fill out the Customer Feedback Survey here

From: Andrew Hubley <ahubley@eciconsulting.net>
Sent: Monday, July 29, 2024 7:54 AM
To: Rachel Berkowitz <rberkowitz@kennettsq.org>
Subject: Open Records Request -- 115 North Broad Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Rachel.

Attached is a completed Right-to-Know Request Form and letter requesting information relative to a Property Condition Assessment ("PCA") that we are performing in connection with the 115 North Broad Street property in Kennett Square.

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Please do not hesitate to contact me if you have any questions regarding this request.

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RTK2024036.115 N Broad St.pdf
393.3kB