

CIVIL SITE

DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS

September 7, 2016

Mr. Mickey Hall
Deputy Director of Schools
Wilson County Schools
351 Stumpy Lane
Lebanon, TN 37090

**RE: Property Closing
Cypress Batson Family LLC Property
Lebanon Road & North Green Hill Road
Map 053 p/o Parcel 40.00 & Parcel 40.01**

Mr. Hall,

This letter is a summary of our findings during the due diligence period for the above referenced property.

A Phase 1 Environmental Site Assessment (ESA) dated June 6, 2016 was prepared for the subject property by The Breland Group, LLC. The report concluded that "the probability of adverse environmental risk associated with the subject property is considered minimal, and that no further environmental investigation appears warranted at this time". It was noted within the Phase 1 ESA that a cemetery is located on the eastern portion of the site. A copy of the Phase 1 ESA received is included for your reference and files.

In response to the possible cemetery, a cemetery delineation was performed by Cultural Resource Analysts, Inc, (CRA) dated July 6, 2016. A field review by CRA identified "a series of tabular stones placed into the ground vertically." The location of the stones was consistent with the area mentioned within the Phase 1 ESA. CRA manually probed the area to determine the extents of the cemetery, they located 31 marked graves and 9 unmarked graves within the survey area. The extents of the cemetery were flagged by CRA, and it was their opinion that it is unlikely that additional graves are located outside the flagged area. Upon the conclusion of CRA's field work Crawford and Cummings, PC made a site visit to survey the location of the flags placed by CRA. The surveyed location of the cemetery extents is shown on the ALTA Boundary survey for the property. Civil Site Design Group has reviewed the field located markers and have confirmed that the improvements for the school can be located to avoid impacts to the cemetery. A copy of the cemetery delineation received is included for your reference and files. CRA has been hired and is the process of establishing the final perimeter of the cemetery so it can be permanently marked and protected.

A regulatory constraints analysis to determine waters of the United States (wetlands, jurisdictional streams) has been completed, and based on this information we have initiated the environmental permitting process with the consultant. Based on our review of this information with the environmental engineer we do not anticipate issues with obtaining the environmental permits for the site.

A check with the local utility providers confirmed that utility service is readily available to the site. The availability letters received are attached for your reference and files.

In summation, after a review of the referenced Due Diligence items, Civil Site Design Group PLLC, does not foresee any issues with closing on the property or developing a high school on the property. Special design consideration will be needed to address and mitigate impacts to the features outlined in the attached reports.

If you should have any questions or comments during your review, please feel free to call.

Respectfully Submitted,
Civil Site Design Group, PLLC



Jim Harrison, P.E.
Principal
CSDG # 15-114-01