

2020-700 76



pennsylvania
OFFICE OF OPEN RECORDS

STANDARD RIGHT-TO-KNOW REQUEST FORM

DATE REQUESTED: November 6, 2020

REQUEST SUBMITTED BY: E-MAIL U.S. MAIL FAX IN-PERSON

REQUEST SUBMITTED TO (Agency name & address): Yerkes Associates, Inc
1444 Phoenixville Pike, West Chester, PA 19380

NAME OF REQUESTER: Michael Barbieri

STREET ADDRESS: _____

CITY/STATE/COUNTY/ZIP(Required): _____

TELEPHONE (Optional), _____ EMAIL (optional), _____

RECORDS REQUESTED: **Provide as much specific detail as possible so the agency can identify the information. Please use additional sheets if necessary*

At 431 Bondsville Road based upon Google Earth photos a major site renovation took place between 2002 and 2004. I would like a copy of those permit plans and any more recent for the property. U.P.I. 39-4D-29

- DO YOU WANT COPIES? YES NO
- DO YOU WANT TO INSPECT THE RECORDS? YES NO
- DO YOU WANT CERTIFIED COPIES OF RECORDS? YES NO
- DO YOU WANT TO BE NOTIFIED IN ADVANCE IF THE COST EXCEEDS \$100? YES NO

**** PLEASE NOTE: RETAIN A COPY OF THIS REQUEST FOR YOUR FILES ****
**** IT IS A REQUIRED DOCUMENT IF YOU WOULD NEED TO FILE AN APPEAL ****

FOR AGENCY USE ONLY

OPEN-RECORDS OFFICER: Abigail Swan

I have provided notice to appropriate third parties and given them an opportunity to object to this request

DATE RECEIVED BY THE AGENCY: 11/6/20

AGENCY FIVE (5) BUSINESS DAY RESPONSE DUE: 11/13/20

***Public bodies may fill anonymous verbal or written requests. If the requestor wishes to pursue the relief and remedies provided for in this Act, the request must be in writing. (Section 702.) Written requests need not include an explanation why information is sought or the intended use of the information unless otherwise required by law. (Section 703.)*

TOWNSHIP OF CALN

PERMIT

Permit No: 2004-00002-DMLT

Date Issued: 4/14/2004

Location of Work: 431 BONDSVILLE RD

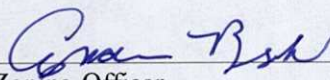
Type of Work: DEMOLITION - BUILDING

Owner: JOAN YARNALL

Contractor: SCHORN CONSTRUCTION

Parcel #:

SCANNED
APR 03 2012
ELECTRONICALLY FILED


Zoning Officer

THIS PLACARD MUST BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES, EASILY VISIBLE FROM THE PRINCIPAL STREET, WELL SECURED IF EXPOSED TO THE WEATHER, DURING THE ENTIRE CONSTRUCTION TIME.

WORK MUST BE STARTED WITHIN 6 MONTHS FROM DATE OF ISSUE

cc: *Finney*
offer



CALN TOWNSHIP

DEPARTMENT OF CODE ENFORCEMENT
Andrew F. Reczek, Director of Code Enforcement
Gary E. Shesko, Housing Officer/Deputy Fire Marshall
Stephen L. Miller, Code Official/Deputy Fire Marshall

www.calntownship.org

610-384-0400 fax: 610-384-0689 Email: andyr@calntownship.org
253 Municipal Drive, P.O. Box 72149 Thorndale, Pa. 19372-0149

2004-0002
39-4D-29

DEMOLITION PERMIT

Location of Property to be demolished: 431 Bondsville Rd
Property Owner Jean Yarnall, VMD Phone # 610 701 3362
Owner Address 651 Sugars Bridge Rd, West Chester PA 19382
Demolition Company Schorn Construction Phone# 610 269 0588
Business Address 1232 Sawmill Rd, Downingtown PA

Estimated Cost of Demolition \$ 18,000 - Permit Fee: \$0.15/sq. ft. of gross area to be removed; Minimum Fee: \$125/building

Notify any/all Regulatory Agencies having jurisdiction.

Electric PA one call = clear I certify that the above utilities have been disconnected.

Phone Company called - no lines See attached one call - [Signature]

Sewer Capped ** n/a

Treasurer's Office - Taxes satisfied

Gas n/a

Mildred Hayden
Signature of Treasurer

Water n/a

Approved: [Signature]
Signature/Building Inspector

Septic System to be removed

Approval has been given to demolish structure.

been
(requires inspection prior to filling by
Chester County Health)

Site inspection has been made and all utilities have
disconnected.

Building Inspector

DEMOLITION TO COMMENCE WITHIN SIXTY (60) DAYS

OVER

TRANSMISSION VERIFICATION REPORT

TIME : 04/15/2004 10:38
NAME : CALN TWP ENG * CODES
FAX : 6103840689
TEL : 6103840689
SER. # : BROF3N923595

DATE, TIME
FAX NO./NAME
DURATION
PAGE(S)
RESULT
MODE

04/15 10:37
6108731827
00:00:18
01
OK
STANDARD
ECM

TOWNSHIP OF CALN

PERMIT

Permit No: 2004-00002-DMLT
Date Issued: 4/14/2004
Location of Work: 431 BONDSVILLE RD
Type of Work: DEMOLITION - BUILDING
Owner: JOAN YARNALL
Contractor: SCHORN CONSTRUCTION

PENNSYLVANIA ONE CALL SYSTEM, INC.
AUTOMATED RESPONSE SERVICE

Excavator: SCHORN CONSTRUCTION
Telephone #: 610-269-0588

Caller: TAMMY SCHORN
Fax Number: 610-269-0714
email:

Serial Number 0715266 at the following location:

CHESTER COUNTY
CALN TWP
431 BONDSVILLE RD & US HWY 30

The facilities below responded through the Pennsylvania One Call System:

UTILITY =====	RESPONSE =====
CALN TOWNSHIP	DID NOT RESPOND THROUGH PA ONE CALL.
COLUMBIA GAS TRANSMISSION CORP	CLEAR - NO FACILITIES.
COMCAST CABLE COMMUNICATIONS, INC	CLEAR - NO FACILITIES.
DOWNINGTOWN BORO/DOWNINGTOWN MUN WTR AUT	CLEAR - NO FACILITIES.
PECO ENERGY	CLEAR - NO FACILITIES.
PENNSYLVANIA AMERICAN WATER COMPANY	CLEAR - NO FACILITIES.
TRANSCONTINENTAL GAS PIPELINE	CLEAR - NO FACILITIES.
VERIZON PENNSYLVANIA INC	CONFLICT. LINES NEARBY. DIRECT CONTACT TO FOLLOW BY FACILITY OWNER.
WEST BRANDYWINE TOWNSHIP MUNICIPAL AUTH	CLEAR - NO FACILITIES.
WILTEL COMMUNICATIONS LLC	CLEAR - NO FACILITIES.

Please call 1-800-222-6470 to hear any Voice Message

SCHORN CONSTRUCTION CO.,INC.
1232 SAWMILL ROAD,DOWNINGTOWN, PA 19335
PH: 610-269-0588 FAX: 610-269-0714

March 4, 2004

Caln Township
253 Municipal Drive
P.O. Box 149
Thorndale, PA. 19372-0149

RECEIVED
MAR 8 2004
CODES & ENG

Attn: Jeff McClintock, Township Engineer

Ref: Demolition costs at 431 Bondsville Road

Dear Mr. McClintock,

The cost of demolition, removal, and disposal of the existing structures at 431 Bondsville Road, Downingtown, PA is \$17,870.00.

If you require any further information please contact me at your convenience.

Sincerely,
SCHORN CONSTRUCTION CO.,INC.

JOSEPH G. SCHORN, P.E.
VICE PRESIDENT

JGS/tls

FQ1 00001 POCs 03/11/04 3:41:10 0715266-000 NEW DMOL (TN

=====
PENNSYLVANIA UNDERGROUND UTILITY LINE PROTECTION REQUEST
=====

Serial Number--[0715266]-[000] Channel#--[08231][0487]

Message Type--[NEW][DEMOLITION][ROUTINE]

County--[CHESTER] Municipality--[CALN TWP]

Work Site--[431 BONDSVILLE RD]

Nearest Intersection--[US HWY 30]

Second Intersection--[]

Subdivision--[]

Site Marked in White--[N]

Location Information--

[NEXT STORE TO TURKEY HILL. A FIRE COMPANY USED THE SITE FOR PREVIOUS PRACTICE THEREFORE GROUND IS HOLLOW.]

Caller Lat/Lon--[]

Mapped Type--[P] Mapped Lat/Lon--

[40.007575/-75.746536, 40.008084/-75.743565, 40.002425/-75.744621
40.002604/-75.746380]

Type of Work--[DEMOLITION OF 2 BUILDINGS]

Depth--[8FT]

Extent of Excavation--[]

Method of Excavation--[BH, EXCAV]

Street--[X] Sidewalk--[] Pub Prop--[] Pvt Prop--[X] Other--[FRONT SIDES]

Owner/Work Being Done for--[JOAN YARNALL]

Lawful Start Dates--[16-MAR-04] Through [25-MAR-04]

Proposed Dig Date--[22-MAR-04] Dig Time--[0700] Duration--[5 MONTHS]

Contractor--[SCHORN CONSTRUCTION]

Homeowner/Business--[B]

Address--[1232 SAWMILL RD]

City--[DOWNTOWN]

State--[PA] Zip--[19335]

Caller--[TAMMY SCHORN]

Phone--[610-269-0588] Ext--[]

FAX--[610-269-0714] Email--[]

Person to Contact--[JOE SCHORN]

Phone--[610-269-0588] Ext--[]

Best Time to Call--[0700-1700]

Prepared--[11-MAR-04] at [0831] by [CHELSEA DALESSANDRO]

Remarks--

[CALLER HAS CONTACTED UTILITIES DIRECTLY FOR DISCONNECTS/METER REMOVAL]

- CD 0 CD =COLUMBIA GAS TR FQ10 FQ1=CALN T JH10 JH1=DOWNGTWN B/BMWA
- JZ 0 JZ =COMCAST CABLE KF 0 KF =PECO CTVL TC 0 TC =TRANSCO GAS PL
- VA 0 VA =PA AMERICAN WTR WBW0 WBW=W BRNDYWNE AUTH WCS0 WCS=WILTEL COMM LLC
- YJ 0 YJ =VERIZON

Serial Number--[0715266]-[000]

=====
Copyright (c) 2003 by Pennsylvania One Call System, Inc. =====

Animal Clinic

RECEIVED
MAR 11 2004
CODES & ENC

Township Manager
Caln Township
610-384-0600
610-384-0617 fax

-----Original Message-----

From: Andy Reczek

Sent: Thursday, March 18, 2004 11:43 AM

To: Gregory Prowant

Subject: Yarnall's Animal Clinic

I received a Demolition Permit from the contractor who will be handling this as well as the construction. He requested that the demo fee be waived due to Ms. Yarnall's donation of the existing building to the Fire Depart for fire rescue practice. We have the necessary information needed to process the application other than the fee. Please advise as how to proceed.
Thanks

Andy Reczek

From: Gregory Prowant
Sent: Thursday, March 18, 2004 1:28 PM
To: Andy Reczek
Subject: RE: Yarnall's Animal Clinic

They spent a lot of time there...let's waive the demo fee (but not the construction fee!)

Gregory E. Prowant, AICP
Township Manager
Caln Township
610-384-0600
610-384-0617 fax

-----Original Message-----

From: Andy Reczek
Sent: Thursday, March 18, 2004 1:21 PM
To: Gregory Prowant
Subject: RE: Yarnall's Animal Clinic

I guess we could look at this amount as rent for running the Fire Dept. Training on her property. Maybe we have Aberts pay the fee or we could just require payment.

-----Original Message-----

From: Gregory Prowant
Sent: Thursday, March 18, 2004 1:07 PM
To: Andy Reczek
Subject: RE: Yarnall's Animal Clinic

The amount doesn't bother me....any problem with setting a precedent?

Gregory E. Prowant, AICP
Township Manager
Caln Township
610-384-0600
610-384-0617 fax

-----Original Message-----

From: Andy Reczek
Sent: Thursday, March 18, 2004 12:14 PM
To: Gregory Prowant
Subject: RE: Yarnall's Animal Clinic

Between \$225 and \$300

-----Original Message-----

From: Gregory Prowant
Sent: Thursday, March 18, 2004 11:55 AM
To: Andy Reczek
Subject: RE: Yarnall's Animal Clinic

How much?

Gregory E. Prowant, AICP

FAX COVER SHEET

SCHORN CONSTRUCTION CO., INC.
1232 Sawmill Road, Downingtown, PA. 19335
610-269-0588 FX:610-269-0714

DATE: March 23, 2004

TO: Caln Township - Building Inspector

FROM: Tammy Schorn

PAGES: 2

MESSAGE: 431 Bondsville Road, Joan Yarnall

Utility letter from PECO stating property is clear of active lines. Please include in our Demolition permit request.

If you have any questions, please call 610-269-0588.
Thank You, Tammy Schorn

Letter of Transmittal

SCHORN CONSTRUCTION CO., INC.
1232 SAWMILL ROAD
DOWNTOWN, PA 19335
610-269-0588 FAX: 610-269-0714

RECEIVED
MAR 17 2004
CODES & ENG

TO:

Caln Township	DATE:	March 16, 2004
	ATTENTION	Andrew Reczek
	RE:	Animal Clinic at Thorndale

GENTLEMEN:

We are sending you: Attached Under Separate Cover Via _____

Shop Drawings Prints Plans Samples Specifications

Copy of Letter Change Order _____

COPIES	DATE	NO.	DESCRIPTION
1			Attached please find our contractors reg. form and \$85. Our certificate of insurance was to be mailed directly to your office. If you have not received it, please let us know. <i>processed</i>
1			Also attached is the demolition permit form. Joan Yarnall donated these buildings to the township to practice fire rescue. Is it possible to waive the demolition permit fee in response to that donation?
			Building permit form will be submitted after L&I drawings are received.

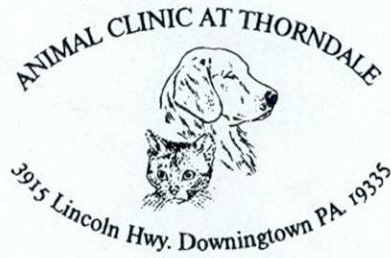
These are transmitted as follows:

- For Approval Approval as submitted Resubmit copies for approval
 For your use Approved as noted Submit copies for distribution
 For review and comment

For Bid due: _____

Remarks: _____

Signed: **Tammy Schorn** _____



Joan M. Yarnall V.M.D.

Phone: (610)-873-4091

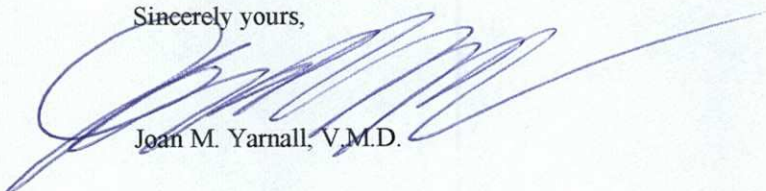
April 21, 2004

Mr. Jeff McClintock
Caln Township Engineer
Municipal Building
Municipal Drive
Thorndale, PA 19372

Dear Mr. McClintock:

This letter is to inform you that the demolition and removal of the buildings at the 431 Bondsville Road, Downingtown, PA 19335 are complete effective April 21, 2004.

Sincerely yours,


Joan M. Yarnall, V.M.D.

4/21/04

Returned Dr. Yarnall's check to her personally today

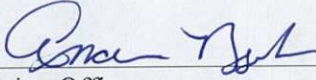


TOWNSHIP OF CALN

PERMIT

Permit No: 2004-00002-CT
Date Issued: 4/2/2004
Location of Work: 431 BONDSVILLE RD
Type of Work: CONSTRUCTION TRAILER-ANIMAL CLINIC
Owner: JOAN YARNALL
Contractor: SCHORN CONSTRUCTION
Parcel #: 39-4D-29

SCANNED
APR 03 2012
ELECTRONICALLY FILED


Zoning Officer

THIS PLACARD MUST BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES, EASILY VISIBLE FROM THE PRINCIPAL STREET, WELL SECURED IF EXPOSED TO THE WEATHER, DURING THE ENTIRE CONSTRUCTION TIME.

WORK MUST BE STARTED WITHIN 6 MONTHS FROM DATE OF ISSUE



CALN TOWNSHIP

DEPARTMENT OF CODE ENFORCEMENT
Andrew F. Reczek, Director of Code Enforcement
Gary E. Shesko, Housing Officer/Deputy Fire Marshall
Stephen L. Miller, Code Official/Deputy Fire Marshall

www.calntownship.org

610-384-0400 fax: 610-384-0689 Email: andyr@calntownship.org
253 Municipal Drive, P.O. Box 72149 Thorndale, Pa. 19372-0149

CALN TOWNSHIP CONSTRUCTION TRAILER PERMIT

RECEIVED
APR 1 2004
CODES & ENG

Permit # _____

Date Issued _____

OWNER: Schorn Construction Co Inc

ADDRESS: 1232 Sawmill Rd, Downingtown PA

PHONE: 610-269-0588

JOB SITE LOCATION: 431 Bondsville Road

How many trailers at the site? 1 STORAGE OFFICE

Is electric supplied to trailers? Yes

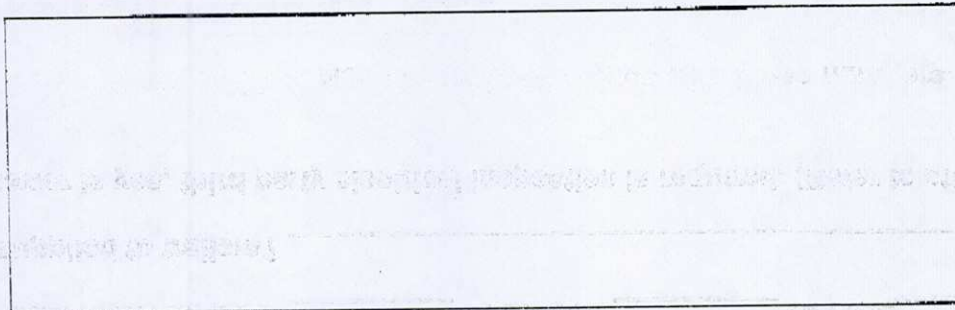
* If above answer is yes, third party electrical inspection is required. (Refer to attached list)

If trailer will have phone and fax, please supply this office with those numbers.

Phone NO PHONE
Fax _____

FEE: \$75.00 per trailer per calendar year or portion thereof for each shed and trailer (non-refundable) 3 1/2 months.

In space below, or attach, provide site plan showing location of trailer(s).



INLET TYPE "C"
 TO=278.60
 W=274.03 15" R.C.P. IN
 W=273.63 18" R.C.P. CUT

Temp
 Trailer

BONDSVILLE ROAD
 S.R. 340
 (35 MPH)

431
 Bondsville Rd
 Yarnall Animal
 Clinic

APPROX. LOC.
 PECO GAS LINE

EDGE PAVING

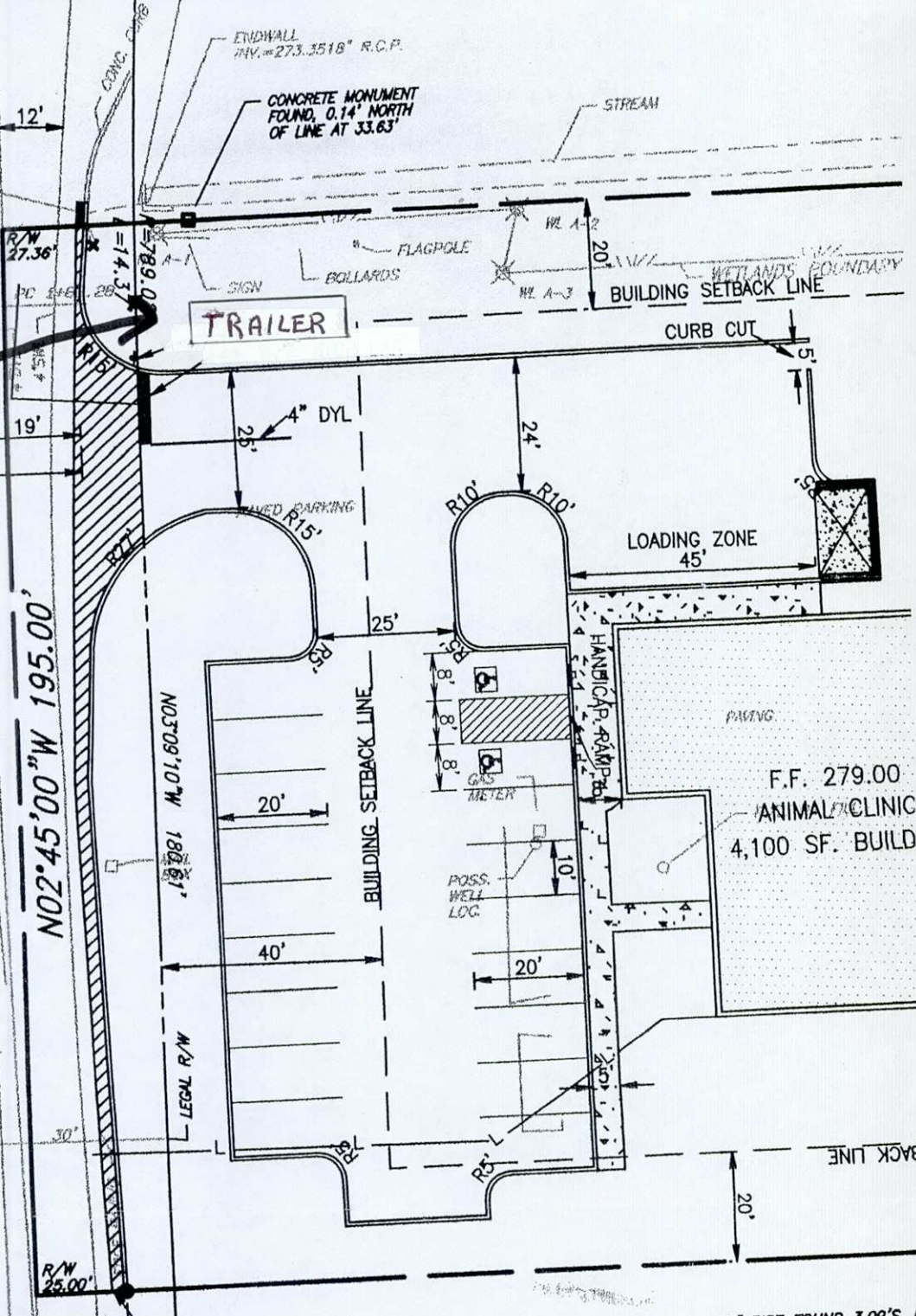
LEGAL R/W

PAVED DRIVE

LEGEND

- T- EX. TELE. LINE
- T- PROP. TELE. LINE
- E- EX. ELEC. LINE EX. SHOULDER 3'
- E- PROP. ELEC. LINE
- G- EX. GAS LINE
- S- EX. SHOULDER 3'
- S- EDGE PAVING
- S- EX. PAVE WIDTH 28'

- 11' EX SHOULDER 3'
- 11' EX TRAVEL LANE 11'
- EDGE PAVING
- EX. PAVE WIDTH 28'



5' CURB TAPER
 5/8" REBAR FOUND ON LINE AT 18.30'

3/4" REBAR IN CONCRETE FOUND

N/L THE COATESVILLE HOSPITAL
 DEED BOOK C-52, PAGE 414
 U.P.I. #39-4-114.2

ID-1 ZONING DISTRICT
 R-3 ZONING DISTRICT

N/L FRANK & DORIS L. KUCH
 DEED BOOK L-27, PAGE 470
 U.P.I. #39-40-30

2" PIPE FOUND 3.09'S. O
 2" PIPE FOUND 3.7
 1/2" IRON PIN FOUND 4.3

Date 4/2/04

Township of Caln
Receipt and Proof of Payment

NO 10010

GENERAL FUND

- 01-10-322-910 --- Police Services _____
- 01-10-322-900 --- Street Opening Fee _____
- 01-10-331-125 --- Vehicle/Speed Ctrl/Ordinance _____
- 01-10-345-060 --- Act 205 - Pension _____
- 01-10-345-061 --- Fireman's Relief _____
- 01-10-345-080 --- Beverage License _____
- 01-10-361-305 --- Planning Fees _____
- 01-10-361-320 --- Act 247 Review/Inspection _____
- 01-10-361-340 --- Zoning Hearing _____
- 01-10-362-410 --- Building Permit \$75.⁰⁰ (trailer - 431 Bondsuille Rd.)
- 01-10-362-451 --- U & O New _____
- 01-10-362-452 --- U & O Res & Com _____
- 01-10-362-601 --- Housing Annual Rental Fee _____
- 01-10-362-602 --- Housing Tenant Change Fee _____
- 01-10-362-610 --- Contractor's License Fee _____
- 01-10-363-700 --- Bus Shelters _____
- 01-10-380-100 --- Miscellaneous _____
- 01-10-387-303 --- Lloyd Park Investment _____
- 01-10-395-100 --- Refund _____
- 01- _____ --- _____
- 01- _____ --- _____
- 01- _____ --- _____
- 01- _____ --- _____
- 01- _____ --- _____

TOTAL
\$75.⁰⁰
CR# 23832
SCHOOL
CONSTRUCTION

PAID
APR 2 2004
CODES & ENG

Department Cmw Treasurer _____

CHESTER COUNTY HEALTH DEPARTMENT

Bureau of Environmental Health Protection

Division of Water, Sewage & Public Health Engineering

Well Permit Application

Well Owner: JOAN YARNALL, VMD

Site Address: 431 BONDSVILLE ROAD.

Mailing Address: 651 SUGARSBRIDGE RD. WEST CHESTER, PA. 19382

THORNDALE, PA. 19372

Telephone #: 610-701-3362

Subdivision Name: CALN Municipality Lot #: (39-40-29) Tax Parcel #

Owner's Signature: [Handwritten Signature]

Use for Water	Type of Construction	Sewage Permit #
<input type="checkbox"/> Individual (Residential)	<input type="checkbox"/> New Well	<u>PUBLIC</u>
<input type="checkbox"/> Semi-Public	<input type="checkbox"/> Deepen Existing Well	If Existing, Year Installed _____
<input type="checkbox"/> Public	<input checked="" type="checkbox"/> 2 nd Well on Property	Date Issued _____
<input type="checkbox"/> Agricultural	<input type="checkbox"/> GEO/GSHP	Date Finaled _____
<input checked="" type="checkbox"/> Other <u>COMMERCIAL VET. CLINIC</u>	<input type="checkbox"/> Monitoring/Testing	

Plot Plan

Drawing must be neat and accurate; it need not be to scale. (See example plot plan in instructions.)

SEE ATTACHED

NOTICE: 1ST WELL MUST BE ABANDONED BY A LICENSED WELL DRILLER

MAINTAIN ALL MINIMUM ISOLATION DISTANCES

Note: The water supply cannot be used until final approval is granted by CCHD.

Directions to Site: FROM Rt-30 BY-PASS EXIT ROUTE 340 AT THORNDALE TAKE 340 EAST Lot on LEFT. RIGHT AFTER TURKEY HILL STORE. 431 BONDSVILLE ROAD

Driller Declaration: I certify that the location herein proposed is accessible and meets all Chapter 500, §501 isolation distances.

Driller Name: SENSENIG + WEAVER Driller Signature: Floyd R. Sensenig CCHD License #: 27

Approval to Drill	Approval to Use	Abandonment Approval
<input checked="" type="checkbox"/> Granted <input type="checkbox"/> Denied	<input type="checkbox"/> Granted <input type="checkbox"/> Denied	<input type="checkbox"/> Granted <input type="checkbox"/> Denied
CCHD Signature: [Signature]	CCHD Signature: _____	CCHD Signature: _____
Date: 4/20/04	Date: _____	Date: _____

150 Receipt #: 207234 Date: 11/15/11

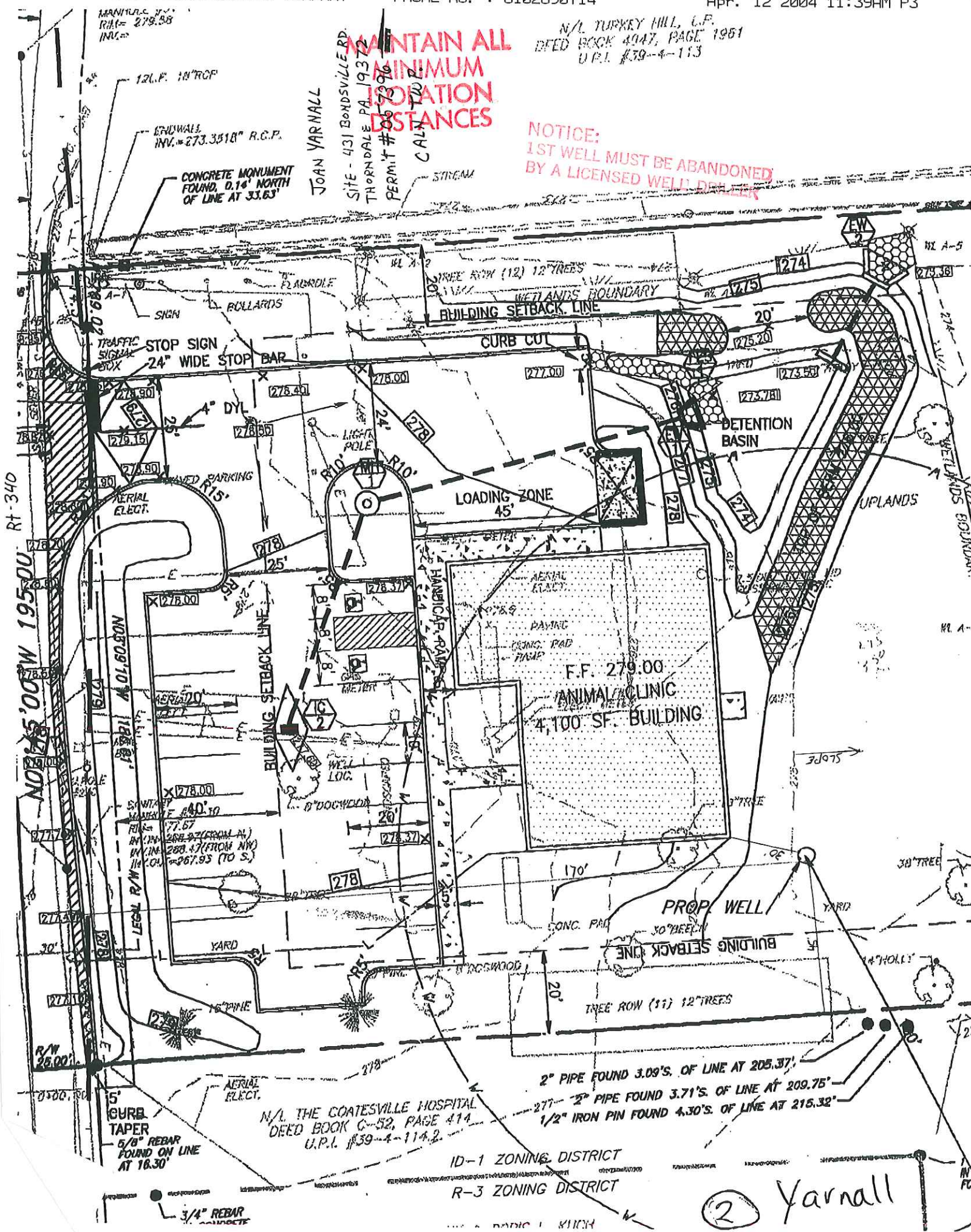
MANHOLE
R.I.P. = 279.38
I.N.C.

N/L TURKEY HILL, L.P.
DEED BOOK 4047, PAGE 1981
U.P.L. #39-4-113

**MAINTAIN ALL
MINIMUM
SEPARATION
DISTANCES**

**NOTICE:
1ST WELL MUST BE ABANDONED
BY A LICENSED WELL DRILLER**

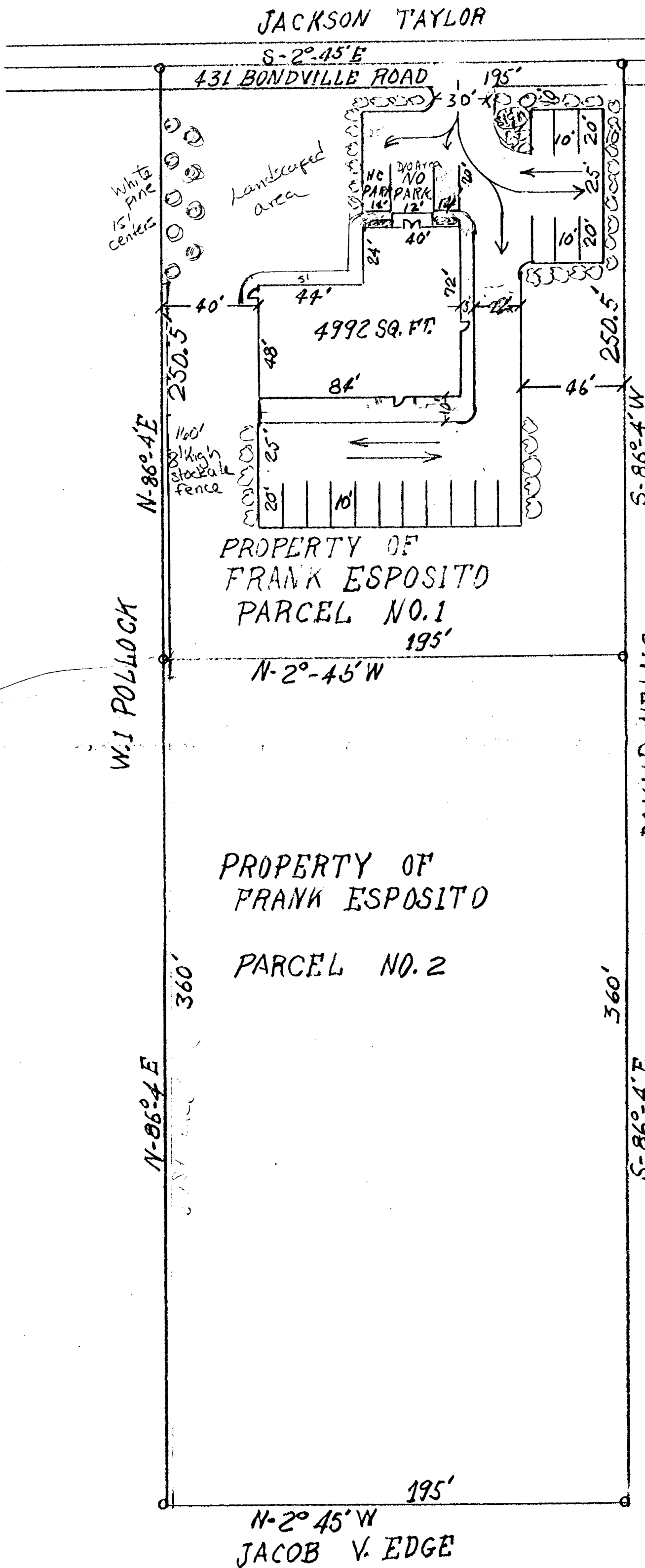
JOAN YARNALL
SITE - 431 BONDVILLE RD.
THORNDALE PA. 19372
PERMIT # 06 73 96
CALM TWP.



RECEIVED

APR 15 2004

CHESTER COUNTY
HEALTH DEPARTMENT



This Deed, made this 20th day of November, 1987,
Between, FRANCIS D. ESPOSITO and SHARON R. MILLER

(hereinafter called the "Grantor S").

of the one part, and FRANCIS D. ESPOSITO and SHARON R. ESPOSITO, husband and wife
(hereinafter called the "Grantee B"), of the other part.

Witnesseth, That in consideration of ONE (\$1.00)

Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said Grantor S do hereby grant and convey unto the said Grantee B, their heirs and assigns, as tenants by the entireties

PREMISES A:

ALL THAT CERTAIN unimproved tract of land situate in Cain Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a spike in the center of Fisherville Road, in Cain Township, a corner in the land of Donald Neilms, thence along the center line of said road and land of Jackson Taylor, South 2 degrees 45 minutes East, 195 feet to a spike in the center line of highway thence along the land of W. I. Pollock, Jr. and Elizabeth D. Pollock North 88 degrees 4 minutes East 250.5 feet and North 2 degrees 45 minutes, West 195 feet to pin in the line of land of Donald Neilms, thence along the land of the latter South 88 degrees, 4 minutes West to the place of beginning.

CONTAINING 1.12 acres more or less.

BEING a part of the same premises which W. I. Pollock, Jr., et ux by deed dated August 21, 1950, and recorded in the Recorder of Deeds Office of Chester County, under date August 23, 1950, granted and conveyed unto Frank Esposito and Lillian Esposito, his wife, in fee.

PREMISES B:

ALL THAT CERTAIN lot or tract of land, situate in Cain Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at the southeast corner of land presently owned by the said Frank Esposito, and wife, thence along the remaining land of the said J. Lawrence Webster, North eighty-six degrees and four minutes East, three hundred and sixty feet, thence still along said remaining land, North two degrees and forty-five minutes West, one hundred and ninety-five feet; thence along land belonging to the Estate of Jacob V. Edge, South eighty-six degrees and four minutes West, three hundred and sixty feet to the northeast corner of land presently owned by the said Frank Esposito, and wife; thence along the said land presently owned, South two degrees and forty-five minutes East, one hundred and ninety-five feet to the place of beginning.

CONTAINING 1.611 acres of land, be the same more or less.

BEING A PART of the same premises which J. Lawrence Webster and Myrtle E. Webster, his wife, by their Indenture bearing date the 15th day of June A.D. 1956, and on record in the Recorder's Office of Chester County in Deed Book V-28, Page 500, granted and conveyed unto the said Frank Esposito and Lillian Esposito, his wife in fee.

AND the said Frank Esposito having departed this life on February 1, 1981, whereby the herein described premises became vested in Lillian M. Esposito, in fee.

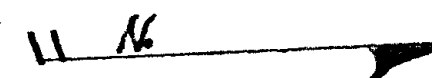
HUSBAND AND WIFE TRANSFER.

U 54 507

SKETCH PLAN FOR THE
ANIMAL CLINIC AT THORNDALE, P.C.

SCALE: 1"=40'

DATE- 9-28-02



TOWNSHIP OF CALN
253 MUNICIPAL DR
THORNDALE, PA. 19372
610/384-0400

CERTIFICATE OF OCCUPANCY

Building Permit No. 2004-00099-BUI U & O Permit No. 6209

Zoning District R3

REMARKS

Permission is hereby given:

JOAN YARNALL
(owner of use)
ANIMAL CLINIC OF THORNDALE
owner (new)
SCHORN CONSTRUCTION
contractor

Use Type: USE GROUP - B, OCCUPANT LOAD - 41, TYPE V CONSTRUCTION, NON SPRINKLERED
AREA BETWEEN BARLEY SHEAF & BONDSVILLE
(Lot & Development)

At: 431 BONDSVILLE RD., DOWNINGTOWN, PA 19335

For: ANIMAL HOSPITAL

[Signature] 9/22/04
Building Code Official DATE

[Signature] 9/22/04
Zoning Officer DATE

IN COMPLIANCE WITH 2003 IBC

APPROVED AS TO COMPLIANCE
WITH ZONING ORDINANCE.

SCANNED
APR 03 2012
ELECTRONICALLY FILED

CALN TOWNSHIP

SEWER CONNECTION PERMIT 2004-00099-BUI

Issue Date 3/30/2004

PLUMBER'S NAME RICHARD A. WENDIG

Address 431 BONDSVILLE RD DOWNINGTOWN, PA 19335-2108

Physical connection Additional Business Additional flow per allocation review

Registered MASTER plumber No. MP24-00048 having filed an application for a sewer connection permit is hereby permitted to install the plumbing work and/or sanitary sewer in accordance with the plan approved by the plumbing inspector and on file in the Township of Caln office for:

OWNER JOAN YARNALL

ADDRESS 651 SUGARSBRIGDE ROAD WEST CHESTER, PA 19382

Class of building COMMERCIAL Number of stories 1

In consideration of the sum of \$2,975.00 this SEWER CONNECTION is granted with the provisions that the MASTER plumber accepting same shall conform in every respect to all the requirements of Chapter 128 of the Code of Caln Township and the rules and regulations thereof. An approved water-metering device shall be installed and maintained in sound working order for sewer user/rent calculations. Said metering device shall remain readily accessible for examination.

Plumber's Signature [Signature] Date _____

Manager [Signature]

WORK SATISFACTORILY COMPLETED in accordance with the plumbing regulations and plans on file.

Plumbing Inspector [Signature] Date 080304

A fine of \$300.00 may be imposed for any violation of the provisions of the Caln Township plumbing code ordinance and/or the rules and regulations thereof.

THIS PERMIT GOOD FOR SIX (6) MONTHS ONLY FROM DATE OF ISSUANCE

CALN TOWNSHIP
SEWER LATERAL INSTALLATION

DATE: 7/26/2004

LOCATION: 431 BONDSVILLE RD

LOT #: _____

TYPE & SIZE OF LINE 6"

SLEEVE THROUGH WALL _____ YES _____ x _____ NO _____

CONNECTOR USED FACTORY WIDE

SLOPE OF LINE (AT LEAST 1/4" PER FOOT) YES

CLEANOUT OVER 50' YES

6" STONE UNDER PIPE _____ YES _____ X _____ NO _____

12" STONE UNDER PIPE 2B YES _____ X _____ NO _____

CLEANOUT & VENT IN PLACE _____ YES _____ NO _____

FEET FROM HOUSE FOR C & V 12'

JOB FOREMAN _____

DEPTH OF SEWER LATERAL AT CURB LINE 9'

DEPTH OF SEWER LATERAL AT HOUSE 4'

LENGTH OF SEWER LATERAL 100'

DISTANCE OF LATERAL CONNECTION FROM CURB OR ST. LINE 18'

PLUMBING INSPECTOR'S SIGNATURE _____

Cathy Orth

From: Mary Huggins
Sent: Friday, July 30, 2004 3:46 PM
To: Cathy Orth
Cc: Scott Gill
Subject: Inspections

Cathy,
The lateral inspections have been completed and entered for 431 Bondsville Road, and 4204 Journeyman's Trail (Lot 101).

Thanks,
Mary Huggins
Calm Township, Department of Public Works

ANIMAL CLINIC AT THORNDALE



431 Bondsville Road, Downingtown, PA 19335

Joan M. Yarnall, V.M.D.
Nancy T. Armstrong, D.V.M.

Phone: (610) 873-4091

9-8-04

Attn: Andy Reczka

I believe these copies are what you requested. The meter for well is being installed Friday 9-10-04.

Joan



CEDAR GROVE ENVIRONMENTAL, INC.

Analytical Laboratories and Consultants
100 Gallagherville Road • Downingtown, PA 19335-3698
(610) 269-6977 • Fax (610) 269-6966
www.cgelab.com E-mail: office@cgelab.com

Analysis Report

Client: Sencalg Weaver Well Drilling
1439 Dry Tavern Road
Denver, PA 17517
Sample Date: 9/2/2004 11:40 AM
Receipt Date: 9/2/2004 3:37 PM
Report Date: 9/7/2004
Sample Site: WP# 057396/ 431 Boodeville Rd.

Sample ID#: 04 07279
Sample Type: Drinking Water
Sampler: NIS (Client)

Parameter	Method	Results	Units	MDL	Limit
Heterotrophic Plate Count	SM9215B	10	CFU/ml	0	500
Total Coliform A/P	COLIBERT	Absent	CFU/100ml	0	0

Notes: This sample MBETS current EPA, DEP, and Chester County Health Department bacteriological standards of no detectable coliform bacteria per 100 ml sample.

Report Approved By:

ND = Not detected
* = above specified limit

Warning: Analytical results are only valid as per our official terms and conditions. We do not accept any liability for use of these results.

Page 1 of 1

Air/Water/Wastewater — Engineering — Agriculture — Industry
Analytical Services • Research • Development • Consulting

610-873-1827



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 100 Gallagherville Road • Downingtown, PA 19335-3698
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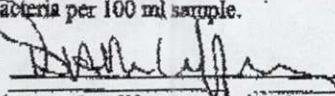
Analysis Report

Draft

Name:	Senseng Weaver Well Drilling 1439 Dry Tavern Road Denver, PA 17317	Sample ID#:	04 07100
Sample Date:	8/30/2004 11:53 AM	Sample Type:	Drinking Water
Receipt Date:	8/30/2004 11:52 AM	Sample Source:	Well
Report Date:	9/2/2004	Sampler:	RJW (Client)
Sample Site:	WP# 057396/ 431 Bondsville Rd.		

Parameter	Method	Results	Units	MDL	Limit
Chloride	EPA 300.0		mg/L	0.1	250
Color	EPA 110.2a	ND <5	CU	5	15
Detergents, MBAS	SM5540C	ND <0.05	mg/L	0.05	0.5
Iron	SM3111B	0.25	mg/L	0.03	0.3
Manganese	SM3111B	0.03	mg/L	0.01	0.05
Nitrate as N	SM4500NO3D		mg/L	0.5	10
Odor	EPA 140.1	ND <1	0-5 Scale	0	3
pH	SM 4500 H+B	7.7	pH Scale	0	6.5 - 8.5
Total Coliform A/P	COLIBERT	Absent	CFU/100ml	0	0
Turbidity	EPA 180.1	1.7	NTU	0.05	5

Comments: This sample MEETS current EPA, DEP, and Chester County Health Department bacteriological standards of no detectable coliform/bacteria per 100 ml sample.

Report Approved By: 

ND = Not detected
 * = above specified limit

Note: Analytical results are only valid as per our official terms and conditions. We do not accept any liability for use of these results.

COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF LABOR AND INDUSTRY
BUREAU OF OCCUPATIONAL AND INDUSTRIAL SAFETY



OCCUPANCY PERMIT

THE FOLLOWING BUILDING HAS BEEN INSPECTED BY THE DEPARTMENT OF LABOR AND INDUSTRY AND HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE FIRE AND PANIC LAW, (ACT 299, APRIL 27, P. L. AS AMENDED), AND THE PLANS APPROVED BY THE DEPARTMENT UNDER THE FILE NUMBER AND DATE LISTED BELOW.

ANIMAL CLINIC OF THORNDALE
431 BONDSVILLE RD
ANIMAL CLINIC OF THORNDALE
CALN TOWNSHIP PENNSYLVANIA 19320

APPROVAL IS FOR THE FOLLOWING CLASSIFICATION(S):
DO ORDINARY COMMERCIAL, INDUSTRIAL, OFFICE

THIS OCCUPANCY PERMIT AUTHORIZES OCCUPANCY OF THIS BUILDING AS LONG AS THE BUILDING IS MAINTAINED IN ACCORDANCE WITH THE FIRE AND PANIC LAW, REGULATIONS AND THE PLAN APPROVAL.

FILE NUMBER	PLAN APPROVAL DATE	PLAN CODE	DRAWING INDEX	FIELD INSPECTION DATE	INDUSTRIAL BOARD VARIANCE	ACCESSIBILITY BOARD VARIANCE
000441434	03/23/2004	B	2004-02997	9/2/04	—	—

John Washington J
WASHINGTON J

INSPECTOR
368

Charles J. Hurdman J.

DIRECTOR
BUREAU OF OCCUPATIONAL AND INDUSTRIAL SAFETY



THE PROTECTION BUREAU

197 Phillips Road • Exton, PA 19341 • (610) 903-4900

SERVICE TICKET: 118461 DATE: 09-01-04
 ACCT: 17200 Territory: CHEST Entered by: 255
 ANIMAL CLINIC AT THORNDAL Sch'd date: None Tech: 308
 431 BONDSDVILLE ROAD Sch'd time: None Map code: None
 Warranty date: 06-01-05

DOWNINGTOWN PA 19335
 Central station code(s): NON-MONIT

A/R phone: (610) 873-4091 Service phone: (610) 873-4091
 Requested by: DR JOAN YARNELL
 Type: UPGRADE/ADDITION - TIME+MATERIAL - INSTALL DEPT
 Memo 1: RADIONICS D7412
 Memo 2: None

ITEM NO ----- EQUIPMENT ----- LOCATION ----- QTY ----- WRN'TY DATE

PROBLEM: ADD THE FOLLOWING AT THE REQUEST OF AHJ: 1 HORN/
 STROBE, AND 1-PULL STATION TO EMPLOYEE ENT FRONT
 DOOR. ADD POWER SUPPLY AND SEPERATE ENCLOSURE
 FOR ADDITIONAL BACKUP BATTERIES.

Associated Contract: SYSTEM UNDER WARRANTY

RESOLUTION: *Installed & tested pull station and horn/
 strobe at Front side door. Added power
 supply in electrical room.*

Completion date: 9/8/04 Travel time: .5 Labor time: 3.5
 Completion time: 1200 Travel miles:

EQUIPMENT USED		EQUIPMENT USED	
ITEM	DESCRIPTION	QTY	DESCRIPTION

A SPECIAL NOTE TO OUR TIME AND MATERIAL CUSTOMERS: IF YOU PAY AT THE TIME OF SERVICE WE WILL DEDUCT \$10.00 FROM THE CHARGES. THANK YOU.

CUSTOMER SIGNATURE:

LIMITATION OF LIABILITY:

Customer, by signing above affirms that he permitted above service and/or repairs to be accomplished, had authority to do so and does aver and state that signator has examined the work and tested or observed a test of the system and accepts such service and the system as complete and acknowledges the condition of the system to be satisfactory. Customer agrees company is not an insurer and agrees to purchase from others any insurance desired, and accepts in full all limitation of liability on the front and reverse sides of this service ticket: and does hereby release company from any prior loss or damage or claims relating to the operation, non operation of the system or failure to perform by the company, its agents or employees. Payment for these services will be made promptly upon request. Customer acknowledges receipt of a copy of this contract.

SIGNATURE HEREON CONSITUTES ACCEPTANCE OF TERMS AND CONDITIONS ON THE FACE AND THE REVERSE SIDE OF THIS ORDER AND OR CHARGES FOR SAME. READ THE FRONT AND REVERSE BEFORE SIGNING.

LESLIE PRINTING WAGONTOWN PA 19380 11/15/04 08



THE PROTECTION BUREAU
197 Philips Road • Exton, PA 19341 • (610) 903-4900

SERVICE TICKET: _____

DATE: 9-2-04 TECH: 308

ACCT. #: 17288

SCHEDULED DATE: _____

NAME: Animal Clinic at Thorndale

TIME: _____

ADDRESS: 431 Bondsville Road

C.S. CODE: 222280

Dawningtown, Pa 19335

REQUESTED BY: Dr. Joan Yamell

PHONE #: _____

PHONE #: _____

TYPE: Fire & Burg.

~~RESOLUTION~~ Certificate of Acceptance

RESOLUTION: Installed & tested 7412G. System is functioning properly and transmitting to central station. Installed ITI Keyfob for arm/disarm feature. Job is complete.

COMPLETION DATE: 9/2/04
TIME: _____

TRAVEL TIME: _____
MILES: _____

LABOR TIME: _____

EQUIPMENT USED	
ITEM	DESCRIPTION

CUSTOMER SIGNATURE:

TITLE: president DATE: 9-2-04

Limitation of liability

Customer, by signing above affirms that he permitted above service and/or repairs to be accomplished and does aver and state that signator has examined the work and tested or observed a test of the system and accepts such service and the system as complete as stated herein and acknowledges the condition of the system to be satisfactory. Customer agrees company is not an insurer and agrees to purchase from others any insurance desired, and accepts in full all limitation of liability on the front and reverse sides of this service ticket; and does hereby release company from any prior loss or damage or claims relating to the operation, non operation of the system or failure to perform by the company, its agents or employees. Payment for these services will be made promptly upon request. Customer acknowledged receipt of a copy of this contract.

SIGNATURE HEREON CONSTITUTES ACCEPTANCE OF TERMS AND CONDITIONS ON THE FACE AND THE REVERSE SIDE OF THIS ORDER AND OR CHARGES FOR SAME. READ THE FRONT AND REVERSE BEFORE SIGNING.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF LABOR AND INDUSTRY
BUREAU OF OCCUPATIONAL AND INDUSTRIAL SAFETY



OCCUPANCY PERMIT

THE FOLLOWING BUILDING HAS BEEN INSPECTED BY THE DEPARTMENT OF LABOR AND INDUSTRY AND HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE FIRE AND PANIC LAW, (ACT 299, APRIL 27, P. L. AS AMENDED), AND THE PLANS APPROVED BY THE DEPARTMENT UNDER THE FILE NUMBER AND DATE LISTED BELOW.

ANIMAL CLINIC OF THORNDALE
 431 BONDSVILLE RD
 ANIMAL CLINIC OF THORNDALE
 CALN TOWNSHIP PENNSYLVANIA 19320

APPROVAL IS FOR THE FOLLOWING CLASSIFICATION(S):
 DO ORDINARY COMMERCIAL, INDUSTRIAL, OFFICE

THIS OCCUPANCY PERMIT AUTHORIZES OCCUPANCY OF THIS BUILDING AS LONG AS THE BUILDING IS MAINTAINED IN ACCORDANCE WITH THE FIRE AND PANIC LAW, REGULATIONS AND THE PLAN APPROVAL.

FILE NUMBER	PLAN APPROVAL DATE	PLAN CODE	DRAWING INDEX	FIELD INSPECTION DATE	INDUSTRIAL BOARD VARIANCE	ACCESSIBILITY BOARD VARIANCE
000441434	03/23/2004	B	2004-02997	9/2/04	—	—

John W. Washington
 WASHINGTON J
 INSPECTOR
 368

Charles J. Shulden J.
 DIRECTOR
 BUREAU OF OCCUPATIONAL AND INDUSTRIAL SAFETY

Air/Water/Wastewater — Engineering — Agriculture — Industry
 Analytical Services — Research — Development — Consulting

Page 1 of 1

Report Approved By: *[Signature]*
 Notes: Analytical results are only valid as per our official terms and conditions. We do not accept any liability for use of these results.

ND - Not detected
 - above specified limit

Comments: This sample MBETS current EPA, DEP, and Chester County Health Department bacteriological standards of no detectable coliform/bacteria per 100 ml sample.

OCCUPANCY PERMIT



BUREAU OF OCCUPATIONAL AND INDUSTRIAL SAFETY
DEPARTMENT OF LABOR AND INDUSTRY
COMMONWEALTH OF PENNSYLVANIA

610-873-1827



CEDAR GROVE ENVIRONMENTAL, INC.

Analytical Laboratories and Consultants
100 Gallagherville Road • Downingtown, PA 19335-3898
(610) 269-6977 • Fax (610) 269-6965
www.cgelab.com E-mail: office@cgelab.com

Analysis Report

Draft

Name:	Sensenig Weaver Well Drilling 1439 Dry Tavern Road Denver, PA 17317	Sample ID#:	04 07100
Sample Date:	8/30/2004 11:53 AM	Sample Type:	Drinking Water
Receipt Date:	8/30/2004 11:52 AM	Sample Source:	Well
Report Date:	9/2/2004	Sampler:	RJW (Client)
Sample Site:	WP# 057396/ 431 Bondsville Rd.		

Parameter	Method	Results	Units	MDL	Limit
Chloride	EPA 300.0		mg/L	0.1	250
Color	EPA 110.2a	ND <5	CU	5	15
Detergents, MBAS	SM5540C	ND <0.05	mg/L	0.05	0.5
Iron	SM3111B	0.25	mg/L	0.03	0.3
Manganese	SM3111B	0.03	mg/L	0.01	0.03
Nitrate as N	SM4500NO3D		mg/L	0.5	10
Odor	BPA 140.1	ND <1	0-5 Scale	0	3
pH	SM 4500 H+B	7.7	pH Scale	0	6.5 - 8.5
Total Coliform A/P	COLLERT	Absent	CFU/100ml	0	0
Turbidity	EPA 180.1	1.7	NTU	0.05	5

Comments: This sample MERTS current EPA, DEP, and Chester County Health Department bacteriological standards of no detectable coliform/bacteria per 100 ml sample.

Report Approved By:

Note: Analytical results are only valid as per our official terms and conditions. We do not accept any liability for use of these results.

ND = Not detected
* = above specified limit

Page 1 of 1

Air/Water/Wastewater — Engineering — Agriculture — Industry
Analytical Services • Research • Development • Consulting

08/02/2004 08:39 FAX 810 289 8865

Cedar Grove Env.

001/001

610-873-1827



CEDAR GROVE ENVIRONMENTAL, INC.

Analytical Laboratories and Consultants
100 Gallagherville Road • Downingtown, PA 19335-3698
(610) 269-6977 • Fax (610) 269-6965
www.cgelab.com E-mail: office@cgelab.com

Analysis Report

Draft

Name: Sensenig Weaver Well Drilling
1439 Dry Tavern Road
Denver, PA 17517
Sample Date: 8/30/2004 11:53 AM
Receipt Date: 8/30/2004 11:52 AM
Report Date: 9/2/2004
Sample Site: WP# 057396/ 431 Bondsville Rd.

Sample ID#: 04 07100
Sample Type: Drinking Water
Sample Source: Well
Sampler: RJW (Client)

Parameter	Method	Results	Units	MDL	Limit
Chloride	EPA 300.0		mg/L	0.1	250
Color	EPA 110.2a	ND <5	CU	5	15
Detergents, MBAS	SM5540C	ND <0.05	mg/L	0.05	0.5
Iron	SM3111B	0.25	mg/L	0.03	0.3
Manganese	SM3111B	0.03	mg/L	0.01	0.05
Nitrate as N	SM4500NO3D		mg/L	0.5	10
Odor	EPA 140.1	ND <1	0-5 Scale	0	3
pH	SM 4500 H+B	7.7	pH Scale	0	6.5 - 8.5
Total Coliform A/P	COLLERT	Absent	CFU/100ml	0	0
Turbidity	EPA 180.1	1.7	NTU	0.05	5

THE FOLLOWING BUILDING HAS BEEN INSPECTED BY THE DEPARTMENT OF LABOR AND INDUSTRY AND HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE FIRE AND PANIC LAW, (ACT 299, APRIL 27, P. L. AS AMENDED), AND THE PLANS APPROVED BY THE DEPARTMENT UNDER THE FILE NUMBER AND DATE LISTED BELOW.

ANIMAL CLINIC OF THORNDALE
431 BONDSVILLE RD
ANIMAL CLINIC OF THORNDALE
CALN TOWNSHIP PENNSYLVANIA 19320

APPROVAL IS FOR THE FOLLOWING CLASSIFICATION(S):
DO ORDINARY COMMERCIAL, INDUSTRIAL, OFFICE

THIS OCCUPANCY PERMIT AUTHORIZES OCCUPANCY OF THIS BUILDING AS LONG AS THE BUILDING IS MAINTAINED IN ACCORDANCE WITH THE FIRE AND PANIC LAW, REGULATIONS AND THE PLAN APPROVAL.

FILE NUMBER	PLAN APPROVAL DATE	PLAN CODE	DRAWING INDEX	FIELD INSPECTION DATE	INDUSTRIAL BOARD VARIANCE	ACCESSIBILITY BOARD VARIANCE
000441434	03/23/2004	B	2004-02997	9/2/04	—	—

John Washington J
WASHINGTON J

INSPECTOR
368

Charles J. Hadden J.

DIRECTOR
BUREAU OF OCCUPATIONAL AND INDUSTRIAL SAFETY

610-873-1827



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 100 Gallagherville Road • Downingtown, PA 19335-3698
 (610) 269-6977 • Fax (610) 269-6965
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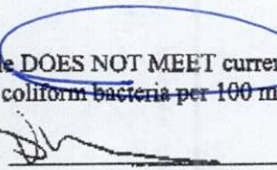
Analysis Report

Name: Dr. Joan Yarnell
 3915 Lincoln Hwy
 Downingtown, PA 19335
Sample Date: 8/25/2004 9:00 AM
Receipt Date: 8/25/2004 4:06 PM
Report Date: 8/31/2004
Sample Site: WP #057396 / 431 Bondsville Rd., Downingtown

Sample ID#: 04 07003
Sample Type: Drinking Water
Sample Source: Holding Tank
Sampler: FTK (Lab employee)

Parameter	Method	Results	Units	MDL	Limit
Chloride	EPA 300.0	37	mg/L	0.1	250
Color	EPA 110.2a	ND <5	CU	5	15
Detergents, MBAS	SM5540C	ND <0.05	mg/L	0.05	0.5
Iron	SM3111B	0.6	mg/L	0.03	0.3
Manganese	SM3111B	0.03	mg/L	0.01	0.05
Nitrate as N	SM4500NO3D	ND <0.2	mg/L	0.5	10
Odor	EPA 140.1	ND <1	0-5 Scale	0	3
pH	SM 4500 H+B	7.7	pH Scale	0	6.5 - 8.5
Total Coliform A/P	COLILERT	Present E. Coli Absent	CFU/100ml	0	0
Turbidity	EPA 180.1	3.9	NTU	0.05	5

Comments: This sample **DOES NOT MEET** current EPA, DEP, and Chester County Health Department bacteriological standards of no detectable coliform bacteria per 100 ml sample.

Report Approved By: 

ND = Not detected
 * = above specified limit

Note: Analytical results are only valid as per our official terms and conditions. We do not accept any liability for use of these results.

Page 1 of 1

TOWNSHIP OF CALN
253 MUNICIPAL DR
THORNDALE, PA. 19372
610/384-0400

INSPECTION ASSIGNMENT SHEET

Building Permit No. 2004-00099-BUI
Location 431 BONDSVILLE RD
Owner JOAN YARNALL
Contractor SCHORN CONSTRUCTION (610-269-0588)
Description COMMERCIAL BUILDING - ANIMAL CLINIC
Comments SEE COPY OF PERMIT REVIEW LETTER ATTACHED

SITE INSPECTION PRIOR TO BEGINNING CONSTRUCTION

FORM INSPECTION PRIOR TO POURING FOOTERS

BACKFILL INSPECTION (after dampproofing)

ROUGH FRAMING INSPECTION PRIOR TO INSULATION OR INTERIOR COVERING (rough electrical inspection should be completed and all utilities installed, e.g. plumbing, mechanicals, etc...)

ROUGH PLUMBING INSPECTION (performed during framing inspection, if applicable)

FINAL PLUMBING INSPECTION (performed during the final inspection)

ROUGH ELECTRICAL INSPECTION (need prior to framing)

FINAL ELECTRICAL INSPECTION (need prior to final inspection)

DRIVEWAY / APRON INSPECTION (need prior to final inspection)

FINAL INSPECTION (performed after work is complete and PRIOR TO USING OR OCCUPYING CONSTRUCTION)



CALN TOWNSHIP

DEPARTMENT OF CODE ENFORCEMENT

Andrew F. Reczek, Director of Code Enforcement
Gary E. Shesko, Housing Officer/Deputy Fire Marshall
Stephen L. Miller, Code Official/Deputy Fire Marshall

www.calntownship.org

610-384-0400 fax: 610-384-0689 Email: andy@calntownship.org
253 Municipal Drive, P.O. Box 72149 Thorndale, Pa. 19372-0149

May 3, 2004

Joan Yarnall, VMD.
651 Sugars Bridge Road
West Chester, PA 19382

Shorn Construction Company, Inc.
1232 Sawmill Road
Downingtown, PA 19335

PERMIT REVIEW: Animal Hospital
431 Bondsville Road,

1. Install and maintain all Erosion and Sedimentation control measures as required by the approved Land Development Plan
2. All work must comply with the 2000 International Building Code.
3. All electrical wiring must be inspected and approved by a Caln Township approved underwriter (list provided with permit).
4. Any Contractor performing work shall be registered in Caln Township
5. All vertical / horizontal connections and all penetrations must be properly fire blocked in accordance with the adopted building code.
6. All Plumbing must be tested in accordance with International Plumbing Code
7. Water supply and sanitary drainage line must be separated in accordance with Section 603.2 of the 2000 IPC
8. Provide separate handicap bathroom facilities in accordance with the 2000 IBC and 2000 International Plumbing Code (IPC). All bathroom facilities must be properly labeled.
9. Provide either an accessible drinking fountain or water cooler in accordance with the 2000 IPC.
10. All sanitary sewer laterals must be installed in accordance with the Caln Township Sewer Specifications.
11. All mechanical venting must be in accordance with the 2000 International Mechanical Code (IMC) and the Manufacturer's installation instructions.
12. Provide access and the required service area for all mechanical equipment in accordance with the 2000 IMC.
13. The required accessible route and all accessible features must be installed in compliance with the ICC/ANSI A117.1-1998

TOWNSHIP OF CALN

PERMIT

Permit No: 2004-00099-BUI

Date Issued: 5/4/2004

Location of Work: 431 BONDSVILLE RD

Type of Work: COMMERCIAL BUILDING - ANIMAL CLINIC

Owner: JOAN YARNALL

Contractor: SCHORN CONSTRUCTION

Parcel #: 39-4D-29


Zoning Officer

THIS PLACARD MUST BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES, EASILY VISIBLE FROM THE PRINCIPAL STREET, WELL SECURED IF EXPOSED TO THE WEATHER, DURING THE ENTIRE CONSTRUCTION TIME.

WORK MUST BE STARTED WITHIN 6 MONTHS FROM DATE OF ISSUE



CALN TOWNSHIP

DEPARTMENT OF ENGINEERING

Kenneth E. Lawrence, Jr., PE, PLS, Senior Staff Engineer
Jeffrey W. McClintock, PE, Township Engineer
Kathleen M. Orth, Administrative Assistant

www.calntownship.org

610-384-0400 fax: 610-384-0689 Email: corth@calntownship.org
253 Municipal Drive, P.O. Box 72149 Thorndale, Pa. 19372-0149

FACSIMILE

TO: First Fiinancial
Jennie Graham

FROM: Cathy Orth
Administrative Assistant

DATE: May 4, 2004

FAX #: 610.269-4725

PAGES: 2

SUBJECT: Animal Clinic – Building Permit

Attached is the permit for the Animal Clinic at 431 Bondsville Rd., Downingtown,
PA 19335

TRANSMISSION VERIFICATION REPORT

TIME : 05/05/2004 15:57
NAME : CALN ECE
FAX : 6103840689
SER.# : BROB4Q595088

DATE, TIME	05/05 15:57
FAX NO./NAME	6102694725
DURATION	00:00:28
PAGE(S)	02
RESULT	OK
MODE	STANDARD ECM



CALN TOWNSHIP

DEPARTMENT OF ENGINEERING

Kenneth E. Lawrence, Jr., PE, PLS, Senior Staff Engineer
Jeffrey W. McClintock, PE, Township Engineer
Kathleen M. Orth, Administrative Assistant

www.calntownship.org

610-384-0400 fax: 610-384-0689 Email: corth@calntownship.org
253 Municipal Drive, P.O. Box 72149 Thorndale, Pa. 19372-0149

FACSIMILE

TO: First Financial
Jennie Graham

FROM: Cathy Orth
Administrative Assistant

DATE: May 4, 2004

FAX #: 610.269-4725

PAGES: 2

SUBJECT: Animal Clinic – Building Permit

Attached is the permit for the Animal Clinic at 431 Bondsville Rd., Downingtown, PA 19335

FIELD CORRECTION NOTICE

LOCATION 431 Bondsville Rd. PERMIT NO. 2004-00099 BUI

ISSUED TO Schorn Construction Thorndale Animal Clinic
PERMIT HOLDER AND/OR ALL RESPONSIBLE PARTIES.

NOTICE DELIVERED TO _____

Upon inspection, violations of the _____ Sec. _____ were in evidence.

The following orders are hereby issued for their correction: _____

- 1) Placement of Audible / Visual Alarms must be verified OK 9/14/04
- 2) Audible / Visual Alarms must be tested for compliance. OK 9/14/04
- 3) Provide Approved Potable Water Testing Results. OK 9/2/04
- 4) Provide Remote Water Meter. OK 9/14/04 Rear of Bldg
- 5) Install mushroom vent cap for proper sewer lateral venting. OK 9/14/04
- 6) Provide Bonding for all Gas Lines OK 9/1/04
- 7) Complete Exterior Parking Lot Lighting. OK 9/1/04
- 8) Secure open breaker (Main Electrical Panel) OK 9/1/04

PLEASE CALL FOR INSPECTION WHEN CORRECTIONS HAVE BEEN COMPLETED. ACCEPTANCE AND APPROVAL BY AN INSPECTOR OF THIS DEPARTMENT IS REQUIRED. ALL CORRECTIONS MUST BE

MADE ON OR BEFORE Use + Occupancy

DATE 8/30/04

BY Cesar P. [Signature] INSPECTOR

9) Provide approved L+I certificate OK 9/2/04

ORIGINAL



CALN TOWNSHIP

DEPARTMENT OF ENGINEERING & CODE ENFORCEMENT

Andrew F. Reczek, Director of Code Enforcement

Jeffrey W. McClintock, PE, Township Engineer

Kathleen M. Orth, Administrative Assistant

www.calntownship.org

610-384-0400 fax: 610-384-0689 Email: corth@calntownship.org

253 Municipal Drive, P.O. Box 72149 Thorndale, Pa. 19372-0149

MISCELLANEOUS INSPECTION REPORT

DATE 8/30/04

LOCATION 431 Bondsville Ro.

TYPE OF INSPECTION Thornedale Animal Clinic Final

Upon arrival all exterior areas were being landscaped and stabilized. Parking lot lighting was also being installed.

All paved areas were properly marked for parking + Handicap accessibility

The interior of the building was somewhat congested to the the unpadding of material although appeared in accordance to the approved plans. All rooms were properly litte had adequate

heat + ventilation. All sinks + plumbing fixtures were properly connected

All exit doors were provide with panic hardware, Exit lighting

Emergency lighting. Main Door was lockable from the inside

by a thumb turn lock. Three Fire extinguishers were located

within the building space to limit travel distance to less

than 75 feet.

Electrical Service and interior wiring was inspected by United

Inspection Agency JH on 8/30/04.



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MISCELLANEOUS INSPECTION REPORT

DATE 8/30/04

LOCATION 431 Bondsville Rd.

TYPE OF INSPECTION Animal Clinic

Attic Draftstopping was completed + approved, all joints seams and penetrations were sealed.

All vent lines were properly sloped and repaired in accordance with the Rough Framing Field Correction Notice

Phone service has not been installed so no connection has been made to provide Fire alarm monitoring as of yet.

Audible/Visual Alarms were provided only @ front + rear exit

These locations must be verified with the Building Code + addressed if necessary.

See Attached Field Correction Notice for outstanding issues:

Note: Water Coder Provided for Public Use. All Accessible

Bedrooms properly labeled



CALN TOWNSHIP

DEPARTMENT OF ENGINEERING & CODE ENFORCEMENT

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Stephen L. Miller, Code Official/Deputy Fire Marshal

www.calntownship.org

610-384-0400 fax: 610-384-0689 Email: andyr@calntownship.org
253 Municipal Drive, P.O. Box 72149 Thorndale, Pa. 19372-0149

MISCELLANEOUS INSPECTION REPORT

DATE 6-10-04

entered

LOCATION Animal Clinic, Boudsville Rd.

TYPE OF INSPECTION Backfill Insp.

Contractor called for a Backfill Insp. At this time

"A wall inspection was never completed!" Pictures

will be provided ~~later~~ showing all rebar placement

* Walls should have included #4 Rebar Dowels 15" OC.

& An upper and lower continuous row of #4 Rebar

Holes provided for utilities larger size due to possible

structure movement.

* outside of walls Damp proofed with Henry 101 unfibred

Foundation coating to the 28" mark adding

1' from the slab below will give proper Frost

Factor the entire perimeter of Bldg.

→ (2) 16" x 16" Piers square & (3) 21" cylinder piers

* Pictures shall be provided for walls *

A Rough under slab plumbing Insp will be called in

(SR)

* Electric conduit provided 1"

* Phone conduit provided 4" Tele conduit

CALN TOWNSHIP
SITE / FOOTER / BACKFILL

LOCATION: 431 Bondsville Road

LOT #:

entire

SITE

DATE: 6-2-04

FRONT ok well over Revisions For SIDE: / REAR
All set Backs

FOOTER

DATE: *6-2-04 For Engineer Footprint only* 6-3-04 Rebar mats*

SIZE: PIERS:

BOTTOM/SIDES: TYPE SOIL:

FOOTER STEPPED:

RE-BAR:
(per approved plan/revisions from designer needed)

CONCRETE WEIGHT DEPTH BELOW - TOPSOIL
GRADE

CONNECTON TO WALL - doweled \ keyed \ NA

BACKFILL

DATE:

WALL SIZE: (block / poured)

ANCHOR BOLTS / STRAPS: T/C FILLED / SOLID

AMPLE FROST PROTECTION OF FOOTERS:

THERMAL BARRIER PROVIDED FOR EXPOSTED AREAS OF SLAB:

FOUNDATION TREATMENT: dampproofed / waterproofed - explain

PERIMETER DRAIN PROVIDED:

SLEEVES PROVIDED FOR UTILITIES:



CALN TOWNSHIP

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253 Municipal Drive, P.O. Box 72149 Thorndale, Pa. 19372-0149

MISCELLANEOUS INSPECTION REPORT

entire

DATE 6-2-04

LOCATION 431 Bondsville Road

TYPE OF INSPECTION Footer / Engineered Foot print

- All set backs well w/in zoning requirements
- At time of inspection only Building Foot print Engineering was completed
NO rebar or Forms installed
- Per engineers request (Attached Letter) & on site engineer (CAED attached)
Craig J. Joss, Applied testing Inc All Loose / unstable
soils were removed from the Foot print Area & Replaced with
#4 Ballast. Ballast was worked in to soils until meeting the
on site engineers requirements. Some Areas had to be re-do in order
to place more Ballast. Depth of Ballast was From 12 to 24 inches
Ballast is level on top & will not contain any steps.
- Tomorrow will Inspect Again to see rebar in place per Plans
- New plan obtained on 6-2-04 Early.
- On site Engineer will be Forwarding All Field inspections to our
office.

SM



CALN TOWNSHIP

DEPARTMENT OF ENGINEERING & CODE ENFORCEMENT

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MISCELLANEOUS INSPECTION REPORT

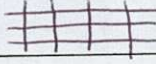
Inspected

DATE 6-3-04

LOCATION 431 Bondsville Rd Animal Clinic

TYPE OF INSPECTION Rebar mesh mats

- Upper mat (entire Footprint) on 10" Chairs

15" O.C. mesh, #5 Rebar  "See Pictures"

Tied in place

- Lower mat in center of Footprint under (3) piers

#4 Rebar 12" O.C. on 2" x 3" Chairs "See Pictures"

Pad to be poured 12" Thick



6-3-04 (SN)



6-3-04 (5)



6-3-04

(5)



6-3-04 (5)

FIELD CORRECTION NOTICE

LOCATION 431 Bondsville Rd. PERMIT NO. 2004-00099 BUI

ISSUED TO Schorn Construction
PERMIT HOLDER AND/OR ALL RESPONSIBLE PARTIES.

NOTICE DELIVERED TO _____

Upon inspection, violations of the _____ Sec. _____ were in evidence.

The following orders are hereby issued for their correction: _____

- 1) ~~Duct~~ + Top plate penetration must be firestopped *OK 7/22/04
- 2) ~~Additional~~ water supply lines must have additional bracing installed OK 7/23/04
- 3) DWV (Attic area) must have adequate pitch where penetrating draft stop truss OK - 8/30/04
- 4) Provide required work surface (Attic area) @ mechanical equipment ✓ OK 8/30/04
- 5) Rough Inspection Stricker (Electric) must be located on Electrical Panel

PLEASE CALL FOR INSPECTION WHEN CORRECTIONS HAVE BEEN COMPLETED. ACCEPTANCE AND APPROVAL BY AN INSPECTOR OF THIS DEPARTMENT IS REQUIRED. ALL CORRECTIONS MUST BE

MADE ON OR BEFORE final inspection

DATE 7/22/04

BY [Signature]
INSPECTOR

ORIGINAL

CALN TOWNSHIP
ROUGH FRAMING INSPECTION

DATE: 7/22/04

LOCATION: Thornock Animal Clinic

LOT# _____

ROUGH FRAMING

1. Electrical inspection (rough-in) with sticker United Inspection Agency 7/16/04 John Helfordy
2. Plumbing inspection completed (rough-in) see attached
3. Duct Work Roughed-in incomplete
4. Fan duct for Lav/Bath(if no window) ✓
5. Check Firestops ✓ Entire ceiling drywalled using 5/8 prior to interior partitions.
Draftstopping installed in attic area to limit sq. ft to < 3,000 sq ft
(incomplete) see FCU. All penetration fire ceilled using ASTM E 814 material

JOIST SIZE & GRADE

1. 1st. Floor slab
2. 2nd. Floor N/A
3. Roof rafters-size and on center 2x4 pre-engineered truss 24" O.C 5/8" sheathing ~~slab installed~~
Hurricane straps installed each end / each truss

PLYWOOD SIZE & ROOF CLIPS

1. Fireplace _____
2. Chimney Liners _____
3. Hearth size _____
4. Damper _____
5. Framing Clearance _____
6. Stud Size-Exterior 2x6 16" O.C 5/8" OSB sheathing 15lb. felt stucco wire
7. Stud Size-Interior 2x4 16" O.C.
8. Flooring Size and Type slab
9. Header Size (2) 2x10 Headers
10. Firewall N/A
11. Window Size - GRADE _____ ABOVE GRADE

Unkntd Inspection from
7/16/04
John Helbig

CALN TOWNSHIP

entered

ROUGH PLUMBING INSPECTION

LOCATION: 431 Bondsville RD

LOT #: Thornick Animal Clinic

DATE: 6/15/04

(All drain lines tested using
5 lbs psi Air pressure for 15 minutes
No drop in pressure evident)

1. PLUMBING UNDER SLAB: (map/diagram below): see attached picture

- SANITARY TRUNK LINE 4" man trunk
(size and type)
- DRAIN LINE 2", 3", 4" sch 40 PVC
(shall be 2" dia. Min.)
- ADEQUATE SUPPORT/COVER: bedded in 2B clean stone
- PROTECTION @ SLAB @ FOUNDATION sch 80 steel

2" vent 3" man

DATE: 7/22/04

2. PLUMBING ABOVE SLAB:

- SANITARY TRUNK LINE see above
(size and type) (2 water closet max. on 3" trunk)
- MAIN VENT SIZE 3" sch 40 PVC
- DRAIN LINE 3", 2" sch 40 PVC VENT PROPERLY
- ADEQUATE SUPPORT
- WATER DISTRIBUTION MATERIAL Copper
- TRUNK SIZE 1 1/2" supply 1" @ tank BRANCH SIZE 1/2"
- ADEQUATE SUPPORT?
(**termination higher than road overflows?)

Water supply + DWV air tested (800psi)
5 psi
for 15 minutes no drop in pressure

DATE: _____

3. WATER SERVICE:

- SIZE AND TYPE _____
- CURB STOP LOCATION _____
- PROTECTION @ SLAB _____ @ FOUNDATION _____
- DEPTH/LOCATION (isolated from sewer?) _____

- NUMBER OF BATHROOMS AND POWDER ROOMS _____
- NUMBER OF FIXTURES _____ (NUMBER NOTED ON APPLIC. _____)
- ACCOMMODATED FOR SEPARATE METERING OF BUSINESSES? _____



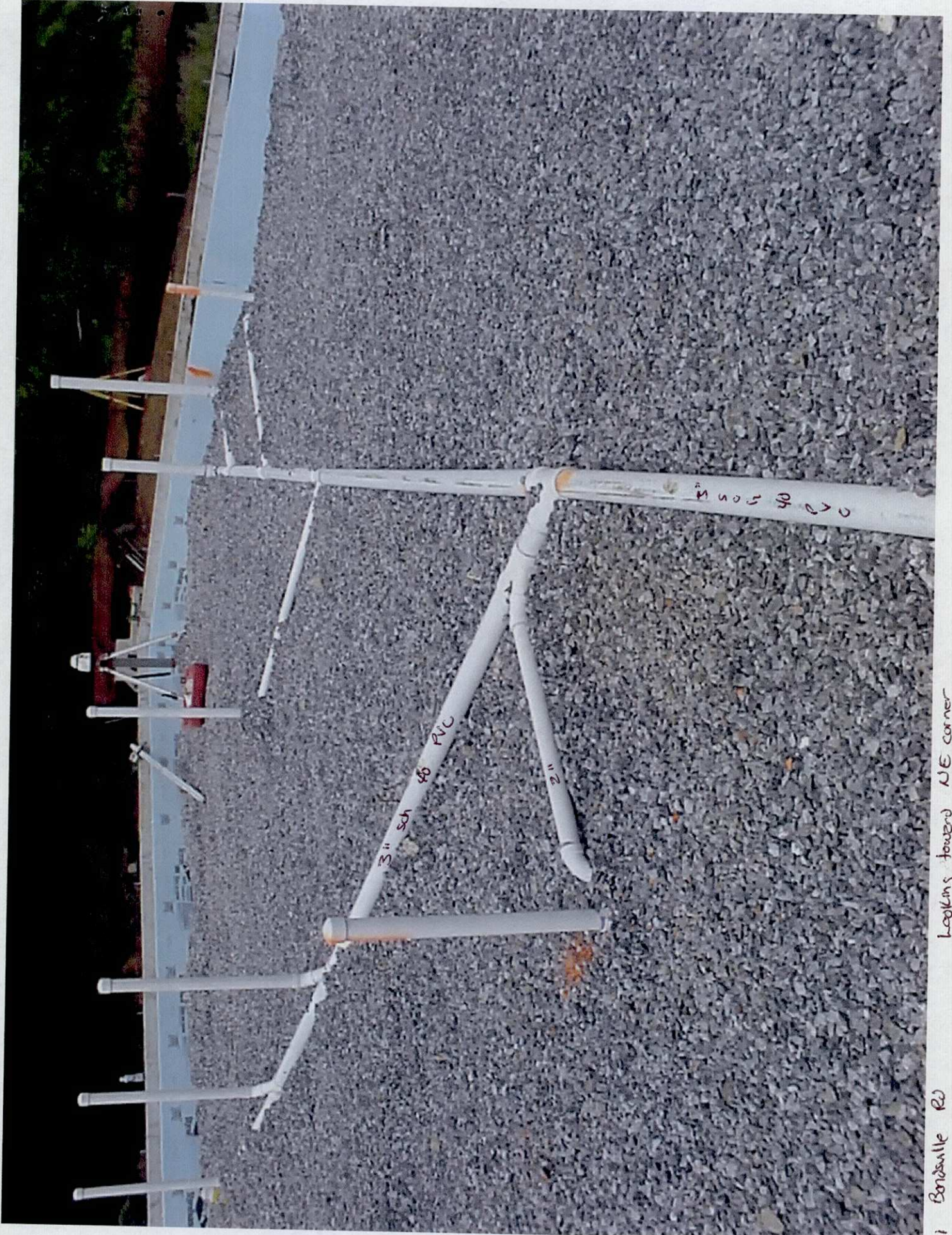
431 Bardsville Rd. Thornock Animal Clinic Understeb Plumbing 6/15/09
Looking West

2" vents



4" sch 40 PVC

431 Bondsville Rd.
Thousand Oaks
Animal Clinic
Look North
(from center of Building)



431 Bondville Rd
Thorndale Animal Clinic

Looking toward NE corner
From center of building



(Looking SE
from center of Building)

421 Bond'sville
Therapeutic Animal Clinic

Letter of Transmittal

SCHORN CONSTRUCTION CO., INC.
1232 SAWMILL ROAD
DOWNINGTOWN, PA 19335
610-269-0588 FAX: 610-269-0714

RECEIVED
 APR 22 2004
 CODES & ENG

TO:

Caln Township	DATE:	April ²² 19, 2004
	ATTENTION	Andy
	RE:	Yarnall - Animal Clinic of Thorndale

GENTLEMEN:

We are sending you: Attached Under Separate Cover Via _____

Shop Drawings Prints Plans Samples Specifications

Copy of Letter Change Order _____

COPIES	DATE	NO.	DESCRIPTION
2			Truss drawings for your use.
2			M-1 MECHANICAL DRAWING
1			WELL PERMIT # 057396 - will be faxed as soon as permit is received.
			was mailed 4/21/04.

These are transmitted as follows:

- For Approval Approval as submitted Resubmit copies for approval
 For your use Approved as noted Submit copies for distribution
 For review and comment

For Bid due: _____

Remarks: _____

Signed: Tammy Schorn

Date 5/6/04

Township of Caln
Receipt and Proof of Payment

NO 10210

GENERAL FUND

- 01-10-322-910 --- Police Services _____
- 01-10-322-900 --- Street Opening Fee _____
- 01-10-331-125 --- Vehicle/Speed Ctrl/Ordinance _____
- 01-10-345-060 --- Act 205 - Pension _____
- 01-10-345-061 --- Fireman's Relief _____
- 01-10-345-080 --- Beverage License _____
- 01-10-361-305 --- Planning Fees _____
- 01-10-361-320 --- Act 247 Review/Inspection _____
- 01-10-361-340 --- Zoning Hearing _____
- 01-10-362-410 --- Building Permit \$ 640.00 (1131 Bondsville Rd.)
- 01-10-362-451 --- U & O New Animal Clinic
- 01-10-362-452 --- U & O Res & Com _____
- 01-10-362-601 --- Housing Annual Rental Fee _____
- 01-10-362-602 --- Housing Tenant Change Fee _____
- 01-10-362-610 --- Contractor's License Fee _____
- 01-10-363-700 --- Bus Shelters _____
- 01-10-380-100 --- Miscellaneous _____
- 01-10-387-303 --- Lloyd Park Investment _____
- 01-10-395-100 --- Refund _____
- 01- _____ --- _____
- 01- _____ --- _____
- 01- _____ --- _____
- 01- _____ --- _____
- 01- _____ --- _____

TOTAL

\$ 640.00

PK # 24012

SCHOOL

CONSTR.

PAID
MAY - 6 2004
CODES & ENG

Department CMO

Treasurer _____

Spoke to Joe Shorn on 4/8/09

- Items needed include:
- X Well Permit
 - X Truss Design
 - X Soil Investigation
 - All Benches + signage per AUSI
 - X Mechanical Plans
 - Separate Bathroom Facilities
 - Drinking Fountain
 - Sewer Catcher 1 spec

C-2 Zoning District

Lot Area 114,282

Building Area 4100 sq.

Building Coverage 3% OK < 25% max

Lot Coverage 14.5% OK < 65% max

Permit Fee : 4100 sq ft

$$1^{st} - 2500 \text{ sq.} = 1,250.00$$

x .50 +

$$4100 - 2500 = 1600 \times .40 = 640$$

Total Building Permit Fee \$1,890.00

Paid 3/29/09

1,250

Total Balance Due

\$640.00

Call

COMMONWEALTH CODE INSPECTION SERVICE, INC.

DUPLICATE CERTIFICATE

For Municipal Confirmation Only

17568

TYPE OF INSPECTION Electrical

Permit No. _____ Cut-in Card No. _____

Owner Turkey Hill #261

Location 549 Bonnsville Road

Installation Consisting of wire conduit for Pump at Catch Basin

Spray System

Installed By Meadow Valley Electric Lic. No. _____

The conditions following governed the issuance of this certificate, and any certificate previously issued is cancelled: -

This certificate only covers the electrical equipment and installation conditions as of date. Upon the introduction of additional equipment or alterations, application shall be promptly made for inspection.

Inspectors of this Company shall have the privilege of making inspections at any time, and if its rules are violated, the Company shall have the right to revoke this certificate.

Date July 8, 2004 INSPECTOR Wm. Dambule
Member N.F.P.A., I.A.E.I.