



October 17, 2022

Clover School District Two
Attn: Dr. Sheila Quinn
604 Bethel Street
Clover, SC 29710

Dear Dr. Quinn,

As part of the property acquisition process, public school districts are required to obtain approval from the State Department of Education's Office of School Facilities (OSF). OSF is the governing authority for all site approvals, plan reviews, school improvements, new construction and permitting. Without approval from OSF, school districts are prohibited from constructing on or making improvements to any district owned properties.

OSF, often along with South Carolina Department of Transportation (SCDOT), usually visits and walks all potential school sites. The properties are reviewed for public access, utilities, topography and possible environmental issues. After conducting a site visit and reviewing available documentation, OSF will issue formal approval if it determines the site is suitable for the grade level school that is intended for that particular property.

As a matter of record, OSF and SCDOT visited the Daimler Blvd. property in June 2010 and issued formal approval as a high school site to Clover School District Two in October 2010.

Other studies and reports that are often produced as part of the due diligence stage of site planning are subsurface explorations, wetlands delineations, threatened and endangered species surveys and cultural resources reviews. All of the above analyses were performed on the Daimler Blvd. site and did not reveal anything that would prevent the property from being developed as part of a new high school project.

More times than not, new school sites in York County are heavily wooded, have environmental features and quite often contain subsurface rock. In fact, partially weathered rock was found during subsurface investigations at the CSD Community YMCA and Bus Transportation sites in Clover as well as several new school sites in Fort Mill, and all projects were completed without costly blasting or mass rock excavations.

For the past 18 years, I have been involved in numerous educational and governmental projects throughout York County. After reviewing the Report of Preliminary Subsurface Exploration, the preliminary wetland delineation survey, the Threatened/Endangered/Protected Species Evaluation and the Cultural Resources Literature Review, it is my professional opinion that this site is typical of other similar project sites in the area and should not be considered "unbuildable."

Sincerely,

J. Kelly Clayton, PE

LMG, LLC
Partner