[illegible]

### Property Owners Awareness Certificate

We Blackwater Preservation, LLC, hereby acknowledge that we are aware of this revision to the Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2. All future revisions to this TCP2 plan shall be included all revisions to the TCP2 approved as of the date of certification or signature.

I/ We \_\_\_\_\_ hereby acknowledge that we are aware of this revision to the Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2. All future revisions to this TCP2 plan shall be included all revisions to the TCP2 approved as of the date of certification or signature.

Contract Purchaser	Date
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1. This plan proposes to establish off-site woodland conservation areas to satisfy the woodland conservation requirements for other properties. Any future activities on this property that result in the clearing of additional woodlands will result in additional conservation requirements for this property. At that time the TQPIs shall be revised to calculate the additional requirements for this property and demonstrate how those requirements are being satisfied.
2. Cutting or clearing of woodland not in conformance with this Plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$150 per square foot mitigation fee, 1:1 replacement of the disturbed woodlands and other requirements that may be required due to the 3:1, 2:1 or 1:1 replacement requirements associated with the clearing of woodlands.
3. Per CB-05-2005, the seller of any property is required to inform the purchaser at the time of contract signature that the property is subject to a Tree Conservation Plan and provide a copy of the Tree 2 Tree Conservation Plan that depicts the area subject to the Tree Conservation Plan.
4. Off-site woodland conservation banking areas created for the purpose of satisfying the off-site woodland conservation requirement of a benefiting property may not be used to satisfy the requirements for this property in the future.
5. All off-site woodland conservation banking on this property shall be encumbered by a declaration of covenants recorded in the Land Records of Prince George's County, Maryland and/or other protection documents as found acceptable by the MNCPPC Environmental Planning Section (EPS). The Declaration of Covenants shall encumber all of the property and the products included in the off-site woodland conservation banking, and be described by a metes and bounds description.
6. Prior to the execution of any declaration of covenants encumbering any portion of this property, a draft of the declaration and associated easement documents shall be submitted to the Environmental Planning Section, MNCPPC for appropriate review and approval by the county Office of Law.
7. Off-site woodland conservation banks may not encumber lands previously protected or encumbered by permanent protection instruments.
8. Each subsequent contributor for a portion of the off-site bank will require the submittal of a signed sales agreement and draft Transfer Certificate to the Environmental Planning Section for review prior to recordation. Each Transfer Certificate will clearly cross-reference the appropriate TQPIs and project names (banking property and benefiting property) for accurate accounting of transferred off-site credits.
9. All off-site woodland conservation areas established on existing (pre-recorded) woodlands shall be credited at a rate of 2 acres of existing woodlands for every 1 acre of off-site woodland conservation mitigation required. In accordance with NR Article C-51007(b)(2), off-site woodland conservation areas established as additional natural regeneration shall be credited at a rate of 1 acre of afforestation for every 1 acre of off-site woodland conservation mitigation required, but may not be transferred until after two growing seasons and certification of adequate survival unless an afforestation bond is posted.
10. The TQPI Off-site Woodland Conservation Summary Table on the approved TQPI2 shall be revised each time the TQPI2 is revised to record the acreages affected, the benefiting property name and TQPI number, and the recordation numbers.
11. If a Transfer Certificate is recorded and is later found to be unnecessary, a written request shall be submitted to the TQPI2 to revoke the release of the Transfer Certificate release. If it is determined that the Transfer Certificate may be released, the EPS will notify the applicant that a release document may be submitted for processing.
12. The purchase or sale of off-site woodland conservation credits involves the transfer of a real property right and may be subject to Maryland property transfer tax at the time of recordation of a Transfer Certificate.
14. Timber harvesting activities on the site may occur only after approval of a Forest Management or Stewardship Plan by the Prince George's County Forestry Board and a copy of the approved Forest Management or Stewardship Plan is submitted to The Environmental Planning Section for the permanent file.

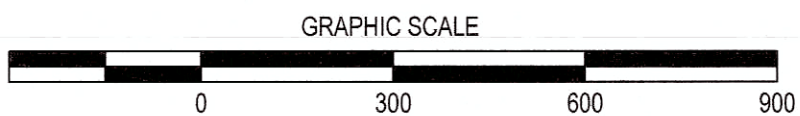
STANDARD WOODLAND CONSERVATION WORKSHEET FOR PRAIRIE GEORGES COUNTY				
<b>SECTION I - Establish Site Information</b>				
Zone:		O/S		
Gross Tract:		549.18		
Foodplain:		27.63		
Previously Dedicated Land:		0.00		
Net Tract (NTA):		525.85	0.00	0.00
		TCP24-014-2019		
Property Description Or Subdivision Name:		Blackwater Preservation, LLC		
Is this Site Subject To The 1989 Ordinance?		N		
Is this Site Subject To The 1991 Ordinance?		N		
Subject To The 2010 Ordinance and in PFA (Priority Funding Area)		N		
Is this site (1) single family use? (Y or N)		N		
Are there any PTO Approvals which include a contribution of this land? (Y or N)		N		
Is there any portion of the property in a WC Bank? (Y or N)		N		
Break-even Point (preservation acres):		0.72 acre(s)		
Clearing permitted by reforestation:		275.57 acres		
<b>SECTION II - Determine Woodland Conservation Requirements</b>				
	Column A WCIA (TA1)	Column B Net Tract	Column C Foodplain (TA1)	Column D On-Site Impacts (TA1)
Existing Woodland		344.96	21.58	
Woodland Conservation Threshold (WCT) =	0.00%			
Smaller of (1) or (2)		0.00		
Woodland Above WCT		344.96		
Woodland cleared		0.00	0.00	0.00
Woodland cleared above WCT (smaller of 16 or 17)		0.00		
Clearing above WCT (0.25) replacement requirement		0.00		
Woodland cleared below WCT		0.00		
Clearing below WCT (2.1 replacement requirement)		0.00		
Threshold (AFT) =	20.00%	0.00		
On-site WCA (clearing provided on the property)		220.82		
Woodland Conservation Required		220.82		
<b>SECTION III - Meeting the Requirements</b>				
Woodland Preservation		0.50		
Reforestation Requirement		0.00		
Natural Regeneration		0.00		
Landscape Credits		0.00		
Specimen/Heritage Tree Credit (CP1 area % U)	0.00			
Forest Enhancement Credit (area % 25)	0.00			
Street Tree Credit (existing or 10-year canopy)		0.00		
Area approved by local jurisdiction			Fee amount:	
On-site Woodland Conservation Credits Required		0.00		
On-site WCA (preservation) being provided on this property		220.82		
On-site WCA (reforestation) being provided on the property		0.00		
Woodland Conservation Provided:		220.82	acres	
Area of woodland not cleared		344.96	acres	
Net tract woodland retained net of project requirements:		344.96	acres	
100-Acres/acre woodland retained:		21.58	acres	
On-site woodland conservation provided		220.82	acres	
On-site woodland conservation alternatives provided		0.00	acres	
On-site woodland retained not credited		365.64	acres	


PREPARED BY: D. Hunter Michael  
 License Number: Qualified Professional

Site Statistics Table	
Site Statistics	Total
Gross tract area	548.38 ac.
Existing 100-year floodplain	22.53 ac.
Net tract area	525.85 ac.
Existing woodland in the floodplain	21.58 ac.
Existing woodland net tract	344.95 ac.
Existing woodland total	366.54 ac.
Existing PMA	17,196.91 sf
Regulated streams (linear feet of centerline)	26,090 lf

Prince George's County Planning Department, M-NCPPC Environmental Planning Section <b>TREE CONSERVATION PLAN APPROVAL</b> <b>TOP 2 - 014 - 2019</b>			
DO	Approved by	Date	Reason for Revision
01	<i>Kim S. Fench</i>	7/19/2019	
02			
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE 2  
 PARCELS 6, 117 and 91  
**BLACKWATER PRESERVATION, LLC**  
 AQUASCO DISTRICT No. 8  
 PRINCE GEORGE'S COUNTY, MARYLAND



7/2/19					11721 WOODBROOK ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20715		BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2018 BEN DYER ASSOCIATES, INC.		
DATE					DRAWN BY PCN: HM		CHECKED BY PW		AS87078
D. Hunter Michael Qualified Professional COMAR 08.19.06.01	DATE	DESCRIPTION		BY	SCALE		SHEET NO.		
		REVISIONS							
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					DATE		DECEMBER 2018		54.015-Z