

| GENERAL INFORMATION TABLE |                                   |                         |
|---------------------------|-----------------------------------|-------------------------|
| LAYER CATEGORY            | LAYER NAME                        | VALUE                   |
| ZONE                      | ZONING (ZONE)                     | I-4                     |
| ZONE                      | AVIATION POLICY AREA (APA)        | N/A                     |
| ADMINISTRATION            | TAX GRID (TMG)                    | 99 / E3                 |
| ADMINISTRATION            | WSSC GRID (SHEET 20)              | 208SE08                 |
| ADMINISTRATION            | PLANNING AREA (PLAN AREA)         | 6-77                    |
| ADMINISTRATION            | ELECTION DISTRICT (ED)            | 15                      |
| ADMINISTRATION            | COUNCILMANIC DISTRICT (CD)        | 9                       |
| ADMINISTRATION            | GENERAL PLAN 2002 TIER (TIER)     | DEVELOPING              |
| ADMINISTRATION            | GENERAL PLAN GROWTH POLICY (2035) | ESTABLISHED COMMUNITIES |
| ADMINISTRATION            | POLICY DISTRICT                   | V                       |

| SITE STATISTIC TABLE                          |          |
|-----------------------------------------------|----------|
| SITE STATISTIC                                | TOTAL    |
| GROSS TRACT AREA                              | 40.55    |
| EXISTING 100-YEAR FLOODPLAIN                  | 6.06     |
| PREVIOUSLY DEDICATED LAND                     | 0.00     |
| NET TRACT AREA                                | 34.49    |
| EXISTING WOODLAND IN THE FLOODPLAIN           | 5.99     |
| EXISTING WOODLAND NET TRACT                   | 30.75    |
| EXISTING WOODLAND TOTAL                       | 36.73    |
| EXISTING PMA                                  | 9.91     |
| REGULATED STREAMS (LINEAR FEET OF CENTERLINE) | 1,833 LF |

| WOODLAND PRESERVATION AREAS (WPA) |              |
|-----------------------------------|--------------|
| AREA                              | ACRES        |
| WPA-1                             | 0.72         |
| WPA-2                             | 0.67         |
| WPA-3                             | 1.31         |
| WPA-4                             | 2.57         |
| WPA-5                             | 2.63         |
| WPA-6                             | 3.26         |
| <b>TOTAL:</b>                     | <b>11.16</b> |

| WOODLAND RETAINED ASSUMED CLEARED AREAS (WR-AC) |             |
|-------------------------------------------------|-------------|
| AREA                                            | ACRES       |
| WR-AC-1                                         | 1.48        |
| WR-AC-2                                         | 0.08        |
| <b>TOTAL:</b>                                   | <b>1.56</b> |

| WOODLAND RETAINED NOT COUNTED AREAS (WR-NC) |             |
|---------------------------------------------|-------------|
| AREA                                        | ACRES       |
| WR-NC-1                                     | 0.02        |
| WR-NC-2                                     | 0.11        |
| WR-NC-3                                     | 0.07        |
| WR-NC-4                                     | 0.07        |
| WR-NC-5                                     | 0.18        |
| <b>TOTAL:</b>                               | <b>0.45</b> |

| CLEARED FLOODPLAIN AREAS (C-FP) |             |
|---------------------------------|-------------|
| AREA                            | ACRES       |
| C-FP-1                          | 0.07        |
| C-FP-2                          | 0.01        |
| C-FP-3                          | 0.08        |
| C-FP-4                          | 0.71        |
| <b>TOTAL:</b>                   | <b>0.87</b> |

\*C-FP-4 = TOTAL AREA OF WOODLAND RETAINED ASSUMED CLEARED IN FLOODPLAIN

CALL MISS UTILITY  
1-800-257-7777  
48 hrs Before Excavation

| SPECIMEN TREE TABLE |                  |                         |              |                  |             |
|---------------------|------------------|-------------------------|--------------|------------------|-------------|
| No.                 | Common Name      | Scientific Name         | DBH (Inches) | Condition Rating | Disposition |
| 1                   | White Oak        | Quercus alba            | 41"          | Fair             | To remain   |
| 2                   | Southern Red Oak | Quercus falcata         | 34"          | Fair             | To remain   |
| 3                   | American Beech   | Fagus grandifolia       | 43"          | Good             | To remain   |
| 4                   | Tulip Poplar     | Liriodendron tulipifera | 30"          | Good             | To remain   |
| 5                   | Tulip Poplar     | Liriodendron tulipifera | 38"          | Fair             | To remain   |
| 6                   | Tulip Poplar     | Liriodendron tulipifera | 32"          | Good             | Root prune  |
| 7                   | Tulip Poplar     | Liriodendron tulipifera | 30"          | Fair-Good        | Root prune  |
| 8                   | Tulip Poplar     | Liriodendron tulipifera | 32"          | Fair             | To remain   |

\*Indicates DBH exaggerated by twin trunks.  
Specimen Tree locations are surveyed  
Specimen Tree #8 was removed with the initial approval of TCP2-026-2016-00

| PROPERTY BOUNDARY              |     |
|--------------------------------|-----|
| EX. CONTOUR (2')               | --- |
| EX. CONTOUR (10')              | --- |
| PROP. CONTOUR (2')             | --- |
| PROP. CONTOUR (10')            | --- |
| EX. WATERLINE                  | --- |
| PROP. WATERLINE                | --- |
| EX. SEWER                      | --- |
| PROP. SEWER                    | --- |
| EX. STORM DRAIN                | --- |
| PROP. STORM DRAIN              | --- |
| EX. CURB & GUTTER              | --- |
| PROP. CURB & GUTTER            | --- |
| PROP. FENCE                    | --- |
| EX. TREELINE                   | --- |
| LIMIT OF DISTURBANCE           | --- |
| PRIMARY MANAGEMENT AREA (PMA)  | --- |
| EX. FLOODPLAIN                 | --- |
| REGULATED STREAM (CENTERLINE)  | --- |
| REGULATED STREAM (TOP OF BANK) | --- |
| STREAM BUFFER (75')            | --- |
| NONTIDAL WETLAND               | --- |
| WETLAND BUFFER (25')           | --- |

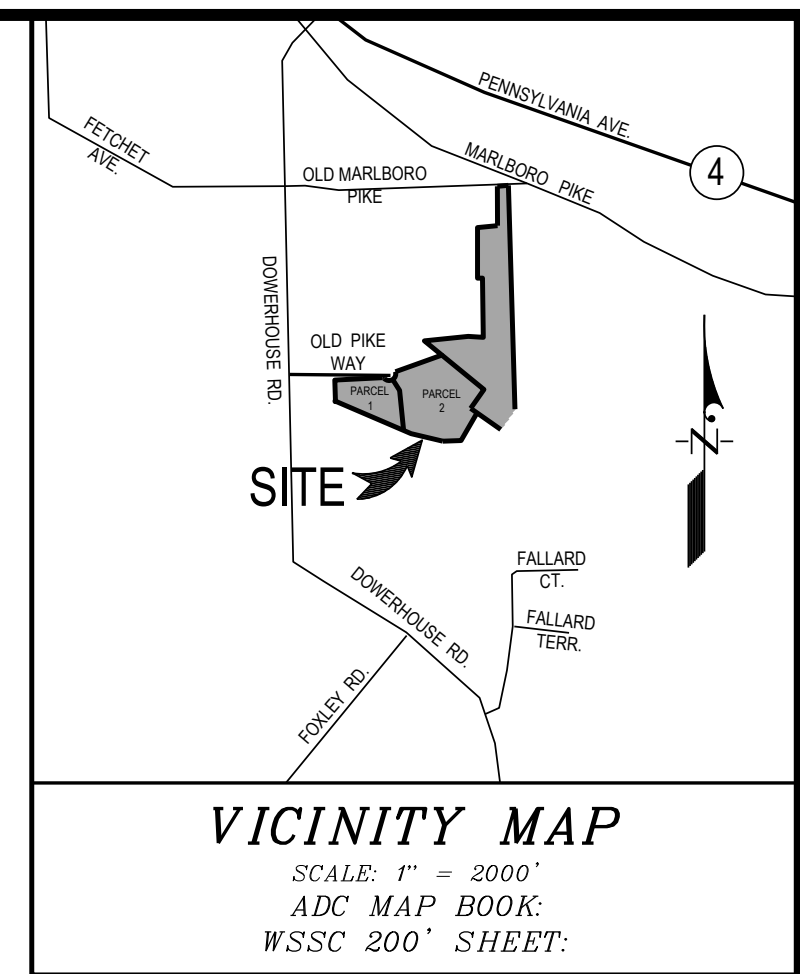
#### LEGEND

| TREE PROTECTION FENCE (TEMPORARY)         |     |
|-------------------------------------------|-----|
| CLEARED FLOODPLAIN AREA (C-FP) = 0.01 AC  | --- |
| WOODLAND PRESERVATION AREA (WPA)          | --- |
| WOODLAND RETAINED ASSUMED CLEARED (WR-AC) | --- |
| WOODLAND RETAINED NOT COUNTED (WR-NC)     | --- |
| STEEP SLOPES (15% AND GREATER)            | --- |
| WOODLAND PRESERVATION SIGN                | --- |

NOTE: The location of Tree Protection Devices (TPDs) are offset from the LOD and woodland preservation areas on the plan for graphical clarity. The location of all TPDs shall be flagged and staked in the field. (see general note 5 on sheet 5)

| Phased Woodland Conservation Worksheet for Prince George's County                                       |                |                        |      |      |      |      |      |                   |                                                                           |
|---------------------------------------------------------------------------------------------------------|----------------|------------------------|------|------|------|------|------|-------------------|---------------------------------------------------------------------------|
| SECTION I - Establishing Site Information (Enter acres for each zone)                                   |                |                        |      |      |      |      |      |                   |                                                                           |
| 1 Zone:                                                                                                 | 1-4            |                        |      |      |      |      |      |                   |                                                                           |
| 2 Gross Tract:                                                                                          | 40.55          |                        |      |      |      |      |      |                   | Include acreages only in columns for which there is a corresponding zone. |
| 3 Floodplain:                                                                                           | 6.06           |                        |      |      |      |      |      |                   |                                                                           |
| 4 Previously Dedicated Land:                                                                            | 0.00           |                        |      |      |      |      |      |                   |                                                                           |
| 5 Net Tract (NTA):                                                                                      | 34.49          | 0.00                   | 0.00 |      |      |      |      |                   |                                                                           |
| 6 TCP II or 2 Number:                                                                                   | 026-16         | Revision               | 2    |      |      |      |      |                   |                                                                           |
| 7 Property Description or Subdivision Name:                                                             | Kaune Property |                        |      |      |      |      |      |                   |                                                                           |
| 8 TCP I Number:                                                                                         | TCP1-004-13    |                        |      |      |      |      |      |                   |                                                                           |
| 9 Is this site subject to the 1989 Ordinance? (Y/N):                                                    | N              | 2010 Ordinance? (Y/N): | Y    |      |      |      |      | Within PFA (Y/N): | N                                                                         |
| 10 Break-even Point (preservation acres) =                                                              | 10.29          |                        |      |      |      |      |      |                   |                                                                           |
| 11 Acres of Net Tract clearing permitted w/o reforestation =                                            | 20.46          |                        |      |      |      |      |      |                   |                                                                           |
| SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column) |                |                        |      |      |      |      |      |                   |                                                                           |
| 12 Existing Woodland on Net Tract (acres):                                                              | 30.75          |                        |      |      |      |      |      |                   | 40.55                                                                     |
| 13 Existing Woodland in Floodplain (acres):                                                             | 5.99           |                        |      |      |      |      |      |                   | 6.06                                                                      |
| 14 Woodland Conservation Threshold (NTA) =                                                              | 15.00%         | 5.17                   |      |      |      |      |      |                   | 34.49                                                                     |
| 15 Smaller of 10 or 12:                                                                                 | 5.17           |                        |      |      |      |      |      |                   | 30.75                                                                     |
| 16 Woodland above WCT:                                                                                  | 25.58          |                        |      |      |      |      |      |                   | 5.99                                                                      |
| 17 Plan Number: (This must be completed for each phase)                                                 | 2-026-16       | 2-026-16               |      |      |      |      |      |                   | 18.51                                                                     |
| 18 Revision Number:                                                                                     | 0 & 1          | 2                      |      |      |      |      |      |                   | 0.87                                                                      |
| 19 Plan Phase or Name:                                                                                  | P.1 & P.2      | Parcel 4               |      |      |      |      |      |                   | 0.00                                                                      |
| 20 TCP2 Number for this Phase or Section:                                                               | 2-026-16-01    | 2-016-16-02            |      |      |      |      |      |                   | 0.00                                                                      |
| 21 Phase Number:                                                                                        | 2              |                        |      |      |      |      |      |                   | 0.00                                                                      |
| 22 Status:                                                                                              | Approved       | Pending                |      |      |      |      |      |                   | 0.00                                                                      |
| 23 Approval Date:                                                                                       | 18-42          | 22-13                  |      |      |      |      |      |                   | 11.16                                                                     |
| 24 Total area in this application (acres):                                                              | 18.42          | 22.13                  |      |      |      |      |      |                   | 0.00                                                                      |
| 25 Floodplain area in this application (acres):                                                         | 2.89           | 3.17                   |      |      |      |      |      |                   | 0.00                                                                      |
| 26 Net Tract area in the application (acres):                                                           | 15.53          | 18.66                  |      |      |      |      |      |                   | 0.00                                                                      |
| 27 Woodland on the Net Tract for this phase (acres):                                                    | 15.10          | 15.55                  |      |      |      |      |      |                   | 0.00                                                                      |
| 28 Woodland in the Floodplain for this phase:                                                           | 2.81           | 3.16                   |      |      |      |      |      |                   | 0.00                                                                      |
| 29 Woodland Cleared on Net Tract for this phase:                                                        | 10.96          | 7.55                   |      |      |      |      |      |                   | 0.00                                                                      |
| 30 Woodland Cleared in Floodplain for this phase:                                                       | 0.79           | 0.08                   |      |      |      |      |      |                   | 0.00                                                                      |
| 31 Off-site Woodland Clearing (1:1):                                                                    | 0.00           | 0.00                   |      |      |      |      |      |                   | 0.00                                                                      |
| 32 Off-site WCA being provided on this property (preservation):                                         | 0.00           | 0.00                   |      |      |      |      |      |                   | 0.00                                                                      |
| 33 Off-site WCA being provided on this property (afforestation):                                        | 0.00           | 0.00                   |      |      |      |      |      |                   | 0.00                                                                      |
| 34 Cumulative acres of Net Tract Woodland cleared:                                                      | 10.96          | 18.51                  |      |      |      |      |      |                   | 0.00                                                                      |
| 35 Cumulative acres of Floodplain woodland cleared:                                                     | 0.79           | 0.87                   |      |      |      |      |      |                   | 0.00                                                                      |
| 36 Smaller of 14 or 26:                                                                                 | 10.96          | 18.51                  |      |      |      |      |      |                   | 0.00                                                                      |
| 37 Woodland Clearing below WCT:                                                                         | 0.00           | 0.00                   |      |      |      |      |      |                   | 0.00                                                                      |
| 38 Clearing below WCT (2:1 replacement requirement):                                                    | 0.00           | 0.00                   |      |      |      |      |      |                   | 0.00                                                                      |
| 39 Replacement for clearing above the WCT (0.25 : 1):                                                   | 2.74           | 4.63                   |      |      |      |      |      |                   | 0.00                                                                      |
| 40 Replacement for clearing below the WCT (2 : 1):                                                      | 0.00           | 0.00                   |      |      |      |      |      |                   | 0.00                                                                      |
| 41 Afforestation Required Threshold (ACT) =                                                             | 15.00%         | 0.00                   | 0.00 |      |      |      |      |                   | 0.00                                                                      |
| 42 Cumulative Woodland Conservation Required:                                                           | 8.70           | 10.67                  |      |      |      |      |      |                   | 1.08                                                                      |
| Latest phase indicates cumulative requirement through that phase of work                                |                |                        |      |      |      |      |      |                   |                                                                           |
| SECTION III - Meeting the Requirements                                                                  |                |                        |      |      |      |      |      |                   |                                                                           |
| 43 Woodland Preservation:                                                                               | 11.16          | 0.00                   |      |      |      |      |      |                   | 11.16                                                                     |
| 44 Afforestation/Reforestation:                                                                         |                |                        |      |      |      |      |      |                   | 0.00                                                                      |
| 45 Natural Regeneration:                                                                                |                |                        |      |      |      |      |      |                   | 0.00                                                                      |
| 46 Landscape Credits:                                                                                   |                |                        |      |      |      |      |      |                   | 0.00                                                                      |
| 47 Specimen & Historic Tree (CRZ area):                                                                 |                | 0.00                   |      |      |      |      |      |                   | 0.00                                                                      |
| 48 Specimen & Historic Tree Credit:                                                                     |                |                        |      |      |      |      |      |                   | 0.00                                                                      |
| 49 Forest Enhancement Credit (25% of enhancement area):                                                 |                |                        |      |      |      |      |      |                   | 0.00                                                                      |
| 50 Street Tree Credit (Existing or 10-year canopy):                                                     |                | 0.00                   |      |      |      |      |      |                   | 0.00                                                                      |
| 51 Area approved for fee-in-lieu:                                                                       |                | 0.00                   |      |      |      |      |      |                   | 0.00                                                                      |
| 52 Off-site Woodland Conservation Credits Required:                                                     |                | 0.00                   |      |      |      |      |      |                   | 0.00                                                                      |
| 53 Off-site WCA (preservation) being provided on this property:                                         | 0.00           | 0.00                   | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00              | 0.00                                                                      |
| 54 Off-site WCA (afforestation) being provided on this property:                                        | 0.00           | 0.00                   | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00              | 0.00                                                                      |
| 55 Cumulative Woodland Conservation Provided:                                                           | 11.16          | 11.16                  |      |      |      |      |      |                   | 11.16                                                                     |
| 56 Woodland saved on this phase but not counted:                                                        | -7.02          | 8.10                   |      |      |      |      |      |                   | 1.08                                                                      |
| 57 Existing Net Tract Woodland in later phases:                                                         | 15.55          | 0.00                   |      |      |      |      |      |                   | 0.00                                                                      |
| 58 Requirement Status per Phase:                                                                        |                |                        |      |      |      |      |      |                   |                                                                           |
| Prepared by:                                                                                            |                |                        |      |      |      |      |      |                   |                                                                           |
| License Number:                                                                                         |                |                        |      |      |      |      |      |                   |                                                                           |
| Signature:                                                                                              |                |                        |      |      |      |      |      |                   |                                                                           |
| Date:                                                                                                   |                |                        |      |      |      |      |      |                   |                                                                           |

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a Woodland and Wildlife Habitat Conservation Easement recorded in the Prince George's County land records at Liber 40279 Folio 157. Revisions to this TCP2 may require a revision to the recorded easement.



#### SHEET 4

| Prince George's County Planning Department, M-NCPCC |                  |            |                           |
|-----------------------------------------------------|------------------|------------|---------------------------|
| Environmental Planning Section                      |                  |            |                           |
| TREE CONSERVATION PLAN APPROVAL                     |                  |            |                           |
| TCP 2-026-2016                                      |                  |            |                           |
| #                                                   | Approved by      | Date       | Reason for Revision       |
| 00                                                  | Marc Juba        | 01-19-2017 |                           |
| 01                                                  | Chuck Schneider  | 01-20-2021 | P/O LOT 13                |
| 02                                                  | Alexander Soudry | 12-13-2022 | REVISED PHASE 1 & PHASE 2 |
| 03                                                  |                  |            |                           |
| 04                                                  |                  |            |                           |
| 05                                                  |                  |            |                           |
| 06                                                  |                  |            |                           |

OWNER / APPLICANT  
AG-HS KAINE PROPERTY OWNER, LLC  
245 PARK AVENUE, 25TH FLOOR  
NEW YORK, NY 10167  
ATTN: MATT LAZAR  
PHONE: (212) 863-4129

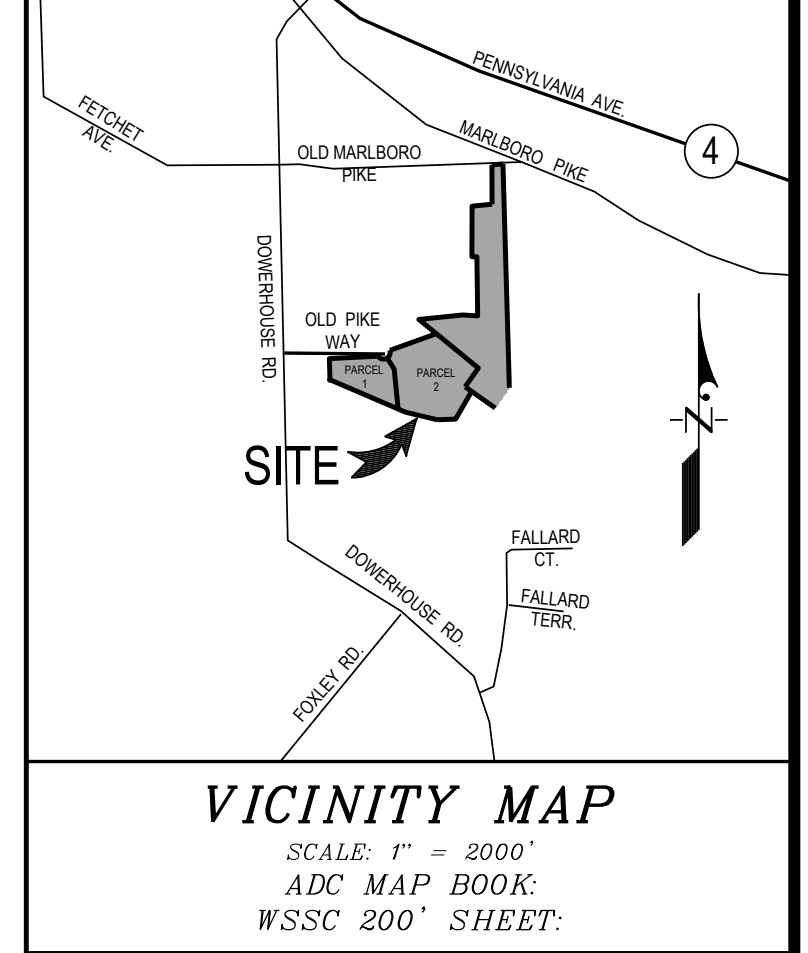
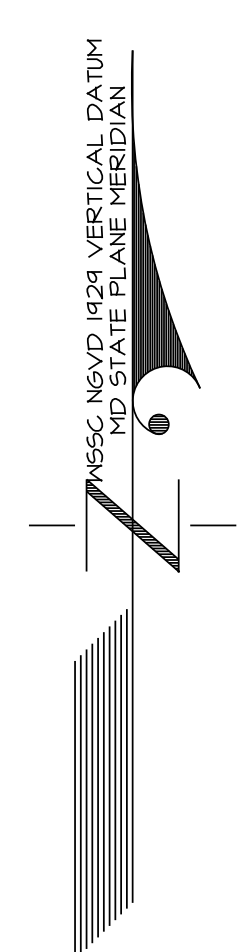
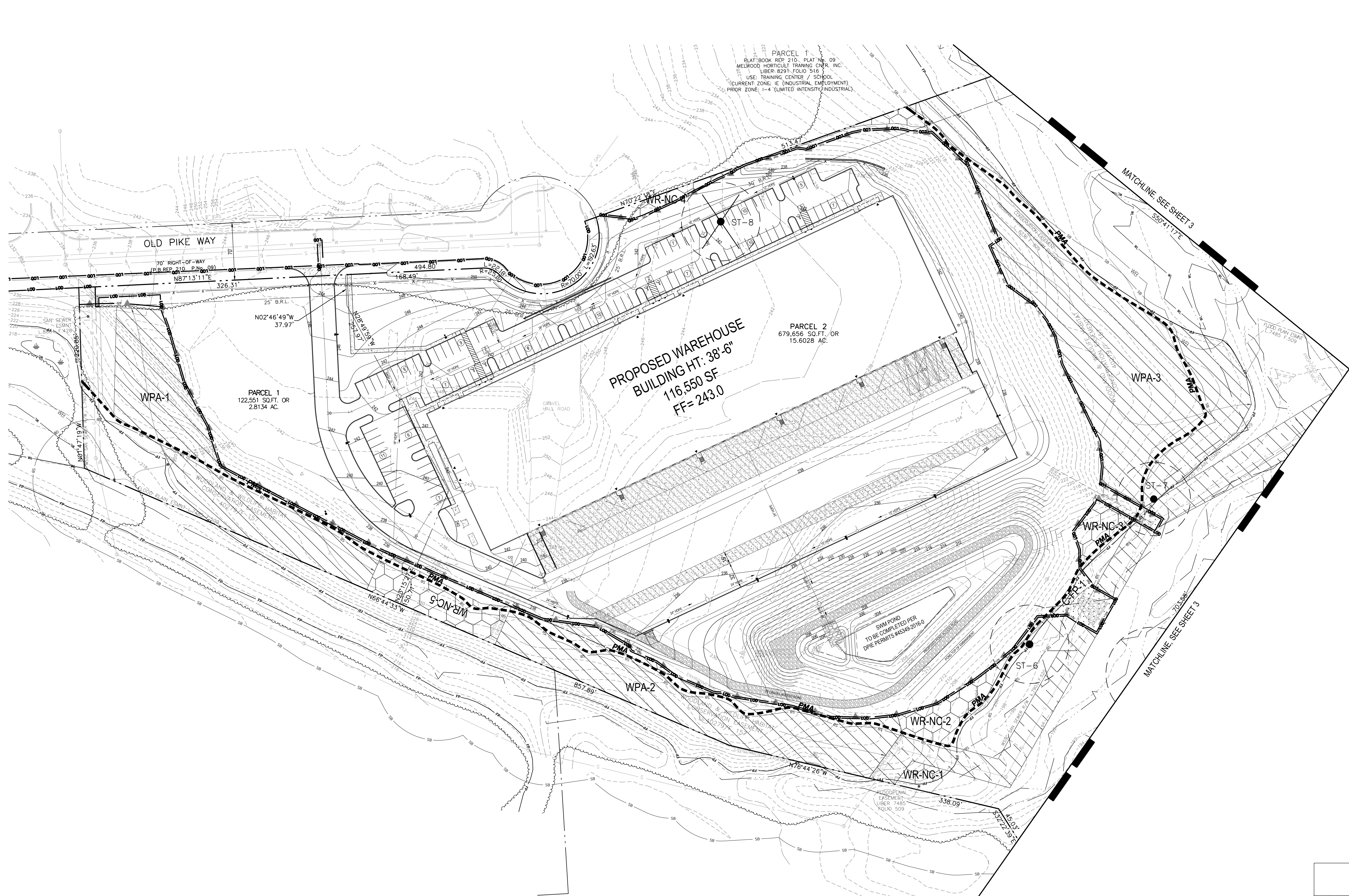
SHEET 1 OF 5

DATE  
December 5, 2022  
Mike Patrois  
Qualified Professional  
COMAR 08.19.06.01

| DATE       | DESCRIPTION                                                                               | REVISIONS | BY  | DATE |
|------------|-------------------------------------------------------------------------------------------|-----------|-----|------|
| 08/25/21   | REVISED PHASE 1 & 2 AND PER ME 25645                                                      |           | MP  |      |
| 12/28/20   | REVISED FOR P/O LOT 13                                                                    |           | MP  |      |
| 10/04/16   | REVISED PER EPS STAFF COMMENTS                                                            |           | BCG |      |
| DATE       | DESCRIPTION                                                                               | REVISIONS | BY  | DATE |
| 11/21/2008 | 11721 WOODMORE ROAD, SUITE 300<br>MITCHELLVILLE, MARYLAND 20721                           |           |     |      |
| 11/21/2008 | BEN DYER ASSOCIATES, INC.<br>Engineers / Surveyors / Planners<br>TELEPHONE (301) 430-2000 |           |     |      |
| 11/21/2008 | COPYRIGHT © 2020 BEN DYER ASSOCIATES, INC.                                                |           |     |      |
| 11/21/2008 | SCALE: 1"=100'                                                                            |           |     |      |
| 11/21/2008 | DATE: AUGUST 2020                                                                         |           |     |      |
| 11/21/2008 | 54.001-Z                                                                                  |           |     |      |

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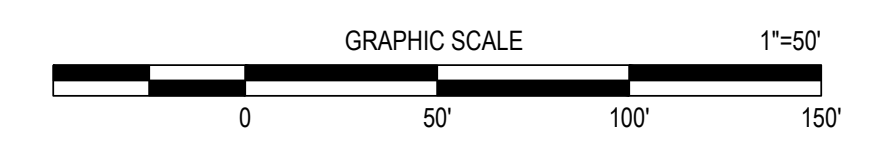


| LEGEND                                             |     |
|----------------------------------------------------|-----|
| PROPERTY BOUNDARY                                  | --- |
| EX. CONTOUR (2)                                    | --- |
| EX. CONTOUR (10)                                   | --- |
| PROP. CONTOUR (2)                                  | --- |
| PROP. CONTOUR (10)                                 | --- |
| EX. WATERLINE                                      | --- |
| PROP. WATERLINE                                    | --- |
| EX. SEWER                                          | --- |
| PROP. SEWER                                        | --- |
| EX. STORM DRAIN                                    | --- |
| PROP. STORM DRAIN                                  | --- |
| EX. CURB & GUTTER                                  | --- |
| PROP. CURB & GUTTER                                | --- |
| PROP. WOOD SCREEN FENCE                            | --- |
| EX. TREELINE                                       | --- |
| LIMIT OF DISTURBANCE                               | --- |
| PRIMARY MANAGEMENT AREA (PMA)                      | --- |
| EX. FLOODPLAIN                                     | --- |
| REGULATED STREAM (CENTERLINE)                      | --- |
| REGULATED STREAM (TOP OF BANK)                     | --- |
| STREAM BUFFER (75')                                | --- |
| NONTIDAL WETLAND                                   | --- |
| WETLAND BUFFER (25')                               | --- |
| TREE PROTECTION FENCE (TEMPORARY)                  | --- |
| TREE PROTECTION FENCE (PERMANENT)                  | --- |
| MITIGATED 1.3/1.5 MARLBORO CLAY SAFETY FACTOR LINE | --- |
| MARLBORO CLAY OUTCROPPING                          | --- |
| CLEARED FLOODPLAIN AREA (C-FP) = 0.01 Ac           | --- |
| WOODLAND PRESERVATION AREA (WPA)                   | --- |
| NATURAL WOODLAND REFORESTATION AREA (NRA)          | --- |
| STEEP SLOPES (15% AND GREATER)                     | --- |
| WOODLAND PRESERVATION SIGN                         | --- |
| WOODLAND REFORESTATION SIGN                        | --- |

CALL MISS UTILITY  
1-800-257-7777  
48 hrs Before Excavation

| Prince George's County Planning Department, M-NCPPC<br>Environmental Planning Section<br>TREE CONSERVATION PLAN APPROVAL<br>TCP 2-026-2016 |                   |            |       |                           |
|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------|-------|---------------------------|
| #                                                                                                                                          | Approved by       | Date       | DRD # | Reason for Revision       |
| 00                                                                                                                                         | Marc Juba         | 01-19-2017 |       |                           |
| 01                                                                                                                                         | Chuck Schneider   | 01-29-2021 |       | P/O LOT 13                |
| 02                                                                                                                                         | Alexander Kuchley | 12-13-2022 |       | REVISED PHASE 1 & PHASE 2 |
| 03                                                                                                                                         |                   |            |       |                           |
| 04                                                                                                                                         |                   |            |       |                           |
| 05                                                                                                                                         |                   |            |       |                           |
| 06                                                                                                                                         |                   |            |       |                           |

TREE CONSERVATION PLAN TYPE 2  
**KAINE PROPERTY**  
PARCELS 1 & 2  
AND  
**DOWER-KAINE PROPERTY**  
PARCEL 4  
MELLWOOD DISTRICT No. 15  
PRINCE GEORGE'S COUNTY, MARYLAND



I/We, AG-HS Kaine Property Owner, L.L.C., hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner: Robert Martin, Senior Development Manager Date: October 10, 2022

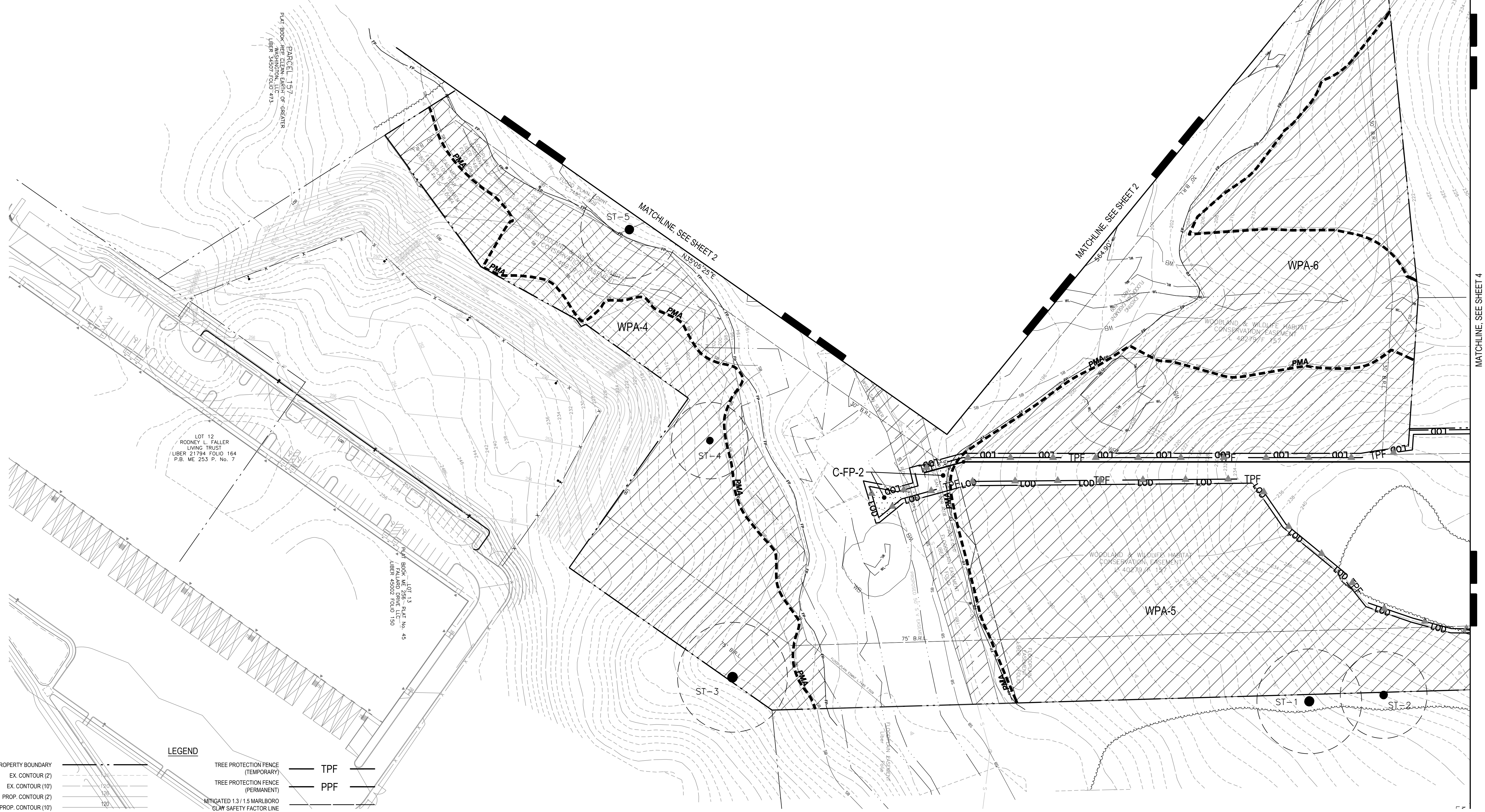
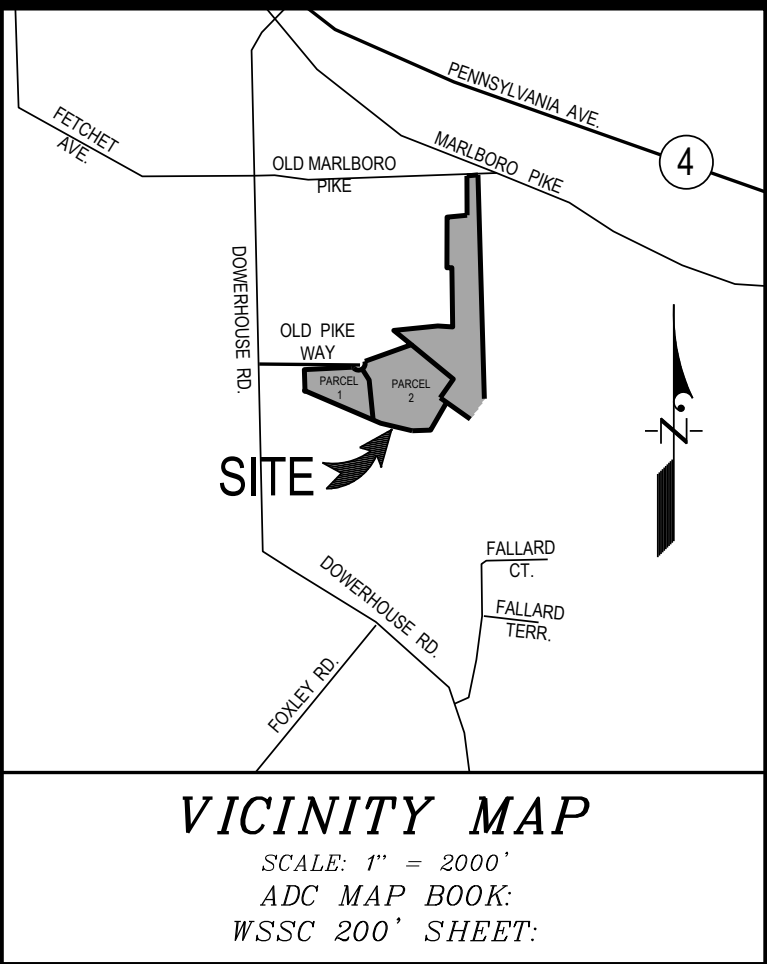
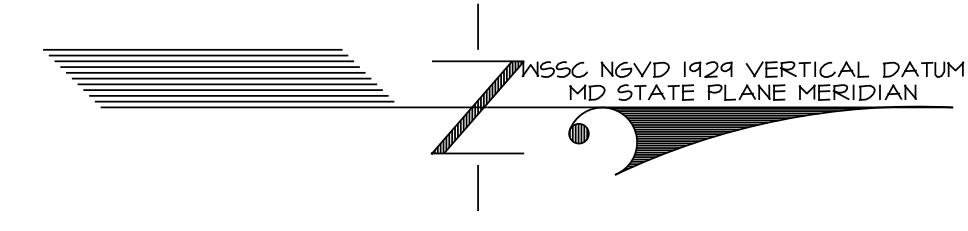
I/We, \_\_\_\_\_, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser: \_\_\_\_\_ Date: \_\_\_\_\_

OWNER / APPLICANT  
AG-HS KAINE PROPERTY OWNER, LLC  
245 PARK AVENUE, 25TH FLOOR  
NEW YORK, NY 10167  
ATTN: MATT LAZAR  
PHONE: (212) 863-4129

|              |                                                                                           |                                                                                                                                                                                                                   |                     |
|--------------|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| SHEET 2 OF 5 |                                                                                           | 11721 WOODMORE ROAD, SUITE 200<br>MITCHELLVILLE, MARYLAND 20721<br><b>BEN DYER ASSOCIATES, INC.</b><br>Engineers / Surveyors / Planners<br>TELEPHONE (301) 430-2000<br>COPYRIGHT © 2020 BEN DYER ASSOCIATES, INC. |                     |
| 08/25/21     | REVISED PHASE 1 & 2 AND PER ME 256/45<br>3.08 AC REMOVED AND NOW PART OF TCP II-063-03-05 | MP                                                                                                                                                                                                                | MP                  |
| 12/28/20     | REVISED FOR P/O LOT 13                                                                    | MP                                                                                                                                                                                                                | MP                  |
| 10/04/16     | REVISED PER EPS STAFF COMMENTS                                                            | BCG                                                                                                                                                                                                               | BCG                 |
| DATE         | DESCRIPTION                                                                               | BY                                                                                                                                                                                                                | DATE                |
| 12/13/2022   | REVISED                                                                                   | MP                                                                                                                                                                                                                | 11/15/20            |
| DATE         | REVISIONS                                                                                 | DATE                                                                                                                                                                                                              | REVISIONS           |
| 12/13/2022   | 9:42:00 AM, isalium                                                                       | 12/13/2022                                                                                                                                                                                                        | 9:42:00 AM, isalium |



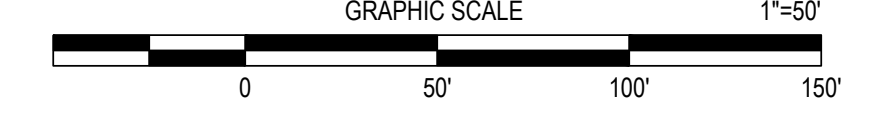


| LEGEND                                               |     |
|------------------------------------------------------|-----|
| PROPERTY BOUNDARY                                    | --- |
| EX. CONTOUR (2)                                      | --- |
| EX. CONTOUR (10)                                     | --- |
| PROP. CONTOUR (2)                                    | --- |
| PROP. CONTOUR (10)                                   | --- |
| EX. WATERLINE                                        | --- |
| PROP. WATERLINE                                      | --- |
| EX. SEWER                                            | --- |
| PROP. SEWER                                          | --- |
| EX. STORM DRAIN                                      | --- |
| PROP. STORM DRAIN                                    | --- |
| EX. CURB & GUTTER                                    | --- |
| PROP. CURB & GUTTER                                  | --- |
| PROP. WOOD SCREEN FENCE                              | --- |
| EX. TREELINE                                         | --- |
| LIMIT OF DISTURBANCE                                 | --- |
| PRIMARY MANAGEMENT AREA (PMA)                        | --- |
| EX. FLOODPLAIN                                       | --- |
| REGULATED STREAM (CENTERLINE)                        | --- |
| REGULATED STREAM (TOP OF BANK)                       | --- |
| STREAM BUFFER (75')                                  | --- |
| NONTIDAL WETLAND                                     | --- |
| WETLAND BUFFER (25')                                 | --- |
| TREE PROTECTION FENCE (TEMPORARY)                    | --- |
| TREE PROTECTION FENCE (PERMANENT)                    | --- |
| MITIGATED 1.3 / 1.5 MARLBORO CLAY SAFETY FACTOR LINE | --- |
| MARLBORO CLAY OUTCROPPING                            | --- |
| CLEARED FLOODPLAIN AREA (C-FP) = 0.01 Ac             | --- |
| WOODLAND PRESERVATION AREA (WPA)                     | --- |
| NATURAL WOODLAND REFORESTATION AREA (NRA)            | --- |
| STEEP SLOPES (15% AND GREATER)                       | --- |
| WOODLAND PRESERVATION SIGN                           | --- |
| WOODLAND REFORESTATION SIGN                          | --- |

CALL MISS UTILITY  
1-800-257-7777  
48 hrs Before Excavation

| Prince George's County Planning Department, M-NCPPC<br>Environmental Planning Section<br>TREE CONSERVATION PLAN APPROVAL<br>TCP 2-026-2016 |                   |            |       |
|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------|-------|
| #                                                                                                                                          | Approved by       | Date       | DRD # |
| 00                                                                                                                                         | Marc Juba         | 01-19-2017 |       |
| 01                                                                                                                                         | Chuck Schneider   | 01-29-2021 |       |
| 02                                                                                                                                         | Alexander Sackley | 12-13-2022 |       |
| 03                                                                                                                                         |                   |            |       |
| 04                                                                                                                                         |                   |            |       |
| 05                                                                                                                                         |                   |            |       |
| 06                                                                                                                                         |                   |            |       |

TREE CONSERVATION PLAN TYPE 2  
**KAINE PROPERTY**  
PARCELS 1 & 2  
AND  
**DOWER-KAINE PROPERTY**  
PARCEL 4  
MELLWOOD DISTRICT No. 15  
PRINCE GEORGE'S COUNTY, MARYLAND



I/We, AG-HS Kaine Property Owner, L.L.C., hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner: Robert Martin, Senior Development Manager Date: October 10, 2022

I/We, \_\_\_\_\_, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser: \_\_\_\_\_ Date: \_\_\_\_\_

OWNER / APPLICANT  
AG-HS KAINE PROPERTY OWNER, LLC  
245 PARK AVENUE, 25TH FLOOR  
NEW YORK, NY 10167  
ATTN: MATT LAZAR  
PHONE: (212) 883-4129

December 5, 2022

Mike Petrolis  
Qualified Professional  
COMAR 08.19.06.01

|          |                                                  |     |
|----------|--------------------------------------------------|-----|
| 08/25/21 | REVISED PHASE 1 & 2 AND PER ME 256/45            | MP  |
| 12/28/20 | 3.08 AC REMOVED AND NOW PART OF TCP II-063-03-05 | MP  |
| 10/04/16 | REVISED FOR P/O LOT 13                           | BCG |
|          | REVISED PER EPS STAFF COMMENTS                   | CEG |
|          | REVISIONS                                        | MP  |

11721 WOODMORE ROAD, SUITE 200  
MITCHELLVILLE, MARYLAND 20721

**BEN DYER ASSOCIATES, INC.**  
Engineers / Surveyors / Planners  
TELEPHONE (301) 430-2000  
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DATE: 11/07/20  
AUGUST 2020

J-A99008  
54.003-Z







## GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for 45884-2020-G. If the grading expires, then this TP2 also expires and is no longer valid.
- 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 \$9.00 per square foot mitigation fee.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of Permits, Inspection and Enforcement, shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
- The developer shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within Environmental Strategy Area, ESA-2. The site is zoned Ie (Industrial, Employment) in the current zoning ordinance and I-4 (Limited Intensity Industrial) under the prior ordinance.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The property is located in the vicinity of (approx. 700') to Temple Hill Road, a master planned arterial roadway.
- This plan is not grandfathered under CB-27-2010, Section 25-119(g).

## WOODLAND PRESERVATION AND RETENTION NOTES

- All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- The location of all temporary tree protection fencing (TPFs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the locations by the county inspector, installation of the TPFs may begin.
- All temporary tree protection fencing required by this plan shall be installed prior to the commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.
- The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or part thereof designated by the county as dead, dying, or hazardous may be removed.
- A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
- During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permittee shall remove said trees using a chain saw. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chain saw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
- If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

## WHEN VIRGINIA PINES ARE PRESENT WITHIN 40 FEET OF THE LIMITS OF DISTURBANCE IN A PRESERVATION AREA

- The subject property contains Virginia pines (*Pinus virginiana*) that are subject to wind throw. All Virginia pines greater than 6 inches in diameter within 40 feet of the final proposed limit of disturbance or the boundary of the property shall be cut down by hand during the clearing of the site.
- After the Virginia pines have been removed, the contractor responsible for implementation of this TCP2 shall submit an evaluation of the stocking levels for the residual stand, management techniques to be applied to the residual stand, and supplemental planting requirements to the M-NCPPC Planning Department. This evaluation shall be submitted prior to the issuance of the first building permit to ensure that all high risk trees have been removed. A planting schedule and/or details for the management of natural regeneration to fully restock the site must be shown on the plan.

## POST DEVELOPMENT NOTES

- If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After property documentation has been completed per the handout "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.

If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

- The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
- The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.
- The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

## PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

- Reforestation fencing and signage shall remain in place in accordance with the approved Type 2 Tree Conservation Plan.
- Reforestation areas shall not be mowed; however, the management of competing vegetation and removal of noxious, invasive, and non-native vegetation around individual trees is acceptable.

## Invasive Species Management Plan FOR Kaine Property

9561 Old Marlboro Pike  
Upper Marlboro, MD 20772  
CP2-2026-2016  
Prince George's County Tax Map 89, Grid E-2 & E-3  
Tax Acre #1740836

Prepared For:  
Pleasant Investments, LP  
2412 N. Frederick Road  
Clarkburg, MD 20871

Prepared by:  
JM Forestry Services, LLC  
John P. Markowski  
11592 Timberbrook Drive  
Wadsworth, Maryland 20601  
Phone: Fax: (301) 464-4077  
Licensed Forester # 153

November 30, 2016



John P. Markowski

11/30/2016

smaller stems of any of the other species present. Mechanical control utilizing hand weeding is best accomplished following rain when the ground is moist and the plants can be more easily uprooted.

## PROPOSED INVASIVE SPECIES CONTROL MEASURES Preliminary Site Grading

The initial control of the invasive species on this site begins with the initial site grading up to the Limits of Disturbance (LOD). This initial grading will be the most effective way to remove most of the invasive species found on this property by removing both the above ground and below ground (roots) portions of the plants.

## Initial Control

After the site grading it will be necessary to hire an individual and/or company that understands control of these species and that has expertise in identification of the target species which are intermixed with desirable native species. This work should not necessarily be left to the landscape contractor that mows the grass and deals with installation of mulch in planting beds as they may not have staff qualified to identify the target species or to apply the necessary chemicals.

Once the initial grading has been completed a combination of mechanical and chemical controls will be used, preferably during the dormant season or spring growing season. Control during the winter and/or spring will help to minimize seed dispersal should any seed be present on the stems of these invasive species. It is always desirable to control these species before and shortly after flowering to minimize seed growth. Species such as Japanese Silliburus are annuals and rely on this years seed to regenerate. Other species such as Japanese Honeyuckle, Multiflora Rose, Asian Bittersweet will rely on seed dispersal, sprouting and even vegetative reproduction from severed stems being in contact with moist ground.

The mechanical control portion of the work will involve manually uprooting any stems that can be easily pulled from the ground by hand and disposing of the plant materials in a manner to ensure re-rooting and re-seeding cannot occur. This is typically done by disposal in sealed refuse bags with those bags then going to a landfill. Stems that cannot be easily uprooted by hand shall be cut with hand clippers, loppers or saws near ground level and the cut stumps shall be immediately treated with a herbicide registered for use with that species and in that location. The herbicide treatment shall be confined to the cut stump and shall not be broadcast sprayed.

Where vines have grown into the tree canopies the vines will be cut near ground level and immediately sprayed with the appropriate chemical. The vine remaining in the tree will be cut a second time at 4-foot to 6-foot above ground level so that the vine in the top of the tree does not come into contact with the soils. The segment of vine between the two cuts will be disposed of by bagging and removal to an appropriate disposal site. The portion of the vine remaining in the tree will die and slowly break apart and fall to the ground. Pulling recently cut vines from the trees may result in significant more damage to the tree canopies than just letting the vines slowly decay and fall to the ground.

All plant material either uprooted or cut shall be disposed of in such a manner as to minimize seed from the plant being further dispersed into the site being treated. Because many of these species will sprout prolifically from the roots and from cut stems, it is important not to leave the plant material on-site where it left in contact with damp soils there is a potential for re-root and regrowth.

All herbicide application shall be conducted by a Licensed Pesticide Applicator or under the guidance of a licensed applicator.

## PURPOSE OBJECTIVE

The objective of this Management Plan is to provide guidance with respect to the control of invasive species found to occur on the subject property within the limits of the ultimate Woodland Conservation Preservation Areas and areas of Woodlands Preserved - Not Contained.

## BACKGROUND

This property was the subject of a Natural Resource Inventory (NRI-035-12) a Preliminary Plan of Subdivision (4-13001) and a Type 1 Tree Conservation Plan (TCP1-004-13) that were approved on November 21, 2013. In addition, a Type 2 Tree Conservation Plan (TCP2-026-2016 is currently under review. As part of the review comment on Invasive Species Management Plan has been requested.

## SITE LOCATION

The property that is the subject of this report is located on the southeastern quadrant of the intersection of Old Marlboro Pike and Dowerhouse Road with the property having frontage on Old Marlboro Pike and Old Pike Way. The areas of concern include the Woodland Preservation Areas (WPA) generally located near the southeastern corner of the site and Woodland Preserved-Not Contained Areas (WP-NC) that are located to the northwest of the WPA's. The property is zoned I-4. A vicinity map has been provided for visual orientation of the property location with respect to the other locations referenced.

## METHODOLOGY

A site visit was conducted on November 25, 2016 to determine the extent of the invasive species in the areas to be evaluated and to determine the species present. During the site visit numerous 1.20" acre sample points were taken identifying the invasive species present that could have an adverse impact on the existing native forest vegetation. Within each sample point the coverage of any invasive species was visually estimated for the herbaceous layer (0-foot to 3-foot high), the understory layer (3-foot to 15-foot high) and for the canopy (greater than 15-foot high). Photos were taken at each sample point to provide a visual confirmation of what was observed in the field. Each sample point location is reflected on the attached map provided in this report along with the photos for each of the corresponding sample points.

## EXISTING CONDITIONS

The existing conditions for this site were observed during a site visit conducted on November 25, 2016. Areas beyond the Limits of Disturbance as reflected on TCP2-026-2016 were evaluated for the presence of invasive species. No sample points were taken in the vicinity of the southeastern portion of the site (WPA) where invasive species were not observed.

The invasive species observed include the following by layers in which each species was observed. In addition, Grape Vine was observed in the canopies of numerous trees and could be a potential issue in the future.

| Invasive and Damaging Species Observed by Portion |                              |        |            |            |
|---------------------------------------------------|------------------------------|--------|------------|------------|
| Common Name                                       | Latin Name                   | Canopy | Understory | Herbaceous |
| Bradford Pear                                     | <i>Pyrus calleryana</i>      | X      | X          | X          |
| Multiflora Rose                                   | <i>Rosa multiflora</i>       | X      | X          | X          |
| Asian Bittersweet                                 | <i>Celastrus orbiculatus</i> | X      | X          | X          |
| Japanese Honeyuckle                               | <i>Lonicera japonica</i>     | X      | X          | X          |
| Japanese Barberry                                 | <i>Barbaris thunbergii</i>   | X      | X          | X          |
| Japanese Wisteria                                 | <i>Wisteria japonica</i>     | X      | X          | X          |
| Chinese Silver Grass                              | <i>Miscanthus sinensis</i>   | X      | X          | X          |
| Japanese Silliburus                               | <i>Miscanthus sinensis</i>   | X      | X          | X          |
| Grape Vine                                        | <i>Vitis sp.</i>             | X      | X          | X          |

## PROPOSED FOLLOW-UP CONTROL

During June or July of the year in which the initial control work is accomplished it will be necessary to conduct a site visit to determine if any re-rooting and/or re-seeding has occurred. If present a second round of treatment shall be conducted using the same methods described above. It is urgent that any regrowth not be allowed to go to seed as some of the seed may persist in the soils for several years until the proper growing conditions occur. A third treatment may also be conducted in September or early October of the same year.

The two years following the initial treatment the site should be re-inspected during June or early July to determine if a fourth or fifth round of treatment will be required. Periodic inspection and associated treatment may be necessary during the two subsequent years for a total of four years of possible treatment.

It is important that after the initial treatment all additional inspections/treatment be conducted to ensure that the invasive species do not become heavily re-established. It is easier to remove/treat a few stems that remain versus removing hundreds or thousands of stems after four or five years.

## LONG TERM CONTROL

Long term control of invasive species is best accomplished on a landscape level versus an individual property level. However, having Prince George's County, the State of Maryland or the United States government tackle that issue will likely not happen. The best alternative for long term control is to periodically check the property and execute control measures on a few scattered plants when observed.

| Species              | CONTROL METHODS BY INVASIVE SPECIES |                             |                           |                      |
|----------------------|-------------------------------------|-----------------------------|---------------------------|----------------------|
|                      | Chemical (Cut & Spray)              | Chemical (Spot Application) | Mechanical (Hand Weeding) | Mechanical (Digging) |
| Bradford Pear        | X                                   | X                           | X                         | X                    |
| Wisteria             | X                                   | X                           | X                         | X                    |
| Asian Bittersweet    | X                                   | X                           | X                         | X                    |
| Japanese Honeyuckle  | X                                   | X                           | X                         | X                    |
| Japanese Silliburus  | X                                   | X                           | X                         | X                    |
| Japanese Barberry    | X                                   | X                           | X                         | X                    |
| Multiflora Rose      | X                                   | X                           | X                         | X                    |
| Chinese Silver Grass | X                                   | X                           | X                         | X                    |
| Grape Vine           | X                                   | X                           | X                         | X                    |

## MANAGEMENT SCHEDULE

|                  |                                                                                                                             |
|------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Year 1           | Preliminary site grading                                                                                                    |
| Year 1 or 2      | Initial Mechanical / Chemical control (may be same year or subsequent year depending on timing of preliminary site grading) |
| Year 2 June-July | Follow-up inspection & treatment                                                                                            |
| Year 3 June-July | Follow-up inspection & treatment as needed                                                                                  |
| Year 4 June-July | Follow-up inspection & treatment as needed                                                                                  |
| Year 5+          | Follow-up inspection & treatment as needed                                                                                  |

WPA, 45884-2020-G Kaine Property, Prince George's County, Maryland, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Owner: Robert Markowski, Senior Development Manager Date: October 10, 2022

WPA: \_\_\_\_\_ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser: \_\_\_\_\_ Date: \_\_\_\_\_

## Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2-026-2016

| #  | Approved by       | Date       | DRD # | Reason for Revision       |
|----|-------------------|------------|-------|---------------------------|
| 00 | Mark, John        | 01-19-2017 |       |                           |
| 01 | Chuck Schneider   | 01-29-2021 |       | P/O LOT 13                |
| 02 | Alexander Smoloff | 12-13-2022 |       | REVISED PHASE 1 & PHASE 2 |
| 03 |                   |            |       |                           |
| 04 |                   |            |       |                           |
| 05 |                   |            |       |                           |
| 06 |                   |            |       |                           |

## TREE CONSERVATION PLAN TYPE 2 KAINE PROPERTY PARCELS 18 & 2 AND DOWER-KAINE PROPERTY PARCEL 4 MELLWOOD DISTRICT No. 15 PRINCE GEORGE'S COUNTY, MARYLAND

OWNER / APPLICANT  
AG-HS KAINE PROPERTY OWNER, LLC  
245 PARK AVENUE, 26TH FLOOR  
NEW YORK, NY 10167  
ATTN: MATT LAZAR  
PHONE: (212) 863-4129

SHEET 5 OF 5

December 5, 2022

DATE

Mike Petrakis

Qualified Professional  
COMAR 08.19.06.01

08/25/21

12/28/20

10/04/16

DATE

REVISED PHASE 1 & 2 AND PER ME 256/45

3.08 AC REMOVED AND NOW PART OF TCP II-053-03-05

REVISED FOR P/O LOT 13

DESCRIPTION

REVISED PER EPS STAFF COMMENTS

REVISIONS

BY

NOT TO SCALE

11721 WOODMERE ROAD, SUITE 200

MITCHCHELLVILLE, MD 20721

BEN DYER ASSOCIATES, INC.

Engineers / Surveyors / Planners

TELEPHONE (301) 430-2000

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DESIGNED BY

RECORDED

J-A99008

NOT TO SCALE

AUGUST 2020

54.005-Z