

This plan does not propose the disturbance of any existing woodlands and therefore is not required to identify or provide any Woodland Conservation to address the on-site impacts. The on-site impacts are limited to the clearing of existing vegetation and the mitigation areas to satisfy the requirements for other properties. Any future activities on this property that result in the clearing of any woodland will initiate the Woodland Conservation requirements. The requirements are summarized below and are subject to the conditions the requirements for this property and demonstrate how those requirements are satisfied in addition to the requirements for other properties.

1. Cutting or clearing of woodland not in conformance with this Plan or without the expressed written consent of the Planning Director or designs shall be subject to a \$350 per acre fee for the clearing of the woodland. The fee shall be paid to the Planning Department and shall be used to offset the cost of the clearing of the woodland.

2. Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Restoration Areas, Afforestation Areas, or Salvage Clearing Areas) on the property. The property owner shall be notified of the lines for unauthorized disturbances to these areas. Upon the sale of the property, the owner or contractor or others representing shall notify the purchaser of the property of any Woodland Conservation Areas on the property.

3. All off-site areas created for the purpose of selling off site requirements may not be sold or transferred to the requirements of other properties.

4. All off-site mitigation on this property shall be encumbered by easements recorded in the Land Records of Prince George's County, Maryland or other protection documents that are accepted by the Prince George's County Planning Department.

5. All easements on existing woodlands shall be at a rate of 2 acres for every 1 acre required for the mitigation.

6. Off-site mitigation may not encumber lands previously protected or encumbered by protective easements.

7. Prior to the initiation of any easement encumbering any portion of this property, a draft easement document shall be submitted to the EPS and/or the NMPPC Legal Department for review and approval.

8. Each easement document shall clearly cross reference the appropriate TOP II and project names.

9. During traveling activities on the site may occur only after approval of a Forest Stewardship Plan by the Prince George's County Forestry Board and after approval of a TOP II by the EPS.

10. When an easement encumbers the entire property, each commitment for a portion of recorded easement will require the supporting document. Submit to the EPS a supporting document for each portion of the easement. The supporting document shall include the TOP II number and project name for the benefiting property, the location of the easement based on the project name, and the project name.

11. The TOP II shall be revised each time an easement is sold. The revision shall correct the Summary Table below and to graphically locate the area encumbered. The revision shall be filed with the draft easement document and/or sales contract if there is an over easement.

| Essement Identifier | Off Site Mitigation/Preservation Credit (acres) | Off Site Mitigation/Reforestation Credit (acres) | Mitigation Preservation Area Available (acres) | Mitigation Reforestation Area Available (acres) | Woodland Conservation Essement (Liber/Folio) | Benefiting TCP # | Benefiting Property | Reviewer | Approval Date |
|---------------------|---|--|--|---|--|------------------|---------------------|----------|---------------|
| 1 | | | 6.75 acres | 8.00 acres | 1. 2. | | | | |

13. If an easement is recorded and is later found to be unnecessary, a written request shall be submitted to the EPS to evaluate the easement release request. If it is determined that the easement may be released the EPS will notify the applicant that an easement release document may be submitted for processing. The typical time frame for such a request is approximately 4-8 weeks.
14. If an easement is recorded and is later the purchase or sale of an easement for the off-site woodland conservation mitigation involves the transfer of real property rights and is subject to Maryland property transfer tax at the time of recordation

CALL "MISS UTILITY"
 TELEPHONE: 1-800-257-7777 FOR UTILITY
 LOCATIONS AT LEAST 48 HOURS BEFORE
 BEGINNING CONSTRUCTION.

| | | | REVISIONS | | |
|----------|-----|--------------|-----------|-----|---|
| DESIGNED | TM | 9-06 DATE | DATE | BY | DESCRIPTIONS |
| DRAWN | TM | 9-06 DATE | 11-9-06 | TM | REVISED PER 11-7-06 MINOPPC-ORD COMMENTS, PER KIM FINCH |
| CHECKED | KM | DATE | 5-23-07 | RCB | REMOVED FORECAST PRESENTATION DATA PER W. KESSON |
| APPROVED | RCB | 9-06 DATE | | | |

| Woodland Conservation Worksheet | | |
|---------------------------------|------|------|
| for Prince George's County | | |
| R-R | R-60 | |
| 10.29 | 6.78 | |
| 6.12 | 2.95 | |
| 0.00 | 0.00 | |
| 2.17 | 5.84 | 0.00 |

*Numbers across in the corresponding columns for each zone.

TCPI#14508 WILLOW GROVE INVESTMENTS

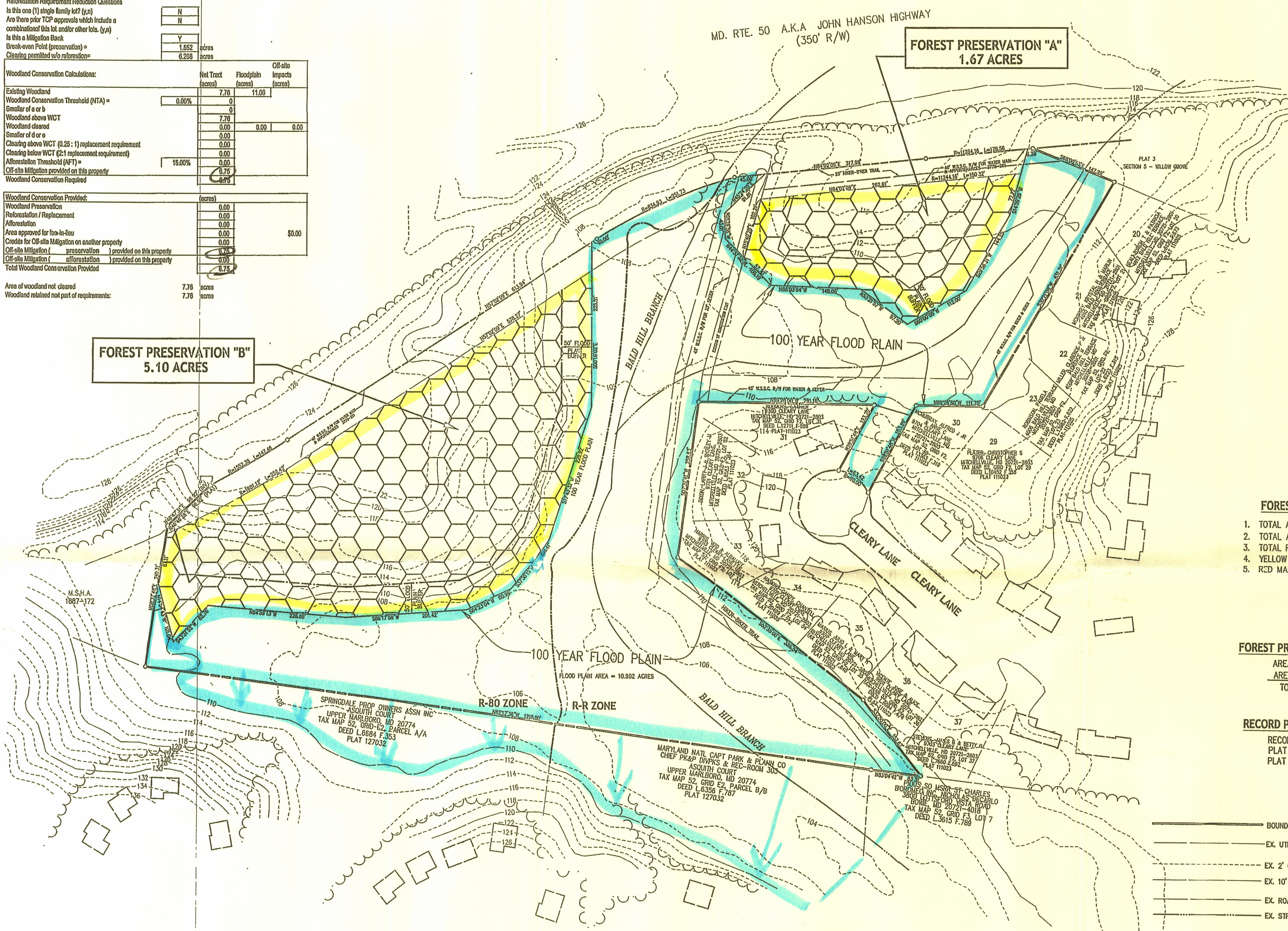
| | |
|-------|-------|
| N | |
| N | |
| N | |
| Y | |
| 1.552 | acres |
| 6.208 | 32/88 |

| Woodland Conservation Calculations: | Net Treed (acres) | Floodplain (acres) | On-site Impacts (acres) |
|--|----------------------|-----------------------|-------------------------------|
| Existing Woodland | 7.76 | 11.03 | |
| Woodland Conservation Threshold (NTA) = Smaller of a or b | 0.00% | 0 | |
| Woodland above WCT | 7.76 | | |
| Woodland cleared | 0.00 | 0.00 | 0.00 |
| Smaller of d or e | 0.00 | | |
| Clearing above WCT (0.28-1) replacement requirement | 0.00 | | |
| Clearing below WCT (2:1 replacement requirement) | 0.00 | | |
| Alternative Threshold (APT) = Off-site Mitigation provided on this property | 15.00% | 0.75 | |
| Woodland Conservation Requirement | 0.00 | | |

| Woodland Conservation Provided: | (acres) | |
|---|---------|--------|
| Woodland Preservation | 0.00 | |
| Reforestation / Replacement | 0.00 | |
| Afforestation | 0.00 | |
| Area approved for fee-in-lieu | 0.00 | \$0.00 |
| Credits for Off-site Mitigation on another property | 0.00 | |
| Off-site Mitigation (preservation) provided on this property | 8.75 | |
| Off-site Mitigation (afforestation) provided on this property | 0.00 | |
| Total Woodland Conservation Provided | 8.75 | |

Area of woodland not cleared
Woodland retained not part of requirements:

FOREST PRESERVATION "B"
5.10 ACRES

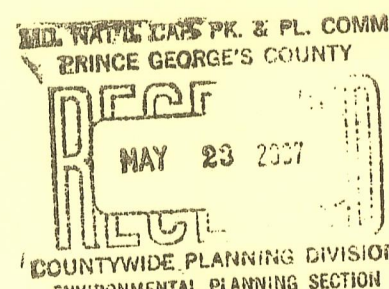


1. TOTAL AREA OF SITE = 19.08 ACRES
2. TOTAL AREA OF SITE OUTSIDE OF FLOODPLAIN = 8.18 ACRES
3. TOTAL FORESTED AREA = 18.84 ACRES
4. YELLOW POPLAR -WHITE OAK-NORTHERN RED OAK FOREST = 4.97 ACRES
5. RED MAPLE FOREST = 13.87 ACRES

AREA A = 1.67 AC
AREA B = 5.10 AC

TOTAL = 6.77 ACRES

RECORDED: 9-30-1981
PLAT BOOK: NLP-111
PLAT No: 23

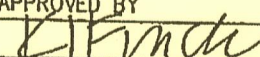


| | | | |
|--|----------------------|--|--------------------------|
| | BOUNDARY | | EX. BIKE TRAIL |
| | EX. UTILITY EASEMENT | | EX. TREE LINE |
| | EX. 2' CONTOUR | | EX. 100 YEAR FLOOD PLAIN |
| | EX. 10' CONTOUR | | FLOOD PLAN BUFFER |
| | EX. ROAD | | EX. STRUCTURES |
| | EX. STREAM | | TREE STAND DELINEATION |
| | | | ZONING |

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section

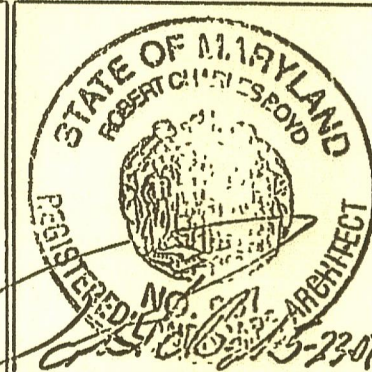
APPROVAL
TREE CONSERVATION PLAN

TCP II 145/06 _____

| | APPROVED BY _____ | DATE _____ |
|----|---|------------|
| 01 |  | 11/17/06 |
| 02 | | |
| 03 | | |
| 04 | | |
| 05 | | |



1111 Benfield Blvd.
Suite 100
Millersville, Maryland 21108
Ph. (410) 987-3450
Fax (410) 987-3457



OWNER
LORETTA GROVES
WILLOW GROVE INVESTMENTS INC
373 CACTUS TRL
LUSBY MD 20657-3416

MITIGATION BANK TREE CONSERVATION PLAN

WILLOW GROVE
PRINCE GEORGE'S COUNTY MARYLAND
13th ELECTION DISTRICT
TAX MAP 52 GRID F2 PARCEL B

SCALE: 1" = 100' DATE: SEPTEMBER 2006 TTG PROJECT No. 505077 SHEET 1 OF 1