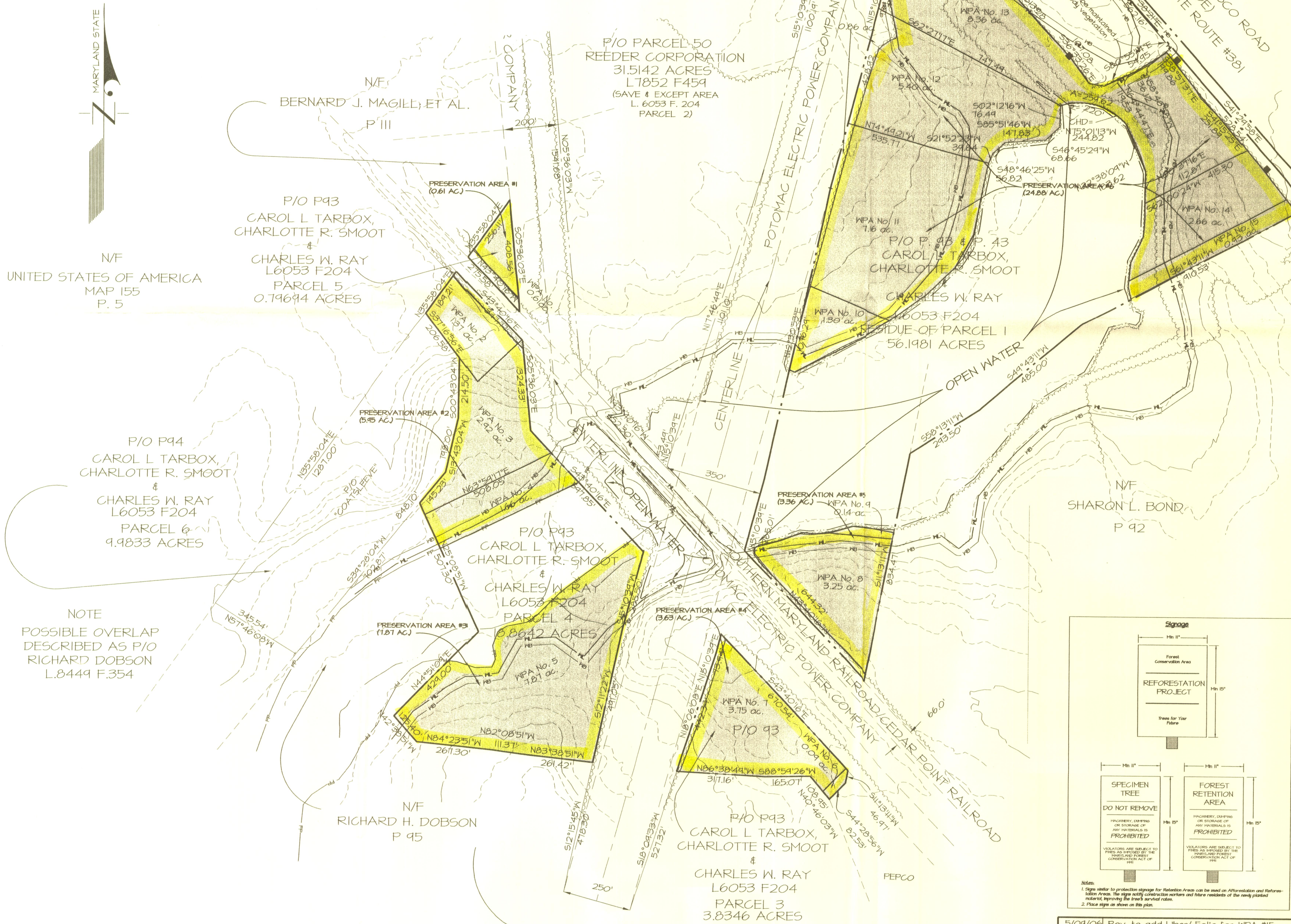
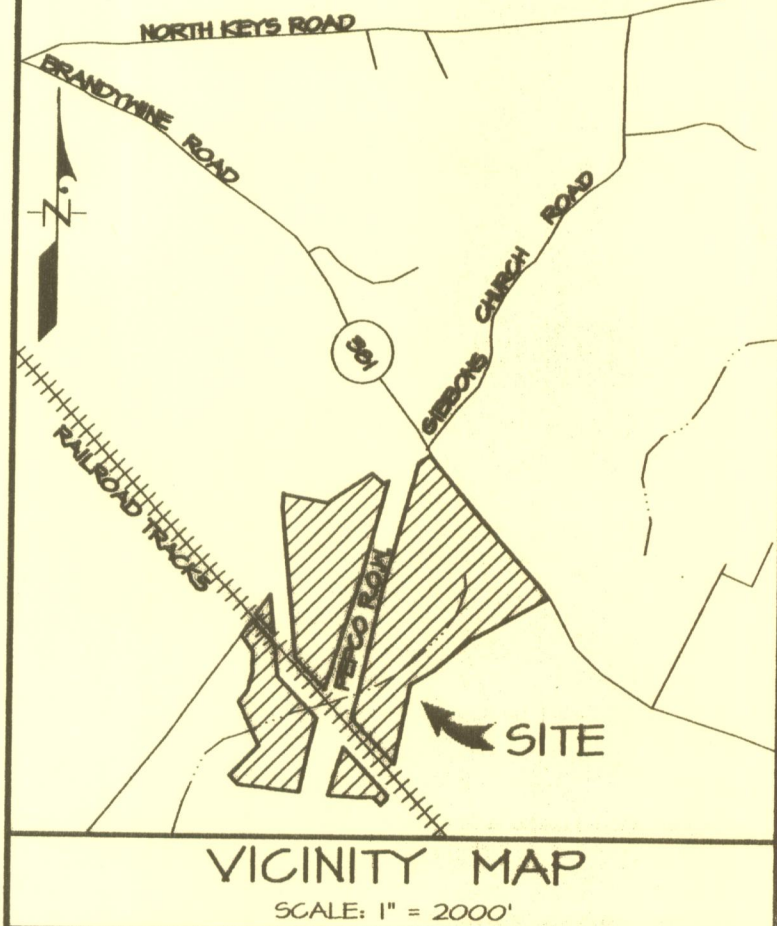


OFF-SITE MITIGATION WOODLAND CONSERVATION SUMMARY						
EASEMENT AREA IDENTIFIER	OFF-SITE MITIGATION CREDIT (ACRES)	MITIGATION AREA AVAILABLE (ACRES)	EASEMENT RECORDATION INFORMATION (L & F)	BENEFITTING TCP-II PLAN REFERENCE	BENEFITTING PROJECT/ PROPERTY	REVIEWER APPROVAL DATE
		47.47 ACRES				
W.P.A. #1 & 2	1.98 ACRES	45.49 ACRES	LIBER 18670 FOLIO 105	TCP - II / 148 / 03	OUR SAVIOR LUTHERAN	JPM 1/29/04
W.P.A. #3	2.92 ACRES	42.57 ACRES	LIBER 14475 FOLIO 320	TCP - II / 42 / 46	14021 MT. OAK CT.	JPM 6/29/04
W.P.A. #4, 5 & 6	4.62 ACRES	32.95 ACRES	LIBER 14613 FOLIO 215	TCP - II / 140 / 42	NAT. CHURCH OF GOD	JPM 6/29/04
W.P.A. #7 & 8	7.0 ACRES	25.95 ACRES	LIBER 14822 FOLIO 343	TCP - II / 13 / 04	BRIGHTSEAT	JPM 6/29/04
W.P.A. #9 & 10	1.44 ACRES	24.51 ACRES	LIBER 14855 FOLIO 574	TCP - II / 90 / 47	MARINUCCI	JPM 6/29/04
W.P.A. #11	7.16 ACRES	17.35 ACRES	LIBER 21412 FOLIO 267	TCP - II / 146 / 03	PALMER ESTATES	KIF 3/07/05
W.P.A. #12	5.40 ACRES	11.95 ACRES	LIBER 21831 FOLIO 20	TCP - II / 62 / 04	SUN VALLEY ESTATES	KIF 6/07/05
W.P.A. #13	8.36 ACRES	3.59 ACRES	LIBER 22458 FOLIO 173	TCP - II / 36 / 04	BELCREST CENTER	KIF 9/22/05
W.P.A. #14	2.66 ACRES	0.93 ACRES	LIBER 23062 FOLIO 329	TCP - II / 136 / 03	LARGO PARK-LOTS, BLOCK-B	KIF 10/06/05
W.P.A. #15	0.93 ACRES	0.00 ACRES	LIBER 24740 FOLIO 342	TCP - II / 170 / 05	HERON CREEK	KIF 5/11/06

*Mitigation Area Available includes 46.30 acres of existing woodland and 1.17 acres of additional easement area for a total of 47.47 acres.



Woodland Conservation Worksheet for Non-Governmental Projects		
Zone: Q-5	Owner: Brandywine Company Properties	
Gross Tract: 75.61 Acres	Address: 1445 Brandywine Road	
Floodplain: 4.81 Acres	Brandywine, MD 20613	
Prev. Dedicated Land: 0.00 Acres	Phone: 301-312-2143	
Net Tract: 14.16 Acres	Tax Map: 156	
Subdivision/Block/Lot: Parcel 43 & Part of Parcel 43		
Woodland Conservation Calculations:		
Existing Woodland	Net Tract (acres)	Floodplain (acres)
MCT ¹ (0.08 x Net Tract) ²	a. 46.30	k. 4.81
Smaller of a. or b.	b. 0.00	
Woodland above MCT (a-b), 0 if < 0	c. 0.00	
Woodland Cleared	d. 0.00	
Smaller of d. or e.	e. 0.00	l. 0.00
Clearing below MCT (e-f), 0 if < 0	f. 0.00	
Replacement: (f x 0.25)	g. 0.00	
(g x 2.0)	h. 0.00	
Afforestation, (if applicable)	i. 0.00	
Net tract x 2-a) or (net tract x 15-a) 0 if < 0	j. 0.00	
Woodland Conservation Required: (c-h+i+j)-g	= m. 0.00	
Woodland Conservation Provided: (acres)		
Woodland Preservation (a-e)	0.00	
Woodland Reforestation/Replacement	0.00	
Afforestation	0.00	
Area approved for fee-in-lieu	0.00 (60.30)(43560)=42	
Off-site Credits	0.00	
Off-site Mitigation Provided	46.30*	
Woodland Conservation Provided (must equal or exceed item "m" above)	0.00 and 42	
Additional Woodland retained but not part of any requirements: 0.00 acres		
Break-even point: (410.21b) = 0.00 Acres		
Plan Certified by:	Name: Megan Reiser Address: 1124 Woodmore Road, Suite 200 Mitchellville, MD 20721 License: Qualified Professional	
¹ MCT is the Woodland Conservation Threshold as shown in Part 5 of the Prince George's County Woodland Conservation and Tree Preservation Policy Document. ² All entries in parentheses are mathematical formulas. * To be used as off-site credits for 25.5 acres of woodland requirements for other projects within the county.		

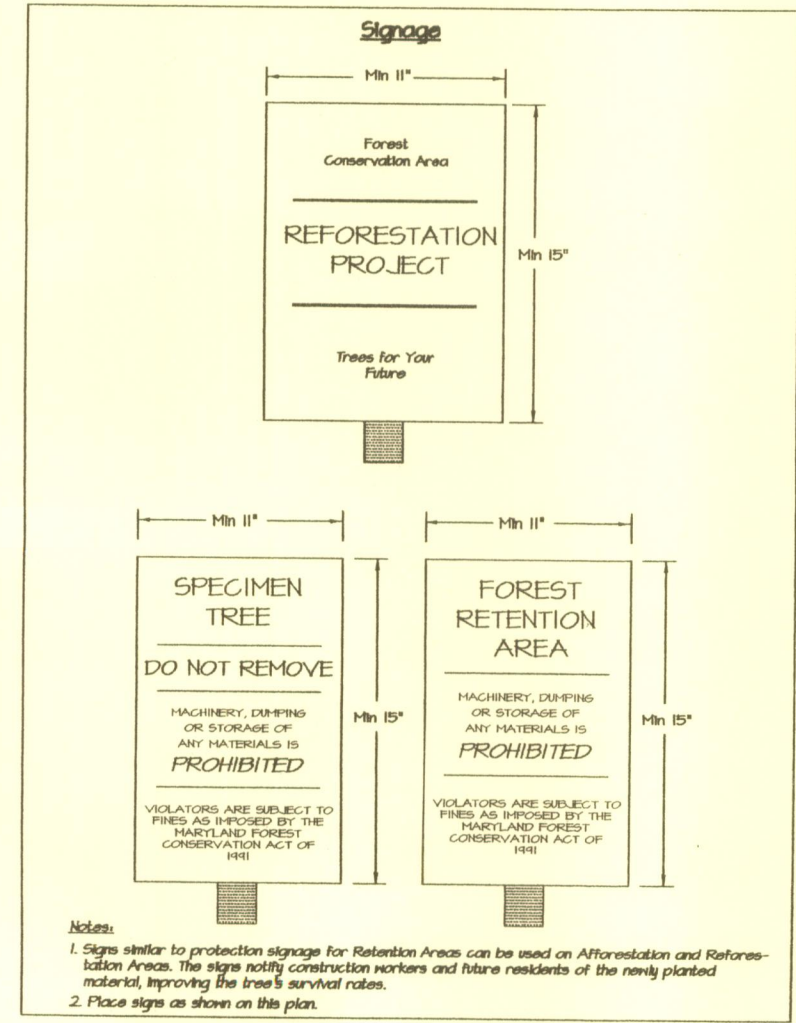
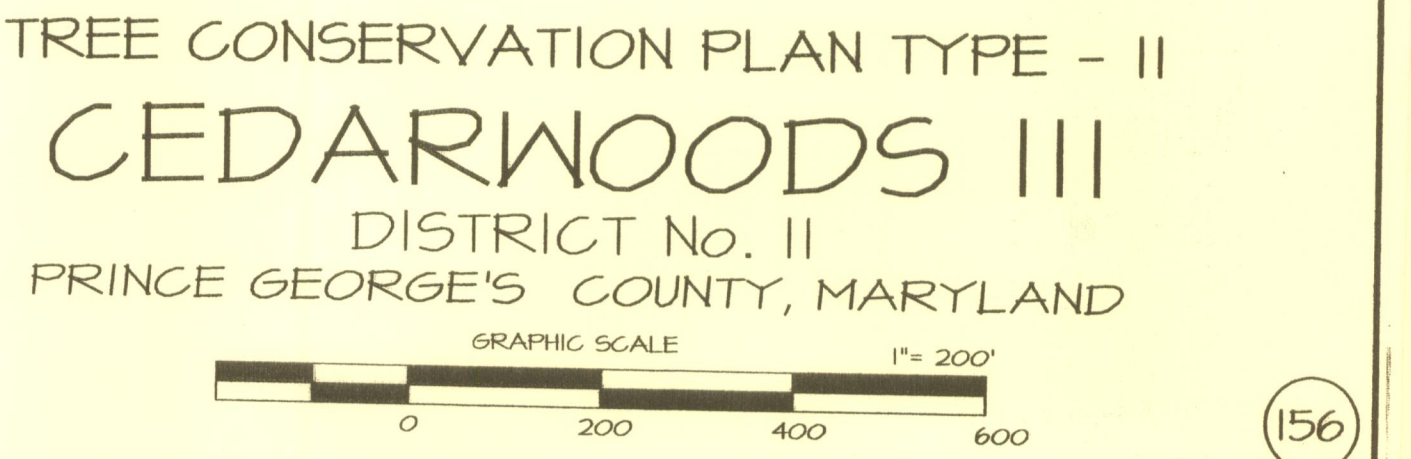


LEGEND	
PROPERTY BOUNDARY	---
EX. CONTOUR	---
EX. TREELINE	---
WATERS OF THE U.S.	---
NONTIDAL WETLAND	---
EX. WETLAND BUFFER (25')	---
FEMA FLOODPLAIN	---
PRESERVATION AREA (46.30 AC.)	---
TREE CONSERVATION SIGN (See detail)	---

PRESERVATION AREAS	
AREA	ACRES
1	0.61
2	5.45
3	7.87
4	3.63
5	3.36
6	24.88
TOTAL	46.30

- GENERAL NOTES FOR WOODLAND MITIGATION BANKS**
- 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 requirements. The sole purpose of this Tree Conservation Plan is to establish off-site mitigation areas to satisfy the requirements for other properties. Any future activities on this property that result in the clearing of any woodland, may initiate the Woodland Conservation requirements for this property. At that time, the TCP-II shall be revised to calculate the requirements for this property and demonstrate how those requirements are being satisfied, in addition to mitigation areas already created.
 - 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. If replacement of the disturbed woodlands and other requirements that may be required due to the (14), 21 or 111 replacement requirements associated with the clearing of woodlands.
 - Upon the sale of the property, the owner/developer or owners representative shall notify the purchaser of the existence of the Woodland Bank.
 - Mitigation areas created for the purpose of satisfying off-site requirements may not be used to satisfy the requirements for this property in the future.
 - 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 as found acceptable by the M-NCPPC Environmental Planning Section (EPS).
 - All easements on existing woodlands shall be at a rate of 2 acres for every 1 acre required in accordance with COMAR Natural Resources Article 5-602(b)(2).
 - Mitigation easements may not encumber lands previously protected or encumbered by protective easements.
 - Prior to the recordation of any easement encumbering any portion of this property, a draft easement document shall be submitted to the EPS for M-NCPPC Legal Department and EPS review and approval.
 - Each easement document shall clearly cross-reference the appropriate TCP's and project names.
 - This plan is intended to establish the Cedarwoods III tree bank for off-site mitigation credits.
 - Topography and treelines shown are digitized from M-NCPPC GIS sheets dated 2001.

M-NCPPC Prince George's County Planning Department Natural Resources Division	
APPROVAL TREE CONSERVATION PLAN TOP II / 141 / 03	
DATE	5/9/06
BY	Megan Reiser
DATE	5/11/06
BY	Kim J. Pender



DATE	REVISIONS DESCRIPTION	BY
5/04/06	Rev. to add Liber/ Folio for WPA #15	MR
3/7/06	Rev. to add WPA #15	MR

5/9/06 DATE	4/20/05 Rev. to add WPA #144 address available mitigation area discrepancy in summary table	MR
8/10/05 Rev. to add WPA #13	MR	
4/15/05 Rev. to add L/F to WPA #12	MR	
4/05/05 Rev. to add WPA #12 & adjust available area from WPA #11	MR	
12/5/03 Rev. per EPS comments	MR	
11/21/03 Rev. per EPS comments	MR	

1121 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721	MR
BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners	MR
TELEPHONE (301) 430-2000	MR
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DRAWN BY: MR	CHECKED BY: KH
SCALE: 1" = 200'	RECORD NO.: J-B03033
DATE: AUGUST 2003	DRWG. NO.: 54.002-Y