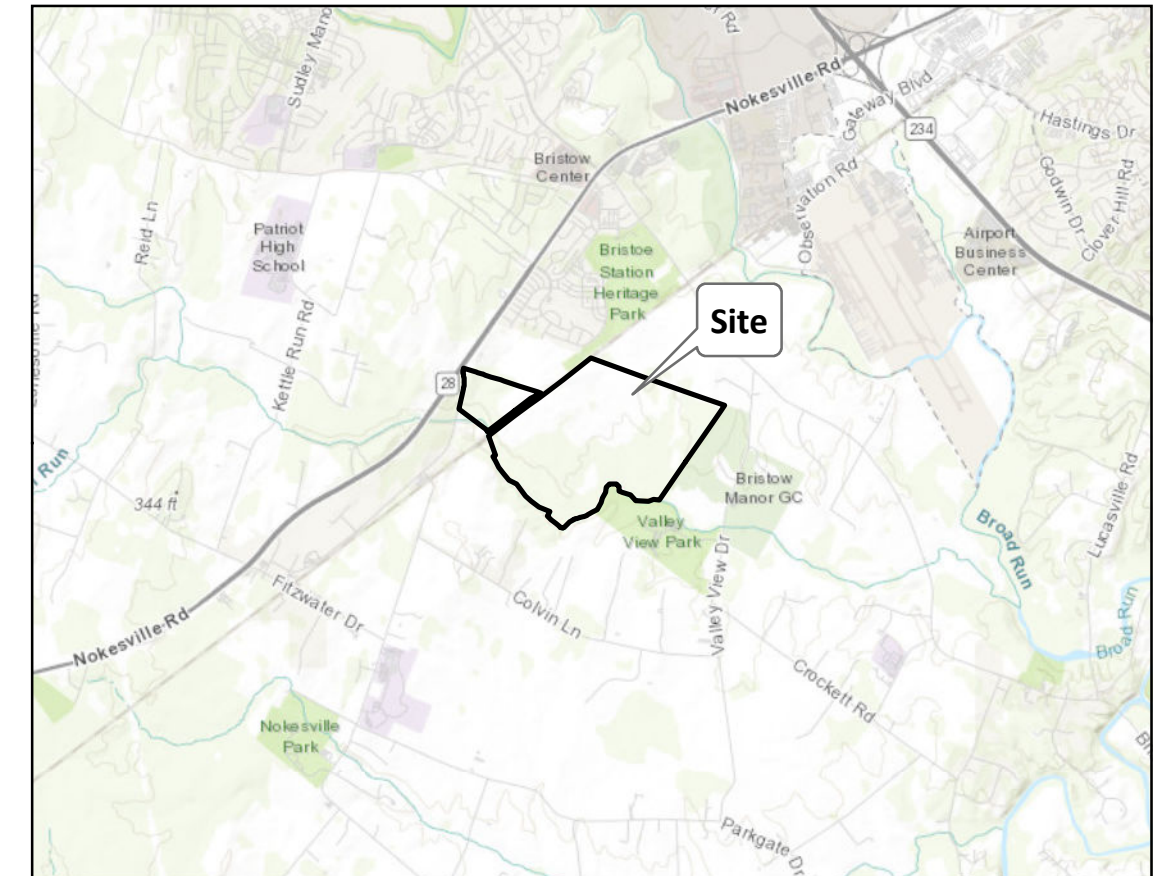


Location



Site Reconnaissance Notes

1. A desktop wetlands reconnaissance was performed by Wetland Studies and Solutions, Inc. (WSSI) for a ±544-acre study area in Prince William County, VA known as the Aden Road Site. The location map on this sheet depicts the approximate boundaries of the site and its general vicinity.
2. This desktop wetlands reconnaissance is based on an analysis of relevant background material including Digital National Wetlands Inventory data (U.S. Fish and Wildlife Service; 2023), Soils (U.S. Department of Agriculture; 2023), aerial imagery (Virginia Base Mapping Program; 2021, and Nearmap 2023), Digital Elevation Model (DEM) data (USGS 3DEP Elevation Program), and Prince William County 2-ft contour lines. The Nearmap natural color imagery; NAIP Summer 2023 is the base aerial for the desktop wetlands reconnaissance analysis exhibit.
3. The purpose of the desktop wetlands reconnaissance is to provide a general idea of the current potential, existing jurisdictional wetlands and other Waters of the U.S. (i.e., streams, ponds, etc.) (WOTUS) within the site.
4. A WOTUS delineation is necessary to accurately determine the location and extent of WOTUS and should be completed prior to any detailed land planning efforts.
5. All other areas (i.e., those not indicated as having wetland potential) have potential for WOTUS, particularly in swales and depressions.
6. Streams - No recent formal stream assessment has been conducted to determine flow character (i.e., whether perennial, intermittent, or ephemeral.) A field investigation would be required to confirm whether the streams are perennial, intermittent, or ephemeral.
7. Flood Zones - There are FEMA Floodplains recorded on this site. Panel: 51153C0158D, Preliminary, 2021.
8. Historic Resources: There are 2 architectural resources that cover the entire site (076-5036 and 076-0024) and 6 archeological sites in the vicinity of the site.
9. Chesapeake Bay Resource Protection Areas are mapped by Prince William County on the site. A draft desktop RPA based on perennial streams and connected desktop wetlands is depicted on this exhibit.

Limitations

10. This study is based on an examination of existing mapping data as referenced in the desktop reconnaissance notes. Indicators can change over time with variations in hydrology and other factors. Therefore, our conclusions may vary significantly from future observation by others. This summary exhibit assesses the potential for wetlands on the site at the time of our digital data review and does not address conditions prior to our review or at a given time in the future.
11. Our review and summary exhibit have been prepared in accordance with generally accepted guidelines for the conduct of a desktop reconnaissance for potential WOTUS. We make no other warranties, either expressed or implied, and our report is not a recommendation to buy, sell or develop the property.
12. The opinions set forth above are rendered only and exclusively for the benefit of the addressees and no other parties, successors or assigns. The foregoing opinions are based on applicable laws, ordinances, and regulations in effect as of the date hereof and should not be construed to be an opinion as to the matters set out herein should such laws, ordinances or regulations be modified, repealed or amended.
13. This document is solely for your benefit and is not to be quoted in whole or in part or otherwise referred to in any statement or document (except for purposes of identification) nor is it to be filed with any governmental agency or other person, without the prior written consent of this firm, unless required by law.

Exhibit Legend

- Site: ± 544 acres
 - Draft Desktop-based RPA
 - FEMA Floodplain
 - Architectural Resource
 - Archeological Resource
 - Parcels
 - 2-ft Contours
- WSSI Desktop Reconnaissance**
- Potential PFO: ± 176 ac.
 - Potential PEM: ± 2.5 ac.
 - Potential POW: ± 2.5 ac.
 - Potential R3: ± 15,700 lf
 - Potential R4: ± 16,300 lf
- Cowardin Classification**
- PFO Palustrine Forested Wetland
 - PEM Palustrine Emergent Wetland
 - PSS Palustrine Scrub Shrub Wetland
 - POW Palustrine Open Water/Pond
 - R3 Riverine Upper Perennial
 - R4 Riverine Intermittent