

EXHIBIT W

Identification of Wetlands

Company: Ballou Associates

Development: Brookdale Place

Development Location: 9850 Two Notch Road Columbia, SC

County: Richland Acres: 11.34

X I certify that the development listed above **does not** contain jurisdictional and non-jurisdictional wetlands.

 I certify that the development listed above **does** contain jurisdictional and/or non-jurisdictional wetlands and the proposed development will not disturb the wetlands. The wetlands are (acres) in size, rendering the buildable percentage at %.

I have provided the following:

1. National Wetlands Inventory (NWI) map
2. My credentials that qualify me to make this determination.

Financial Interest: Neither I nor the company I work for have any financial interest in the proposed LIHTC application other than in the practice of our profession.

Thomas G. Ballou

Digitally signed by Thomas G.
Ballou
Date: 2025.03.11 12:31:08 -04'00'

11 March 2025

Signature and Certification of Wetlands Professional

Date

Thomas G. Ballou

Name of Wetland Professional



3/11/2025

Signature and Certification of Development Owner

Date

T. Kevin Connelly

Name of Developer

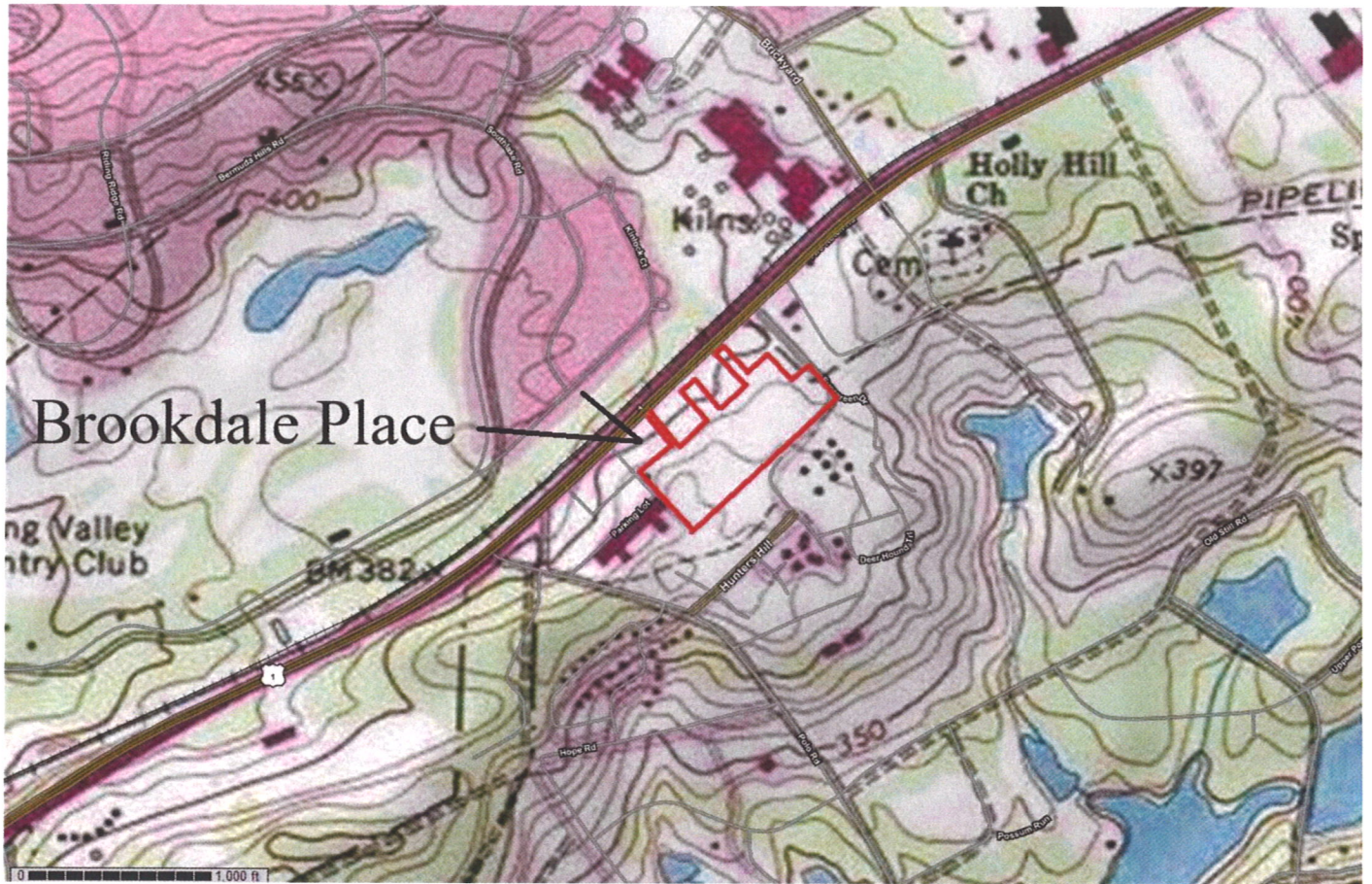


Aerial photograph of the Brookdale Place property, located at 9850 Two Notch Road in Columbia, SC. This 11.34 acre tract consists of two parcels (Richland County Tax Map Number #R22803-03-20 and a portion of R22802-01-11). Source – Richland County GIS.

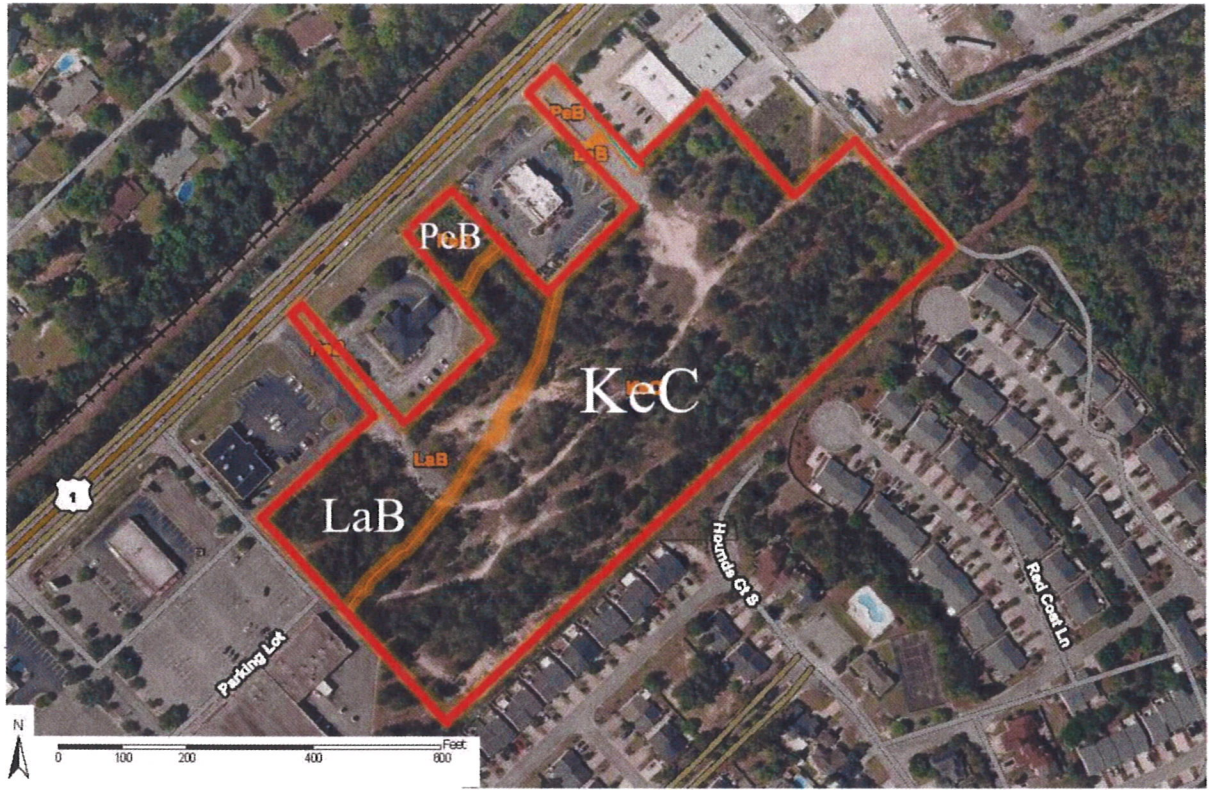


Wetlands		
	Estuarine and Marine Deepwater	Freshwater Emergent Wetland
	Estuarine and Marine Wetland	Freshwater Forested/Shrub Wetland
		Freshwater Pond
		Lake
		Other
		Riverine

National Wetland Inventory map of the Brookdale Place project site on Two Notch Road in Richland County, SC. This map indicates that no wetlands or other Waters of the US are present there.



USGS map of the Brookdale Place project site. This map indicates that the property is located on the top of a broad ridge.



NRCS soils map of the Brookdale Place project site. This map indicates that the property consists mostly of Kershaw sand (KeC) and Lakeland sand (LaB), both excessively drained soils associated with uplands. There is a small unit of Pelion loamy sand (PeB), a moderately well drained soil also associated with uplands.

Ballou Associates

ENVIRONMENTAL CONSULTANTS

THOMAS G. BALLOU **PRESIDENT**

Mr. Ballou is an ecologist with more than 44 years of experience in environmental planning, management and research. He has worked throughout the United States and overseas on projects involving wetland delineation, permitting, and mitigation; environmental impact studies and inventories; and endangered species assessments. He can be contacted at tballou@usit.net or at (803) 331-9371.

EDUCATION

M.S., Marine Science, University of South Carolina, 1986
B.S., Biology, University of South Carolina, 1982

SPECIALIZED TRAINING and CERTIFICATIONS

Professional Wetland Scientist certification by The Society of Wetland Scientists, 1995
Successful Creation, Restoration, and Enhancement of Wetlands,
Natural Resources Training and Certification, 1992.
Wetland Evaluation Technique (WET 2.0), Waterways Experiment Station, 1988.

PROFESSIONAL EXPERIENCE

2004 to present: President, Ballou Associates, Columbia, SC

Mr. Ballou formed Ballou Associates in 2004 and is responsible for all environmental consulting services provided by the firm.

2010 to 2019: Senior Natural Systems Scientist, Civil Engineering Consulting Services, Inc., Columbia SC

1991 to 2004: President, ARM Environmental Services, Columbia, South Carolina.

Mr. Ballou formed ARM Environmental Services in January, 1991 and served as President of the firm until 2004.

1988-1990: Wilbur Smith Associates, Columbia, South Carolina.

Mr. Ballou was in charge of all environmental studies for the main office of WSA, working primarily on environmental impact studies and wetland assessments.

1980-1987: Research Planning Institute, Columbia, South Carolina.

Mr. Ballou was involved in oil spill response planning, and research at RPI, including many projects in which he was principle biological investigator or project director.

A summary of project-specific experience is provided on the following pages of this document.

Section 404 Wetland and Stream Permitting

Mr. Ballou has prepared numerous Section 404 and Section 10 permit applications, and has assisted many engineering consulting firms in the preparation and coordination of their permit applications. Most of these project also involve preparation of compensatory mitigation plans. A partial list of recent Section 404 permitting projects experience includes the following:

- MUSC Health Indian Land Campus, Lancaster County, SC 2024
- Pleasant Hill water line, Lancaster County SC 2024
- Catawba Ridge Force Main, Lancaster, SC 2024
- Lancaster County Culvert Improvement projects, Lancaster County SC 2024
- McLeod Health Carolina Forest Hospital, Myrtle Beach, SC 2023
- Georgetown Fishing Village, Georgetown, SC 2023
- Lionsgate subdivision, Loris SC 2023
- Cottages on the Marsh lot improvement, North Myrtle Beach, SC 2022
- Longreen subdivision, Blythewood, SC 2022
- Collier Ridge subdivision, Spartanburg County, SC 2022
- Richland Creek subdivision, Spartanburg County SC 2022
- Leaphart Road mixed use residential development, West Columbia SC 2021
- US 521 Water Main, Lancaster County, SC 2021
- Collette Industrial site wetland permit, Blythewood, SC 2021
- McGill Pond dam restoration permit, Rock Hill, SC 2021
- Vintage Fort Mill Apartments, Fort Mill, SC 2021
- Harper Road Water Main, York County SC, 2020
- Carolina Container Gravity Sewer, York County SC 2019
- Hardscrabble Road Dam Replacement, Richland County 2019
- Catawba Crossing Assisted Care Facility, Rock Hill SC 2019
- Crane Creek Upper North Branch Extension sewer line, Richland County SC 2019
- Oak Estates residential development, Myrtle Beach, SC 2019
- Catawba Crossing assisted care residential facility, Rock Hill, SC 2019
- Perkins Pond dam repair, Calhoun County, SC 2018
- Lindsay Pettus Greenway walking trail, Lancaster, SC 2018
- Pilgrim's Pride feed mill rail line, Sumter, SC 2018
- Steeplechase subdivision, Moncks Corner, SC 2017
- Bells Lake subdivision, North Myrtle Beach SC 2017
- Edgewater Medical Park, Lancaster County SC 2016
- Austen Lakes subdivision, York SC 2016
- Legacy Park warehouse distribution facility, Rock Hill, SC 2016
- Carolina Poly plastic manufacturing plant, Chester SC 2016
- Natural Hydrogen Energy deep well drilling project, Marlboro County SC 2016
- McLeod Loris Seacoast Hospital expansion, Little River SC 2016
- Indigo Square mixed use development, Mount Pleasant SC 2015

Wetland and Stream Delineations

Mr. Ballou has conducted wetland delineations at over 600 sites in six states since 1988. These projects have ranged in size from less than one acre to over 1000 acres. He is experienced in evaluation and interpretation of soils maps, false-color infrared aerial photographs, topographic maps, LIDAR maps, National Wetland Inventory maps, and other sources of information on wetland boundaries, as well as field application of approved wetland delineation methods.

Section 404 Wetland Permitting Exemptions

Mr. Ballou has obtained permitting exemptions for a variety of projects that qualify under Corps regulations, including mining haul roads for the Wake Stone quarry, the Grand Strand Aggregates quarry and the Antioch Farms quarry in Horry County, SC, and irrigation farm ponds in Kershaw, Lancaster, Lee, Chester, Spartanburg, Cherokee, and Florence Counties, SC and Henderson County, NC. Exemption from Corps permitting regulations eliminates the need for permits and compensatory mitigation, saving vast amounts of time and money for the owner.

Wetland Mitigation Projects

Mr. Ballou is an expert in wetland and stream mitigation and has prepared and implemented detailed wetland mitigation plans for most of the permitted development projects listed above. He is also a pioneer in wetland mitigation banking in South Carolina, having established private and public mitigation banks as described below:

Swallow Savannah Wetland Mitigation Bank, Allendale County, SC, 1996

Swallow Savannah is a 180-acre Carolina Bay located near Allendale, SC. This bank received full regulatory approval in 1997 and can provide compensatory mitigation throughout most of the lower half of South Carolina

SCDOT Huspa Creek Wetland Mitigation Bank, Beaufort County, SC, 1997.

This mitigation bank was established for the SC Department of Transportation to provide compensatory mitigation for impact to tidal marshes and other estuarine habitats resulting from transportation improvement projects.

Mr. Ballou has also served as a technical consultant on several other projects in South Carolina, Georgia, and North Carolina that were under consideration for establishment as mitigation banks, as well as several new projects that may become banks within the next year or two.

Threatened and Endangered Species Assessments

Threatened and endangered species assessments are frequently required for Environmental Impact and Section 404 wetland permitting projects. Mr. Ballou has conducted protected species assessments at numerous sites, including detailed site inspections for listed species, habitat evaluations, and coordination with US Fish and

Wildlife Service and SC Department of Natural Resources personnel to obtain concurrence letters for these assessments. Mr. Ballou has particular expertise and experience with the Schweinitz' sunflower (*Helianthus schweinitzii*).

EA/EIS and other environmental impact studies

Mr. Ballou has conducted the natural resource components of NEPA studies and other environmental impact evaluations for major transportation improvement projects and large land developments. These studies focus on evaluation of potential impacts to wetlands, endangered species, and other environmental concerns; identification of potential constraints on development; and preparation of mitigation plans to reduce or compensate for environmental impacts. Projects he has conducted include:

Hitchcock Parkway, Aiken SC, 2014

Suttons Landing marina, Fairfield County SC 2010

US 378 bridge replacement, Florence and Marion Counties, SC 2004-2005

US 17 bridge replacements, Georgetown and Charleston Counties, SC 2003 -2004

US 601 bridge replacements, Richland and Calhoun Counties, SC 2003-2004

SC 45 bridge replacement, Moncks Corner, SC 2002

SC 6 / SC 60 EA, Lexington and Richland Counties, SC 2000-2001

I-77 improvements project EA, York County, SC 2000-2001

SC 93 widening project EA, Oconee County, SC 1999

Greenville Southern Connector EIS, Greenville County, SC, 1993-1995

U.S. 84 widening project EIS, Coffee and Covington Counties, AL, 1994-1995

U.S. 17 widening project EA, Beaufort and Colleton Counties, SC, 1989-1992

North Charleston Transit and Visitor's Center, Charleston County, SC, 1991

U.S. 44 Improvement Project EA, Cowley and Chautauqua Counties, KS, 1990

Johnston County Airport EA, Johnston County, NC, 1990

Northern Wake County Expressway EIS, Raleigh, NC 1988-1989

U.S. 52 Widening Project EA, Williamsburg and Berkeley Counties, SC 1988-1990

Grand Cayman Master Ground Transportation Plan EA, Grand Cayman, B.W.I., 1989

Newport Circulator EA, Newport, Rhode Island, 1989

Savannah River Research Park Site Evaluation Study, Aiken County, SC, 1990

Expert Witness Services

Mr. Ballou has served as a qualified expert witness in a variety of cases involving wetland delineation, permitting, and mitigation; mitigation banking; and environmental restoration.