

March 9, 2026

Attn: Mr. Drew Schaumber
Holliday Development

Re: Timberlake Apartments
Spartanburg County Tax Map #1-44-00-070.03
Insight Group Project Number: 09-260158

Dear Mr. Schaumber:

As requested in association with the referenced project, this letter is provided as documentation of an updated site review and confirmation of previously identified wetland conditions.

A site visit was conducted on March 5, 2026 to reassess the project area located at 400 Timberlake View Circle in Inman, South Carolina. Based on this field assessment, the wetland conditions previously identified on the property remain unchanged. As previously documented, the referenced project area contains wetlands or other jurisdictional waters of the state. The onsite wetland consists of an estimated 0.03 - acre portion of a narrow linear creek that runs along the west boundary. The extent of the wetland feature consists of the creek bed (approximately 6' in width). The Top of Bank (TOB) is the landward extent of wetland boundaries. This wetland feature, known as Lawson's Fork Creek, is visible on the National Wetlands Inventory (NWI) Map and depicted on the property survey (Site Design, Inc., October 10, 2019).

It is our understanding that the proposed project involves renovations of existing apartment buildings, and no earthwork is contemplated in or around the area where the wetlands are located. As such, no wetland impacts are involved. **As stated in the 2026 QAP, I certify that "no activities, structures, or facilities associated with this project" will cause adverse impacts to wetlands.** While the parcel includes wetlands, the area of disturbance does not.

This opinion is based on the following credentials:

I am certified through the Society of Wetland Scientists as a Professional Wetland Scientist (PWS). My experience includes over 15 years of professional wetland-related work and relative training, inclusive of performing wetland delineations, agency issuance of Environmental Resource Permits, and review of wetland mitigation monitoring reports and compensatory mitigation areas.

Please refer to the attached exhibits for documentation associated with onsite wetlands.

Thank you for the opportunity to be of service to Holliday Development on this project. If any further information is needed, please feel free to contact me.

Sincerely,
Insight Group/Certerra,



Stacy Spriggs, PWS, AICP
Environmental Manager

EXHIBIT A

National Wetlands Inventory Map



U.S. Fish and Wildlife Service

National Wetlands Inventory

Timberlake Apts



March 16, 2026

Wetlands

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

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

EXHIBIT B

Site Photographs



	Project Name: Timberlake Apartments	
	Project Location: 400 Timberlake View Circle, Inman, SC, USA	
	Client: Holliday Development	Project Code: 09-260158
	Preparer: Justin Mims	Reviewer:
	Report Date: 2026-03-13	Page Number: 1 of 6



Media 1: Upland area east of wetland corridor transitioning toward wetland buffer.

Weather: Overcast

Lat/Lng: 35.0351,-82.0890

Bearing:

Date Taken: 03/05/2026

Taken By: Stacy Spriggs

Tags:



Media 2: Vegetated upland buffer adjacent to wetland corridor on west side of property.

Weather: Overcast

Lat/Lng: 35.0352,-82.0893

Bearing:

Date Taken: 03/05/2026

Taken By: Stacy Spriggs

Tags:



Media 3: Cleared upland area transitioning into forested wetland buffer.

Weather: Overcast

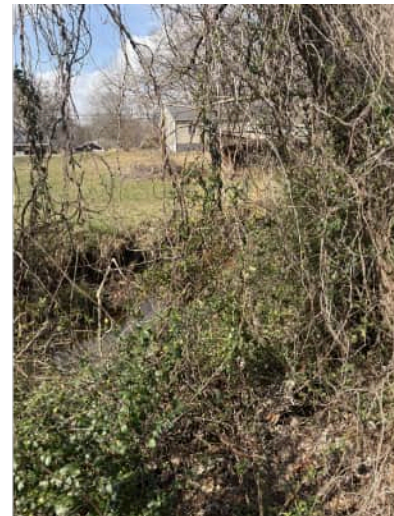
Lat/Lng: 35.0352,-82.0893

Bearing:

Date Taken: 03/05/2026

Taken By: Stacy Spriggs

Tags:



Media 4: Dense vegetation within upland buffer bordering wetland corridor.

Weather: Overcast

Lat/Lng: 35.0351,-82.0895

Bearing:

Date Taken: 03/05/2026

Taken By: Stacy Spriggs

Tags:



Project Name: Timberlake Apartments

Project Location: 400 Timberlake View Circle, Inman, SC, USA

Client: Holliday Development

Project Code: 09-260158

Preparer: Justin Mims

Reviewer:

Report Date: 2026-03-13

Page Number: 2 of 6



Media 5: Forested wetland corridor with visible stream and vegetated side banks.

Weather: Overcast

Lat/Lng: 35.0348, -82.0895

Bearing:

Date Taken: 03/05/2026

Taken By: Stacy Spriggs

Tags:



Media 6: Bottom of channel showing flowing water and defined streambed within wetland corridor.

Weather: Overcast

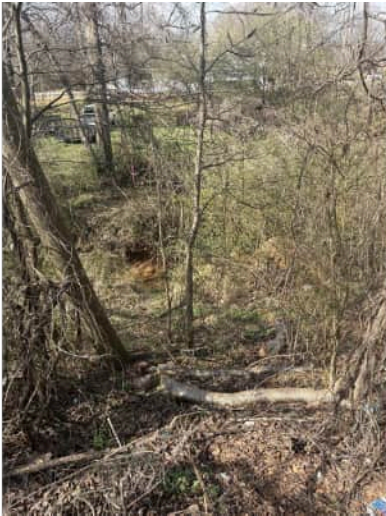
Lat/Lng: 35.0348, -82.0895

Bearing:

Date Taken: 03/05/2026

Taken By: Stacy Spriggs

Tags:



Media 7: View of the wetland channel surrounded by wooded debris.

Weather: Overcast

Lat/Lng: 35.0348, -82.0895

Bearing:

Date Taken: 03/05/2026

Taken By: Stacy Spriggs

Tags:



Media 8: Forested wetland buffer adjacent to the stream channel along west boundary of the site.

Weather: Overcast

Lat/Lng: 35.0346, -82.0894

Bearing:

Date Taken: 03/05/2026

Taken By: Stacy Spriggs

Tags:



Project Name: Timberlake Apartments

Project Location: 400 Timberlake View Circle, Inman, SC, USA

Client: Holliday Development

Project Code: 09-260158

Preparer: Justin Mims

Reviewer:

Report Date: 2026-03-13

Page Number: 3 of 6



Media 9: View of wetland corridor from upland portion of property.

Weather: Overcast

Lat/Lng: 35.0341,-82.0893

Bearing:

Date Taken: 03/05/2026

Taken By: Stacy Spriggs

Tags:



Media 10: Upland slope descending toward wetland corridor.

Weather: Overcast

Lat/Lng: 35.0338,-82.0892

Bearing:

Date Taken: 03/05/2026

Taken By: Stacy Spriggs

Tags:



Media 11: Streambed composed of exposed rock within channel.

Weather: Overcast

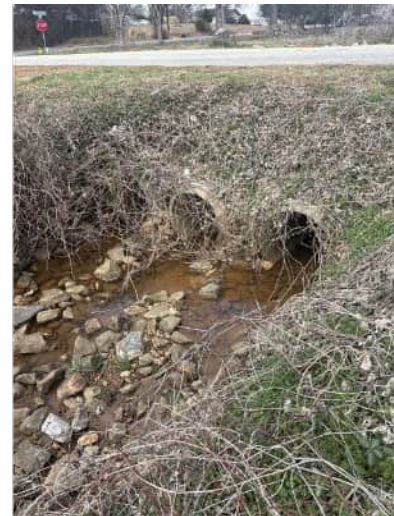
Lat/Lng: 35.0332,-82.0890

Bearing:

Date Taken: 03/05/2026

Taken By: Stacy Spriggs

Tags:



Media 12: Culvert crossing underneath West Clark Road flowing to wetland channel.

Weather: Overcast

Lat/Lng: 35.0327,-82.0889

Bearing:

Date Taken: 03/05/2026

Taken By: Stacy Spriggs

Tags:



Project Name: Timberlake Apartments

Project Location: 400 Timberlake View Circle, Inman, SC, USA

Client: Holliday Development

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Preparer: Justin Mims

Reviewer:

Report Date: 2026-03-13

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Media 13: Defined stream channel with visible bed and side banks within wetland corridor.

Weather: Overcast

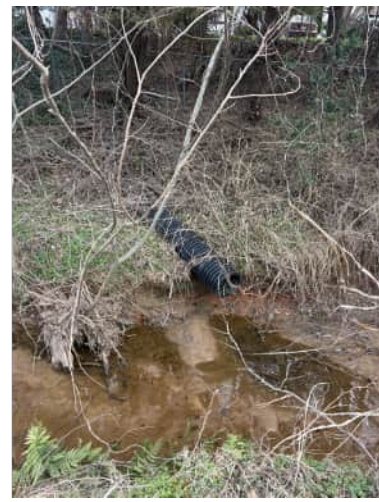
Lat/Lng: 35.0336, -82.0893

Bearing:

Date Taken: 03/05/2026

Taken By: Stacy Spriggs

Tags:



Media 14: Drainage pipe discharging into wetland channel.

Weather: Overcast

Lat/Lng: 35.0335, -82.0893

Bearing:

Date Taken: 03/05/2026

Taken By: Stacy Spriggs

Tags:



Media 15: Accumulation of wooded debris within channel at bottom of streambed.

Weather: Overcast

Lat/Lng: 35.0333, -82.0892

Bearing:

Date Taken: 03/05/2026

Taken By: Stacy Spriggs

Tags:



Media 16: Concrete structure with sediment buildup at base of stream.

Weather: Overcast

Lat/Lng: 35.0333, -82.0892

Bearing:

Date Taken: 03/05/2026

Taken By: Stacy Spriggs

Tags:



Project Name: Timberlake Apartments

Project Location: 400 Timberlake View Circle, Inman, SC, USA

Client: Holliday Development

Project Code: 09-260158

Preparer: Justin Mims

Reviewer:

Report Date: 2026-03-13

Page Number: 5 of 6



Media 17: Upstream view of channel within forested wetland corridor.

Weather: Overcast

Lat/Lng: 35.0328,-82.0891

Bearing:

Date Taken: 03/05/2026

Taken By: Stacy Spriggs

Tags:

Media 18: Vegetated side bank along stream channel associated with Lawsons Fork Creek.

Weather: Overcast

Lat/Lng: 35.0348,-82.0895

Bearing:

Date Taken: 03/05/2026

Taken By: Stacy Spriggs

Tags:



Project Name: Timberlake Apartments

Project Location: 400 Timberlake View Circle, Inman, SC, USA

Client: Holliday Development

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EXHIBIT C

Property Survey

DIRECT ACCESS TO SUBJECT PROPERTY VIA PUBLIC RIGHT OF WAY OF WEST CLARK ROAD.

Ⓐ ADJOINER'S FENCE ENCROACHES 14.3'

PLAT BOOK 139, PG 102

1-44-00-070.03

SOUTH CAROLINA STATE PLANE COORDINATES WERE USED AS THE BASIS FOR THIS SURVEY.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS, SPARTANBURG COUNTY, STATE OF SOUTH CAROLINA WITH AN EFFECTIVE DATE OF OCTOBER 16, 2019, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "AE" AND ZONE "X" PER COMMUNITY MAP NO. 45083C0140D.

ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

ZONE "AE" DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED

252,620 SQ.FT
5.799 ACRES

- (5) NONEXCLUSIVE INSTALLATION AND SERVICE AGREEMENT IN FAVOR OF CHARTER COMMUNICATIONS, LLC, DATED APRIL 15, 2009 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY ON JUNE 16, 2009, WHERE IT APPEARS IN DEED BOOK 932, AT PAGE 766.
BURDENS SUBJECT PROPERTY - BLANKET IN NATURE
- (6) AGREEMENT AS TO RESTRICTIVE COVENANTS BY TIMBERLAKE APARTMENTS, L.P. IN FAVOR OF THE SOUTH CAROLINA STATE HOUSING FINANCE AND DEVELOPMENT AUTHORITY, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY ON DECEMBER 2000, WHERE IT APPEARS IN DEED BOOK 730, AT PAGE 956.
NO SURVEY RELATED ITEMS
- (7) EASEMENT GIVEN BY A. F. BLACKWELL TO TOWN OF INMAN DATED NOVEMBER 29, 1958 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY ON MARCH 19, 1959, WHERE IT APPEARS IN DEED BOOK 24U, AT PAGE 20.
BURDENS SUBJECT PROPERTY - DOCUMENT DOES NOT INCLUDE ANY DEFINED EASEMENT
- (8) THE FOLLOWING MATTERS ARE AS SHOWN ON THAT CERTAIN ALTA BOUNDARY SURVEY PREPARED FOR TIMBERLAKE APARTMENTS, LP BY CIVIL ENGINEERING OF COLUMBIA, DATED NOVEMBER 11, 1998 LAST REVISED SEPTEMBER 2, 1999, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY ON OCTOBER 13, 1999, WHERE IT APPEARS IN PLAT BOOK 146, AT PAGE 77: 20' TOWN OF INMAN SANITARY SEWER EASEMENT; EXISTING TOWN OF INMAN SANITARY SEWER LINE; 0.303 ACRE AREA TO BE DEED TO SPARTANBURG COUNTY FOR ROAD; NEW R.O.W. LINE; CREEK; 30' ON PIPES.
BURDENS SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
- (9) THE FOLLOWING MATTERS ARE AS SHOWN ON THAT CERTAIN SURVEY FOR TRIPLE S PARTNERSHIP BY JOE E. MITCHELL, DATED SEPTEMBER 17, 1997 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY ON SEPTEMBER 24, 1997, WHERE IT APPEARS IN PLAT BOOK 139, AT PAGE 102: SANITARY SEWER (ASSUMED 25 FT EASEMENT); CREEK.
BURDENS SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO.: 300-203
DATED: OCTOBER 3, 2019

THAT CERTAIN PARCEL OF LAND IN SPARTANBURG COUNTY, SOUTH CAROLINA, BEING SHOWN AND DESIGNATED AS PARCEL 1 CONTAINING 5.80 ACRES, MORE OR LESS, ON ALTA BOUNDARY SURVEY PREPARED FOR TIMBERLAKE APARTMENTS, LP BY CIVIL ENGINEERING OF COLUMBIA DATED NOVEMBER 11, 1998, LAST REVISED SEPTEMBER 2, 1999, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE CENTERLINE INTERSECTION OF WEST CLARK ROAD WITH BLACKSTOCK ROAD, THENCE N50° 28' 11" E FOR 131.18' TO AN OLD IRON PIPE ON THE SOUTHWESTERN CORNER OF THIS SITE, SAID POINT BEING THE POINT OF BEGINNING, THENCE FROM THE POINT OF BEGINNING AND IN A CLOCKWISE DIRECTION: N22° 22' 02" E FOR A DISTANCE OF 15.36' TO A NEW IRON PIPE, SAID LINE BEING BOUNDED ON THE WEST BY LANDS OF NOW OR FORMERLY MCCARTER, THENCE, N11° 59' 36" W FOR A DISTANCE OF 22.42' TO AN OLD IRON PIPE, SAID LINE BEING BOUNDED ON THE WEST BY LANDS OF NOW OR FORMERLY MCCARTER, THENCE, N11° 31' 11" W FOR A DISTANCE OF 377.67' TO AN OLD IRON PIPE, SAID LINE BEING BOUNDED ON THE WEST BY LANDS OF NOW OR FORMERLY MCCARTER, THENCE, N11° 56' 58" W FOR A DISTANCE OF 237.92' TO AN OLD IRON PIPE, SAID LINE BEING BOUNDED ON THE WEST BY LANDS OF NOW OR FORMERLY ATKINS, THENCE, N11° 54' 57" W FOR A DISTANCE OF 75.00' TO AN OLD IRON PIPE, SAID LINE BEING BOUNDED ON THE WEST BY LANDS OF NOW OR FORMERLY LEE AND BELLUE, THENCE, N02° 24' 02" E FOR A DISTANCE OF 192.91' TO AN OLD IRON PIPE, SAID LINE BEING BOUNDED ON THE WEST BY LANDS OF NOW OR FORMERLY STONE, THENCE, S87° 57' 48" E FOR A DISTANCE OF 338.68' TO AN OLD IRON PIPE, SAID LINE BEING BOUNDED ON THE NORTH BY LANDS OF NOW OR FORMERLY BLACKWELL ESTATE, THENCE, S11° 30' 04" E FOR A DISTANCE OF 231.95' TO AN OLD IRON PIPE, SAID LINE BEING BOUNDED ON THE EAST BY LANDS OF NOW OR FORMERLY TRIPLE S PARTNERSHIP, THENCE, S11° 31' 22" E FOR A DISTANCE OF 210.32' TO AN OLD IRON PIPE, SAID LINE BEING BOUNDED ON THE EAST BY LANDS OF NOW OR FORMERLY TRIPLE S PARTNERSHIP, THENCE, S11° 30' 00" E FOR A DISTANCE OF 187.66' TO AN OLD IRON PIPE, SAID LINE BEING BOUNDED ON THE EAST BY LANDS OF NOW OR FORMERLY TRIPLE S PARTNERSHIP, THENCE, S11° 29' 32" E FOR A DISTANCE OF 5.25' TO AN NEW IRON PIPE, SAID LINE BEING BOUNDED ON THE EAST BY LANDS OF NOW OR FORMERLY TRIPLE S PARTNERSHIP, THENCE, S64° 21' 33" W FOR A DISTANCE OF 46.57' TO AN NEW IRON PIPE, SAID LINE BEING THE NORTHERN R.O.W. OF WEST CLARK ROAD, THENCE, S63° 10' 04" W FOR A DISTANCE OF 300.08' TO AN NEW IRON PIPE, SAID LINE BEING THE NORTHERN R.O.W. OF WEST CLARK ROAD.

LESS AND EXCEPT THAT PARCEL OF REAL PROPERTY CONSISTING OF APPROXIMATELY 0.0203 ACRES WHICH WAS CONVEYED TO SPARTANBURG COUNTY BY NON-WARRANTY DEED OF TIMBERLAKE APTS., LP DATED AUGUST 30, 1999 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY ON OCTOBER 12, 1999, WHERE IT APPEARS IN DEED BOOK 70U, AT PAGE 466.



TO: GREYSTONE SERVICING COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY;
TIMBERLAKE APTS, LP, A SOUTH CAROLINA LIMITED PARTNERSHIP; FEDERAL HOME LOAN
MORTGAGE CORPORATION; CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 10, 2019.

DATE OF PLAT OR MAP: OCTOBER 16, 2019



12/11/2018

A. J. Galt

S.C. REG. NO 26210
STATE OF SOUTH CAROLINA

THIS BEING THE SAME PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 300-203 BEARING AN EFFECTIVE DATE OF OCTOBER 3, 2019

1. THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
2. THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND REFERENCE PLAT INFORMATION
3. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
4. THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
5. NO GAPS OR OVERLAPS OBSERVED.
6. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

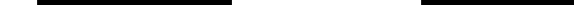
7. WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILILITY REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THERE, ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

IPD	IRON PIN OLD	—X—	FENCE LINE		CATCH BASIN
IPV	IRON PIN SET	—TV—	CABLE TV		DROP INLET
CT	COMP. TOP	—FPC—	FIBER OPTIC CABLE		ELEV. TRANS.
NAC	NAIL & CAP	—GAS—	GAS LINE		GAS VALVE
OT	OTEMP. TOP	—OVC—	OVERHEAD POWER		LIGHT POLE
RB	REBAR	—OHT—	OVERHEAD TELEPHONE		POWER POLE
	STORM DRAIN	—SD—	SANITARY SEWER		HVAC UNIT
SS	SANITARY SEWER	—UGP—	UNDERGROUND POWER		TELEPHONE PEDESTAL
SS	SE EASEMENT	—UGT—	UNDERGROUND TELEPHONE		TELEPHONE MANHOLE
DE	DRAINAGE EASEMENT	—W—	WATER LINE		CLEAN OUT
CCP	CORROGATED CLAY PIPE		WATER MANHOLE		MONITORING WELL
VCP	VITRIFIED CLAY PIPE		GAS MANHOLE		POST INDICATOR VALVE
CCP	CORROGATED PLASTIC PIPE		GAS METER		WELL
C	CENTERLINE		ELECTRIC METER		YARD ANCHOR
EP	EDGE OF PAVEMENT		WATER METER		
R/W	RIGHT OF WAY		WATER VALVE		
B/L	BUILDING LINE		FIRE HYDRANT		
	BUILDING HEIGHT LOCATION		CABLE TV PEDESTAL		

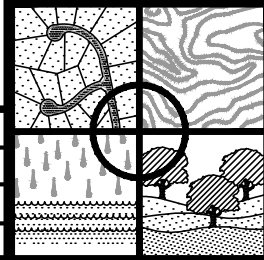
400 TIMBERLAKE VIEW CIRCLE
SPARTANBURG COUNTY
INMAN, SOUTH CAROLINA 29349

DATE	FIELD CREW	DRAWN BY	CHECKED BY
10-10-19	RS/NJ	BOO	JG

SCALE
1" = 40'



A horizontal graphic scale bar with tick marks at 0, 40', and 80'. The bar is divided into alternating black and white segments, with the first 40-foot segment being black and the next 40-foot segment being white.



SITE DESIGN, INC.

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

800 EAST WASHINGTON STREET, SUITE B GREENVILLE, SC 29601

PH: (864)271-0496 FAX: (864)271-0402
www.sitedesign-inc.com

1/27/20	REVISE CERTIFY TO PARTY	BOO	ACJ
12/10/19	REVISE CERTIFY TO PARTY	JAM	ACJ
12/3/19	CLIENT COMMENTS	JAM	ACJ
DATE	REVISION	BY	AP'VD