EXHIBIT W

Identification of Wetlands

Development: Parkside Commons

Development Location: 901 S 9th Avenue, Dillon SC 29536

County: Dillon Acres: 4.8

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

_____ I certify that the development listed above **does** contain jurisdictional and/or non-jurisidictional wetlands and the proposed development will not disturb the wetlands. The wetlands are _____ (acres) in size.

I have attached a National Wetlands Inventory (NWI) map identifying the development location.

Signature and Certification of Development Owner

T. Kevin Connelly

Name of Developer

4/17/26

Date

EXHIBIT W

Identification of Wetlands

Company: Ballou Associates

Development: Parkside Commons

Development Location: 901 S 9th Avenue Dillon, SC 29536

County: Dillon Acres: 4.8

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

_____ I certify that the development listed above **does** contain jurisdictional and/or non-jurisidictional 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: 2026.03.19 10:56:01 -04'00'

Signature and Certification of Wetlands Professional

19 March 2026

Date

Thomas G. Ballou

Name of Wetland Professional

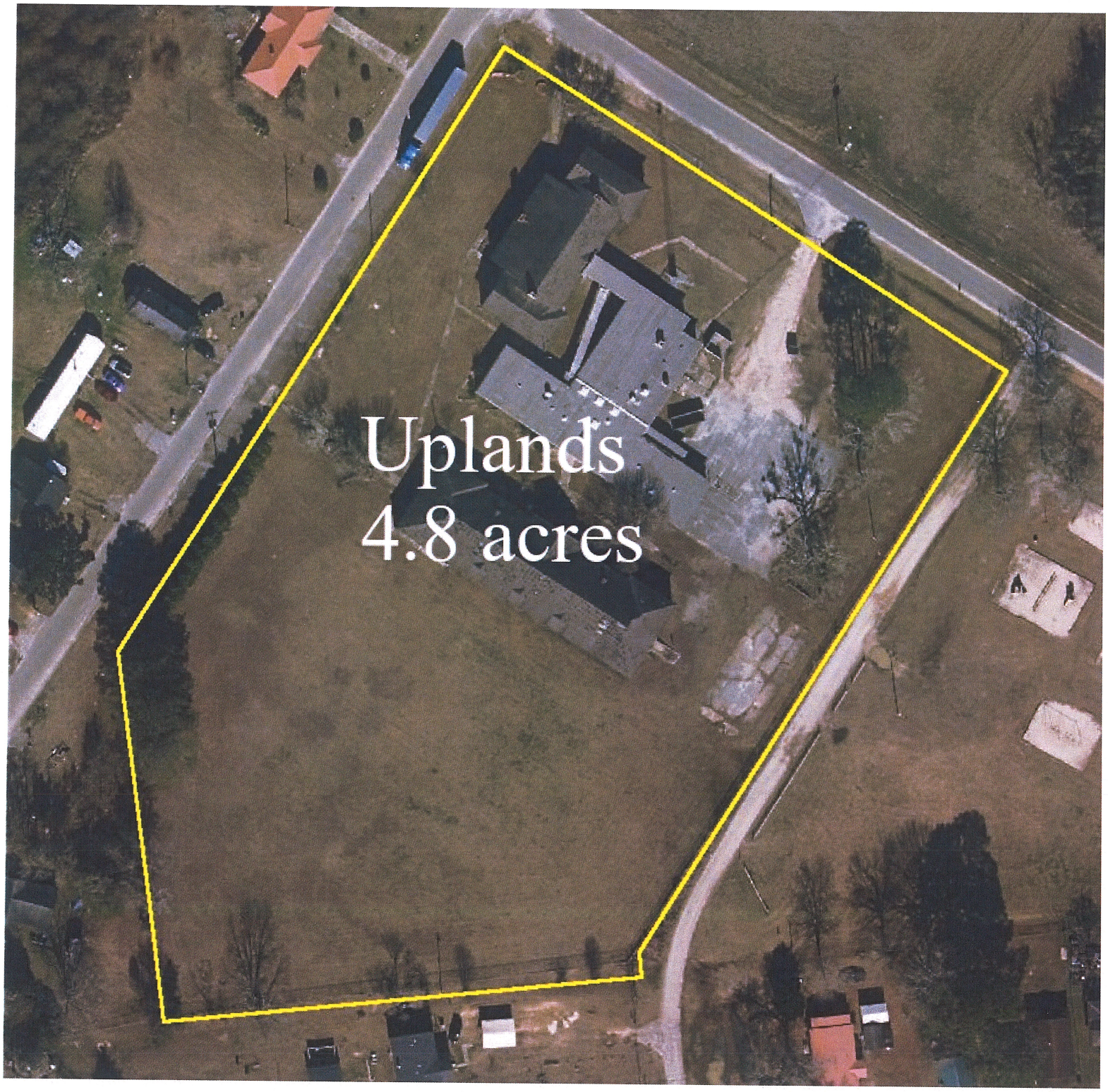
Signature and Certification of Development Owner

3/19/26

Date

T. Kevin Connelly

Name of Developer



Parkside Commons:
901 S 9th Avenue Dillon, SC 29536
Dillon County TMS 059-13-03-001

U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands



March 19, 2026

Wetlands

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

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Ballou Associates

ENVIRONMENTAL CONSULTANTS

THOMAS G. BALLOU
PRESIDENT

Mr. Ballou is an ecologist with more than 45 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:

Horry County Solid Waste Authority, Conway SC 2025
House Creek Canal Dredging, Cherry Grove SC 2024
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
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
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.