

EXHIBIT W

Identification of Wetlands

Company: Greenville Housing Fund
Development: Northgate Manor
Development Location: 220 Bilbebrook Drive
County: Spartanburg Acres: 5.56

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.

**Margaret
Monnett**

Digitally signed by Margaret Monnett
DN: cn=Margaret Monnett, c=US, o=
Dominion Due Diligence Group, email=m.
monnett@d3g.com
Date: 2024.08.05.08:43:30 -04'00'

Signature and Certification of Wetlands Professional

August 5, 2024

Date

Margaret Monnett, PWS #3395

Name of Wetland Professional

Signature and Certification of Development Owner

Date

Name of Developer



***Society of Wetland Scientists
Professional Certification Program, Inc***

grants the designation

Professional Wetland Scientist

For

Margaret Monnett

In recognition of all the professional requirements approved by the Society of Wetland Scientists Certification Program, Inc. and verified by the Society's Certification Review Panel on 6/8/2021.
Professional Wetland Scientist number 3395. Due to recertify by 6/8/2026.



Kimberli J. Ponzio, PWS
President

Robert D. Shannon, Ph.D., PWS
Review Panel Chair

August 2, 2024

Bryan Brown
Greenville Housing Fund
1615-A Wade Hampton Boulevard
Greenville, SC 29609



Subject: Letter of Findings
Northgate Manor Apartment
Greer, South Carolina
D3G Project No. 2024-1389

Dear Mr. Brown:

Dominion Due Diligence Group (D3G) is submitting documentation regarding the status of wetlands regarding the approximately 5.56-acre Northgate Manor Apartments Site, located at 220 Biblebrook Drive, Greer, South Carolina (Spartanburg County Parcel ID 9-03-15-035.00). D3G has evaluated the property and has determined a wetlands investigation site visit is unnecessary as per the U.S. Army Corps of Engineers 1987 Manual Section D Routine Determinations Subsection 1. Available data is sufficient to determine vegetation, soils, and hydrology of site through site photographs, aerial imagery, soil surveys, and U.S. Geologic Survey topographic maps.

Existing Mapping and Soil Data

According to the USDA soil mapper, accessed at <https://websoilsurvey.nrcs.usda.gov/app/>, the site consists of Urban Lands and Cecil soils that are well-drained, moderately eroded soils that weathered from residuum of granite/gneiss. The soil type is associated with a depth to restrictive layer greater than 60 inches. None of the USDA-mapped onsite soils are classified as hydric soils.

The U.S. Fish and Wildlife Service National Wetland Inventory (NWI), accessed at <https://www.fws.gov/program/national-wetlands-inventory>, identified a riverine feature adjacent to the west of the subject property boundary line. Per D3G site visit photographs taken in July 2024, the riverine feature appears to be an eroded bed and bank stream channel filled with Kudzu Vine. At the time of the site visit, the channel did not appear to have water running through it. No hydrological or vegetative wetland indicators were observed on the subject property by the site photographer.

Conclusion

Based on site characteristics and the factors discussed above, the property does not contain wetlands. Please note this waters/wetland determination has not been verified by the USACE, and D3G has not been requested to obtain such verification. Please let me know if you have any questions.

Sincerely,
DOMINION DUE DILIGENCE GROUP

Margaret Monnett, PWS
Floodplain and Wetland Specialist



U.S. Fish and Wildlife Service

National Wetlands Inventory

Northgate Manor



U.S. Fish and Wildlife Service, National Standards and Support Team,
wetlands_team@fws.gov

August 2, 2024

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.



Tax Map



Northgate Manor
 220 Biblebrook Drive
 City of Greer, South Carolina

Parcel #9-03-15-035.00

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 GROUP**

Spartanburg County, SC

Summary

Parcel ID	9-03-15-035.00
Account #	162458
MillageGroup	960L - 9L - DISTRICT 9 SCHOOL DISTRICT/CITY OF GREER
Land Size	5.56 AC
Utilities	,PUBLIC WATER
Fire District	
Site Conditions	PAVED
Location Address	220 BIBLEBROOK DR GREER 29651
Legal Description	LOT 1 & 2 W R HAWKINS SUB & ADJ LOT PB 64-378-385 50 APARTMENTS UNITS S OF U S 29 (HOUSING PROJECT) (Note: Not to be used on legal documents)
Neighborhood	Government Exempt Property
Property Usage	Exempt Government Improved (EXW)

Owners

HOUSING AUTHORITY CITY OF GR
PO BOX 413
GREER SC 29652

Valuations

	2023	2022	2021	2020
Market Land Value	\$0	\$0	\$0	\$0
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$0	\$0	\$0	\$0
Taxable Land Value	\$0	\$0	\$0	\$0
+ Taxable Improvement Value	\$0	\$0	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$0	\$0	\$0	\$0
Assessed Land Value	\$0	\$0	\$0	\$0
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$0	\$0	\$0	\$0

Fees

Assessment	Units	Amount
Land Fill Yes	46	\$3,404.00
City of Greer Total Fees	1	\$1,230.00

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
0 EX GV IMP (EXW)	42.00	Front Feet	FR FT	0	0
0 EX GV IMP (EXW)	5.56	Acre	ACRE	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/1/1981	\$0		DEE-1981-5353	48J	689	Unqualified - OTHER	Improved	SEC OF HUD	
8/1/1980	\$0		DEE-1980-5667	47P	773	Unqualified - OTHER	Improved	NORTHGATE MANOR % RO	
5/1/1971	\$0		DEE-1971-3548	38C	453	Unqualified - OTHER	Improved		

Sketches



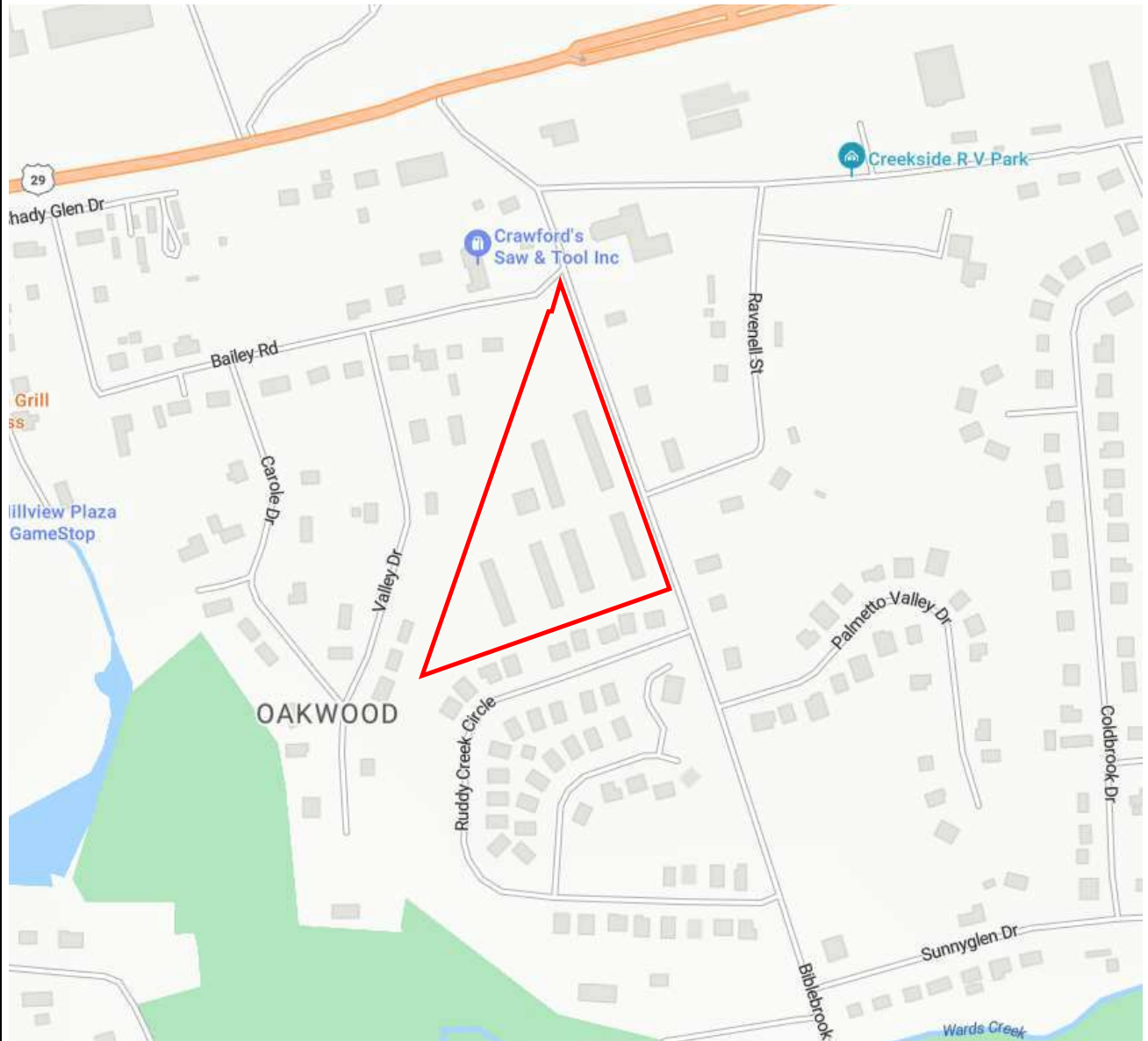
Site
Topographic
Map



Northgate Manor
220 Biblebrook Drive
City of Greer, South Carolina

*Topographic Quadrangle:
Greer, South Carolina 2020*

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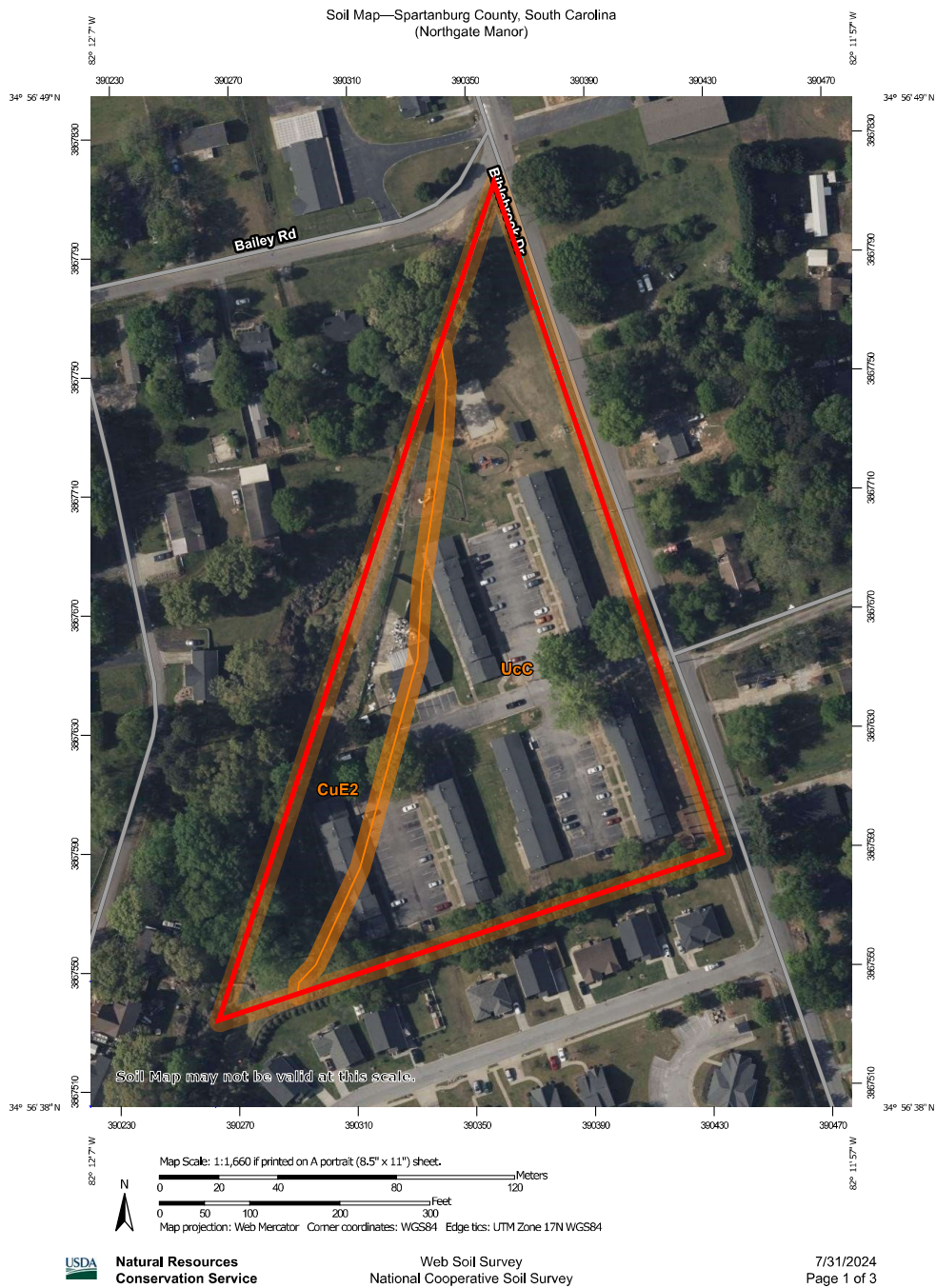


Site Locator
Map



Northgate Manor
220 Biblebrook Drive
City of Greer, South Carolina

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Site Soils Map



Northgate Manor
220 Biblebrook Drive
City of Greer, South Carolina

<http://websoilsurvey.nrcs.usda.gov/app/>

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Map Unit Description (Brief, Generated)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, provide information on the composition of map units and properties of their components.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

The Map Unit Description (Brief, Generated) report displays a generated description of the major soils that occur in a map unit. Descriptions of non-soil (miscellaneous areas) and minor map unit components are not included. This description is generated from the underlying soil attribute data.

Additional information about the map units described in this report is available in other Soil Data Mart reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the Soil Data Mart reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description (Brief, Generated)

Spartanburg County, South Carolina

Map Unit: CuE2—Cecil-Urban Land complex, 10 to 25 percent slopes, moderately eroded

Component: Cecil, moderately eroded (55%)

The Cecil, moderately eroded component makes up 55 percent of the map unit. Slopes are 10 to 25 percent. This component is on interfluves on southern piedmonts. The parent material consists of residuum weathered from granite and/or residuum weathered from gneiss. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the F136XY820GA Acidic upland forest, moist ecological site. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria.

Component: Urban land (45%)

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Map Unit: UcC—Urban Land-Cecil complex, 2 to 10 percent slopes

Component: Urban land (55%)

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Component: Cecil (45%)

The Cecil component makes up 45 percent of the map unit. Slopes are 2 to 10 percent. This component is on interfluves on southern piedmonts. The parent material consists of residuum weathered from granite and/or residuum weathered from gneiss. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the F136XY820GA Acidic upland forest, moist ecological site. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Data Source Information

Soil Survey Area: Spartanburg County, South Carolina
Survey Area Data: Version 24, Sep 5, 2023



1: View of eroded channel, looking NE from center of the western boundary line, 7/2024



2: View of eroded channel, looking SW from center of the western boundary line, 7/2024





3: View of eroded channel, looking NE from fenceline of the southwesternmost building, 7/2024

