LEGEND

- SITE BOUNDARY
- LIMITS OF CLEARING AND GRADING
- PREVIOUSLY AUTHORIZED PERMANENT IMPACT AREAS (NOTE #2)
- PROPOSED PERMANENT IMPACT AREAS
- PROPOSED PERMANENT CONVERSION IMPACT AREAS
- PREVIOUSLY AUTHORIZED IMPACTS BY OTHERS (NOTE #3)
- INTERMITTENT STREAM
- APPROXIMATE LIMITS OF INTERMITTENT STREAM (NOT SURVEYED)
- JURISDICTIONAL WETLAND AREAS
- PRINCE WILLIAM COUNTY MAPPED RESOURCE PROTECTION AREA (OFF-SITE)

COWARDIN CLASSIFICATION

PFO	PALUSTRINE FORESTED WETLAND
PEM	PALUSTRINE EMERGENT WETLAND
R4	RIVERINE INTERMITTENT

PREVIOUSLY PERMITTED IMPACTS

IMPACT NUMBER	PFO (SF)	PEM (SF)	R4 (SF)	R4 (LF)	R4 (AC) (NOTE 1)	TOTAL SF	TYPE OF IMPACT	WETLAND STREAM IMPACT DESCRIPTION
1	3,906	9,068	2,185	437	0	15,159	FILL	P, NT, V (PFO, PEM), NV (R4), RB, IN, MC
2	865	-	2,320	464	0	3,185	FILL	P, NT, V (PFO), NV (R4), RB, IN, MC
TOTAL (LF)				901		901		
TOTAL (SF)	4,771	9,068	4,505			18,344		
TOTAL (AC)	0.11	0.21	0.10			0.42		

PROPOSED IMPACTS

IMPACT NUMBER	PFO (SF)	PEM (SF)	R4 (SF)	R4 (LF)	R4 (AC) (NOTE 1)	TOTAL SF	TYPE OF IMPACT (TEMPORARY, FILL, ETC.)	WETLAND STREAM IMPACT DESCRIPTION
3	964	-	1,383	212	0	2,347	FILL	P, NT, V (PFO), NV (R4), RB, IN, MC
4	13,313	-	9,681	1,259	0	23,994	FILL	P, NT, V (PFO), NV (R4), RB, IN, MC
5	7,203	2,800	4,005	672	0	14,008	FILL	P, NT, V (PFO, PEM), NV (R4), RB, IN, MC
6	-	5,775	-	-	-	5,775	FILL	P, NT, V (PEM), RB
7	22,178	10,929	457	120	0	33,564	FILL	P, NT, V (PFO, PEM), NV (R4), RB, IN, MC
7a	871	-	-	-	-	871	PERMANENT CONVERSION	NE, V (PFO)
TOTAL (LF)				2,263		2,263		
TOTAL (SF)	44,529	18,504	18,526			81,559		
TOTAL (AC)	1.02	0.42	0.42			1.87		

* - Revised to incorporate a permanent conversion impact as requested by DEQ.

TOTAL IMPACTS

IMPACT NUMBER	PFO	PEM	R4	TOTALS
TOTAL (LF)			2,164	2,164
TOTAL (SF)	49,300	27,572	23,031	99,903
TOTAL (AC)	1.13	0.63	0.53	2.29

* - Uses all Prel impts. P - PR, RB - Riparian Buffer; T - Tidal, NT - Nontidal; V - Vegetated, NV - Nonvegetated; TB - Temporary; PR - Permanent; PE - Perennial; IN - Intermittent; SB - Subaqueous Bottom; IB - Hydrologically Isolated; MC - Miscellaneous Crossing

NOTES:

1. Topography, site boundary, and site design information provided by christopher consultants, ltd. was used as a base for this exhibit. The contour interval (C.I.) is 2 feet.

2. The boundaries of jurisdictional wetlands and other waters of the United States (WOUS) within the Prologis parcel were delineated by McCarthy & Associates. The results of this delineation are described in McCarthy & Associates report titled "Site Constraints Map" dated June 15, 2004, and revised July 10, 2008. The Army Corps of Engineers (COE) verified the delineation with a Jurisdictional Determination (JD) dated July 12, 2007 (COE #2007-2178-arl).

A General Permit from the Virginia Department of Environmental Quality (DEQ) (#WP4-07-2649) and a State Programmatic General Permit from the COE was issued for the Prologis parcel on July 3, 2008 (under the name Prologis Park Manassas). These permits authorized the permanent impact to 0.423 acre of surface waters. The current authorized site plan covers the construction of eight industrial warehouses, stormwater management facilities, freight accessible parking lots and other associated infrastructure.

Compensatory mitigation to offset the loss of WOUS proposed by this project was to be fulfilled using on-site preservation and off-site mitigation. However, due to the economic downturn the Prologis Park Manassas project was put on hold by the original permittee and a plat to record the on-site preservation area was never completed.

A Notice of Planned Change (NOPC), dated December 3, 2013, which altered the mitigation plan, updated the contact information and changed the construction monitoring requirement, was requested by Wetland Studies and Solutions, Inc. (WSSI) and was approved on January 16, 2014. The change to the mitigation plan removed the preservation area off of the eastern portion of the Prologis parcel. To fulfill the mitigation requirements that were to be satisfied by the recorded plat for the Prologis Park Manassas permits, the original permittee, Prologis purchased wetland and stream credits. Therefore, the proposed project area is no longer encumbered by any preservation areas.

On June 3, 2014 WSSI submitted a Change in Ownership request to the DEQ and COE to transfer the Prologis Park Manassas permits from Prologis to Freedom I-66 Land, LLC, and also included certification that WSSI is authorized to act as agent on behalf of Freedom I-66 Land, LLC. This Change in Ownership and agent authorization request was approved on June 13, 2014.

The boundaries of jurisdictional wetlands and other WOUS within the Alban parcel (formerly known as Alban Tractor Site) were delineated and surveyed by WSSI in October 2013. The results of this delineation are described in WSSI's report titled "Waters of the US (Including Wetlands) Delineation - Alban Tractor Site" dated November 4, 2013. A JD from the COE is pending.

3. Impacts to WOUS on the Chalmers Property, also referred to as Premier Business Center, have been previously authorized by DEQ (#12-0848) and the COE (#NAO-2011-02474-arl).

4. Limits of impacts to jurisdictional wetlands and other WOUS shown hereon are based upon current development plans and renderings for submission of the joint permit application. Buildings and other ancillary improvement types, layouts, and proposed uses may vary somewhat without affecting said permits as long as the nature and scope of impacts to jurisdictional wetlands and other WOUS are not changed.

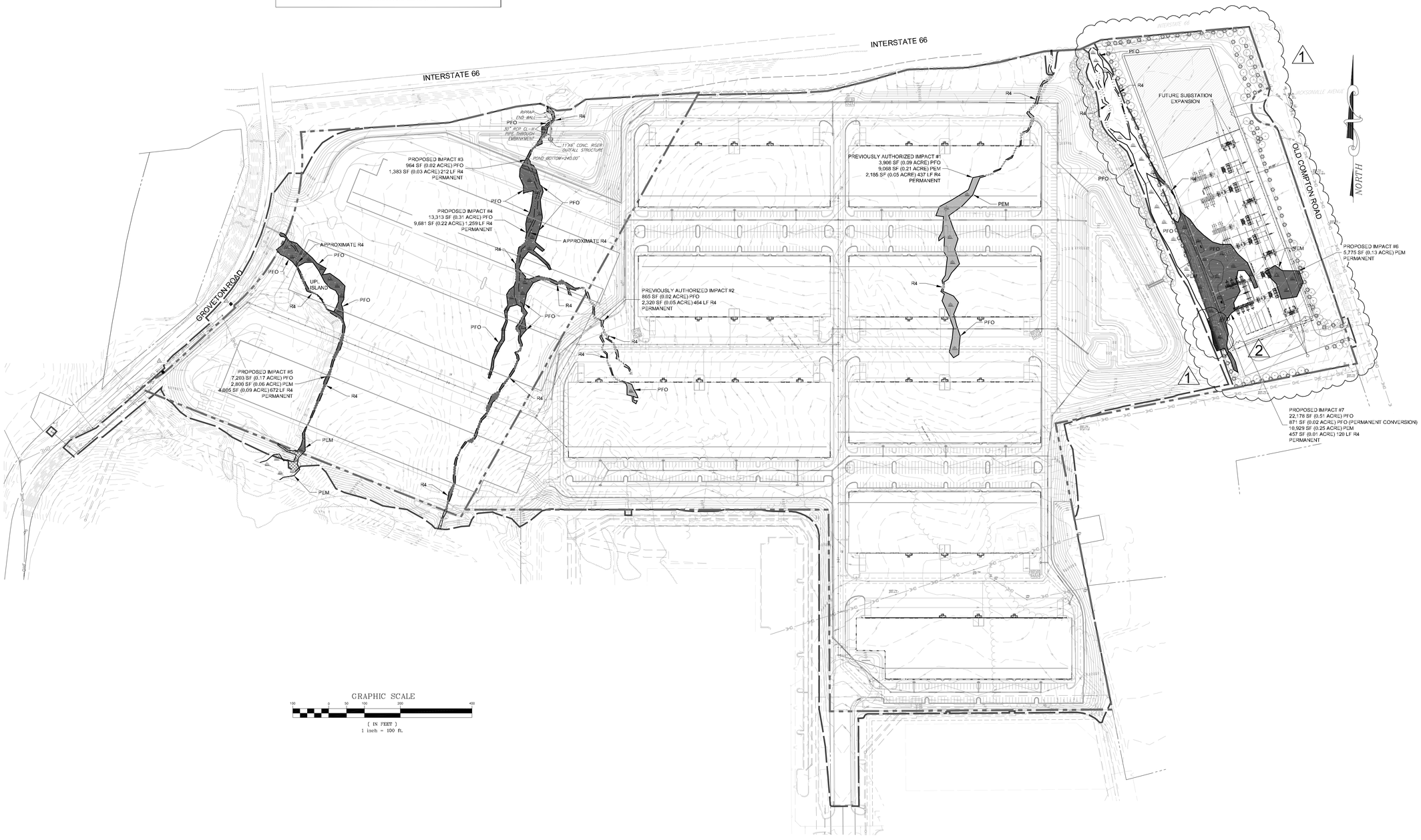

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EXHIBIT 9:
FREEDOM I-66 BUSINESS CENTER
Application #14-0951
Prince William County, Virginia

OVERALL WATERS OF THE US (INCLUDING WETLANDS) IMPACT MAP

REVISIONS

No.	Date	Description	Rev. By	App. By
1	09/14	Edits to incorporate the eastern portion of the Prologis parcel (Impacts #6 and #7)	ABR	DCL
2	10/14	Edits to incorporate a permanent conversion impact to Impact #7	ABR	DCL

Date: July 1, 2014 | Scale: 1" = 100' | C.I.: 2'

Horizontal Datum: VCS NAD 83

Vertical Datum: NAVD 88

Boundary and Topo Source: christopher consultants, ltd.

Design	Draft	Approved
ABR	ABR	DCL

Sheet # 2 of 14

Computer File Name: G:\metroarea\arc\12010\012-2014-09-09_Impact Map.dwg