

July 21, 2022

Kristin Taddei, Forest Conservation Planner III
Intake and Regulatory Coordination Division
Montgomery Planning
2425 Reedie Drive, 14th Floor
Wheaton, MD 20902

Re: Use of Poplar Run Forest Mitigation Private Bank credits for Northpark Montrose (plan # 820210080).

Dear Ms. Taddai,

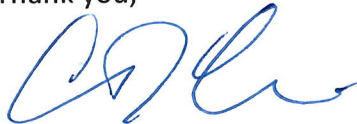
On July 29, 2021, the Montgomery Planning Department issued final approval for the Northpark at Montrose Phase 1 Site Forest Conservation plan # 820210080. The approval requires the purchase of off-site banking credits equaling 8.15 acres of new forest planting.

We would like to apply the 7.59 acres of planted forest mitigation credits remaining in TriPointe Homes' Poplar run private bank.

The remaining 0.56-acre requirement will be satisfied by fee in lieu payment at \$1.30 per square foot.

Please do not hesitate to contact me if you have any questions.

Thank you,



Christopher D. Collins
Senior Vice President