July 23, 2025

BXP Inc.
c/o CJ Overly
2200 Pennsylvania Ave. NW, Suite 200 W
Washington, DC 20037

Re: Amended Letter of Findings #2, WSSC Project No. DA6736Z19, Shady Grove Innovation Center (Shady Grove Neighborhood Center – Amended Letter of Findings #1)

Dear Mr. Overly:

The amended letter of findings #1 for the Shady Grove Innovation Center project has been amended per your request. This amendment supersedes any previous letter of findings/amended letter of findings. The following changes have been approved:

- change in ownership from Grove Rockville 31, I, III, IV, LLC to BXP Inc.
- change in number of units or type of development,
- change in construction sequence,
- change in water and sewer main alignments,
- change in number or configuration of parts of the project,

Please refer to the updated 100'-scale sketch enclosed along with the summary table and an all-inclusive list of project conditions provided below:

HYDRAULIC SUMMARY TABLE	
Proposed Development: 280 THs, 360 Apts, 550,000 SF Lab/Office and 2,100 SF Retail	
200-ft Sheet: 221NW09	
SEWER	**WATER**
WRRF Service Area: Blue Plains	Hydraulic Zone Group: Montgomery High
Mini-Basin Number: 13-016 and 16-993	Pressure Zone: 660A
	High Grade: 685 feet
	Low Grade: 625 feet

The following is a list of conditions that apply to this project and must be met before a Systems Extension Permit (SEP) will be issued.

SPECIAL CIRCUMSTANCES

The Memorandum of Understanding (MOU) between WSSC Water and City of Rockville for the King Farm Sewage Pumping Station (KFSPS) is required to be revised to formally establish certain terms and conditions related to the expanded service area for the KFSPS and to their joint responsibilities under current agreements including allocated capacity in Piccard Drive sewer to WSSC. Revision of the current MOU must be completed before the issuance of System Extension Permit (SEP).

The Phase II conducted by ECS identified the presence of VOC's, TPH-GRO and TPH-DRO (petroleum products) in several of the subsurface samples. Because the presence of these chemicals, we recommend use of nitrile gaskets and flowable fill around last sections of pipe that extend to existing w/s lines to prevent chemical breakdown and permeation. Flowable fill will prevent the migration of vapors along existing lines.

PROPERTY WILL BE ASSESSED

If a connection to an existing WSSC-built main line is made, a front-foot-benefit assessment and any deferred connection costs will be levied against the property served. A yearly charge will appear on your county property tax bill for a set period -- currently 30 years. For details contact the Property Assessment Unit on 301-206-8032.

PAY ABANDONMENT/RELOCATION COSTS

The development will necessitate the replacement and abandonment of existing WSSC facilities. All abandonment should be completed, and easements should be released before starting the new developments (see comments on the sketch in red). Such work and related expenses will be the responsibility of the applicant. The applicant must take all necessary and appropriate steps to ensure continuous and uninterrupted service to existing WSSC customers.

WSSC requires construction of a new 16" water main in Gaither Road. This should be installed in line and grade that would replace existing 16-inch water and aligned the existing 16-inch & 12-inch water main (see comments on sketch in red). Water service to this project is dependent on the existing 16" water main to be in service at all times.

ABANDONMENT OF EXISTING WSSC EASEMENT REQUIRED

This project proposes to construct buildings over existing WSSC easement where existing water or sewer mains were removed. Abandon all existing WSSC water and sewer, Service Connections and all WSSC easements before starting any development. Service cannot be provided until the existing WSSC easement has been abandoned and released. Easement release/abandonment will not be reviewed or processed while a main is still providing service. A fee applies to each abandonment. Applicant must request an easement release package for process to take place prior to BCR.

MANDATORY REFERRAL PROCESS

This project may be subject to the Maryland-National Capital Park and Planning Commission's Mandatory Referral Program, depending on its planned water / sewer

infrastructures and associated appurtenances. It is the Applicant's responsibility to contact the appropriate County's Department of Park and Planning for specific guidance and their standards for Mandatory Referral Review. During Phase 2 Design Review, WSSC must be notified, if the project is subject to the Mandatory Referral Process.

COORDINATE WITH CITY OF ROCKVILLE

Providing sewer service to this property will require coordination with the City of Rockville – including: 1) changes to the King Farm Sewage Pumping Station Memorandum of Understanding, dated September 26, 2018, and 2) coordination with sewer design and construction. The portion of the sewer that is to be the City of Rockville's must be designed and built as a separate part, reviewed, and approved by both WSSC and the City of Rockville. Please see HPA sketch sheet#2 for limits of WSSC and City of Rockville sewers. The sewer mains in Piccard Drive and W. Gude Drive (downstream from Redland Blvd) will be inspected and maintained by City of Rockville.

SUBMIT SHEETING AND SHORING PLAN

Submit an Excavation Support System Plan (ESS) to WSSC for review if your project involves subsurface features such as an underground parking garage or a deep excavation which will require tiebacks in the area of existing or proposed WSSC mains. This ESS Plan must be submitted as a Non-DR Plan to WSSC. No work should be done in the vicinity of WSSC mains until the ESS Plans have been reviewed by WSSC.

BLASTING PERMIT

If blasting is proposed within 200 feet of WSSC buried infrastructure, WSSC notification is required per COMAR 29.06.01.10. B (2) at the time of the County's Development Review Committee (DRC) process. This Blasting Plan must be submitted as a Non-DR Plan to WSSC. No blasting work should be done within 200 feet of WSSC mains until the Blasting Plans have been reviewed by WSSC.

SANITARY SEWER CONDITIONS

SEWER AVAILABLE

An existing sanitary sewer is available to provide service to the proposed Lab/Office building in Part 5, Phase A of this project. Sanitary sewer service may be obtained by constructing service connections without a public extension. Each property connecting to the existing lines will be assessed at the rate prevailing at the time of the main's construction (see "PROPERTY WILL BE ASSESSED" above).

REQUIRED SANITARY SEWER MAIN SIZES

Design flow for gravity sewers having capacity greater than an 8-inch sewer at minimum slope are shown on the attached sketch and table below. All other sewers shall be 8-inch in diameter.

The table shows the design flow required for the segments indicated on the sketch. Refer to the latest approved WSSC Pipeline Design Manual for the list of standard maximum sewer sizes at allowable minimum slopes.

Segment	Design Flow (mgd)	Segment	Design Flow (mgd)
AB	0.92 mgd	EF	1.23 mgd
BC	0.94 mgd	FG	1.26 mgd
CD	1.07 mgd	GH	1.26 mgd
DE	1.19 mgd	HI	1.302 mgd

SEWER SERVICE DEPENDENCY

It is the applicant's responsibility to meet all downstream sewer dependencies for each development part prior to release of the part. All downstream sewers must be Released for Service (RFS) prior to issuance of the RFS for the subject part (WSSC contract).

REPLACEMENT/RELIEF OF SEWER MAIN REQUIRED

As shown on the attached sketch, replacement of a downstream sewer between ex. manhole # 16-993-281U located at the crossings of King Farm Blvd and Piccard Drive and downstream manhole # 16-993-283M located in Piccard Drive is necessary to provide sanitary sewer service for Part 5, Phase C, and Part 7 (all Phases) of your property. Design flow for the replacement sewer is 1.260 mgd. The design flow for sewer downstream of ex. MH 16-993-283M (section HI see approved HPA sketch #2) is 1.302 mgd (see table above). All downstream sewers from proposed MH I (labeled on approved HPA sketch #2) should be designed using WSSC flows plus any flows (existing and proposed) from City's jurisdiction. Provide continually increasing sewer pipe sizes running downstream. Sewer sizes must meet the requirements outlined in the latest approved WSSC Pipeline Design Manual. The cost for this work will be borne by the applicant.

EXTRA-DEPTH SEWER

Due to the grade of the street, it will be necessary to construct extra-deep sewer ranging from 10 to 23 feet. See the latest approved WSSC Pipeline Design Manual, Section C-2.2, for easement width requirements for deep sewers. Any pipe deeper than 20 feet (trench bottom) will require a special design that takes into consideration future maintenance of the deep sewer.

SHALLOW-DEPTH SEWER

A minimum cover of 3 feet must be maintained over the sanitary sewer.

ENVIRONMENTAL IMPACTS

The proposed sewer main outfall will impact steep slopes. The alignment may need adjustment during the design stage.

SHOW MINIBASIN BOUNDARY ON DESIGN PLANS
This project will be served by more than one sewer system minibasin. Design plans that encompass more than 1 minibasin should indicate the boundary as shown on the attached sketch.

SERVICE DEPENDENT ON OFF SITE CONSTRUCTION
Since this project will be dependent on an ***offsite*** system improvement, the following table provides information on which parts are dependent on the system improvement being constructed and released for service:

Part	Is Dependent On	Part	Is Dependent On
5 - Phase C	Part 6	7 - All Phases	Part 6

WATER MAIN EXTENSION CONDITIONS

LARGE DIAMETER WATER MAINS IN THE VICINITY
There is a 16-inch diameter water main located in the vicinity of this project. WSSC records indicate that the pipe material is Cast Iron (CI).

Prior to submittal of Phase 2 System Integrity review, it is the applicant's responsibility to test pit the line and determine its exact horizontal and vertical location as well as to verify the type of pipe material. ***The applicant's engineer is responsible for coordinating with WSSC for monitoring and inspecting test pits for this project.*** Results of the test pit findings must be accurately depicted on ALL Phase 2 plan submittals and support documents.

Please refer to the latest approved WSSC Pipeline Design Manual, Part 3, Section 11, Loading Analysis, for additional general information and guidance.

WATER AVAILABLE
An existing water main is available to provide service to the proposed Lab/Office building in Part 5, Phase A of this project. Water service may be obtained by constructing service connections without a public extension. Each property connecting to the existing lines will be assessed at the rate prevailing at the time of the main's construction (see "PROPERTY WILL BE ASSESSED" above).

REQUIRED WATER MAIN SIZES
The diameters of the proposed mains, **4, 8, 10 and 16 inches**, are shown on the attached sketch.

ISOLATION VALVES
Provide enough isolation valves on new mains to provide redundancy. Isolation valves are required on existing public mains when a proposed main connects to an existing public

main. See the sketch for preliminary locations of isolation valves. Keep valves *Open*. Numbers and exact location of valves will be determined during the Design phase.

CAPITAL IMPROVEMENT PROGRAM (CIP)

The proposed 600-foot replacement of 16-inch water main does not meet the criteria for "major project" since it 1) is less than 2,000 feet, 2) provides only local service, and 3) is built to avoid unnecessary and uneconomical duplication when a major project is constructed. Therefore, it is not necessary to include this main in the WSSC's Capital Improvement Program (CIP) before construction begins.

REPLACEMENT OF EXISTING MAINS REQUIRED

Water service is dependent on replacement of the existing area water mains in Gaither Road. The cost for this work will be borne by the applicant.

EXCESSIVE WATER PRESSURE

Pressure reducing valve/regulator may be required. Static pressure may exceed 80 psi below an elevation of 500 feet.

OUTSIDE METERS

WSSC prefers outside meters, however indoor meters may be allowed under certain conditions. See WSSC Plumbing and Fuel Gas Code Section 112.5.2.

SERVICE DEPENDENT ON OTHER CONSTRUCTION

Since this project will be built in separate parts, the following table provides information on which parts are dependent on the other parts being constructed and released for service:

Water Dependency Chart			
Part	**Is Dependent On**	**Part**	**Is Dependent On**
1	None	4	None
2	None	5 Phases B & C	Part 3
3	None	7 All Phases	Part 3

EASEMENT CONDITIONS

GENERAL

WSSC easements must be free and clear of other utilities, including storm drain systems, ESD devices, gas, electric, telephone, CATV, etc., with the exception of allowed crossings designed in accordance with the latest approved WSSC Pipeline Design Manual. Landscaping and Hardscaping are also not allowed without approval. Under certain conditions (and by special request) the items listed above may be permitted within the WSSC easement. However, this will be evaluated on a case-by-case basis and if allowed,

will require execution of a special agreement and/or Hold Harmless Agreement between WSSC and the developer.

PRIVATE STREET & ALLEY EASEMENT REQUIREMENTS

Service mains proposed for this project are in roadways that are or may be private. Private water and sewer mains are preferred in private streets and alleys. If the applicant desires public water and sewer mains in these private streets and alleys, then the following criteria must be met:

- All separation requirements in the latest approved WSSC Pipeline Design Manual (PDM) must be met. WSSC
- A 10-foot Public Utility Easements (PUE) shall be provided on both sides of the private street and/or alley or space within the private street will be provided to assure PDM separations are met and limiting utility crossings of the WSSC water and sewer lines.
- Blanket easements for other utilities (gas, electric, telephone, CATV, fiber optic, etc.) within the private street and/or alley parcel will not be allowed. The HOA documents shall not provide for a blanket easement across and under a private street and/or alley parcel.
- Dry utilities are to be in the PUE or as described above. No dry utilities are to be placed within the WSSC easement for public water and sewer except to cross perpendicular to the public water and sewer mains.
- The storm drain system located in a private street and/or alley containing public water and sewer mains shall also be public and maintained by the County.

COORDINATION WITH OTHER BURIED UTILITIES

Refer to the latest approved WSSC Pipeline Design Manual, pages G-7 and G-8 for utility coordination requirements. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC easement unless specifically approved by WSSC. Longitudinal occupancy of WSSC easements (by other utilities) is not permitted. Proposed utility crossings of WSSC pipelines or easements that do not adhere to WSSC's pipeline crossing and clearance standards will be rejected at the design plan review phase. Refer to the latest approved WSSC Pipeline Design Manual, Section 3. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including impacts to proposed street and building layouts.

The applicant must provide a separate "Utility Plan" to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and easements. Upon completion of the site construction, any utilities that are found to be located within WSSC's easements (or in conflict with WSSC pipelines) must be removed and relocated at the applicant's expense.

IMPACTS DUE TO GRADING / PIPE LOADING CHANGES

Any grading, change in pipe loading (including but not limited to proposed fill or excavation), adjustment to manhole rims, fire hydrant relocations, placement of access roads or temporary haul roads, temporary sediment control devices, paving construction or

construction related activity of any kind over an existing WSSC water or sewer main or within an existing WSSC easement requires **advance approval** by WSSC. Any proposed public street grade establishment plan (GEP) with an existing WSSC water or sewer main of any size located within the existing or proposed public street easement requires WSSC approval directly on the original GEP **prior to** approval of the GEP by the County Department of Public Works and Transportation. Any work (design, inspection, repair, adjustment, relocation, or abandonment) of existing WSSC facilities is done at the sole expense of the applicant / builder / developer. For Relocations work associated with a Systems Extension Project or a Site Utility Project, contact the Development Services Division. Please arrange for this review before plan submittal. See WSSC Design Manual C-11.

PROVIDE FREE EASEMENT TO WSSC

WSSC Easements for water and sewer line placement must be provided at no cost to the WSSC. The Applicant shall execute and deliver on-property and off-site WSSC easements prior to permit issuance in accordance with the Development Services Code, which shall constitute an irrevocable offer by the Applicant to convey all on-property easements to WSSC. On-property easements for Site Utility plans shall executed and delivered prior to plan approval.

PROVIDE ADDITIONAL EASEMENT TO WSSC

Additional easement in Gaither Rd may be required to adequately maintain WSSC water mains. The additional easement must be provided at no cost to WSSC.

OFF-PROPERTY EASEMENTS MAY BE REQUIRED

The proposed sewer main extensions in City of Rockville may require the acquisition of easements from other property owners. It is the Applicant's responsibility to obtain these easements.

ADHERE TO MINIMUM EASEMENT WIDTHS

The minimum easement width for a normal (14 inches diameter or less) extension, either water or sewer, installed at normal depth is 20 feet. A minimum easement width of 30 feet is required when both normal-diameter water and gravity sewer lines are installed in the same easement at normal depth. Installation of deep or large water and / or sewer mains will require additional easement width. For minimum horizontal separation between a building and a WSSC pipeline, refer to the requirements in the latest approved WSSC Pipeline Design Manual, Part Three, Section 3. d. 2). Based on WSSC requirements, the minimum spacing between adjacent buildings with both water and sewer lines between them should be at least 40 feet and, in some cases, greater when connections, fire hydrants, or deep sewer or water lines are involved. Balconies and other building appurtenances are not to be within the easement. Additionally, water and sewer pipeline alignment should maintain 5 feet horizontal clearance from storm drain pipeline/structures and other utilities.

CONNECTION AND SITE UTILITY CONDITIONS

ABANDON EXISTING SERVICE CONNECTION
The existing water and sewer connections to accounts, must be abandoned. The developer must absorb the abandonment cost. If the connection is being carried on tax bill as deferred, the connection must be paid in full.

SYSTEM DEVELOPMENT CHARGE (SDC) FIXTURE CREDIT
Fixtures verified by WSSC inspection prior to removal may result in credits toward SDC in a replacement structure. To obtain more information about SDC fixture credit, contact our Permits Services Unit at 301-206-4003.

SERVICE CONNECTION PERMIT FOR NEW AND ABANDONMENT REQUIREMENTS
Individual permit numbers will be required for both new service connections and the abandonment of existing service connections, whether for new, replacement and/or relocation service mains as well as for non-SEP projects.

MINIMIZE CONNECTION LENGTHS
The length of all connections should be minimized.

SITE UTILITY PROCESS REQUIRED
The Site Utility process is usually required for water lines greater than 2 inches in diameter or sewer lines greater than 4 inches. Contact Permit Services at 301-206-8650 or at www.wsscwater.com for more information on electronic submittal of Site Utility plans. Multiple Site Utility plans may be required to serve a site if phasing is required. Partial releases for site utility plans are not permitted

SHARED SERVICE CONNECTIONS SERVING MULTIPLE PROPERTY OWNERS.
A shared service connection may be allowed when multiple properties or buildings are under separate ownership but located on a common tract of land. The arrangement must be recorded in a Shared Site Utility System Agreement and approved by a WSSC Code Official. The following conditions are required for approval by WSSC:

- Recordation of the necessary covenants and easements for maintenance of the shared site utility system.
- An accessible outside water meter for each water service connection. All WSSC water meters serving the shared site utility system shall be billed to a single account.
- Design to facilitate the sharing of water service connection(s) ***and*** sewer service connection(s); where only the minimum number of services needed shall be allowed.
- Further division of water and sewer billing obligations shall be a private matter between the property owners, lessees, and tenants and may be accomplished through "private" metering.

MULTIPLE BUILDINGS AND COVENANT REQUIRMENT

In general, where multiple properties or buildings under single ownership are served by water and sewer services connections as allowed or required, a multiple building covenant shall be submitted for the Commission's approval. The covenant shall require the property owner to notify the Commission prior to any subdivision or sale of any or all of the properties covered by the multiple building covenant. Such action may require the property owner to obtain separate water and sewer connections or a Shared Site Utility System Agreement.

ENVIRONMENTAL CONDITIONS

The applicant must resolve all environmental issues directly with the Environmental reviewer. All outstanding environmental issues must be resolved prior to the Design Phase.

The next step in the process is Phase 2, Review for System Integrity. Contact Permit Services at 301-206-8650 or at www.wsscwater.com for more information on electronic submittal of System Integrity Review Packages. Should you wish to schedule a pre-design meeting, please contact Mahbub Pramanik at (301) 206-8513 or Mahbub.Pramanik@wsscwater.com.

This Letter of Findings will expire if no "actions" are taken by the applicant over the 3-year period following the date of this letter. For definition of "actions", see the latest Development Services Code, Section 405.1.1.

If you have any questions or concerns, please feel free to contact me.

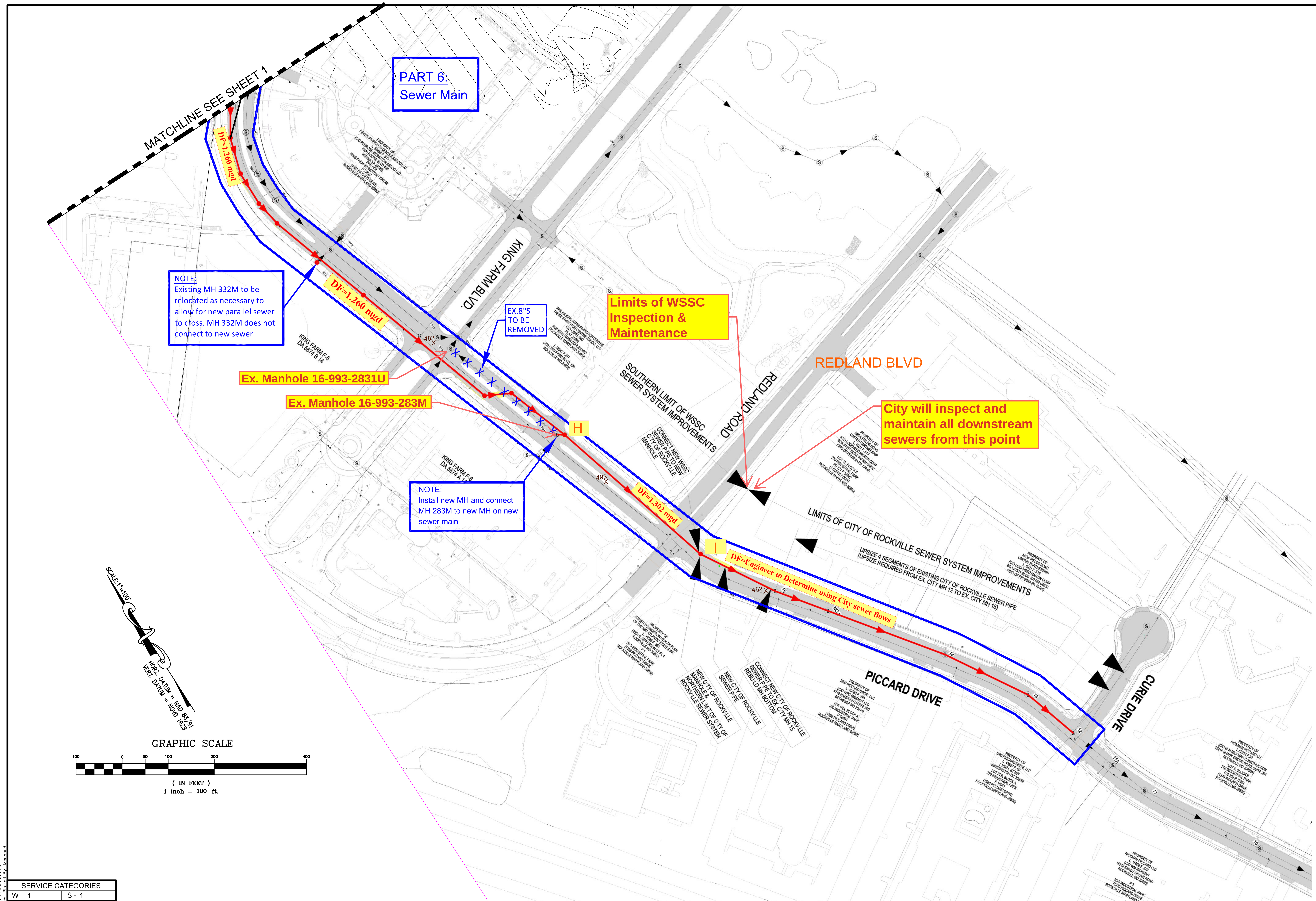
Sincerely,

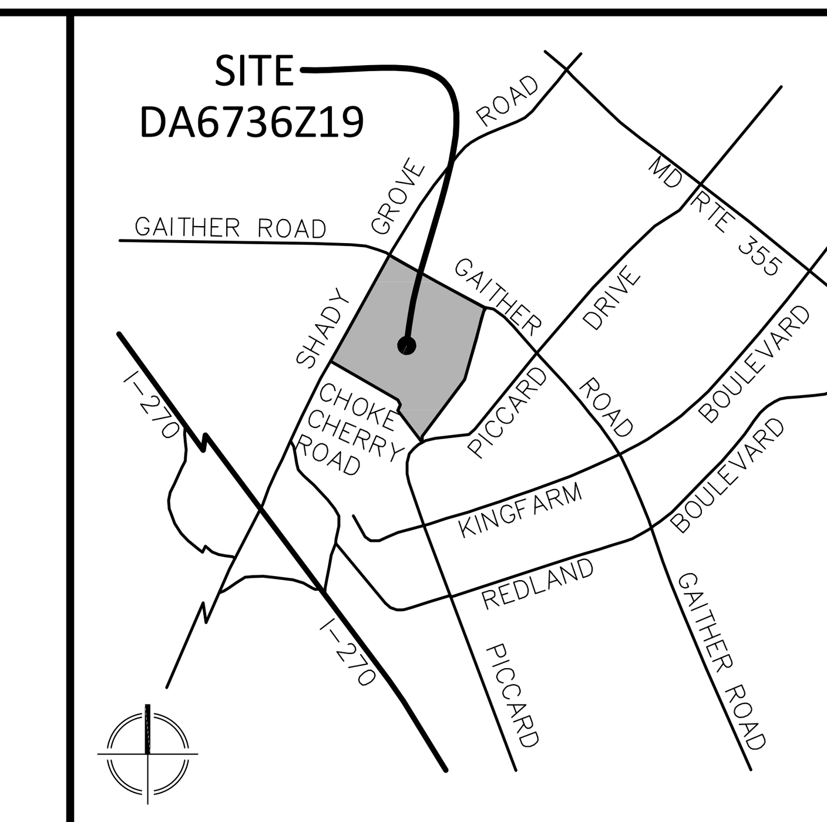
Mahbub Pramanik

Mahbub Pramanik
Project Manager
Development Services Division

Enclosure: Approved Sketch

cc: Laurent Mounaud – Vika Maryland, LLC
Mr. Tom Gingrich (tom.gingrich@wsscwater.com) - Development Design Section Manager
Mr. Alan Soukup (alan.soukup@montgomerycountymd. gov) - Department of Environmental Protection - Montgomery County Government





VICINITY MAP
SCALE: 1"=2,000'
MONTGOMERY Co. PAGE 5564 GRID A2 & B2

LEGEND

(yellow box)	APPLICANT'S PROPERTY
(green box)	MNCPPC, MARYLAND PARK SERVICE, NATIONAL PARK SERVICE, AND BOARD OF EDUCATION PROPERTY ,
(box)	ADJACENT PROPERTIES
(line)	EXISTING WATER MAINS (CONTRACT # & SIZE)
(line)	EXISTING SEWER MAINS (CONTRACT# & SIZE)
PROP.W	PROPOSED WATER MAINS
PROP.S	PROPOSED SEWER MAINS
PS FM	PROPOSED LOW PRESSURE SEWER/ FORCE MAIN
PROP.W	PROPOSED ON-SITE WATER & SITE UTILITY CONNECTIONS
PROP.S	PROPOSED ON-SITE SEWER & SITE UTILITY CONNECTIONS
(box)	EXISTING BUILDINGS
(red box)	PROPOSED BUILDINGS
STREET NAME	ROAD NAMES
(grey box)	EXISTING PAVING
ESMT	EXISTING / PROPOSED EASEMENTS
(line)	PROPOSED 10' CONTOURS
(line)	PROPOSED 2' CONTOURS
(line)	EXISTING 10' CONTOURS
(line)	EXISTING 2' CONTOURS
HP/ LP XXX.XX	PROPOSED HIGH/LOW POINT ELEVATIONS
(red dashed line)	DRAINAGE BASIN (MINI BASIN) BOUNDARY
(line)	EXISTING W&S MAIN / CONNECTIONS TO BE REMOVED / ABANDONED

APPROVED

Mahbub Pramanik

7/23/2025

SERVICE CATEGORIES	
W - 1	S - 1
HYDRAULIC GRADES	
HHG	685'
LHG	625'
PRESSURE ZONE	660A

BLUE PLAINS SERVICE AREA
MUDDY BRANCH DRAINAGE BASIN 13 / MINI BASIN 13-016
WATTS BRANCH DRAINAGE BASIN 16 / MINI BASIN 16-933

WASHINGTON SUBURBAN SANITARY COMMISSION

WSSC WATER

ENGINEER:
NAME: VIKA Maryland, LLC
REGISTRATION #: 48931
CONTACT : Laurent Mounaud
ADDRESS: 20251 Century Blvd.,Suite 400 Germantown MD 20874
PHONE: (301) 916-4100
CONTACT EMAIL: mounaud@vika.com

APPLICANT:
NAME: BXP SHADY GROVE LOT 5, 6, 7 & 8, LLC
ADDRESS: 2200 PENNSYLVANIA AVE. NW Suite 200 W- Washington, DC 20037
PHONE: (301) 704-5447
CONTACT : CJ OVERLY
PHONF: coverly@bxp.com

HYDRAULIC PLANNING ANALYSIS
SHADY GROVE INNOVATION CENTER
ROCKVILLE ELECTION DISTRICT No.4
MONTGOMERY COUNTY, MARYLAND

CONTRACT DA6736Z19
200'S 221NW09
06/20/2024

VERIFY SCALE - BAR IS ONE INCH ON ORIGINAL DRAWING 0 —— 1". IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

Y:\50501-51000\50554\CADD\OVERALL\PRELIMINARY\PLOT SHEETS\50554200_P_HPA.dwg ~ September 30, 2024