



January 22, 2026

Steve Russell  
PointOne Corp

Subject: Statement of Sale for 1.34 Advance Non-tidal Wetland Credits for PointOne Richmond, LLC (the Applicant)

The Nature Conservancy of Virginia has an approved mitigation instrument with the U.S. Army Corps of Engineers, Norfolk District (Corps) and the Virginia Department of Environmental Quality (DEQ) to establish and operate the Virginia Stream and Wetland Mitigation Program (SWMP), an in-lieu-fee mitigation program in Virginia.

This letter confirms the sale of 1.34 advance non-tidal wetland credits. These credits are being used as compensatory mitigation for impacts to 0.97 acres of non-tidal wetlands in the impact HUC 02080206 in accordance with permit number NAO-2025-01244.

By selling credits to the permittee above, The Nature Conservancy of Virginia is the party responsible for fulfilling the mitigation aspect of the permit(s) listed above.

Please be advised that your purchase of mitigation credits from The Nature Conservancy's Virginia Stream and Wetland Mitigation Program is a payment for service and therefore is not, and shall not be acknowledged as, a charitable contribution.

Sincerely,

Karen K. Johnson  
Director of Wetland and Stream Mitigation

CC: Jessica Consolvo, ECS Mid-Atlantic  
Randy Steffey, USACE  
Shawn Crist, VADEQ