

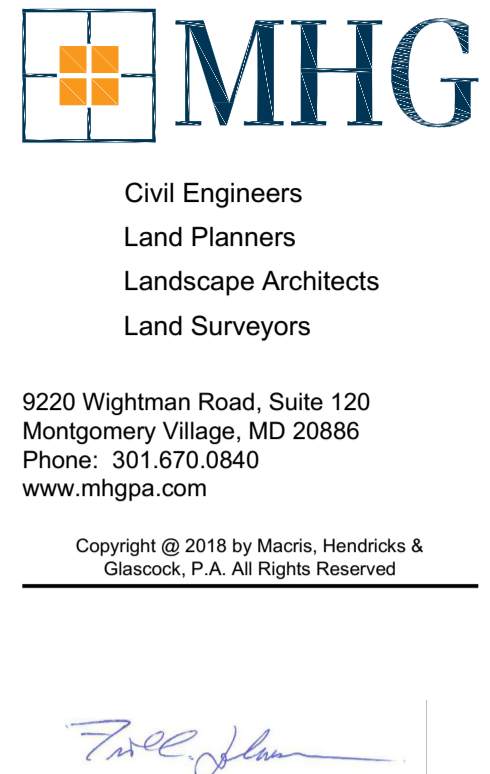
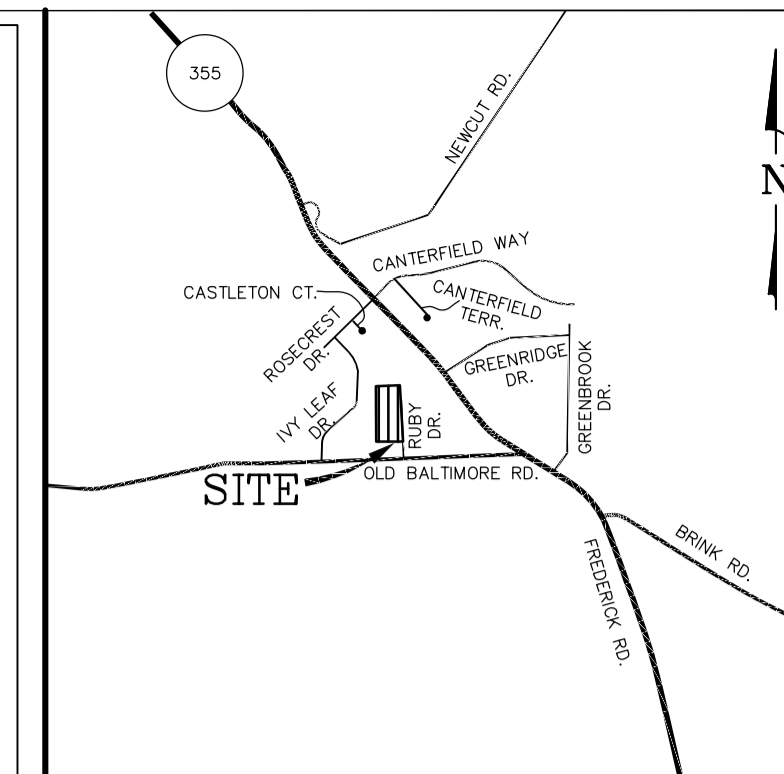
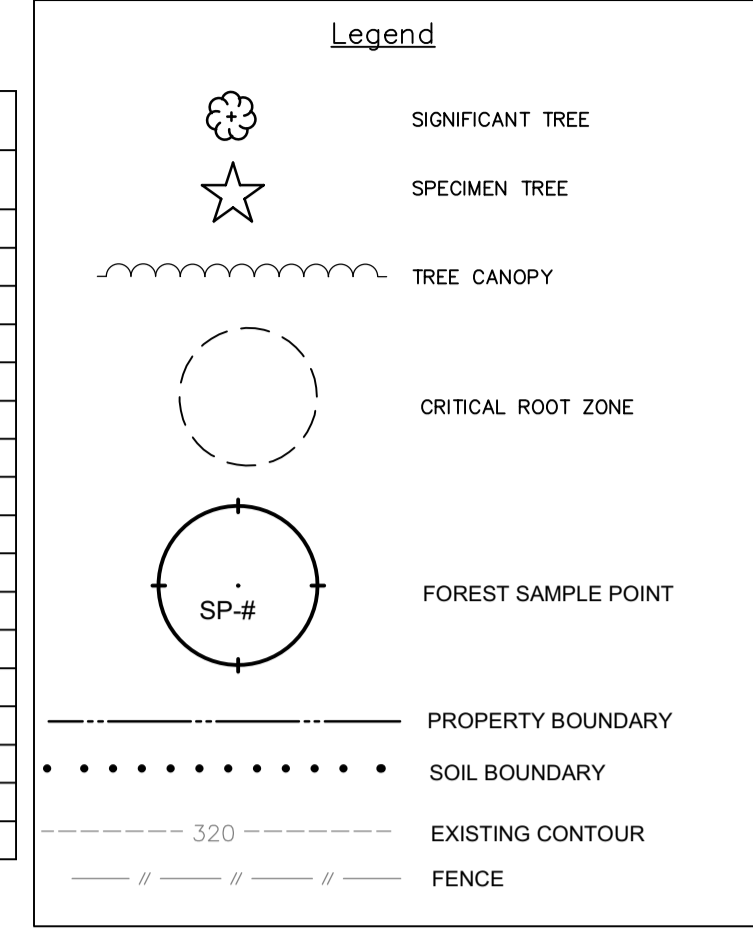


SPECIMEN TREE SCHEDULE

ID	Botanical Name	Common Name	DBH (")	Condition	Notes
E00	Picea Pungens	Blue Spruce	34	Good	deadwood, ohw
E01	Liriodendron tulipera	Tulip Poplar	30	Fair/Poor	large cavity
E02	Prunus Serotina	Black Cherry	34	Fair	deadwood, vines, tag #82
E03	Acer Rubrum	Red Maple	33	Good	vines
E04	Quercus Rubra	Red Oak	31	Fair	deadwood, large vines
E05	Quercus Palustris	Black Oak	43	Poor	Baserot, vines, dieback
E06	Quercus Alba	White Oak	36	Good	
E09	Quercus Alba	White Oak	33	Good	deadwood, vines
E13	Quercus Palustris	Black Oak	32	Good	
E17	Ulmus americana	American Elm	39	Fair	Deadwood extensive, tag #85
E19	Acer Saccharinum	Silver Maple	33.5	Dead	
E21	Acer rubrum	Red Maple	53	Fair/Poor	Deadwood, wound/cavity, sm cavities
E24	Custanea Mollissima	Chestnut	50	Dead	
E25	Acer Saccharinum	Silver Maple	59-20-22	Good/Fair	deadwood, included bark
E29	Prunus Serotina	Black Cherry	31	Fair	Codominant, deadwood, included bark
E32	Acer Saccharinum	Silver Maple	47	Fair	deadwood, vines
E33	Acer Saccharinum	Silver Maple	30	Good	
E34	Acer Saccharinum	Silver Maple	31	Poor	almost dead, topped, decay, vines

SIGNIFICANT TREE LIST

ID	Botanical Name	Common Name	DBH (")	Condition	Notes
E07	Prunus avium	Sweet Cherry	28	Poor	
E08	Quercus Alba	White Oak	26	Good	deadwood
E10	Quercus Alba	White Oak	27	Fair	swollen at base, deadwood, tag #76
E11	Quercus Alba	White Oak	29	Fair/Poor	dieback, heavy vines, tag #77
E12	Quercus Palustris	Black Oak	25	Fair	deadwood
E14	Quercus Rubra	Red Oak	26	Fair	deadwood, leans, vines
E15	Quercus Alba	White Oak	24	Good	lopsided canopy
E16	Acer Rubrum	Red Maple	25	Fair	Cavities in canopy, vines, epicormic
E18	Carya tomentosa	Mockernut Hickory	24	Fair	deadwood
E20	Robinia Pseudoacacia	Black Locust	25	Poor	Topped, bee hive
E22	Acer Rubrum	Red Maple	25	Good	
E23	Acer Rubrum	Red Maple	28	Poor	Cavity, deadwood, wound closure, fungus
E26	Quercus Alba	White Oak	24	Fair	Dieback
E27	Quercus Palustris	Pin Oak	24	Fair	deadwood
E28	Custanea Mollissima	Chinese Chestnut	26	Fair	deadwood
E30	Carya tomentosa	Mockernut Hickory	24	Fair	Codominant, cavity, sapsucker holes, deadwood
E31	Prunus Serotina	Black Cherry	24	Fair/Good	deadwood, leans



SOIL KEY

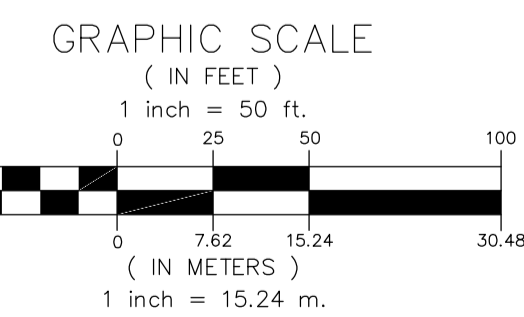
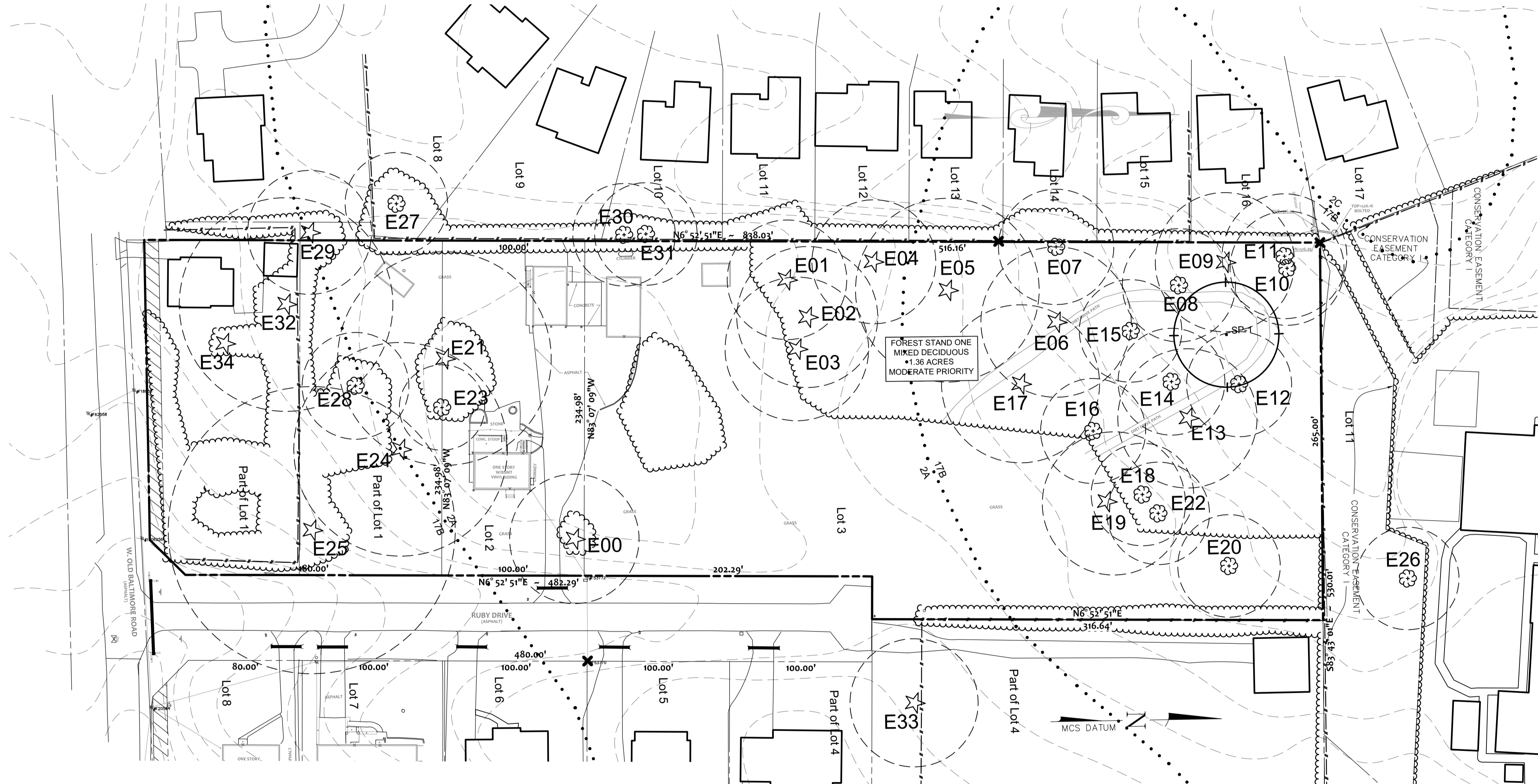
2A - Glenelg silt loam, 0 to 3% slopes (Hydrologic Soil Group B)
Not hydric, not highly erodible, prime farmland

2C - Glenelg silt loam, 8 to 15% slopes (Hydrologic Soil Group B)
Not hydric, not highly erodible

17B - Occoquan loam; 3 to 8% slopes; (Hydrologic Soil Group B)
Not hydric; Not highly erodible

NATURAL RESOURCE INVENTORY/FORREST STAND DELINEATION NOTES

- TOTAL SITE AREA = 4.66 ACRES (202,895 S.F.) AND CONSISTS OF LOT 1, LOT 2, & LOT 3 OF MUSGROVES ADDITION TO NEELSVILLE. PROPERTY ADDRESS IS 21908 RUBY DRIVE AND 12405 W OLD BALTIMORE ROAD BOYDS, MD 20841 WITH TAX ID#02-00021035, 02-00021024, 02-00028857, AND 02-00028253. PROPERTY IS ZONED R-200.
- TOPOGRAPHY FROM 230NW12 AND TREE, BUILDING, AND UTILITY LOCATIONS FROM LIGGIE SURVEYS OCT. 2018. FOREST CANOPY ADJUSTED PER FIELD OBSERVATIONS.
- BOUNDARY INFORMATION FROM LIGGIE SURVEYS.
- SOILS ARE MAPPED ACCORDING TO SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, 1995 SOIL SURVEY OF MONTGOMERY COUNTY, MARYLAND, PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE. WEB SOIL SURVEY. AVAILABLE ONLINE AT <https://websoilsurvey.sc.egov.usda.gov/>. ACCESSED [10/10/2022].
- NO SLOPES GREATER THAN 25% EXIST ON-SITE. NO SLOPES 15-25% ON HIGHLY ERODIBLE SOILS EXIST ON-SITE.
- THE SITE DRAINS TO LITTLE SENECA CREEK. THIS PORTION OF THE LITTLE SENECA CREEK WATERSHED IS DESIGNATED AS CLASS IV-P WATERS BY THE STATE OF MARYLAND.
- PROPERTY IS LOCATED WITHIN THE CLARKSBURG SPECIAL PROTECTION AREA (SPA) AND IS NOT WITHIN A PRIMARY MANAGEMENT AREA (PMA). PER SITE VISIT NO WETLANDS, STREAMS, SEEPS, OR SPRINGS WERE FOUND TO EXIST ON-SITE. NO STREAM VALLEY BUFFERS EXIST ON-SITE. NO WETLANDS PER NATIONAL WETLANDS INVENTORY ONLINE MAPPING TOOL. NO FLOODPLAIN EXISTS PER FEMA PANEL #24031C0160D.
- UTILITIES (I.E. WATER, SEWER, STORM DRAIN, CULVERTS, ELECTRIC, PHONE) ARE SHOWN IN SURVEYED LOCATIONS.
- THERE IS 1.36 ACRES OF FOREST AREA ON-SITE.
- THE PROPERTY IS NOT LISTED AS A HISTORIC SITE ON MCATLAS.ORG. NO STRUCTURE OR EVIDENCE SUGGESTING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE WAS OBSERVED DURING SITE INVESTIGATIONS.
- SOME ON-SITE INDIVIDUAL TREE LOCATIONS ARE SURVEYED PER STANDARD SURVEY PRACTICES BY LIGGIE SURVEYS, INC. IN 2019. WHILE OTHER ON-SITE TREES ARE LOCATED PER GPS BY AMY LUTSKO ON 3/28/2019. ON-SITE TREES 15, 18, AND 22 AS WELL AS OFF-SITE TREES ARE LOCATED BY OCCULAR ESTIMATE. TREE DBH WAS MEASURED USING A DIAMETER TAPE.
- FIELDWORK FOR THIS INVENTORY WAS CONDUCTED ON 10/06/2022 AND 07/13/2023 BY FRANK JOHNSON.
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON-SITE.
- THERE ARE NO NATIONAL STATE OR COUNTY CHAMPION TREES ON-SITE. TREE #E00 IS GREATER IN DBH THAN THE CURRENT STATE CHAMPION.
- THIS INVENTORY IN NO WAY CONSTITUTES A HAZARD TREE SURVEY. TREE CONDITIONS ARE GENERALLY ACCURATE BASED ON VISUAL OBSERVATION PER USUAL AND CUSTOMARY PRACTICE IN ACCORD WITH STATE AND COUNTY FOREST CONSERVATION LEGISLATION. THE EXAMINATION DETAIL REQUIRED TO PROVIDE A COMPREHENSIVE ANALYSIS OF BIOLOGICAL AND STRUCTURAL HEALTH IS BEYOND THE SCOPE OF THIS INVESTIGATION. CONDITION RATINGS ARE THE OPINION OF THE UNDERSIGNED PREPARER AND NOT THE APPROVING AGENCY. MHG ASSUMES NO LIABILITY FOR INJURY OR PROPERTY DAMAGE THAT MAY OCCUR AS A RESULT OF TREE FAILURE ON THIS PROPERTY.



There are 1.36 acres of forest on-site that although is narrow and small in size, it is contiguous with another small off-site forest that is within a conservation easement. The forest appears to have previously been farm or yard space that has regenerated. It is mid-successional with a number of significant and specimen size trees. Remnants of an old path or farm trail as well as a concrete pad were found in the forest. There is a significant amount of downed woody debris in the back of the property as well as many non-native and invasive species. A forest sample sheet was completed on 10/06/2022 for one tenth acre sample point. An overview of the forest stand on-site can be found in the "Forest Stand Summary" table. The forest is mixed deciduous is a moderate priority for retention. The stand is dominated by White Oak and Red Oak with a typical DBH of 24" inches. Invasive species within the stand include Japanese bush honeysuckle, Oriental Bittersweet, Stilt grass, and Barberry.

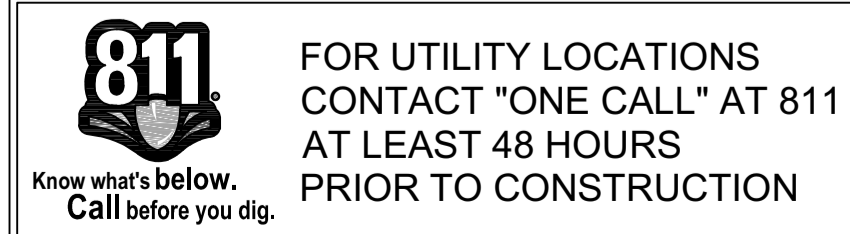
Exhibit 15 (a)
OZAH Case No: CU 23-11

NRI RESOURCE DATA TABLE

DESCRIPTION	SIZE
Existing Forest	1.36 Acres
Acres of Wetlands/Acres of Forest in Wetlands	0.00/0.00 Acres
Acres of Stream Valley Buffers/Acres of Forest in Stream Valley Buffers	0.00/0.00 Acres
Acres in Floodplain/Acres of Forest in Floodplain	0.00/0.00 Acres
Stream Valley Buffer Length (linear feet)	0
Average Width (per side)	0

FOREST STAND SUMMARY

STAND #	DESCRIPTION	AVG. CANOPY HEIGHT (FT)	% CANOPY CLOSURE	ACREAGE	REMARKS	% DOWNED WOODY MATERIAL	% HERBACEOUS (NATIVE)	% FLOOR COVERED BY INVASIVES
1	MIXED DECIDUOUS 24" DIAM. TYP. Dominant: Red & White Oak Understory: Black Gum, Red Maple, Hickory, Dogwood, Alnus, Elm	100	60	1.36	VINEHERBACEOUS: Silk Press, Oriental Bittersweet SHRUB: Barberry, Bush Honeysuckle MODERATE PRIORITY	20	<5%	C=5% S=20% H=50%



FRANK C. JOHNSON
08/30/2023
DATE
RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD DEPT. OF NATURAL RESOURCES
COMAR 08.19.06.01

Qualified Professional Certification
I hereby certify that the information shown hereon is correct and that this plan has been prepared in accordance with the requirements of the existing state and county forest conservation legislation.

GREENLAND PROPERTIES, LLC
GREENLAND PROPERTIES II, LLC
C/O QILI LI

15245 SHADY GROVE ROAD
SUITE 335
ROCKVILLE, MD 20850

301.987.8776
QLI@WORLDSHINEGROUP.COM

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP EV562 WSSC 230NW12

2ND ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

**PART OF LOT 1, 2 & 3
BLOCK A
MUSGROVE'S ADDITION
TO NEELSVILLE**

PROJ. MGR DBP
DRAWN BY FCJ
SCALE 1"= 50'
DATE 10.07.2022

**NATURAL RESOURCE
INVENTORY/FORREST
STAND DELINEATION
#420240140**

NR1.01
PROJECT NO. 87.115.41
SHEET NO. 1 OF 1