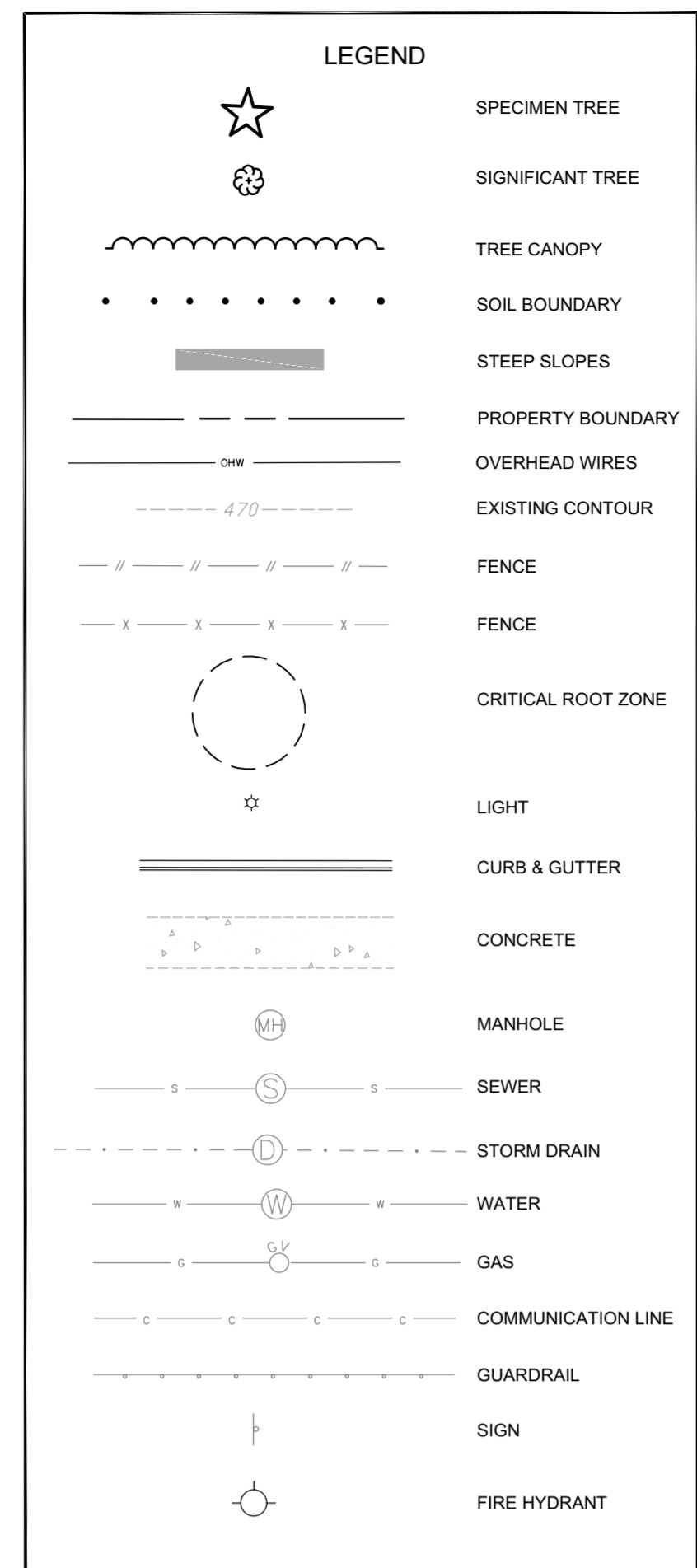


FRANK C. JOHNSON
 04/17/2024
 DATE
 RECOGNIZED AS QUALIFIED PROFESSIONAL BY
 MD DEPT. OF NATURAL RESOURCES
 COMARK 18106-01
 Qualified Professional Certification
 I hereby certify that the information shown herein is
 correct and that this plan has been prepared in
 accordance with the requirements of the building code
 and county forest conservation legislation.
 OWNER:
 PDC LEXINGTON LLC c/o
 POLINGER DEVELOPMENT CO/
 REBECCA STALLONE
 5530 WISCONSIN AVE SUITE 100
 CHEVY CHAS, MD 20815
 301.968.9159
 RSTALLOE@POLINGERCO.COM



NRI RESOURCE DATA TABLE

DESCRIPTION	SIZE
Existing Forest	0.00 Acres
Acres of Wetlands/Acres of Forest in Wetlands	0.00/0.00 Acres
Acres of Stream Valley Buffer/Acres of Forest in Stream Valley Buffer	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

NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION NOTES

- TOTAL SITE AREA = 2.15 ACRES (93,641 S.F.) AND CONSISTS OF LOT 6 OF NORTH BETHESDA INDUSTRIAL CENTER-LEXINGTON BUILDING. PROPERTY ADDRESS IS 11900 PARKLAWN DRIVE WITH TAX ID#04-00056433. PROPERTY IS ZONED E0F-1.5 H-12S.
- ON-SITE TOPOGRAPHY FROM SURVEY BY MACRIS, HENDRICKS, & GLASCOCK P.A. OFF-SITE TOPOGRAPHY FROM 215N005.
- BOUNDARY INFORMATION FROM DEEDS OF RECORD.
- SOILS ON-SITE 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 [02/27/2024].
- SLOPES GREATER THAN 25% EXIST ON-SITE. NO SLOPES 15-25% ON HIGHLY ERODIBLE SOILS EXIST ON-SITE.
- THE SITE DRAINS TO ROCK CREEK. THIS PORTION OF THE LOWER ROCK CREEK WATERSHED IS DESIGNATED AS USE CLASS 1 WATERS BY THE STATE OF MARYLAND.
- PROPERTY IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA (SPA) OR 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 MCOLAS.ORG. NO FLOODPLAIN EXISTS PER FEMA PANEL #24031C0361D.
- UTILITIES (I.E. WATER, SEWER, STORM DRAIN, CULVERTS, ELECTRIC, PHONE) ARE SHOWN IN SURVEYED LOCATIONS.
- THERE IS NO FOREST AREA ON-SITE.
- THE PROPERTY IS NOT LISTED AS A HISTORIC SITE ON MCOLAS.ORG. NO STRUCTURE OR EVIDENCE SUGGESTING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE WAS OBSERVED DURING SITE INVESTIGATIONS.
- INDIVIDUAL TREE LOCATIONS ARE IN SURVEYED LOCATIONS EXCEPT FOR OFF-SITE TREES 9 AND 10. TREE DBH WAS MEASURED USING A DIAMETER TAPE.
- FIELDWORK FOR THIS INVENTORY WAS CONDUCTED ON 02/29/2024 BY FRANK JOHNSON.
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON-SITE.
- THERE ARE NO NATIONAL STATE OR COUNTY CHAMPION TREES ON-SITE. NO TREES ON-SITE ARE 75% OR GREATER OF 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.

REVISIONS

NO.	DESCRIPTION	DATE

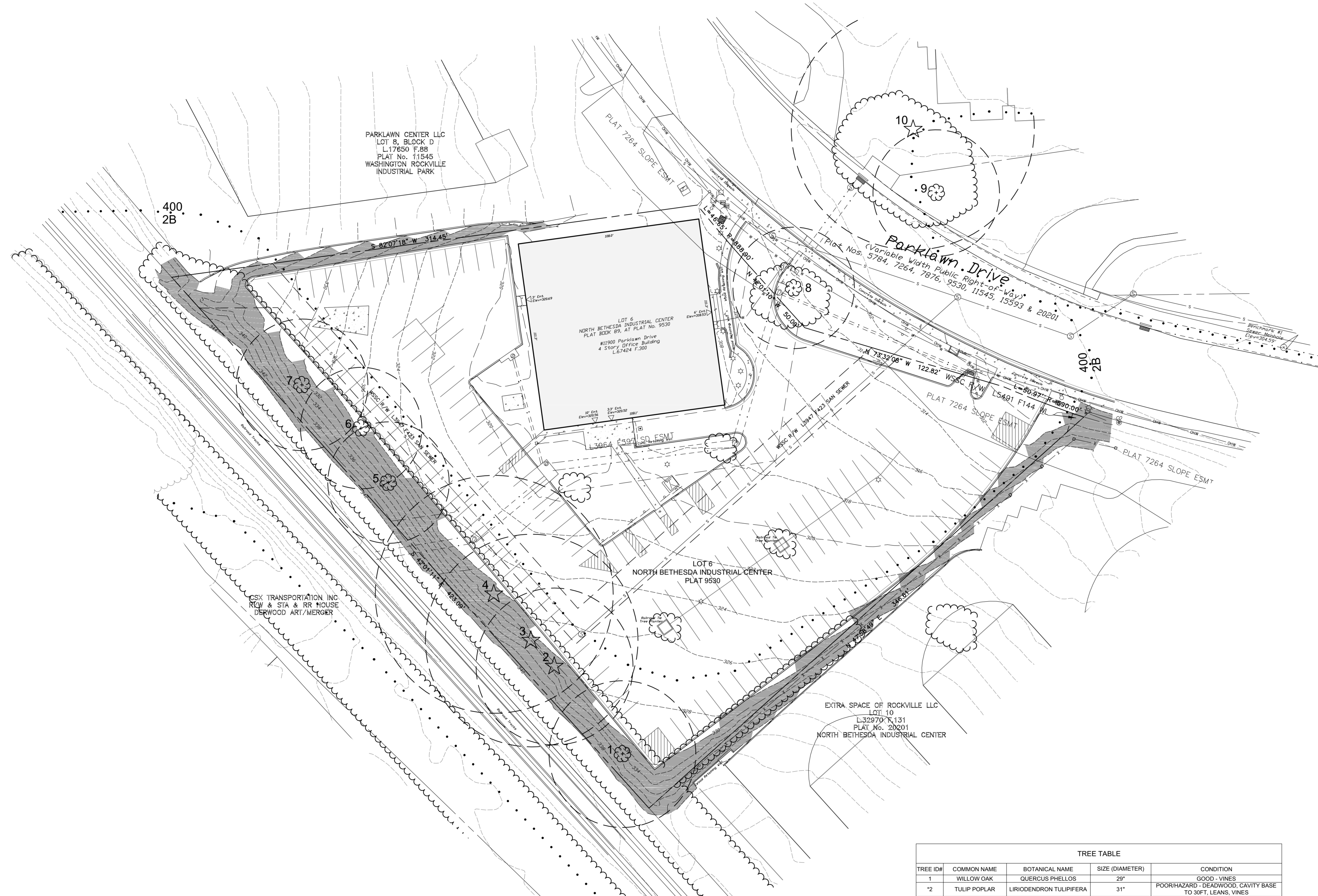
TAX MAP H2122 W58C 219N005
 PLAT 9530
 4TH ELECTION DISTRICT
 MONTGOMERY COUNTY
 MARYLAND

LOT 6
 NORTH BETHESDA
 INDUSTRIAL CENTER -
 LEXINGTON BLDG

PROJ. MGR DM
 DRAWN BY FCJ
 SCALE 1"= 30'
 DATE 02.27.2024

NATURAL RESOURCE
 INVENTORY/FOREST
 STAND DELINEATION
 #420241920

NR1.01
 PROJECT NO. 23.193.11
 SHEET NO. 1 OF 1



TREE TABLE

TREE ID#	COMMON NAME	BOTANICAL NAME	SIZE (DIAMETER)	CONDITION
1	WILLOW OAK	QUERCUS PHILLOS	28"	GOOD - VINES
2	TULIP POPLAR	LIRIODENDRON TULIPIFERA	31"	POOR/HAZARD - DEADWOOD, CAVITY BASE TO 20FT LEANS, VINES
3	TULIP POPLAR	LIRIODENDRON TULIPIFERA	42"	FAIR/POOR - VINES, DEADWOOD, BROKEN LIMBS & PARTIALLY TOPPED
4	TULIP POPLAR	LIRIODENDRON TULIPIFERA	47"	FAIR - VINES, BROKEN LIMBS, DEADWOOD POOR - TWO TRUNKS FUSED, SMALLER TRUNK ROTTED, EPICORMIC GROWTH
5	RED MAPLE	ACER RUBRUM	24"-12"	DEADWOOD, VINES
6	BLACK CHERRY	PRUNUS SEROTINA	24"	FAIR - CURVED TRUNK, VINES, DEADWOOD, SMALL CRACK NEAR BASE, LIGHTNING SCAR
7	RED MAPLE	ACER RUBRUM	26"	FAIR - DEADWOOD, VINES, EPICORMIC GROWTH
8	AMERICAN BEECH	FAGUS GRANDIFOLIA	24"	FAIR - SMALL CAVITIES, DEADWOOD, HEAVY PRUNING
9	AMERICAN LINDEN	TILIA AMERICANA	25"	GOOD
*10	SILVER MAPLE	ACER SACCHARINUM	48"	GOOD - DEADWOOD

* SPECIMEN TREE

SOILS TABLE

MAP UNIT	MAP UNIT NAME	HYDROLOGIC SOIL GROUP	HYDRIC	HIGHLY ERODIBLE	PRIME FARMLAND	SERPENTINITE
2B	Glenely silt loam, 3 to 8% slopes	B	NO	NO	YES	NO
400	Urban Land	D	NO	NO	NO	NO

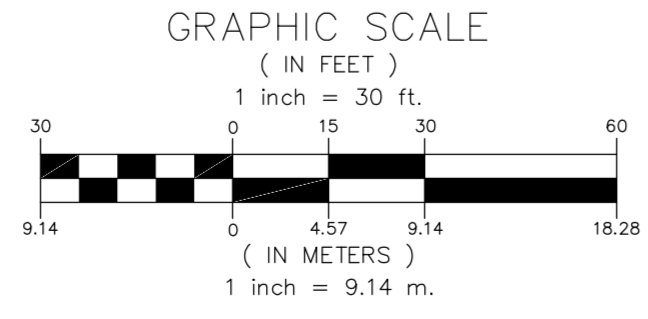


Exhibit 12
H-154