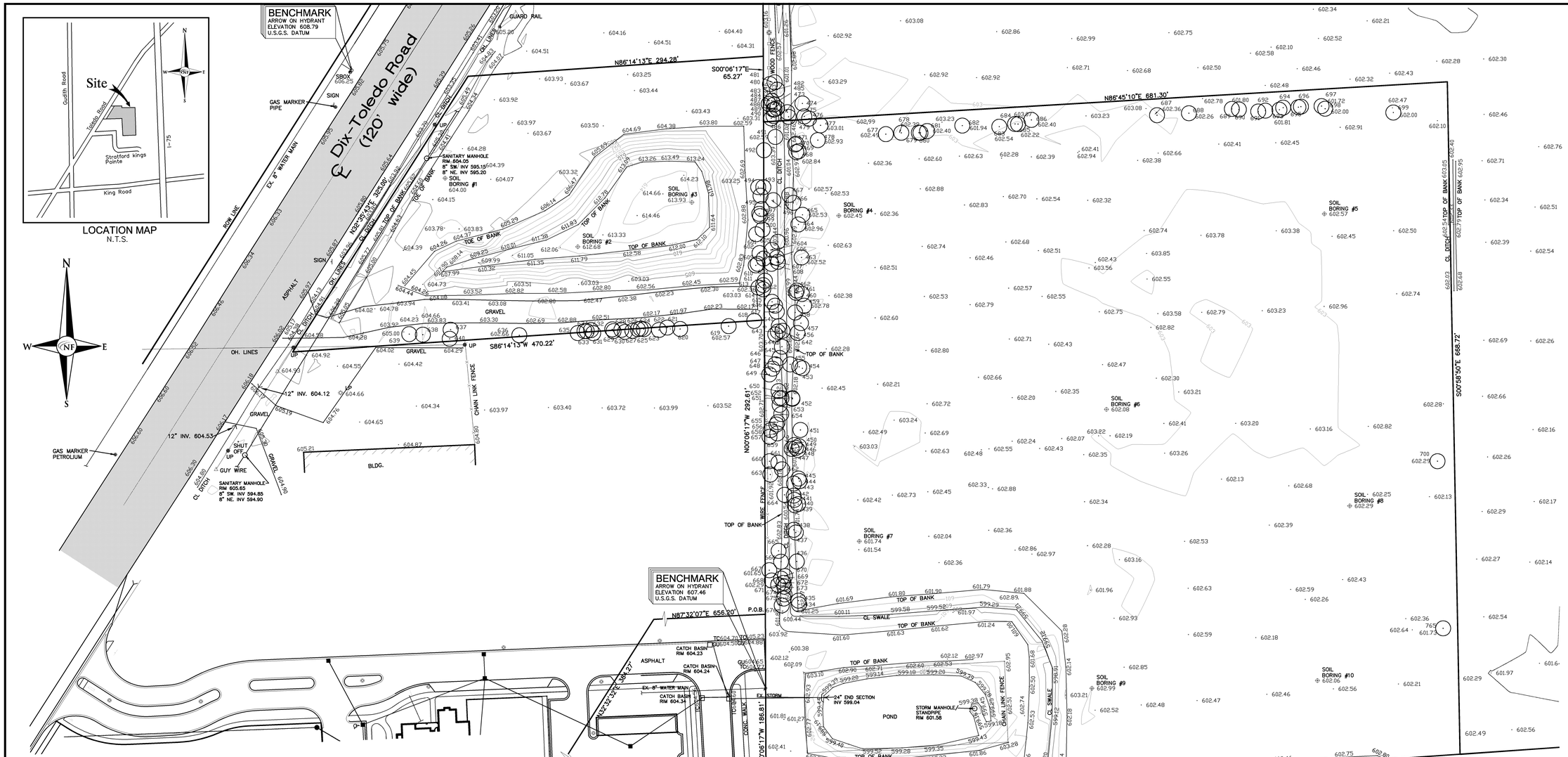

Tree Inventory List

Condition Description Notes:
"Good" - no observed structural defects*
"Fair" - minor structural defects, marginal form, some insect activity noted*
"Poor" - major structural defects, poor form, insect infested*

*Structural defects may include decayed/wood cracks, root problems, weak branch unions centers, poor tree architecture, deadfilled branches due to various causes.

Tree #	Botanical Name	Common Name	Dia.	Type	Other Dia.	Condition	Comments
433	Populus deltoides	Eastern Cottonwood	9	Multiple	8, 6, 5, 5	Good	
434	Ulmus americana	American Elm	14			Dead	
435	Acer saccharinum	Silver Maple	14	Twin	9	Good	
436	Ulmus americana	American Elm	7			Dead	
437	Ulmus americana	American Elm	7			Dead	
438	Ulmus americana	American Elm	6			Dead	
439	Ulmus americana	American Elm	11	Twin	5	Dead	
440	Fraxinus pennsylvanica	Green Ash	5	Multiple	4, 4	Dead	
441	Ulmus americana	American Elm	15	Multiple	6, 5	Dead	
442	Ulmus americana	American Elm	18	Twin	4	Dead	
443	Prunus serotina	Black Cherry	8			Good	
444	Fraxinus pennsylvanica	Green Ash	9			Dead	
445	Ulmus americana	American Elm	10			Dead	
446	Quercus coccinea	Scarlet Oak	22			Good	
447	Quercus bicolor	Swamp White Oak	6			Good	
448	Ulmus americana	American Elm	6			Good	
449	Quercus bicolor	Swamp White Oak	6			Good	
450	Ulmus americana	American Elm	9			Good	
451	Populus deltoides	Eastern Cottonwood	20	Multiple	16, 12	Poor	Lg in-ruled trunk seam, wood exposed, decay, insects
452	Quercus bicolor	Swamp White Oak	9			Poor	Inroiled trunk seam & side of tree, decay
453	Populus deltoides	Eastern Cottonwood	12			Dead	
454	Tilia americana	Basswood	5			Dead	
455	Quercus coccinea	Scarlet Oak	15			Good	
456	Quercus coccinea	Scarlet Oak	12	Twin	11	Good	
457	Quercus coccinea	Scarlet Oak	12			Good	
458	Quercus coccinea	Scarlet Oak	13			Good	
459	Quercus coccinea	Scarlet Oak	13	Multiple	9, 8	Good	
460	Quercus coccinea	Scarlet Oak	14			Good	
461	Populus deltoides	Eastern Cottonwood	26			Good	
462	Populus deltoides	Eastern Cottonwood	15			Fair	Unbalanced crown
463	Quercus coccinea	Scarlet Oak	9			Good	
464	Quercus coccinea	Scarlet Oak	12	Twin	4	Good	
465	Quercus coccinea	Scarlet Oak	7			Good	
466	Ulmus americana	American Elm	7			Good	
467	Acer rubrum	Red Maple	11	Twin	9	Good	
468	Prunus serotina	Black Cherry	8			Poor	Poor form, numerous crooks in trunk
469	Populus deltoides	Eastern Cottonwood	15	Multiple	13, 10	Good	
470	Ulmus americana	American Elm	9			Dead	
471	Populus deltoides	Eastern Cottonwood	10			Good	
472	Fraxinus pennsylvanica	Eastern Cottonwood	15			Good	
473	Fraxinus pennsylvanica	Green Ash	5			Dead	
474	Ulmus americana	American Elm	11			Good	
475	Quercus macrocarpa	Bur Oak	16			Good	Unbalanced crown, some lg limb deadwood
476	Quercus macrocarpa	Bur Oak	15			Fair	Unbalanced crown, clothed by poison ivy
477	Quercus bicolor	Swamp White Oak	31			Good	Unbalanced crown, some deadwood & dieback
478	Prunus serotina	Black Cherry	9			Poor	Restricted & unbalanced crown
479	Ulmus americana	American Elm	12	Twin	6	Dead	12" trunk has felled
480	Ulmus americana	American Elm	5			Dead	
481	Ulmus americana	American Elm	5			Dead	
482	Ulmus americana	American Elm	6			Good	
483	Ulmus americana	American Elm	5			Good	
484	Quercus macrocarpa	Bur Oak	5			Poor	Growing into fence post
485	Ulmus americana	American Elm	5			Good	
486	Ulmus americana	American Elm	5			Good	
487	Ulmus americana	American Elm	5			Dead	
488	Ulmus americana	American Elm	5			Poor	Suspected Dutch Elm Disease
489	Quercus bicolor	Swamp White Oak	9			Good	
490	Quercus macrocarpa	Bur Oak	5			Good	
491	Ulmus americana	American Elm	9			Good	
492	Quercus rubra	Red Oak	31	Multiple	22, 22	Good	
493	Prunus serotina	Black Cherry	9	Twin	8	Poor	Terminal leader is dead, numerous crooks in trunk
494	Quercus macrocarpa	Bur Oak	14	Multiple	5, 4	Good	
495	Quercus macrocarpa	Bur Oak	11	Multiple	6, 5	Good	
496	Quercus coccinea	Scarlet Oak	8			Good	
497	Prunus serotina	Black Cherry	9			Good	
498	Ulmus americana	American Elm	8	Multiple	5, 5	Dead	
499	Quercus macrocarpa	Bur Oak	24			Good	
500	Pyrus spp.	Pear	8			Good	
501	Populus deltoides	Eastern Cottonwood	22	Twin	16	Good	
502	Quercus macrocarpa	Bur Oak	11			Good	
503	Carya ovata	Shagbark Hickory	7			Good	
504	Ulmus americana	American Elm	11			Dead	skyb
505	Ulmus americana	American Elm	9			Dead	
506	Prunus serotina	Black Cherry	8			Good	
507	Prunus serotina	Black Cherry	9			Poor	Some black knot disease
508	Quercus bicolor	Swamp White Oak	6			Good	
509	Quercus macrocarpa	Bur Oak	14	Twin	4	Good	
510	Quercus coccinea	Scarlet Oak	4			Good	
511	Quercus macrocarpa	Bur Oak	9			Good	
512	Quercus macrocarpa	Bur Oak	12			Fair	Suspected decay in primary crotch
513	Quercus macrocarpa	Bur Oak	9			Good	Edge tree, very unbalanced crown
514	Quercus macrocarpa	Bur Oak	16			Good	
515	Quercus coccinea	Scarlet Oak	9			Good	
516	Quercus coccinea	Scarlet Oak	8			Good	
517	Quercus macrocarpa	Bur Oak	8			Good	
518	Quercus macrocarpa	Bur Oak	33			Poor	Some lg limb failures, deadwood & dieback
519	Populus deltoides	Eastern Cottonwood	17			Good	
520	Populus deltoides	Eastern Cottonwood	11	Twin	8	Poor	Growing into cyclone fencing
521	Populus deltoides	Eastern Cottonwood	9	Twin	4	Good	
522	Populus deltoides	Eastern Cottonwood	19			Poor	Growing into cyclone fencing
523	Populus deltoides	Eastern Cottonwood	7			Poor	Trunk decay
524	Populus deltoides	Eastern Cottonwood	13			Dead	
525	Populus deltoides	Eastern Cottonwood	5			Good	
526	Populus deltoides	Eastern Cottonwood	7			Dead	
527	Populus deltoides	Eastern Cottonwood	7			Poor	Growing into cyclone fencing
528	Populus deltoides	Eastern Cottonwood	7			Dead	
529	Populus deltoides	Eastern Cottonwood	8			Dead	
530	Ulmus americana	American Elm	12			Poor	Limb breakage, poor form, deadwood
531	Populus deltoides	Eastern Cottonwood	12			Poor	Growing into cyclone fencing
532	Populus deltoides	Eastern Cottonwood	8			Good	
533	Populus deltoides	Eastern Cottonwood	10			Good	
534	Populus deltoides	Eastern Cottonwood	14			Good	
535	Populus deltoides	Eastern Cottonwood	14			Poor	Growing into cyclone fencing
536	Populus deltoides	Eastern Cottonwood	14			Good	Growing into cyclone fencing
537	Quercus coccinea	Scarlet Oak	9			Good	
538	Ulmus americana	American Elm	9	Multiple	8, 8, 4	Good	Weak trunk union with included bark dev.
539	Ulmus americana	American Elm	9			Good	
540	Ulmus americana	American Elm	10			Good	
541	Quercus coccinea	Scarlet Oak	9			Good	
542	Quercus coccinea	Scarlet Oak	10			Good	
543	Quercus coccinea	Scarlet Oak	6	Grouping	5, 4	Good	
544	Quercus coccinea	Scarlet Oak	12			Good	
545	Quercus coccinea	Scarlet Oak	5			Good	
546	Ulmus americana	American Elm	9			Good	
547	Ulmus americana	American Elm	9			Good	
548	Prunus serotina	Black Cherry	6			Good	
549	Fraxinus pennsylvanica	Green Ash	7			Good	
550	Ulmus americana	American Elm	9	Twin	8	Good	
551	Quercus macrocarpa	Bur Oak	11			Good	
552	Quercus macrocarpa	Bur Oak	11			Good	
553	Ulmus americana	American Elm	8			Good	
554	Carya cordiformis	Bitternut Hickory	6			Good	
555	Carya cordiformis	Bitternut Hickory	8			Good	
556	Carya cordiformis	Bitternut Hickory	8			Good	
557	Carya cordiformis	Bitternut Hickory	4			Good	
558	Carya cordiformis	Bitternut Hickory	4			Good	
559	Carya cordiformis	Bitternut Hickory	5			Good	
560	Fraxinus pennsylvanica	Green Ash	6			Dead	
561	Carya ovata	Shagbark Hickory	5	Twin	9	Good	
562	Ulmus americana	American Elm	5			Poor	Lg trunk injury with trunk decay
563	Fraxinus pennsylvanica	Green Ash	7			Dead	
564	Fraxinus pennsylvanica	Green Ash	11	Twin	6	Dead	skyb
565	Ulmus americana	American Elm	18	Twin	9	Good	Weak trunk union developing
566	Populus deltoides	Eastern Cottonwood	14			Good	
567	Populus deltoides	Eastern Cottonwood	9			Good	
568	Ulmus americana	American Elm	8			Good	
569	Fraxinus pennsylvanica	Green Ash	7	Multiple	6, 4	Dead	
570	Ulmus americana	American Elm	7			Good	
571	Ulmus americana	American Elm	5			Good	
572	Ulmus americana	American Elm	13	Twin	9	Good	
573	Ulmus americana	American Elm	7	Multiple	7, 6	Good	
574	Ulmus americana	American Elm	5			Good	
575	Ulmus americana	American Elm	6	Twin	5	Dead	
576	Ulmus americana	American Elm	5			Good	
577	Quercus macrocarpa	Bur Oak	5			Good	
578	Quercus macrocarpa	Bur Oak	5			Good	
579	Populus deltoides	Eastern Cottonwood	19			Good	
580	Quercus macrocarpa	Bur Oak	8			Good	
581	Quercus macrocarpa	Bur Oak	8			Good	
582	Ulmus americana	American Elm	13			Good	
583	Acer rubrum	Red Maple	9			Good	
584	Ulmus americana	American Elm	13			Dead	
585	Ulmus americana	American Elm	7			Dead	
586	Ulmus americana	American Elm	7			Dead	
587	Ulmus americana	American Elm	7			Dead	
588	Ulmus americana	American Elm	8			Poor	Trunk injury with wood exposed, insect damage
589	Acer rubrum	Red Maple	6			Good	
590	Acer rubrum	Red Maple	6			Good	
591	Acer rubrum	Red Maple	7			fair	Basal trunk injury, wood exposed, some insect damage
592	Acer rubrum	Red Maple	7			Good	
593	Acer rubrum	Red Maple	5			Good	
594	Acer saccharinum	Silver Maple	8	Twin	4	Good	
595	Acer saccharinum	Silver Maple	8	Twin	5	Good	
596	Ulmus americana	American Elm	6			Dead	
597	Ulmus americana	American Elm	8			Good	
598	Ulmus americana	American Elm	8			Good	
599	Quercus coccinea	Scarlet Oak	9			Good	
700	Ulmus americana	American Elm	10			Dead	
765	Morus alba	White Mulberry	3			Good	
766	Ulmus americana	American Elm	7	Clump	7, 6, 5, 4	Fair	
767	Ulmus americana	American Elm	6	Twin	3	Good	

TREE INVENTORY LIST

BASIS OF BEARING

ALL BEARINGS ARE IN RELATION TO THE SOUTH LINE OF SECTION 10 ALSO BEING THE NORTH LINE OF SECTION 15 AS SHOWN ON THE PLAT OF "WOODHALL FOREST SUB. NO. 2." RECORDED IN LIBER 101, PAGE 93–96, WASHTENAW COUNTY RECORDS.

LEGAL DESCRIPTION AS PROVIDED BY CLIENT

PART OF THE SOUTHEAST 1/4 OF SECTION 9 AND SOUTHWEST 1/4 OF SECTION 10, TOWN 4 SOUTH, RANGE 10 EAST, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9, ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE ALONG THE EAST LINE OF SAID SECTION 9 AND THE WEST LINE OF SAID SECTION 10 NORTH 00 DEGREES 06 MINUTES 17 SECONDS WEST A DISTANCE OF 907.73 FEET; THENCE SOUTH 86 DEGREES 40 MINUTES 16 SECONDS WEST A DISTANCE OF 363.26 FEET; THENCE NORTH 03 DEGREES 19 MINUTES 44 SECONDS WEST A DISTANCE OF 323.71 FEET; THENCE SOUTH 86 DEGREES 40 MINUTES 16 SECONDS WEST A DISTANCE OF 482.81 FEET; THENCE NORTH 32 DEGREES 32 MINUTES 32 SECONDS EAST 384.27 FEET; THENCE NORTH 87 DEGREES 32 MINUTES 07 SECONDS EAST A DISTANCE OF 656.20 FEET TO A POINT OF BEGINNING; THENCE NORTH 00 DEGREES 06 MINUTES 17 SECONDS WEST A DISTANCE OF 292.61 FEET; THENCE SOUTH 86 DEGREES 14 MINUTES 13 SECONDS A DISTANCE OF 470.22 FEET; THENCE NORTH 32 DEGREES 35 MINUTES 43 SECONDS A DISTANCE OF 325.00 FEET; THENCE NORTH 86 DEGREES 14 MINUTES 13 SECONDS EAST A DISTANCE OF 294.28 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 17 SECONDS EAST A DISTANCE OF 65.27 FEET; THENCE NORTH 86 DEGREES 45 MINUTES 10 SECONDS EAST A DISTANCE OF 681.30; THENCE SOUTH 00 DEGREES 58 MINUTES 50 SECONDS EAST A DISTANCE OF 668.72 FEET; THENCE SOUTH 86 DEGREES 09 MINUTES 23 SECONDS A DISTANCE OF 691.97 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 17 SECONDS WEST A DISTANCE OF 186.81 FEET TO THE POINT OF BEGINNING. CONTAINING 12.88 ACRES.
PARCEL NO. 70–030–99–0030–700

LEGAL DESCRIPTION AS SURVEYED

PART OF THE SOUTHEAST 1/4 OF SECTION 9 AND SOUTHWEST 1/4 OF SECTION 10, TOWN 4 SOUTH, RANGE 10 EAST, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9, ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE ALONG THE EAST LINE OF SAID SECTION 9 AND THE WEST LINE OF SAID SECTION 10 NORTH 00 DEGREES 06 MINUTES 17 SECONDS WEST A DISTANCE OF 907.73 FEET; THENCE SOUTH 86 DEGREES 40 MINUTES 16 SECONDS WEST A DISTANCE OF 363.26 FEET; THENCE NORTH 03 DEGREES 19 MINUTES 44 SECONDS WEST A DISTANCE OF 324.14 FEET; THENCE SOUTH 86 DEGREES 40 MINUTES 16 SECONDS WEST A DISTANCE OF 482.81 FEET; THENCE NORTH 32 DEGREES 32 MINUTES 32 SECONDS EAST 384.27 FEET; THENCE NORTH 87 DEGREES 32 MINUTES 07 SECONDS EAST A DISTANCE OF 656.20 FEET TO A POINT OF BEGINNING; THENCE NORTH 00 DEGREES 06 MINUTES 17 SECONDS WEST A DISTANCE OF 292.61 FEET; THENCE SOUTH 86 DEGREES 14 MINUTES 13 SECONDS WEST A DISTANCE OF 470.22 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF DIX–TOLEDO ROAD (120' WIDE). THENCE ALONG SAID EAST RIGHT OF WAY LINE OF DIX–TOLEDO ROAD NORTH 32 DEGREES 35 MINUTES 43 SECONDS A DISTANCE OF 325.00 FEET; THENCE NORTH 86 DEGREES 14 MINUTES 13 SECONDS EAST A DISTANCE OF 294.28 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 17 SECONDS EAST A DISTANCE OF 65.27 FEET; THENCE NORTH 86 DEGREES 45 MINUTES 10 SECONDS EAST A DISTANCE OF 681.30; THENCE SOUTH 00 DEGREES 58 MINUTES 50 SECONDS EAST A DISTANCE OF 668.72 FEET; THENCE SOUTH 86 DEGREES 09 MINUTES 23 SECONDS A DISTANCE OF 691.97 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 17 SECONDS WEST A DISTANCE OF 186.81 FEET TO THE POINT OF BEGINNING. CONTAINING 12.88 ACRES.
PARCEL NO. 70–030–99–0030–700

LEGEND

- MANHOLE
- HYDRANT
- GATE VALVE
- MANHOLE
- CATCH BASIN
- UTILITY POLE
- GUY POLE
- GUY WIRE

- EXISTING SANITARY SEWER
- EXISTING SAN. CLEAN OUT
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EX. R.Y. CATCH BASIN
- EXISTING BURIED CABLES
- OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

STATE OF MICHIGAN
PATRICK J. WILLIAMS
ENGINEER NO. 43931
LICENSED PROFESSIONAL ENGINEER

PROJECT
Stratford Village

CLIENT
King Road Ventures
30100 Telegraph Road
Suite 366 Bingham Farms,
Michigan 48025

Contact:
Chuck DiMaggio
Ph-248-433-0575
Fax-248-647-2120

PROJECT LOCATION
Part of the SW ¼
of Section 10
T.4S, R.10E
City of Brownstown,
Wayne County, Michigan

SHEET
Boundary / Topographic / Tree Survey

811 Know what's below Call before you dig.

DATE	ISSUED / REVISED

DRAWN BY:
A. Wiseman
DESIGNED BY:
A. Wiseman
APPROVED BY:
P. Williams
DATE:
03-25-15
SCALE:
1" = 50'
50 25 0 25 50 75

NFE JOB NO.
H171-01

SHEET NO.
SP-1