

Client:

Kevin Sutton, Architect

MZA

Architecture - Design - Planning

Paek Project

Address: 2215 80 AVE SE, Mercer Island, Wa

Prepared by: ArboristsNW LLC

Neal A Baker

The Scope of work:

Arborists from ArboristNW LLC inspected the property located at the address above. We were charged with identifying the trees and their driplines (indicated on site map) as well as recommending locations for tree protection fencing.

Methods Used:

A level 3 Advanced Assessment was performed to International Society of Arboriculture (ISA) standards, this involves getting a 360 degree look of the trees by walking around each one and looking at the tree and site conditions with specialized tools and data collection. The tools that used were a jim-gem diameter tape, an increment borer and a camera.

The diameter at breast height (DBH) is determined by measuring the trees trunk at 4.5 ft above grade. Where a tree has extra trunks or swelling that interferes with measurement at 4.5 feet above average grade or where a tree tapers below this point, the diameter is measured at the narrowest point below 4.5 feet.

The Mercer Island municipal code MICC 19.16.010 definitions were used to determine which trees would be exceptional.

Tree, Exceptional: A [tree](#) or group of [trees](#) that because of its unique historical, ecological, or aesthetic value constitutes an important community resource. An exceptional tree is a [tree](#) that is rare or exceptional by virtue of its size, species, condition, cultural/historic importance, age, and/or contribution as part of a [tree](#) grove. [Trees](#) with a diameter of more than 36 inches, or with a diameter that is equal to or greater than the diameter listed in the Exceptional Tree Table.

A discussion of our findings:

7 large trees and 1 small tree were located on the property.

2 of these trees is considered exceptional.

2 significant trees were located on adjacent property.

| Tree ID# | Common Name | Latin Name | DBH (in) | Condition | Height(ft) | Dripline(ft) | Exceptional Tree? | Tree Protection? | Retain? |
|----------|-------------------|---------------------|----------|-----------|------------|--------------|-------------------|------------------|---------|
| 1 | Apple | Malus sp. | 10 | Fair | | See map | n | No | No |
| 2 | Apple | Malus sp | 15 | Fair | | See map | n | No | No |
| 3 | Cherry | Prunus sp. | 8 | Fair | | See map | n | No | No |
| 4 | Laurel | Prunus laurocerasus | | Fair | | See map | n | yes | yes |
| 5 | Lombardy Poplar | Populus nigra | 47 | Fair | | See map | y | yes | yes |
| 6 | Lombardy Poplar | Populus nigra | 43 | Fair | | See map | y | yes | yes |
| 7 | Ash | Fraxinus sp. | 12 | Fair | | See map | n | no | No |
| 8 | Laurel | Prunus laurocerasus | 17 | Fair | | See map | n | yes | yes |
| 9 | Big Leaf Maple | Acer Macrophyllum | 7.5 | fair | | See map | n | no | No |
| 10 | Western Red Cedar | Thuja plicata | 12 | dead | | See map | n | yes | yes |

Trees 7 and 9 are growing one on top of the other with the Ash the dominate species. The Big Leaf Maple is growing to the west out over the fence and has a low risk rating.

We inspected the Lombardy poplars using the ISA level 3 inspection method. Core samples were taken with an increment borer from the trunks at 4' above grade. The samples showed no sign of decay, as such the trees are viable for retention.

Tree Mitigation Recommendations:

Recommendations for Lombardy Poplars are for them to be retained. Remove all deadwood and cable the leaders together. Inspect for deadwood mid to late summer of 2019. If deadwood has reappeared to at least the same level that is present now, my recommendation is to then plan on their removal.

Root Protection Recommendations:

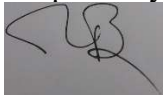
Tree protection fencing should be used for all retained trees on the site and on adjacent property that will be affected by construction. There should be no foot or vehicle traffic, or storage inside the tree protection fencing. Fencing to be in place before construction begins. The fencing protects a tree's critical root zone (CRZ), this is a predetermined area of roots that provide structure and nutrients to a tree. Under certain circumstances, disturbing

or cutting roots in a tree's CRZ may be unavoidable. In such cases, the work should be done only under the on-site supervision of an ISA Certified Arborist. Cutting or disturbing a large percentage of a tree's roots increases the likelihood of the tree's failure or death. Never cut tree roots that are more than four inches wide; roots that large are usually structural. Cutting them can destroy the stability of the tree, causing it to fall over. Various materials for fencing can be used. Also, every 15 ft of fencing, attach signs explaining the tree fence protection and methods.

1710 SW 318PL 44D
Federal Way WA. 98023
(206) 779-2579

Our recommendations for the placement of the fencing can be found on the attached site map.

Respectfully submitted



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ISA Cert # pn-1075a
ISA Tree Risk Assessor Qualified

References

Mercer Island Municipal code MICC 19.16.010

Dunster, Julian A., E. Thomas Smiley, Nelda Matheny, and Sharon Lilly. 2013. Tree Risk Assessment Manual. Champaign, Illinois: International Society of Arboriculture

Appendix A

Assumptions and Limiting Conditions

1. Consultant assumes that any legal description provided to Consultant is correct and that title to property is good and marketable. Consultant assumes no responsibility for legal matters. Consultant assumes all property appraised or evaluated is free and clear and is under responsible ownership and competent management. Consultant assumes that the property and its use do not violate applicable codes, ordinances, statutes or regulations.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. Unless otherwise required by law, possession of any report by the consultant does not imply right of publication or use for any purpose by any person other than the person to whom it is addressed, without the prior expressed written consent of the consultant.
4. This report and any values or opinions expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event or upon any finding to be reported.
5. Sketches, drawings and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers or other consultants and any sketches, drawings or photographs is for the expressed purpose of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by the consultant as to the sufficiency or accuracy of said information.
6. Unless stated otherwise, (1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, climbing, or coring. Consultant makes no warranty or guarantee, express or implied, that the problems or deficiencies of the plans or property in question may not arise in the future.
7. Loss or alteration of any part of this Agreement invalidates the entire report.

Appendix B Waiver of Liability

There are many conditions affecting a tree's health and stability, which may be present and cannot be ascertained, such as, root rot, previous or unexposed construction damage, internal cracks, stem rot and more which may be hidden. Changes in circumstances and conditions can also cause a rapid deterioration of a tree's health and stability. Adverse weather conditions can dramatically affect the health and safety of a tree in a very short amount of time.

While I have used every reasonable means to examine these trees, this evaluation represents my opinion of the tree health at this point in time. These findings do not guarantee future safety nor are they predictions of future events.

The tree evaluation consists of an external visual inspection of an individual tree's root flare, trunk, and canopy from the ground only unless otherwise specified. The inspection may also consist of taking trunk or root soundings for sound comparisons to aid the evaluator in determining the possible extent of decay within a tree. Soundings are only an aid to the evaluation process and do not replace the use of other more sophisticated diagnostic tools for determining the extent of decay within a tree.

As conditions change, it is the responsibility of the property owners to schedule additional site visits by the necessary professionals to ensure that the long-term success of the project is ensured. It is the responsibility of the property owner to obtain all required permits from city, county, state, or federal agencies. It is the responsibility of the property owner to comply with all applicable laws, regulations, and permit conditions. If there is a homeowners association, it is the responsibility of the property owner to comply with all Codes, Covenants, and Restrictions (CC&R's) that apply to tree pruning and tree removal.

This tree evaluation is to be used to inform and guide the client in the management of their trees. This in no way implies that the evaluator is responsible for performing recommended actions or using other methods or tools to further determine the extent of internal tree problems without written authorization from the client. Furthermore, the evaluator in no way holds that the opinions and recommendations are the only actions required to ensure that the tree will not fail. A second opinion is recommended. The client shall hold the evaluator harmless for any and all injuries or damages incurred if the tree examined fails for any reason or if the evaluator's recommendations are not followed or for acts of nature beyond the evaluator's reasonable expectations, such as severe winds, excessive rains, heavy snow loads, etc.