



July 10, 2023

Mr. Tony Lopez
Neil Kelly Co.
5959 Corson Ave S., Suite B
Seattle, WA 98108
Tony.Lopez@NeilKelly.com
Kevin.Allan@Neilkelly.com

Re: Tree Protection – Malone 4214 – 86th Ave SE, Mercer Island, WA
Update

Tony and Kevin,

At your request I have inspected eight trees standing on or adjacent to the Malone property at 4214 – 86th Ave SE and on the southwest edge of 4206 -86th Ave SE, in Mercer Island, WA.

4214 86th Ave SE 36225-00010, 4,280 square feet. (Site plan attached)

4206 86th Ave SE 36225-00005, 14126 square feet

The Site Development Plan, Attached indicates that a new garage is to be constructed on the site and the existing driveway replaced with permeable surfacing. The existing driveway will serve as the construction entrance until resurfacing is done. There will no activity within the driplines of any trees on or offsite except for removal of the driveway and replacement. Tree Root disturbance will be minimal to none.

Tree data is provided in the attached spread sheet. All trees are in good condition and should be retained.

Damaged roots, if any should be cut cleanly if broken or covered with damp burlap if scraped until the native soil is replaced. In the event that roots over 2-inches in diameter are severed inadvertently then a certified arborist should inspect those and make a determination of remedial actions.

Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Ownership of the subject trees as provided by the client is assumed to be correct. No responsibility is assumed for legal matters.
2. Care has been taken to obtain all information from reliable sources. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The consultant shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including additional fees.
4. This report and any values 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, nor upon any finding to be reported.
5. The exhibits in this report are included to assist the reader and are not necessarily to scale.
6. Unless expressed otherwise, information in this report covers only items that were examined, and reflects the condition of those items at the time of inspection. The inspection is limited to visual examination of accessible portions of the trees.
7. Loss or alteration of any part of the report invalidates the entire report. Ownership of any documents related to this report passes to the client only.
8. The liability of ArborInfo LLC its contractors and employees is limited to the client only and only up to the amount of the fee actually received for the assignment.
9. *There is no warranty suggested for any of the trees subject to this report. Weather, latent tree conditions, and future man-caused activities could cause physiologic changes and deteriorating tree condition. Over time, deteriorating tree conditions may appear and there may be conditions, which are not now visible which, could cause tree failure. This report or the verbal comments made at the site in no way warrant the structural stability or long-term condition of any tree, but represent my opinion based on the observations made.*
10. *Nearly all trees in any condition standing within reach of improvements or human use areas represent hazards that could lead to damage or injury.*

Best Regards,



Tom Hanson
CA 23136
PN0426A
Tree Risk Assessment Qualified (ISA)

Tree Assessment																								
Malone: 4214 -86th Ave SE, Mercer Island, WA																								
Project # 2022-115																								
Tree #	Date:	7/10/2023																						
		Vitality			Structure			Vigor			Viability			Defined Class	Comments									
Common	Scientific	DBH (inches)	Height (feet)	Crown Ratio (%)	DripLine(ft)			Root Zone/Outer Radius (feet)	Root Zone/Inner Radius (feet)	Good	Fair	Good	Viability			Regulated	Exceptional							
					N	S	E	W																
On Site																								
1	Douglas-fir	<i>Pseudotsuga menziesii</i>	31.2	85	70	22	22	22	22	22	22	22	22	22	11	22	11	Good	Good	Good	Viable	Regulated	Exceptional	Minor pinching, butt swell
2	Cherry	<i>Prunus sp.</i>	18.5	22	80	16	16	16	16	16	16	16	16	16	8	16	8	Good	Good	Fair	Viable	Regulated		Decay pockets at pruning wounds
3	Flowering cherry	<i>Prunus sp.</i>	5.1	22	60	9	10	6	6	6	6	6	6	6	4	8	4	Good	Good	Good	Viable	Not Regulated		
Off-Site																								
4	Japanese maple	<i>Acer palmatum</i>	8	12	80	6	6	6	6	6	6	6	6	6	3	6	3	Good	Good	Good	Viable	Not Regulated		
5	Dogwood	<i>Cornus nuttallii</i>	6	14	80	10	8	8	3	3	3	3	3	3	4	7	4	Good	Good	Good	Viable	Not Regulated	Exceptional	
6	Douglas-fir	<i>Pseudotsuga menziesii</i>	40	100	90	24	24	24	24	24	24	24	24	24	12	24	12	Good	Good	Good	Viable	Regulated	Exceptional	
7	W. red cedar	<i>Thuja plicata</i>	12	12	90	5	5	5	5	5	5	5	5	5	3	5	3	Good	Good	Good	Viable	Not Regulated		Pruned to shrub
8	Service berry	<i>Sorbus sp.</i>	12	55	80	16	12	16	16	16	16	16	16	16	15	16	15	Good	Good	Good	Viable	Regulated	Exceptional	