

SHOFFNER CONSULTING

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October 4, 2017

Brooke Friedlander
Isola Homes
1518 1st Ave. S. Suite 301
Seattle, WA 98134

RE: Tree Inventory - 2320 W. Emerson St. Seattle, WA.

Brooke:

This report is provided to address the inventory of the trees on the property at the address of 2300 W. Emerson St. in the City of Seattle, Washington. For reference to this report, please see the accompanying map showing the approximate locations of the trees.

1. Site Conditions

The project site is located in the Magnolia of Seattle in a residential neighborhood. The property is developed with a multi-family residence. Most of the site is occupied by the building, but there are trees along the western and southern perimeters.

2. Tree Inventory, Condition Assessments and Exceptional Status

I conducted a tree inventory and condition assessment on all trees on the property. There are none just off-site with drip lines that extend onto the property. I conducted visual assessments of the trees to gather information on their health and condition. During my assessments, I took notes of any conditions that may present a defect putting a tree or a portion of it at risk of failure, or any conditions that may be symptoms of failing health.

The City of Seattle provides classifications of trees on private properties in Director's Rule 16-2008 which includes size thresholds for specific species to be classified as exceptional.

Following is information on these trees:

1. Blue colorado spruce (*Picea pungens 'glauca'*), 18" dbh, 24' crown spread. Good condition and health. Not exceptional.
2. Blue colorado spruce, 18" dbh, 24' crown spread. Good condition and health. Not exceptional.
3. Noble fir (*Abies procera*), 5", 8' crown spread. Fair condition and health. Not exceptional.

4. Noble fir, 14" dbh, 12' crown spread. Poor condition, multiple tops. Not exceptional.
5. Japanese maple (*Acer japonicum*), 4" dbh, 10' crown spread. Good condition and health. Not exceptional.
6. Japanese maple, multiple trunks (2, 2, 2, 2, 3, 4) 6.5" dbh, 18' crown spread. Good condition and health. Not exceptional.
7. Apple (*Malus domestica*), 5" dbh, 12' crown spread. Good condition and health. Not exceptional.

None of the trees are exceptional, therefore, no retention is required and if any trees are retained, no protection is required.

3. Use of This Report and Limitations

This report is provided to Isola Homes as a means of reporting on the inventory of the trees located on the project site. While Shoffner Consulting has used every means available to determine tree health and development impacts, trees are dynamic and their conditions can change rapidly given changes in environmental factors and site development, therefore these assessments pertain only for those noted on the day of their evaluation, and no guarantee can be made against damage caused by unforeseen development-related impacts. Natural decline and failure of trees is not predictable, therefore, Shoffner Consulting and Tony Shoffner cannot be held liable for retained trees that die or fail prior to or following development of the property.

Cordially,



Tony Shoffner
ISA Certified Arborist #PN-0909A
CTRA #1759

W. THURMAN ST.

N 89°57'16" E CALCULATED INTERSECTION



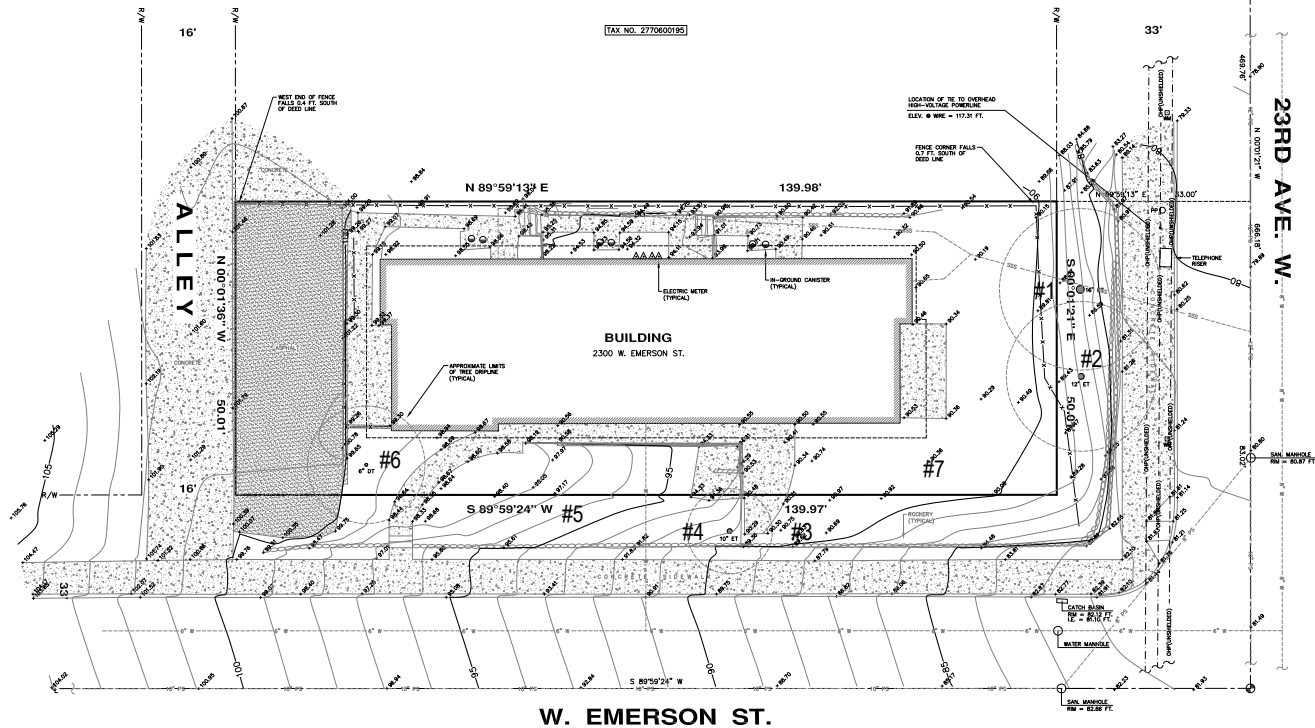
SCALE: 1"=10'
0 5 10 20

NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON SEPTEMBER 11, 2017.
4. PARCEL AREA = 7,000 SQ. FT.
5. THIS SURVEY IS RELIANT UPON THE INFORMATION CONTAINED WITHIN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. 5217022545, DATED AUGUST 17, 2017.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE GIS AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 2770600190
8. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
9. WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWERLINE WHICH IS CLOSEST TO THE PROJECT SITE AND HAVE DISPLAYED ITS HORIZONTAL AND VERTICAL LOCATION HEREON. HOWEVER, ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION WE RECOMMEND THAT SEATTLE CITY LIGHT BE CONSULTED REGARDING THE POSSIBLE EXISTENCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

PROPERTY DESCRIPTION

LOT 13, BLOCK 2, GILMAN'S ADDITION, CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 93, RECORDS OF KING COUNTY, WA.



W. EMERSON ST.



DATE: 7/15/17

TOPOGRAPHIC SURVEY
2300 W. EMERSON ST.
SEATTLE, WASHINGTON

CHADWICK & WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

PROJECT #:	17-5911
DRAWING:	17-5911TOPO.DWG
CLIENT:	N.W. BUILDERS FINANCE
DATE:	09-15-17
DRAWN BY:	SAL