SHOFFNER CONSULTING

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February 27, 2019

Alex Mason MGT Builders 400 112th Ave. NE #400 Bellevue, WA 98004

RE: Tree Inventory - 3411 23rd Ave. Seattle, WA.

Alex:

This report is provided to address the City of Seattle's requirements for a tree inventory report for developing lots. I visited the property on January 14th, 2019 to gather information on the trees on the property and for those just off-site with driplines that extend onto the property. Please see the accompanying tree inventory map and tree evaluation data spreadsheet for reference to this report. Note that some of the trees were not picked up during the survey. The locations of these are approximated.

1.0 Site Conditions

The property is developed with a single family residence and is located in a single family residence neighborhood in the lower Queen Anne neighborhood. The landscape consists of mostly impervious surface with small amounts of turfgrass and ornamental trees and shrubs. All four of the trees included in this inventory are just off-site with driplines that extend onto the property.

2.0 Tree Inventory - Methods and Results

I conducted visual evaluations of all the trees according to ISA standards and based upon many years conducting such evaluations on trees in the Pacific Northwest. I oberserved trees up close to inspect conditions of the trunk and from afar to inspect conditions in the crowns. All assessments were conducted according to the methods specified in the ISA Tree Risk Assessment Manual and on nearly 20 years experience conducting such evaluations.

The investigations involved the gathering of the following information:

- Tree species
- Trunk diameter
- Crown spread diameter
- Location factors
- Health and condition notes (general level of vigor, defects, disease or pest problems)

There are 4 trees just off-site with driplines that extend onto the property. In general, all of the trees are in good to fair condition and health. Following is the information on these trees:

- 1. Austrian black pine (*Pinus nigra*), 8" dbh, 14' crown spread. Good condition. Not exceptional.
- 2. Black locust (*Robinia pseudoacacia*), 36" dbh, 62' crown spread. Fair condition and health. Exceptional.
- 3. Red alder (*Alnus rubra*), 22" dbh, generally good condition and health. Not exceptional.
- 4. Black locust. 12" dbh, 28' crown spread, generally good condition and health. Not exceptional.

3.0 Tree Retention and Protecton Required

Per director's Rule 16-2008, The City of Seattle requires the retention and protection of all trees that meet the threshold diameter to be classified as exceptional. Tree #2 is required to be protected through development. No impacts are permitted within the IRZ, the inner 9 feet of the dripline, and within the outer 9 feet, the ORZ, no more than 1/3 of the total ORZ area is allowed to be impacted.

4.0 Use of This Report and Limitations

This report is provided to MGT Builders to address the City of Seattle's requirements for tree inventory and retention plans for developing lots. Natural decline and failure of trees following development 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

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HOUSE NO. 3413 FOOTPRINT=1,828 SF TREE INVENTORY MAP 3411 23RD AVE. SEATTLE, WA MGT BUILDERS 23RD AVF W * 101/ ASPHALT - SET PK NAIL W/ WASHER A 58,68,00 N