

Exhibit B

June 27th, 2019

Brooke Friedlander
Mirra Homes
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Bellevue, WA
98005

RE: Tree Condition and Protection Report - 3424/3416/3410 23rd Ave. W. Seattle, WA.

Brooke:

This report is provided to address the recent comments by the City of Seattle regarding protection during encroachment into the dripline of a tree south of the properties at the addresses of 3424/3416/3410 23rd Ave. W. in Seattle. I visited the properties last summer to gather information on the trees on site as required by the City of Seattle for inventories on developing properties. In addition, this report provides an update on the health of one of the trees evaluated during the original inventory.

1.0 Tree Condition Assessment

During a recent site visit, I observed that tree #1, the large Scot's pine (*Pinus sylvestris*) located within the right-of-way frontage near the northwest corner of the property at the address of 3424 is 90% dead and beyond recovery. This tree is recommended to be removed.

2.0 Tree Impact Assessment and Protection Measures

The tree of concern is a Douglas fir measuring 26" dbh, located just under 6 feet from the property line to the south of the project site. It's crown spreads 8 feet onto the project site. The health of the tree is such that it should be well capable of recovering in time.

The proposed development will encroach approximately 5.5 feet into the drip line putting impacts at a distance of approximately 8.5' feet from the tree. At this distance some root damage and loss will occur, however, it will be less than the recommended maximum of 25%.

Following are the recommended protection measures for this tree during construction:

1. Tree protection fencing per City of Seattle standards is to be installed just outside the dripline of this tree during demolition, clearing and grading. There is currently a wood fence along the property line providing protection for the tree's trunk.
2. Fencing identifying this area as a Tree Protection Area and stating that encroachment, impacts, storage of materials, dumping, concrete washing and any other construction activities are not allowed in this area.
3. No mechanical work is to be done within the tree's drip line during the demolition, clearing and grading phases.

4. When the project nears the need to encroach into the dripline, the fencing can be moved to the location closer to the tree allowing for encroachment into the drip line for construction purposes.
5. Fencing is to remain in this location throughout development.
6. Excavation in this area, within the dripline, is to be done in a manner that will limit damage to the trees roots as much as possible. Since a foundation will be poured in this area, there is no need to choose alternative measures such as tunnelling or air spading are not necessary to consider.
7. Over-excavation for the foundation within the dripline of the tree is to be limited to a width of no more than 1 foot beyond the new foundation edge.
8. Any damaged roots as large as 1" are to be hand cut right before backfilling against the cut soil.
9. If any pruning of the crown is needed to provide clearance, the minimum amount necessary is to be done. All pruning is to be done according to American Standards ANSI A300 pruning guidelines and no tree spikes are to be utilized.
10. Irrigation during the dry season may be necessary depending upon amount of root damage and loss and weather conditions during the months between May and October.

3.0 Use of This Report

This report is provided to Mirra Homes as a means of providing an impact assessment and protection measures for a tree just off-site to the south. This report addresses the protection of only this one tree. Trees are dynamic and respond to impacts differently, thus no prediction can be made of a tree's ability to recover from impacts such as root damage and loss. Therefore, no guarantee can be made that the tree will not experience elevated stress levels and possibly enter decline early as a result of the impacts. Shoffner Consulting cannot be held liable for the failure or early decline of this tree.

Cordially,



Tony Shoffner
ISA Certified Arborist #PN-0909A
TRAQ