

Exhibit 3

August 6th, 2018

Brooke Friedlander
Mirra Homes
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Bellevue, WA
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RE: Tree Inventory - 3424/3416/3410 23rd Ave. W. Seattle, WA.

Brooke:

This report is provided to address the trees on and just adjacent to the properties at the addresses of 3424/3416/3410 23rd Ave. W. in Seattle. I visited the properties recently to gather information on the trees on site as required by the City of Seattle for inventories on developing properties. Please see the accompanying Tree Inventory Map for reference to this report.

1.0 Existing Conditions and Proposed Development

Each property is developed with a residence and most of each property is covered with some sort of impervious feature such as a house, carport or concrete, and there is some turfgrass.

The proposed development is to remove the existing buildings and redevelop the lots.

2.0 Tree Inventory and Condition Assessments

I conducted visual evaluations of the trees according to ISA standards and based upon many years conducting such evaluations of trees in the Pacific Northwest. I observed the tree up close to inspect conditions of the trunk and from afar to inspect conditions in the crown. All assessments were conducted according to the methods specified in the ISA Tree Risk Assessment Manual (Dunster, Julian A., E. Thomas Smiley, Nelda Matheny, and Sharon Lily. 2013. Tree Risk Assessment Manual. Champaign, Illinois: International Society of Arboriculture) 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)

The City of Seattle's tree classification requirements and methods are specified in Seattle DPD Director's Rule 16-2008. I conducted visual condition assessments of the trees on the property and just off-site with driplines that extend onto the property.

3.0 Tree Status

There is one tree just off-site to the northwest of the property within the public right-of-way that meets the threshold diameter to be classified as exceptional. There is one tree on the properties and three trees just off-site to the south and north. Following is information on the five trees. The column CSD is the maximum crown spread distance into the site (south and east) for the on-site tree and crown spread distance onto the property for the off-site trees.

#	Species	Dbh	CSD	Condition and Status
1	Scot's Pine (<i>Pinus sylvestris</i>)	38"	35'	Good condition and health. Within right-of-way. Exceptional. To be retained and protected.
2	Cherry (<i>Prunus serrulata</i>)	8"	0'	Fair condition and health. Not exceptional.
3	Cherry (<i>Prunus serrulata</i>)	8"	0'	Fair condition and health. Not exceptional.
4	Douglas fir (<i>P. menziesii</i>)	26"	8'	Good condition and health. Not exceptional.
5	Western red cedar	8"	12'	Good condition and health. Not exceptional.

4.0 Required Retention and Protection Measures

Retained exceptional trees are required to be protected through construction. There are two protection zones for exceptional trees in Seattle. The inner root zone (IRZ) is the inner half of the dripline radius and no impacts are allowed within this zone. The outer root zone (ORZ) is the outer half of the dripline radius and no more than 1/3 of the total area of the ORZ is allowed to be impacted. Any impacts proposed within the ORZ will need to be assessed prior to beginning work in order to determine the affect of the proposed impacts upon the tree(s). Protection fencing will be required with City of Seattle signage stating the protection measures and no encroachment specifications.

Being within the right-of-way, the standard exceptional tree protection measures may not apply for tree #1, however, SDOT will require a degree of protection for this tree.

5.0 Use of This Report

This report is provided to Mirra Homes as a means of providing an inventory of the trees on the properties and those just off-site with driplines that extend onto the property as well as those within the City of Seattle right-of-way. This report addresses only those trees on the project site and just off-site. Shoffner Consulting cannot be held liable for the failure of any retained trees.

Please call if you have any additional questions.

Cordially,



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

MIRRA HOMES

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