

SHOFFNER CONSULTING

21529 4TH AVE. W. #C31 BOTHELL, WA 98021 MOBILE:(206)755-2871

October 1, 2015

Aron Golden
Conner Homes
12600 SE 38th St, Suite 250
Bellevue, WA
98006

Re: Tree Condition Evaluation - Riva Townhomes, Issaquah.

Aron:

This report is provided to address the trees within the development area of the Riva Townhomes project in the City of Issaquah, WA. I visited the site recently to gather information on the trees in the area of development as these are the only trees being affected by the development. All of the trees on the site outside the development area are within a critical area and therefore are being retained, thus these trees were not included in my scope of study.

1.0 Trees Inventory and Condition Assessment

The trees focused on in my inventory were only this in the proposed development area. All of those within the critical area are to be retained. Only trees within the area of proposed development are to be removed. In total, there are 53 healthy, significant trees and 3 poor condition/health trees within the area of development.

I conducted my inventory with the survey of the tree in hand in order to make sure to gather information on all that were surveyed. All of the trees had already been identified with numbered metal tags. The numbers referenced in this report and on the accompanying Tree Evaluation Data form are those assigned to the trees on the survey tags.

In general, the trees are in good condition and health, with just a few exceptions. While many of the trees are large and therefore mature/old, most of the trees of even these sizes/ages are in fair to good condition and health.

In total, I identified three trees that are currently in very poor condition and health and are dying and in all cases mostly dead and beyond recovery.

2.0 Tree Retention and Replacement

The City of Issaquah requires a minimum tree density retention in developable areas of 4 significant trees per 5,000 square feet and 25% of the total dbh of all trees in the developable area. The total dbh of all healthy significant trees in the developable area is 1027 inches. At 25%, the required tree diameter inches to be retained is 257. No significant trees are proposed to be retained in the developable area, therefore no density is provided.

The City of Issaquah requires replacement of 1 tree for every 6" of dbh removed. At 1027 inches, the number of trees required to be planted as replacement is 171 trees.

All replacement trees are to be a minimum of 2" caliper for deciduous trees and 7'-8' tall for evergreen trees.

3.0 Use of This Report

This report is provided to address the trees of concern within the developable portion of the site of the Riva Townhomes property in the City of Issaquah, WA. The evaluations of the trees apply to their condition only on the day of the assessment as trees are dynamic and their conditions are constantly changing and things like weather events can affect trees and alter their health and stability. Therefore, this report is not meant as a guarantee that retained trees will not fail prior to removal and Shoffner Consulting cannot be liable for damage resulting from the failure of retained trees. No trees within the critical area were evaluated and are not addressed in this report.

If you have any questions regarding this report, please feel free to call me directly.

Cordially,

A handwritten signature in black ink, appearing to read "Tony Shoffner". The signature is fluid and cursive, with the first name "Tony" being more prominent than the last name "Shoffner".

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

Riva Townhouse Tree Inventory Data Shoffner Consulting - October 2, 2015

Tree #	Species	Size	Condition	Notes	Status
8740	RA/Ar	7	2	Generally good condition and health	To Be Removed
8739	BLM/Am	26	2	Generally good condition and health	To Be Removed
8737&38	BLM/Am	36	3	Fair condition and health, old	To Be Removed
8736	Bc/Pe	7	2	Generally good condition and health	To Be Removed
8743	RA/Ar	10	2	Generally good condition and health	To Be Removed
8725	WRC/Tp	25	2	Generally good condition and health	To Be Removed
8728	RA/Ar	22	4	Dying	To Be Removed
8717	RA/Ar	8	2	Generally good condition and health	To Be Removed
8730	RA/Ar	8	2	Generally good condition and health	To Be Removed
8722	WRC/Tp	24	2	Generally good condition and health	To Be Removed
8721	BLM/Am	40	3	Fair condition and health, old	To Be Removed
8724	WRC/Tp	34	2	Generally good condition and health	To Be Removed
8706	RA/Ar	6	1	Excellent condition and health, young and vigorous	To Be Removed
8707	RA/Ar	10	1	Excellent condition and health, young and vigorous	To Be Removed
8708	BC/Pt	9	1	Excellent condition and health, young and vigorous	To Be Removed
8704	BC/Pt	13	1	Excellent condition and health, young and vigorous	To Be Removed
8705	RA/Ar	7	1	Excellent condition and health, young and vigorous	To Be Removed
8703	BC/Pt	14	1	Excellent condition and health, young and vigorous	To Be Removed
8701	RA/Ar	7	1	Excellent condition and health, young and vigorous	To Be Removed
8702	BC/Pt	7	1	Excellent condition and health, young and vigorous	To Be Removed
8699	RA/Ar	6	1	Excellent condition and health, young and vigorous	To Be Removed
8691	RA/Ar	9	1	Excellent condition and health, young and vigorous	To Be Removed
8690	RA/Ar	12	1	Excellent condition and health, young and vigorous	To Be Removed
8689	RA/Ar	6	1	Excellent condition and health, young and vigorous	To Be Removed
8688	RA/Ar	8	1	Excellent condition and health, young and vigorous	To Be Removed
8684	BLM/Am	36	3	Fair condition and health, old	To Be Removed
8695	WRC/Tp	12	1	Excellent condition and health, young and vigorous	To Be Removed
8650	BLM/Am	21	2	Generally good condition and health	To Be Removed
8651	BLM/Am	24	2	Generally good condition and health	To Be Removed
8655	BC/Pt	6	1	Excellent condition and health, young and vigorous	To Be Removed
8656	BLM/Am	25	2	Generally good condition and health	To Be Removed
8751	RA/Ar	36	4	Dying	To Be Removed
8663	WRC/Tp	41	2	Generally good condition and health	To Be Removed
8662	BLM/Am	30	3	Fair condition and health, old	To Be Removed
8661	BLM/Am	31	3	Fair condition and health, old	To Be Removed
8660	BLM/Am	30	3	Fair condition and health, old	To Be Removed
8658	BLM/Am	24	3	Fair condition and health, old	To Be Removed
8659	BLM/Am	30	3	Fair condition and health, old	To Be Removed
8753	RA/Ar	8	1	Excellent condition and health, young and vigorous	To Be Removed
8937	RA/Ar	12	1	Excellent condition and health, young and vigorous	To Be Removed
8945	RA/Ar	10	1	Excellent condition and health, young and vigorous	To Be Removed
8946	RA/Ar	10	1	Excellent condition and health, young and vigorous	To Be Removed
8752	RA/Ar	9	1	Excellent condition and health, young and vigorous	To Be Removed

8664	WRC/Tp	46	3	Fair condition and health, old	To Be Removed
8665	WRC/Tp	48	3	Fair condition and health, old	To Be Removed
8776	Bc/Pe	26	4	Dying	To Be Removed
8773	BLM/Am	30	3	Fair condition and health, old	To Be Removed
8648	AP/Md	9	2	Generally good condition and health	To Be Removed
8647	BLM/Am	36	3	Fair condition and health, old	To Be Removed
8646	BLM/Am	30	3	Fair condition and health, old	To Be Removed
8644	BLM/Am	26	3	Fair condition and health, old	To Be Removed
8643	BLM/Am	18	2	Generally good condition and health	To Be Removed
8642	BLM/Am	55	3	Fair condition and health, old	To Be Removed
8649	MA/Ss	9	2	Generally good condition and health	To Be Removed
8639	BC/Pt	10	1	Excellent condition and health, young and vigorous	To Be Removed
8640	BC/Pt	12	1	Excellent condition and health, young and vigorous	To Be Removed

Tree # - Number of tree assigned on survey tag

Species - Genus and species tricode

- AP/Md=Apple (Malus domestica)
- Bc/Pe=Bittercherry (Prunus emarginata)
- BC/Pt=Black cottonwood (Populus trichocarpa)
- BLM/Am=Bigleaf maple (Acer macrophyllum)
- MA/Ss=Mountain ash (Sorbus sitchensis)
- RA/Ar=Red ader (alnus rubra)
- WRC/Tp=Western red cedar (Thuja plicata)

Size - Diameter in inches at 4.5' above grade

Condition - Rating scale of tree condition

- 1=Good condition and health; 2=Generally good condition and health; 3=Fair condition and health, some defects; 4=Poor condition and health or dead, to be removed.

Notes - Notes on general tree condition and health and any defects present in the trunk or crown.

Status - Retain or remove based upon condition or development related impacts