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

EXHIBIT 17
PAGE 1 OF 25

Original Date: November 6, 2012
Revised Date: April 30, 2013

Steve Calhoon
PACE Engineers, Inc.
11255 Kirkland Way, #300
Kirkland, WA
98033

RE: Revised Tree Inventory Report for Slocum property development, City of Woodinville.

Steve:

This Revised tree inventory report is provided as required by the City of Woodinville for Type 1 Tree Plans, and as specified in Chapter 21.15.060 addressing the following elements:

- A numbering system of existing significant trees (with corresponding tags on trees)
- Measured driplines
- Trunk size (dbh)
- Species and tree status (removed or retained)
- An indication for each tree of whether it is proposed to be retained or removed
- Limits of disturbance around viable trees
- Special instructions for work within their critical root zone (specified for retained trees)
- Location and type of protection measures for these (retained) trees
- Species rating
- Complete description of each tree's health and viability
- The impact of necessary tree removal to remaining trees
- Discussion of timing and installation of tree protection measures
- The suggested location and species of supplemental trees to be used when required and planting and maintenance specifications pursuant to WMC 21.15.090 and 21.15.100.

This report provides additional information requested by the city following review of the original application submittal. The responses the requested additional information is found in section 7.0 Additional Information of this report.

1.0 Tree Inventory Information

Each tree has been evaluated and numbered with the survey in hand to insure complete inventory. In total, 451 significant trees were evaluated on site. Also during my site investigation, I gathered dripline information for trees just off-site with driplines that extend onto the project site. These trees are addressed in the Tree Evaluation Data Form and are shown on the tree survey.

The accompanying tree evaluation data form provides information specific to each tree including the following:

- The number of each pertaining to the numbering system on the tree survey and to the tag on each tree. Some of the trees had not been given a survey point number. These trees have been numbered in a set beginning with number 1;
- Tree species;

RECEIVED
MAY 01 2013
CITY OF WOODINVILLE
DEVELOPMENT SERVICES

EXHIBIT 17
PAGE 2 OF 25

- Diameter at 4.5' above grade;
- Maximum dripline spread rounded up to nearest increment of 5 feet;
- Required Limits of Development expressed as a radial distance from the trunk;
- Condition code (1-4);
- Condition notes specific to each tree (for viable trees in good condition and health and without defect, condition information is less specific, however, pertinent to each tree);
- Species Rating percentage as listed in *Species Ratings for Landscape and Tree Appraisal, 2nd Edition, 2007*, and
- Proposed fate of each tree (Retention or Removal) based upon condition and risk associated with retaining tree or development impacts.

2.0 General Site Conditions and Conditions of Note

The forest composition on the project site is typical of lowland western Washington forests. Native tree species include the following:

- Big-leaf maple (*Acer macrophyllum*)
- Red alder (*Alnus rubra*)
- Pacific dogwood (*Cornus nuttallii*)
- Western white pine (*Pinus monticola*)
- Black cottonwood (*Populus trichocarpa*)
- Bittercherry (*Prunus emarginata*)
- Douglas fir (*Pseudotsuga menziesii*)
- Cascara (*Rhamnus purshiana*)
- Scouler's willow (*Salix scouleriana*)
- Western red cedar (*Thuja plicata*)
- Western hemlock (*Tsuga heterophylla*)

There is one non-native species on the site, bay laurel (*Laurus nobilis*) of which there are three trees.

3.0 Viability Discussion

In general, the forest is in fair condition with a few exceptions. There are several large and very mature big-leaf maples, some multi-trunked and some with single leaders, that have developed extensive decay cavities, rendering them at high risk of failure and posing a hazard if retained. The second situation of note is the presence of several Douglas firs that range from completely dead snags to obviously stressed and in an advanced state of decline, essentially dying. There are 18 Douglas firs that are dead snags and another 13 that are in advanced states of decline with very sparse crowns to a degree that they will not recover, and therefore are considered to be dying. These trees are situated in a band that extends from number 423 in the northeast corner of the project site to the southwest ending with number 1589 along the western property boundary. Along this band, there are very few Douglas firs remaining and several western red cedars and western hemlocks leading to the conclusion that disease organisms present in the soils are causing root damage and loss of Douglas firs on the site. Many of the remaining firs that aren't dead or obviously in a state of advanced decline, and therefore still classified as viable, are showing symptoms of elevated stress levels and in all likelihood are infected with the disease at present. These firs, a total of 34, have been given condition ratings of 3.

Following are descriptions of trees determined to be non-viable based upon their health and/or condition. The condition information for those trees which are in good condition and health, and therefore determined to be viable is presented in the Tree Evaluation Data Forms. In total, there are 81 trees that are found to be non-viable based upon the condition and/or health. While all may not be large enough to pose a significant

EXHIBIT 17
PAGE 3 OF 25

risk, their conditions and/or health at present are very poor and will not improve. As these trees age, the conditions will only worsen, therefore are classified as non-viable and recommended to be removed.

Tree #	Species	Dbh	Condition and Non-Viability Discussion
568	Big-leaf maple	8"	Deep decay column from the base of the trunk up to 6'. As it grows, its risk will increase. Non-viable due to significant defect.
574	Big-leaf maple	12"	Deep decay column from the base of the trunk up to 12'. As it grows, its risk will increase. Non-viable due to significant defect.
441	Big-leaf maple	22"	Deep decay pocket from the base of the trunk up to 6'. Large enough to pose risk. Non-viable due to significant defect.
439	Big-leaf maple	14"	Deep decay pocket from base of the trunk up to 12'. As it grows, its risk will increase. Non-viable due to significant defect.
754	Cascara	8"	Trunk leans; there's a deep decay column in the plane of lean. As it grows, its risk will increase. Non-viable due to defect.
779	Western hemlock	12"	Trunk crook resulting from past failure is a weak point defect. As it grows, its risk will increase. Non-viable due to defect.
417	Big-leaf maple	mt 54"	Multi-trunked with extensive decay columns in several of the leaders. Large enough to pose risk. Non-viable due to defect.
423	Douglas fir	14"	Dead snag. Non-viable due to poor health.
424	Douglas fir	20"	Dead snag. Non-viable due to poor health.
425	Douglas fir	14"	Advanced decline, dying, with very sparse crown, LCR less than 25%. Non-viable due to poor health.
730	Douglas fir	16	Dead snag. Non-viable due to poor health.
731	Big-leaf maple	mt 18"	Multi-trunked with extensive, deep decay columns in two leaders. Large enough to pose risk. Non-viable due to significant defect.
732	Hemlock	10"	Trunk crook resulting from past failure is a weak point defect. As it grows, its risk will increase. Non-viable due to defect.
741	Big-leaf maple	20"	Main leader has failed and there is extensive decay in the trunk. Non-viable due to defect.
753	Douglas fir	24	Dead snag. Non-viable due to poor health.
784	Big-leaf maple	6"	Trunk failure. Non-viable due to condition and defect.
783	Big-leaf maple	mt 24"	Multi-trunked with extensive decay in several leaders and crown dieback. Non-viable due to significant defect.
809	W. red cedar	36"	Deep decay pocket at base, past failure of the main leader. Non-viable due to significant defect.
787	Douglas fir	6"	Dead snag. Non-viable due to poor health.
884	Red alder	6"	Trunk scars and decay. As it grows, risk will increase. Non-viable due to condition and defect.
890	W. red cedar	20"	Deep decay pocket up trunk and past leader failure. Non-viable due to significant defect.
823	Cherry	8"	Dead. Non-viable due to poor health.
824	Cherry	10"	Dead. Non-viable due to poor health.
881	Red alder	8"	Dead. Non-viable due to poor health.
822	Cherry	6"	Dead. Non-viable due to poor health.
821	Cherry	10"	Dead. Non-viable due to poor health.
838	Red alder	8"	Dead. Non-viable due to poor health.
757	Red alder	6"	Trunk decay at the base; one of the leaders is dead. As it grows, its risk will increase. Non-viable due to defect.
771	W. red cedar	24"	Past failure resulting in regrowth of multiple leaders at 10', the development of included bark and a weak point at the shared connections. Non-viable due to defect.
759	Cherry	8"	Dead. Non-viable due to poor health.

761	Cherry	16"	Complete failure at base of the trunk. Non-viable due to condition.
755	Big-leaf maple	mt 22"	Multi-trunked, extensive, deep decay columns in several leaders. Non-viable due to significant defect.

EXHIBIT 17
PAGE 4 OF 25

Tree #	Species	Dbh	Condition and Non-Viability Discussion
620	Big-leaf maple	mt 24"	Multi-trunked, deep decay column at the base of the trunk. Non-viable due to significant defect.
421	Big-leaf maple	mt 48"	Extensive deep decay columns in several leaders. Non-viable due to significant defect.
622	Hemlock	6"	Trunk scars and trunk decay. As it grows, its risk will increase. Non-viable due to defect.
860	Red alder	6"	Dead. Non-viable due to poor health.
889	Douglas fir	16"	Very sparse crown, advanced decline, LCR less than 35%. Non-viable due to poor health.
887	Douglas fir	14"	Dead. Non-viable due to poor health.
938	Douglas fir	20"	Very sparse crown, advanced decline, LCR less than 40%. Non-viable due to poor health.
937	Douglas fir	24"	Dead. Non-viable due to poor health.
936	Douglas fir	36"	Crown dieback and sparseness, advanced decline. LCR less than 45%. Non-viable due to poor health.
935	Douglas fir	18"	Advanced decline, dying. LCR less than 25%. Non-viable due to poor health.
826	Douglas fir	6"	Dead. Non-viable due to poor health.
988	Douglas fir	18"	Terminal failure and crown dieback, declining. Non-viable due to poor health.
932	Douglas fir	24"	Dead. Non-viable due to poor health.
977	Douglas fir	16"	Very sparse crown, advanced decline/dying. Non-viable due to poor health.
980	Douglas fir	24"	Very sparse crown, advanced decline/dying. Non-viable due to poor health.
966	W. red cedar	30"	Trunk decay, cavity nests, somewhat sparse crown evidence of elevated stress levels. Declining. Non-viable due to poor health.
1008	Red alder	8"	Stump. Non-viable due to condition.
18	Douglas fir	34"	Advanced decline, very sparse crown and low LCR. Non-viable due to poor health.
666	Douglas fir	24"	Dead. Non-viable due to poor health.
1029	W. red cedar	28	Deep decay column up trunk 20 feet, major defect. Non-viable due to significant defect.
1027	Red alder	12"	Dead. Non-viable due to poor health.
1015	Red alder	8"	Stump. Non-viable due to condition.
952	Douglas fir	20"	Dead. Non-viable due to poor health.
959	Red alder	10"	Dead. Non-viable due to poor health.
958	Red alder	12"	Multi-trunked, dead leader and trunk decay. As it grows its risk will increase. Non-viable due to defect.
928	Douglas fir	24"	Dead. Non-viable due to poor health.
927	Douglas fir	16"	Dead. Non-viable due to poor health.
926	W. red cedar	20"	Declining, terminal dieback (dead top), somewhat sparse crown. Non-viable due to poor health.
919	Cherry	10"	Leader failure, dieback of the crown, declining. Non-viable due to poor health.
1101	Cascara	8"	Terminal dieback, sparse crown, dying. Non-viable due to poor health.

Tree #	Species	Dbh	Condition and Non-Viability Discussion
1103	Red alder	10"	Stump. Non-viable due to condition.
1107	Douglas fir	18"	Dead. Non-viable due to poor health.
1089	Douglas fir	30"	Crook/defect mid-trunk, high risk weak point. Non-viable due to defects.
1074	Cascara	8"	Terminal/crown dieback, dying. Non-viable due to poor health.
1062	Douglas fir	10"	Terminal leader failure, crown dieback, declining. Non-viable due to poor health.
1174	Red alder	14"	Dead snag. Non-viable due to poor health.
686	Cherry	12"	Crown/terminal dieback, LCR less than 45%, declining. Non-viable due to poor health.
1136	Cherry	12"	Dead. Non-viable due to poor health.
1135	Cherry	12"	Dead. Non-viable due to poor health.
1613	Cherry	16"	Branch/crown dieback and trunk decay, declining. Non-viable due to poor health.
1131	Douglas fir	26"	Dead. Non-viable due to poor health.
1130	Douglas fir	18"	Dead. Non-viable due to poor health.
1128	Douglas fir	20"	Advanced decline/dying, LCR less than 40%. Non-viable due to poor health.
1129	Douglas fir	18"	Advanced decline/dying, LCR less than 40%. Non-viable due to poor health.
1606	Douglas fir	18"	Dead. Non-viable due to poor health.
1124	Red alder	12"	Terminal dieback, declining, LCR less than 40%. Non-viable due to poor health.
1123	Red alder	10"	Failed. Non-viable due to condition.
1585	Douglas fir	24"	Advanced decline, terminal dieback, dying. Non-viable due to poor health.
1589	Douglas fir	22"	Dead. Non-viable due to poor health.

4.0 Tree Credits Required and Provided

Per chapter 21.15.070(2)(a) of the WMC, the minimum tree density required for this project site is 60 credits per acre. The total project size is 4.48 acres requiring 269 tree credits. There are 1,305 tree credits on the project site. Of those, 240 are of trees that are non-viable trees.

The project proposal calls for removal of all trees on the project site requiring replacement of the 269 tree credits. Following are the methods to satisfy the required density credits for the project from chapter 21.15.070(2)(e) of the WMC:

> (e) Supplemental Trees Planted to Meet Minimum Density Requirement. For sites and activities requiring a minimum tree density and where the existing trees to be retained do not meet the minimum tree density requirement, supplemental trees shall be planted to achieve the required minimum tree density.
>
> > (i) Tree Location. In designing a development and in meeting the required minimum tree density, the trees shall be planted in the following order of priority:
> >
> > > (A) On-Site. The preferred locations for new trees are:
> > >
> > > 1. In preserved groves, critical areas or their buffers.

EXHIBIT 17
PAGE 6 OF 25

2. Adjacent to storm water facilities as approved by the Public Works Director under Chapter 14.09 WMC.

3. Entrance landscaping, traffic islands and other common areas in residential subdivisions that have enough area to support a mature tree of that species, as listed in the City of Woodinville Plant Species List.

4. Site perimeter.

5. On individual residential building lots.

(B) Off-Site. When room is unavailable for planting the required trees on-site, or planting on-site would create nuisance or hazard trees, then they may be planted at another City Tree Official approved location in the City. The site chosen shall be in the same neighborhood, as designated in the Comprehensive Plan, as the subject site whenever possible.

(C) City Tree Fund. When the City Tree Official determines on-site and off-site locations are unavailable, then the applicant shall pay an amount of money approximating the current market value of the supplemental trees plus an additional 50 percent for maintenance, into the City tree fund.

(D) Alternative Compliance. If alternative compliance is proposed, the requirements of WMC 21.15.040 shall apply. The remaining tree credits required shall follow the steps outlined above in subsections (2)(e)(i)(A), (B), and (C) of this section.

(ii) Minimum Size and Tree Density Value for Supplemental Trees. The tree density shall be based on Table 21.15.070 with the multipliers described. The required minimum size of the supplemental tree shall be two-inch diameter-at-breast-height trees for deciduous and evergreen trees. The installation and maintenance shall be pursuant to WMC 21.15.090 and 21.15.100 respectively.

(iii) Tree Species for Supplemental Trees. The tree species chosen for supplemental trees shall either be trees of the same mix of species as the canopy that has been removed, or native species as listed in the Woodinville Plant Species List. Replacement trees shall be a mix of species.

The minimum replacement tree size of 2 inch caliper provides 0.25 tree credits. In order to satisfy the required tree density credits through planting 2 inch trees, to reach 269 credits 1076 trees would need to be planted. Developing the site as allowed per WMC will not provide adequate room to plant that many trees.

Replacement can be provided through replacement trees or contributing to the City of Woodinville's City Tree Fund or a combination of the two methods.

EXHIBIT 17
PAGE 7 OF 25

5.0 Planting and Maintenance Specifications

The following tree planting and maintenance specifications, as required per WMC 21.15.090 and 21.15.100, are to be followed for supplemental trees to be used when required for development of the project site.

(1) All required trees shall be installed according to sound horticultural practices in a manner designed to encourage quick establishment and healthy plant growth. All required trees shall be installed in the ground and not in above-ground containers. When an applicant proposes to locate a subterranean structure under required trees that appears to be at grade, the applicant will: (a) provide site-specific documentation prepared by a qualified expert to establish that the design will adequately support the long-term viability of the required trees; and (b) enter into an agreement with the City, in a form acceptable to the City Attorney, indemnifying the City from any damage resulting from development activity on the subject property which is related to the physical condition of the property. The applicant shall record this agreement with the County Recorder's Office.

(2) Compliance. It is the applicant's responsibility to show that the proposed tree plan complies with the regulations of this chapter.

(3) Timing. All trees shall be installed prior to the issuance of a certificate of occupancy or plat recording, except that the installation of any required tree may be deferred during the summer months to the next planting season, but never for more than six months. Deferred installation shall be secured with a performance security pursuant to Chapter 15.42 or 20.06 WMC prior to the issuance of a certificate of occupancy or plat recording.

(4) Grading. Berms shall not exceed a slope of two horizontal feet to one vertical foot (2:1).

(5) Soil Specifications. Soils in planting areas shall have adequate porosity to allow root growth. Soils which have been compacted to a density greater than one and three-tenths grams per cubic centimeters shall be loosened to increase aeration to a minimum depth of 24 inches or to the depth of the largest plant root ball, whichever is greater. Imported topsoils shall be tilled into existing soils to prevent a distinct soil interface from forming. After soil preparation is completed, motorized vehicles shall be kept off to prevent excessive compaction and underground pipe damage. The organic content of soils in any planting area shall be as necessary to provide adequate nutrient and moisture-retention levels for the establishment of plantings.

(6) Tree Selection.

(a) Tree selection shall be consistent with the City of Woodinville Plant Species List or the Critical Area Plant List if within a critical area or buffer, which is produced by the City's Development Services Department and available at City Hall.

(b) Trees shall be selected and sited to produce a hardy and drought-resistant landscape area. Selection shall consider soil type and depth, the amount of maintenance required, spacing, exposure to sun and wind, the slope and contours of the site, and compatibility with existing native vegetation preserved on the site. Preservation of existing vegetation is strongly encouraged.

(c) Prohibited Materials. Plants listed as prohibited in the Woodinville Plant Species List are prohibited for required tree plantings. Additionally, there are other plants that may not be used if identified in the Woodinville Plant Species List as potentially damaging to sidewalks, roads, underground utilities, drainage improvements, foundations, or when not provided with enough growing space.

EXHIBIT 17
PAGE 8 OF 25

(d) All trees shall conform to American Association of Nurserymen (AAN) grades and standards as published in the American Standard for Nursery Stock Manual.

(e) Trees shall meet the minimum size standards established in other sections of the WMC.

(f) Multiple-stemmed trees may be permitted as an option to single-stemmed trees; provided, that such multiple-stemmed trees are at least 10 feet in height and that they are approved by the City Tree Official prior to installation.

(7) Fertilization. Fertilization of trees planted shall be by special approval of the City Tree Official only.

(8) Irrigation. Irrigation shall be required for any tree planting completed pursuant to this section. The intent of this standard is to ensure that plants will survive the critical establishment period when they are most vulnerable due to lack of watering. All required plantings must provide an irrigation system, using either Option 1, 2, or 3 or a combination of those options. For each option irrigation shall be designed to conserve water by using the best management techniques available. These techniques may include, but not be limited to: drip irrigation to minimize evaporation loss, moisture sensors to prevent irrigation during rainy periods, automatic controllers to ensure proper duration of watering, sprinkler head selection and spacing designed to minimize overspray, and separate zones for turf and shrubs and for full sun exposure and shady areas to meet watering needs of different sections of the trees. Exceptions, as approved by the City Tree Official, to the irrigation requirement may be approved xeriscape (i.e., low water usage plantings), plantings approved for low impact development techniques, established indigenous plant material, or where natural appearance is acceptable or desirable to the City. However, those exceptions will require temporary irrigation (Option 2 and/or 3) until established.

(a) Option 1. A permanent built-in irrigation system with an automatic controller designed and certified by a licensed landscape architect as part of the tree plan.

(b) Option 2. An irrigation system designed and certified by a licensed landscape architect as part of the tree plan, which provides sufficient water to ensure that the plants will become established. The system does not have to be permanent if the plants chosen can survive adequately on their own, once established.

(c) Option 3. Irrigation by hand. If the applicant chooses this option, an inspection will be completed by City staff one year after plat recording or certificate of occupancy to ensure that the trees have become established. Corrective actions pursuant to WMC 21.15.100 may be required at the time of the one-year inspection.

(9) Drainage. All planted areas shall have adequate drainage, either through natural percolation or through an installed drainage system. A percolation rate of one-half inch of water per hour is acceptable.

(10) Mulch.

(a) Required plantings shall be covered with two inches or more of organic mulch to minimize evaporation and runoff. Mulch shall consist of materials such as yard waste, sawdust, and/or manure that are fully composted.

(b) All mulches used in planter beds shall be kept at least six inches away from the trunks of shrubs and trees.

(11) Protection. All required trees must be protected from potential damage by adjacent uses and

development, including parking and storage areas. Protective devices such as bollards, wheel stops, trunk guards, root guards, etc., shall be required as needed to protect required trees. (Ord. 481 § 11 (Att. F) 2009; Ord. 478 § 1 (Att. 1), 2009)

EXHIBIT 17
PAGE 9 OF 25

Tree maintenance requirements.

(1) The following maintenance requirements apply to all trees the City requires to be planted or preserved for projects subject to Tree Plan III and Tree Plan II:

(a) Responsibility for Regular Maintenance. Required trees shall be considered as elements of the project in the same manner as parking, building materials, landscaping, fences, walls, and other site details. The applicant, landowner, or successors in interest shall be responsible for the regular maintenance of required trees. Trees that die and are removed shall be replaced in kind by the property owner. The timing of the replacement planting shall be determined by the City Tree Official and a qualified tree professional.

(b) Maintenance Duration. Maintenance shall be ensured in the following manner except as set forth in subsections (1)(c) and (d) of this section:

(i) All required trees shall be maintained throughout the life of the development. Prior to issuance of a certificate of occupancy or plat recording, the proponent shall provide a final as-built tree plan and an agreement to maintain and replace all trees that are required by the City.

(ii) Any existing tree, tree designated for preservation, or planted tree shall be maintained for a period of five years following issuance of the certificate of occupancy or plat recording for the individual lot or development. A maintenance guarantee pursuant to Chapter 15.42 or 20.06 WMC shall be secured to ensure the maintenance.

(c) Maintenance of Preserved Grove. Any applicant who has a grove of trees identified for preservation on an approved tree plan pursuant to WMC 21.15.060 shall provide prior to occupancy or plat recording the legal instrument acceptable to the City to ensure preservation of the grove and associated vegetation in perpetuity, except that the agreement may be extinguished if the City Tree Official determines that preservation is no longer appropriate.

(d) Non-native Invasive and Noxious Plants. It is the responsibility of the property owner to remove non-native invasive plants and noxious plants from the vicinity of any tree or other vegetation that the City has required to be planted or retained. Removal must be performed in a manner that will not harm the tree or other vegetation that the City has required to be planted or protected.

(e) Pesticides, Herbicides, and Fertilizer. The use of pesticides, herbicides or fertilizer shall be by special approval of the City Tree Official only.

(2) Tree Plans and Utility Plans. Tree plans and utility plans shall be coordinated. In general, the placement of trees should adjust to the location of required utility routes both above and below ground. Location of trees shall be based on the plant's mature size both above and below ground. See the Woodinville Plant Species List for additional standards.

(3) Tree Pruning. Topping or pruning to the extent that would constitute tree removal as defined in Chapter 21.06 WMC is not allowed. If a required tree smaller than six inches in diameter-at-breast-height is topped, it must be replaced pursuant to the standards in WMC 21.15.120. If a tree six inches or larger in diameter-at-breast-height is topped, the property owner may be subject to enforcement actions pursuant to WMC 21.15.120. Trees may be windowed or limbed up using best management practices. This method of tree pruning shall maintain the health of the tree.

EXHIBIT 17
PAGE 10 OF 25

(4) Table 21.15.100 – Pruning Techniques. The following techniques for healthy pruning shall be used. No permit is required for pruning; however, all pruning should be done under the direction of a qualified tree professional.

Healthy Pruning Techniques	Improper Pruning Techniques
Crown Cleaning – removing dead, dying, diseased, crowded, weakly attached, or low-vigor branches, in a manner that should not reduce the canopy.	**Topping –** the cutting of a trunk or main branch to the point where there is no branch large enough and vigorous enough to become the new leader.
Crown Thinning – selective removal of branches throughout the crown of the tree to improve interior light and air. Remaining branches should be well-distributed and balanced.	**Stripping –** removing the branches from the inner section of the trunk or branch. Can cause structural imbalances and potential failure.
Crown Raising – removal of the lower branches of the tree to provide height clearance, typically 8 feet for pedestrians and 16 feet for vehicles.	**Imbalance –** removing portions of the tree and creating an imbalance in the structure of the tree. Can cause cracking damage from the wind through twisting; or weak new growth.
Windowing – removing several branches symmetrically within an area of the tree's crown to enhance views.	**Excessive Pruning –** removing portions of the tree to a point where it can kill the tree. Can invite decay and disease.

6.0 Tree Replacement Concerns and Recommendations

The conditions of several of the Douglas firs and other evergreens that show symptoms of disease infection indicate the potential for the presence of the disease organisms within the soil. If like species are to be planted as supplemental trees, then the existing native topsoils should not be replaced onto the project site to prevent the possibility of these trees being infected by the same disease organisms.

7.0 Additional Information

The following additional information is provided according the requirements for revision to this report per items 4 a-d of the February 25, 2013 comment letter from the City of Woodinville, which states:

a. Analysis that removal of all the on-site trees is required.
b. Show the tree typing recommendation required in WMC 21.15.060(6).
c. Provide analysis on the viability of the trees left on neighboring properties after the site trees are removed.
d. Provide additional analysis regarding maximum number of trees each lot could support without creating a nuisance.

Tree Removal Requirement Analysis

The development plan proposes removal of all the trees on the project site. The following development constraints prevent retention of any trees:

1. Features such as houses, driveways, patios, the internal roadway, required frontage improvements to the north and east and the detention facility all displace trees and require their removal;
2. Trees adjacent to significant excavation through their critical root zone, such as that for underground utilities and foundations, will be made non-viable as a result of the impacts and therefore are required to be removed;
3. Eighty-one trees were found to be non-viable by virtue of their poor condition and/or health, diseased or dead and significant defects which would warrant them a high probability of risk if retained. Therefore all the trees in this category are required to be removed;
4. Grade adjustments including significant fills and cuts across the entire site will require the removal of any trees not-displaced by features, impacted by excavation or those found to be in poor condition and/or health, are diseased or dead.

Tree Typing Recommendation

The tree typing recommendation has been added to the Tree Evaluation Data form in a column titled Tree Type. All of the trees fall into the type 3 category which includes trees that are either (a) not viable, or (b) in an area where removal is unavoidable due to the anticipated development activity.

EXHIBIT 17
PAGE 11 OF 25

Viability Analysis of Trees On Neighboring Properties

Following is my analysis of the viability of trees on adjacent properties that are included on the survey. Please note that I didn't conduct condition evaluations of the trees on neighboring properties and since viability of these trees must consider the existing conditions of the trees, the viability analyses conducted here are based only upon the proposed impacts on the project site adjacent to these trees.

- Trees off-site to the north and east are necessitated to be removed to accommodate frontage improvements.
- Trees off-site to the west are clustered adjacent to lots 14, in the NW corner of the project site, and 13 in the north to south center of the site. The on-site grade adjustments adjacent to the shared boundary with off-site properties is for minor fill up to as deep as 2 feet in places.
    - Adjacent to the center lot 14, there are two red alders that are approximately 9 feet from the property line. The fill adjacent to these trees will match the grade where the trees are, therefore the development will not affect the viability of these trees.
    - There is a cluster of Douglas firs on the neighboring property adjacent to the southwest corner of lot 14 and the western boundary of lot 13. The distances between the property boundaries/impacts within the lots and the trees range from approximately 3 feet to 15 feet and the depth of fill ranges from 1 foot to 4 feet, however, the fill depth closes to the trees is lower, closer to 2 feet. This amount of fill is deep enough to affect the ability of the trees to acquire the necessary levels of resources, primarily air and water, by the roots under the fill, however, it's not a significant enough impact to affect the viability of these trees. It's important to note that these trees are very close to the band of diseased Douglas firs spreading across the site from the north to the southeast corner. While I didn't conduct condition evaluations of these off-site trees, I seem to recall observing some of them appearing stressed and showing symptoms of decline. Therefore, the viability of these trees, some or all, may already be low enough to classify them as non-viable.

- Trees off-site to the south are located adjacent to lots 12, 11, 10, 5, 4 and 2.
    - The grade adjustments within lots 12, 11 and 10 are fill. As shown on the grading plan, the new grade lines will match the off-site contours in the areas of the trees, therefore the fill will not affect the viability of these trees.
    - One tree off-site of lot 5 is approximately 5' to the south. The grade adjustment in this lot will be through the placement of fill that will raise the topography nearest the tree by approximately 1 foot. This is a minor adjustment and will not affect the viability of this tree.
    - One tree off-site of lot 4, where the grade adjustment along the south boundary is a slight cut, is far enough away from the boundary, at a distance of approximately 8 feet, to not be affected by the cut, therefore the viability of this tree will not be affected.
    - Since preparation of my first revision of this report, changes have been made to the grading plans on lot 2 in the SE corner of the project site resulting in the removal of a rockwall and pulling the grade cuts back to match the existing grade at a distance of two feet from the southern property line. This change removes impacts to the trees off-site to the south and retains their viability.

Analysis of Maximum Number of Trees Each Lot Could Support

My assumption is that this comment refers to the maximum number of replacement trees that each lot could support, and not retained trees.

The building footprints haven't been specified, however, its assumed that they will maximize the buildable portion of each lot to the setbacks. The required setbacks are 10 feet from the frontage, where the driveways will be, 5 feet from the sides, 10 feet to the rear of lots on the northern and eastern sides of the plat and 5 feet to the rear of lots along the southern side of the plat. The 5 foot setbacks are too narrow to provide adequate clearance for crown growth of even small trees, therefore trees could only be planted in areas where the setbacks are 10 feet.

8.0 Use of This Report and Limitations

This report is provided to Quadrant Homes as a means of reporting on the conditions of the evaluated trees on the Slocum development project site in the City of Woodinville, WA. This report doesn't address any trees other than those evaluated in the field and presented in the Tree Evaluation Data Forms nor does in guarantee against damage caused by the failure of any tree, that retained trees or those not recommended for removal will live long into the future or that no damage will result from removal of these trees. 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. 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. The removal of surrounding forest cover, particularly in the direction of prevailing winds, in this case the south and southwest, exposes trees to environmental factors to which many are not adapted. These trees along newly exposed edges to the prevailing winds are at increased risk of unpredictable failure. Removal of the trees is allowed for development of this site, therefore Shoffner Consulting and Tony Shoffner cannot be held liable for the failure of trees during or following development of the Slocum project site.

Cordially,

Tony Shoffner

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

EXHIBIT 17
PAGE 13 OF 25

Tree Evaluation Data
Slocum

RECEIVED
MAY 01 2013
CITY OF WOODINVILLE
DEVELOPMENT SERVICES

Tree #	Species	Dbh	DL	LOD	Cond	Dens	Mult	Total	Condition Notes	Sp.	Tree Type	Action
563	FIR	14	35	22	1	1.75	1	1.75	Excellent condition and health, young and vigorous, dense, full crown	75	Type 3	RemI
564	FIR	12	30	20	1	1.75	1	1.75	Excellent condition and health, young and vigorous, dense, full crown	75	Type 3	RemI
565	FIR	14	30	20	1	1.75	1	1.75	Excellent condition and health, young and vigorous, dense, full crown	75	Type 3	RemI
566	FIR	8	30	20	1	1.25	1	1.25	Excellent condition and health, young and vigorous, dense, full crown	75	Type 3	RemI
567	FIR	6	25	20	1	0.75	1	0.75	Excellent condition and health, young and vigorous, dense, full crown	75	Type 3	RemI
568	MAP	8	30	20	4	1.25	1.2	1.5	Deep trunk decay base to 6'	60	Type 3	RemC
569	MAP	6	40	20	1	0.75	1.2	0.9	Excellent condition and health, young and vigorous, dense, full crown	60	Type 3	RemI
570	MAP	8	40	20	1	1.25	1.2	1.5	Excellent condition and health, young and vigorous, dense, full crown	60	Type 3	RemI
562	FIR	26	45	25	2	4	1	4	Minor branch dieback	75	Type 3	RemI
799	CED	36	40	25	2	8	1	8	Minor branch dieback	90	Type 3	RemI
794	MAP	8	45	25	1	1.25	1.2	1.5	Excellent condition and health, young and vigorous, dense, full crown	60	Type 3	RemI
795	FIR	8	25	20	1	1.25	1	1.25	Excellent condition and health, young and vigorous, dense, full crown	75	Type 3	RemI
561	FIR	16	35	22	1	2.5	1	2.5	Excellent condition and health, young and vigorous, dense, full crown	75	Type 3	RemI
572	NO TREE										Type 3	RemI
573	MAP	12	45	25	1	1.75	1.2	2.1	Excellent condition and health, young and vigorous, dense, full crown	60	Type 3	RemI
574	MAP	12			4	1.75	1.2	2.1	Deep trunk decay base to 12'	60	Type 3	RemC
560	FIR	20	45	25	2	3.25	1	3.25	Minor branch dieback	75	Type 3	RemI
559	FIR	46	50	27	3	12	1	12	Moderate branch dieback	75	Type 3	RemI
558	CED	30	45	25	2	6	1	6	Minor branch dieback	90	Type 3	RemI
575	MAP	mt 20	80	30	2	3.25	1.2	3.9	Minor branch dieback	60	Type 3	RemI
576	MAP	mt 20	70	30	3	3.25	1.2	3.9	Minor branch dieback	60	Type 3	RemI
1	CED	32	40	25	2	6	1	6	Minor branch dieback	90	Type 3	RemI
441	MAP	22			4	3.25	1.2	3.9	Decay pocket at base to 6'	60	Type 3	RemC
2	CED	24	35	20	1	4	1	4	Excellent condition and health, dense full crown	90	Type 3	RemI
846	HEM	20	40	25	1	3.25	1	3.25	Excellent condition and health, dense full crown	60	Type 3	RemI
436	FIR	34	45	25	2	7	1	7	Minor branch dieback	75	Type 3	RemI
440	MAP	12	65	30	1	1.75	1.2	2.1	Excellent condition and health, young and vigorous, dense, full crown	60	Type 3	RemI
439	MAP	14			4	1.75	1.2	2.1	Deep decay pocket up to 12'	60	Type 3	RemC
742	CED	22	55	30	2	3.25	1	3.25	Minor branch dieback	90	Type 3	RemI
3	MAP	mt 16	75	30	1	2.5	1.2	3	Excellent condition and health, young and vigorous, dense, full crown	60	Type 3	RemI
740	CED	12	30	20	1	1.75	1	1.75	Excellent condition and health, young and vigorous, dense, full crown	90	Type 3	RemI
754	CAS	8			4	1.25	0.75	0.938	Deep decay column in plane of lean	85	Type 3	RemC
739	CED	18	65	35	1	2.5	1	2.5	Excellent condition and health, young and vigorous, dense, full crown	90	Type 3	RemI
779	HEM	12			4	1.75	1	1.75	Crook in trunk (past failure defect)	60	Type 3	RemC
435	HEM	30	45	25	1	6	1	6	Excellent condition and health	60	Type 3	RemI
434	HEM	26	40	25	1	4	1	4	Excellent condition and health	60	Type 3	RemI
433	HEM	8	20	15	1	1.25	1	1.25	Excellent condition and health, young and vigorous, dense, full crown	60	Type 3	RemI
432	HEM	16	35	20	1	2.5	1	2.5	Excellent condition and health, young and vigorous, dense, full crown	60	Type 3	RemI
442	MAP	24	70	30	2	4	1.2	4.8	Minor branch dieback	60	Type 3	RemI
443	MAP	22	65	30	2	3.25	1.2	3.9	Minor branch dieback	60	Type 3	RemI

EXHIBIT 17
PAGE 14 OF 25

Tree Evaluation Data
Slocum

Tree #	Species	Dbh	DL	LOD	Cond	Dens	Mult	Total	Condition Notes	Sp.	Tree Type	Action
430	HEM	16	35	20	1	2.5	1	2.5	Excellent condition and health, young and vigorous, dense, full crown	60	Type 3	RemI
737	FIR	14	30	20	1	1.75	1	1.75	Excellent condition and health, young and vigorous, dense, full crown	75	Type 3	RemI
736	CED	14	30	20	1	1.75	1	1.75	Excellent condition and health, young and vigorous, dense, full crown	90	Type 3	RemI
4	MAP	16	65	30	1	2.5	1.2	3	Excellent condition and health, young and vigorous, dense, full crown	60	Type 3	RemI
431	CED	22	35	22	1	3.25	1	3.25	Excellent condition and health	90	Type 3	RemI
429	CED	14	30	20	1	1.75	1	1.75	Excellent condition and health, young and vigorous, dense, full crown	90	Type 3	RemI
5	FIR	32	45	25	2	6	1	6	Minor branch dieback	75	Type 3	RemI
428	HEM	14	35	22	1	1.75	1	1.75	Excellent condition and health, young and vigorous, dense, full crown	60	Type 3	RemI
427	HEM	14	35	22	1	1.75	1	1.75	Excellent condition and health, young and vigorous, dense, full crown	60	Type 3	RemI
426	HEM	22	40	25	1	3.25	1	3.25	Excellent condition and health	60	Type 3	RemI
738	HEM	30	45	25	1	6	1	6	Excellent condition and health	60	Type 3	RemI
417	MAP	mt 54			4	16	1.2	19.2	Extensive decay in multiple leaders	60	Type 3	RemC
418	MAP	8	40	30	1	1.25	1.2	1.5	Excellent condition and health, young and vigorous, dense, full crown	60	Type 3	RemI
419	MAP	10	40	30	1	1.25	1.2	1.5	Excellent condition and health, young and vigorous, dense, full crown	60	Type 3	RemI
423	FIR	14			4	1.75	1	1.75	Dead	75	Type 3	RemC
424	FIR	20			4	3.25	1	3.25	Dead	75	Type 3	RemC
425	FIR	14			4	1.75	1	1.75	Dying; very sparse crown (less than 25% LCR)	75	Type 3	RemC
422	CED	16	35	22	1	2.5	1	2.5	Excellent condition and health, young and vigorous, dense, full crown	90	Type 3	RemI
730	FIR	16			4	2.5	1	2.5	Dead	75	Type 3	RemC
731	MAP	mt 18			4	2.5	1.2	3	Extensive decay, deep columns, in two leaders	60	Type 3	RemC
732	HEM	10			4	1.25	1	1.25	Crook in trunk (past failure defect) presenting weak point	60	Type 3	RemC
733	CED	8	25	20	1	1.25	1	1.25	Excellent condition and health, young and vigorous, dense, full crown	90	Type 3	RemI
734	CED	8	25	20	1	1.25	1	1.25	Excellent condition and health, young and vigorous, dense, full crown	90	Type 3	RemI
735	CED	34	40	25	1	7	1	7	Excellent condition and health	90	Type 3	RemI
744	CED	8	25	20	1	1.25	1	1.25	Excellent condition and health, young and vigorous, dense, full crown	90	Type 3	RemI
743	CED	6	25	20	1	0.75	1	0.75	Excellent condition and health, young and vigorous, dense, full crown	90	Type 3	RemI
741	MAP	20			4	3.25	1.2	3.9	Failed main leader and extensive trunk decay	60	Type 3	RemC
745	CED	6	20	20	1	0.75	1	0.75	Excellent condition and health, young and vigorous, dense, full crown	90	Type 3	RemI
746	CED	6	15	20	1	0.75	1	0.75	Excellent condition and health, young and vigorous, dense, full crown	90	Type 3	RemI
6	CAS	6	20	20	1	0.75	0.75	0.563	Excellent condition and health, young and vigorous, dense, full crown	85	Type 3	RemI
747	CED	6	15	20	1	0.75	1	0.75	Excellent condition and health, young and vigorous, dense, full crown	90	Type 3	RemI
748	CED	10	20	20	1	1.25	1	1.25	Excellent condition and health, young and vigorous, dense, full crown	90	Type 3	RemI
749	CED	8	15	20	1	1.25	1	1.25	Excellent condition and health, young and vigorous, dense, full crown	90	Type 3	RemI
750	CED	8	15	20	1	1.25	1	1.25	Excellent condition and health, young and vigorous, dense, full crown	90	Type 3	RemI
751	CED	8	15	20	1	1.25	1	1.25	Excellent condition and health, young and vigorous, dense, full crown	90	Type 3	RemI
790	CHY	6	25	20	2	0.75	1	0.75	Minor branch dieback	60	Type 3	RemI
849	CHY	12	30	20	3	1.75	1	1.75	Moderate branch dieback of upper limbs throughout crown	60	Type 3	RemI
753	FIR	24			4	4	1	4	Dead	75	Type 3	RemC
844	FIR	24	35	25	3	4	1	4	Moderate branch dieback of upper limbs, appears somewhat stressed	75	Type 3	RemI
843	FIR	30	40	25	3	6	1	6	Moderate branch dieback of upper limbs, appears somewhat stressed	75	Type 3	RemI
850	FIR	36	40	25	3	8	1	8	Moderate branch dieback of upper limbs, appears somewhat stressed	75	Type 3	RemI
851	FIR	36	40	25	3	8	1	8	Moderate branch dieback of upper limbs, appears somewhat stressed	75	Type 3	RemI
752	HEM	22	40	25	2	3.25	1	3.25	Minor branch dieback	60	Type 3	RemI

EXHIBIT 17
PAGE 5 OF 15

Tree Evaluation Data
Slocum

Tree #	Species	Dbh	DL	LOD	Cond	Dens	Mult	Total	Condition Notes	Sp.	Tree Type	Action
784	MAP	6			4	0.75	1.2	0.9	Trunk failure	60	Type 3	RemC
840	MAP	24	75	30	1	4	1.2	4.8	Excellent condition and health, dense, full crown	60	Type 3	RemI
783	MAP	mt 24			4	4	1.2	4.8	Decay in leaders, crown dieback	60	Type 3	RemC
791	MAP	12	45	30	1	1.75	1.2	2.1	Excellent condition and health, young and vigorous, dense, full crown	60	Type 3	RemI
815	CHY	6	25	20	3	0.75	1	0.75	Moderate branch dieback	60	Type 3	RemI
814	FIR	6	15	20	2	0.75	1	0.75	Good health and condition, somewhat sparse crown (suppressed)	75	Type 3	RemI
816	COT	20	50	25	1	3.25	1.2	3.9	Excellent condition and health	40	Type 3	RemI
813	FIR	6	15	15	1	0.75	1	0.75	Good health and condition, somewhat sparse crown (suppressed)	75	Type 3	RemI
809	CED	36			4	8	1	8	Trunk decay at base, leader failure	90	Type 3	RemC
810	MAP	mt 24	65	30	2	4	1.2	4.8	Minor branch dieback	60	Type 3	RemI
807	MAP	mt 20	75	30	2	3.25	1.2	3.9	Minor branch dieback	60	Type 3	RemI
873	CED	6	25	20	1	0.75	1	0.75	Excellent condition and health, young and vigorous, dense, full crown	90	Type 3	RemI
870	MAP	16	50	30	1	2.5	1.2	3	Excellent condition and health, young and vigorous, dense, full crown	60	Type 3	RemI
871	MAP	28	65	30	1	5	1.2	6	Excellent condition and health, dense, full crown	60	Type 3	RemI
787	FIR	6			4	0.75	1	0.75	Dead	75	Type 3	RemC
786	ALD	8	30	20	1	1.25	1	1.25	Excellent condition and health, dense, full crown	45	Type 3	RemI
788	COT	48	65	30	3	14	1.2	16.8	Moderate branch dieback	40	Type 3	RemI
884	ALD	6			4	0.75	1	0.75	Trunk scars and trunk decay	45	Type 3	RemC
789	MAP	8	40	25	1	1.25	1.2	1.5	Excellent condition and health	60	Type 3	RemI
875	MAP	mt 16	65	30	2	2.5	1.2	3	Minor branch dieback, otherwise good condition and health	60	Type 3	RemI
876	MAP	mt 20	75	30	2	3.25	1.2	3.9	Minor branch dieback, otherwise good condition and health	60	Type 3	RemI
877	MAP	20	65	30	2	3.25	1.2	3.9	Minor branch dieback, otherwise good condition and health	60	Type 3	RemI
869	FIR	36	45	25	2	8	1	8	Minor branch dieback in crown, otherwise good condition and health	75	Type 3	RemI
867	CED	24	35	20	1	4	1	4	Excellent condition and health, dense, full crown	90	Type 3	RemI
866	CED	8	25	20	1	1.25	1	1.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
865	FIR	14	30	20	2	1.75	1	1.75	Minor branch dieback, suppressed	75	Type 3	RemI
892	MAP	20	65	30	2	3.25	1.2	3.9	Minor branch dieback in crown, otherwise good condition and health	60	Type 3	RemI
891	MAP	36	80	30	2	8	1.2	9.6	Minor branch dieback in crown, otherwise good condition and health	60	Type 3	RemI
890	CED	20			4	3.25	1	3.25	Trunk decay and leader failure	90	Type 3	RemC
879	FIR	8	20	20	1	1.25	1	1.25	Excellent condition and health, suppressed, somewhat sparse crown	75	Type 3	RemI
880	FIR	14	30	20	1	1.75	1	1.75	Excellent condition and health, suppressed, somewhat sparse crown	75	Type 3	RemI
825	FIR	6	20	20	1	0.75	1	0.75	Excellent condition and health, suppressed, somewhat sparse crown	75	Type 3	RemI
828	MAP	12	45	25	1	1.75	1.2	2.1	Excellent condition and health	60	Type 3	RemI
829	FIR	30	40	25	3	6	1	6	Moderate branch dieback, somewhat sparse crown	75	Type 3	RemI
830	FIR	16	35	22	2	2.5	1	2.5	Minor branch dieback, suppressed, somewhat sparse crown	75	Type 3	RemI
831	FIR	10	25	20	1	1.25	1	1.25	Excellent condition and health, suppressed, somewhat sparse crown	75	Type 3	RemI
823	CHY	8			4	1.25	1	1.25	Dead	60	Type 3	RemC
824	CHY	10			4	1.25	1	1.25	Dead	60	Type 3	RemC
833	FIR	18	35	22	2	2.5	1	2.5	Minor branch dieback, somewhat suppressed, otherwise good condition	75	Type 3	RemI
834	FIR	8	25	20	1	1.25	1	1.25	Excellent condition and health, suppressed, somewhat sparse crown	75	Type 3	RemI
881	ALD	8			4	1.25	1	1.25	Dead	45	Type 3	RemC
882	NO TREE										Type 3	RemI
820	FIR	12	30	20	1	1.75	1	1.75	Excellent condition and health, suppressed, somewhat sparse crown	75	Type 3	RemI

EXHIBIT 17
PAGE 16 OF 25

Tree Evaluation Data
Slocum

Tree #	Species	Dbh	DL	LOD	Cond	Dens	Mult	Total	Condition Notes	Sp.	Tree Type	Action
822	CHY	6			4	0.75	1	0.75	Dead	60	Type 3	RemC
821	CHY	10			4	1.25	1	1.25	Dead	60	Type 3	RemC
835	FIR	10	25	20	1	1.25	1	1.25	Excellent condition and health, suppressed, somewhat sparse crown	75	Type 3	RemI
836	FIR	24	40	25	2	4	1	4	Minor branch dieback throughout crown	75	Type 3	RemI
837	FIR	6	20	15	1	0.75	1	0.75	Excellent condition and health, suppressed, somewhat sparse crown	75	Type 3	RemI
838	ALD	8			4	1.25	1	1.25	Dead	45	Type 3	RemC
997	FIR	12	30	20	1	1.75	1	1.75	Excellent condition and health, suppressed, somewhat sparse crown	75	Type 3	RemI
993	FIR	20	40	25	2	3.25	1	3.25	Minor branch dieback throughout crown	75	Type 3	RemI
992	CHY	10	40	25	2	1.25	1	1.25	Minor branch dieback	60	Type 3	RemI
995	FIR	18	35	22	1	2.5	1	2.5	Excellent condition and health	75	Type 3	RemI
758	MAP	18	70	30	1	2.5	1.2	3	Excellent condition and health, dense, full crown	60	Type 3	RemI
991	FIR	10	30	20	1	1.25	1	1.25	Excellent condition and health, suppressed, somewhat sparse crown	75	Type 3	RemI
774	CED	6	15	15	1	0.75	1	0.75	Excellent condition and health, dense, full crown	90	Type 3	RemI
775	CED	8	15	15	1	1.25	1	1.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
757	ALD	6			4	0.75	1	0.75	Trunk decay at base, dead co-leader	45	Type 3	RemC
771	CED	24			4	4	1	4	Multiple leaders at 10', included bark, defect at connection	90	Type 3	RemC
759	CHY	8			4	1.25	1	1.25	Dead	60	Type 3	RemC
770	CED	16	30	20	1	2.5	1	2.5	Excellent condition and health, dense, full crown	90	Type 3	RemI
760	CHY	14	40	25	2	1.75	1	1.75	Minor branch dieback in upper crown	60	Type 3	RemI
761	CHY	16			4	2.5	1	2.5	Failed at base	60	Type 3	RemC
768	CED	8	15	15	1	1.25	1	1.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
769	CED	8	20	15	1	1.25	1	1.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
756	CHY	8	25	15	2	1.25	1	1.25	Minor branch dieback throughout crown	60	Type 3	RemI
755	MAP	mt 22			4	3.25	1.2	3.9	Extensive trunk decay, deep decay columns	60	Type 3	RemC
620	MAP	mt 24			4	4	1.2	4.8	Decay at base of trunk	60	Type 3	RemC
421	MAP	mt 48			4	14	1.2	16.8	Extensive trunk decay in multiple leaders	60	Type 3	RemC
622	HEM	6			4	0.75	1	0.75	Trunk scars and decay, poor condition and health	60	Type 3	RemC
619	MAP	16	50	30	1	2.5	1.2	3	Excellent condition and health, dense, full crown	60	Type 3	RemI
621	FIR	8	15	20	1	1.25	1	1.25	Excellent condition and health, suppressed, somewhat sparse crown	75	Type 3	RemI
764	FIR	10	15	20	3	1.25	1	1.25	Excellent condition and health, suppressed, somewhat sparse crown	75	Type 3	RemI
618	LAUR	8	25	20	1	1.25	1	1.25	Excellent condition and health, dense, full crown	None	Type 3	RemI
763	FIR	10	15	20	1	1.25	1	1.25	Excellent condition and health, suppressed, somewhat sparse crown	75	Type 3	RemI
763a	FIR	8	15	20	1	1.25	1	1.25	Excellent condition and health, suppressed, somewhat sparse crown	75	Type 3	RemI
765	CED	10	30	20	1	1.25	1	1.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
765a	CED	12	30	20	1	1.75	1	1.75	Excellent condition and health, dense, full crown	90	Type 3	RemI
766	CED	18	35	22	1	2.5	1	2.5	Excellent condition and health, dense, full crown	90	Type 3	RemI
767	CED	22	35	22	1	3.25	1	3.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
864	CHY	12	35	25	2	1.75	1	1.75	Minor branch dieback throughout crown	60	Type 3	RemI
862	ALD	8	30	20	2	1.25	1	1.25	Minor branch dieback throughout crown	45	Type 3	RemI

EXHIBIT 17 PAGE 17 OF 25

Tree Evaluation Data
Slocum

Tree #	Species	Dbh	DL	LOD	Cond	Dens	Mult	Total	Condition Notes	Sp.	Tree Type	Action
861	DOG	6	25	15	1	0.75	0.75	0.563	Excellent condition and health, dense, full crown	60	Type 3	RemI
860	ALD	6			4	0.75	1	0.75	Dead	45	Type 3	RemC
857	FIR	24	40	25	2	4	1	4	Minor branch dieback in upper crown	75	Type 3	RemI
858	FIR	24	40	25	2	4	1	4	Minor branch dieback thoughout crown	75	Type 3	RemI
889	FIR	16			4	2.5	1	2.5	Very sparse crown (LCR <35%), declining	75	Type 3	RemC
888	WPINE	8	20	20	1	1.25	1	1.25	Excellent condition and health, suppressed, somewhat sparse crown	60	Type 3	RemI
887	FIR	14			4	1.75	1	1.75	Dead	75	Type 3	RemC
886	HEM	14	30	20	3	1.75	1	1.75	Dual leaders at 7', otherwise good condition and health	60	Type 3	RemI
938	FIR	20			4	3.25	1	3.25	Declining, sparse crown, LCR<40%	75	Type 3	RemC
937	FIR	24			4	4	1	4	Dead snag	75	Type 3	RemC
936	FIR	36			4	8	1	8	Crown dieback and decline, LCR <45%	75	Type 3	RemC
935	FIR	18			4	2.5	1	2.5	Advanced dieback, dying, LCR <25%	75	Type 3	RemC
934	FIR	10	30	20	1	1.25	1	1.25	Excellent condition and health, suppressed, somewhat sparse crown	75	Type 3	RemI
826	FIR	6			4	0.75	1	0.75	Dead snag	75	Type 3	RemC
827	FIR	6	25	20	3	0.75	1	0.75	Somewhat sparse crown, suppressed, LCR around 50%	75	Type 3	RemI
939	MAP	22	65	30	1	3.25	1.2	3.9	Excellent condition and health, dense, full crown	60	Type 3	RemI
998	LAUR	14	40	25	1	1.75	1	1.75	Excellent condition and health, dense, full crown	None	Type 3	RemI
999	LAUR	8	25	20	1	1.25	1	1.25	Excellent condition and health, dense, full crown	None	Type 3	RemI
984	FIR	12	30	20	1	1.75	1	1.75	Excellent condition and health, suppressed, somewhat sparse crown	75	Type 3	RemI
985	CED	16	30	20	1	2.5	1	2.5	Excellent condition and health, dense, full crown	90	Type 3	RemI
986	CHY	10	30	25	1	1.25	1	1.25	Excellent condition and health, dense, full crown	60	Type 3	RemI
987	CHY	10	30	25	1	1.25	1	1.25	Excellent condition and health, dense, full crown	60	Type 3	RemI
988	FIR	18			4	2.5	1	2.5	Terminal failure, crown dieback, LCR < 50%	75	Type 3	RemC
989	CED	18	30	20	1	2.5	1	2.5	Excellent condition and health, dense, full crown	90	Type 3	RemI
990	CHY	10	40	25	2	1.25	1	1.25	Leans to the east, otherwise good condition and health	60	Type 3	RemI
772	CED	36	45	25	3	8	1	8	Co-leaders at the base, point of weakness and potential failure	90	Type 3	RemI
773	CED	14	35	22	1	1.75	1	1.75	Excellent condition and health, dense, full crown	90	Type 3	RemI
614	CED	14	30	20	1	1.75	1	1.75	Excellent condition and health, dense, full crown	90	Type 3	RemI
613	CED	12	30	20	1	1.75	1	1.75	Excellent condition and health, dense, full crown	90	Type 3	RemI
612	CED	12	30	20	1	1.75	1	1.75	Excellent condition and health, dense, full crown	90	Type 3	RemI
611	CED	18	35	22	1	2.5	1	2.5	Excellent condition and health, dense, full crown	90	Type 3	RemI
615	CED	10	25	20	1	1.25	1	1.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
616	MAP	16	65	35	1	2.5	1.2	3	Excellent condition and health, dense, full crown	60	Type 3	RemI
9	MAP	12	55	30	1	1.75	1.2	2.1	Excellent condition and health, dense, full crown	60	Type 3	RemI
10	COT	58	70	30	2	18	1.2	21.6	Minor branch dieback of large limbs, othewise good health	40	Type 3	RemI
11	CED	8	20	15	1	1.25	1	1.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
12	CED	14	30	20	1	1.75	1	1.75	Excellent condition and health, dense, full crown	90	Type 3	RemI
13	CED	6	20	15	1	0.75	1	0.75	Excellent condition and health, dense, full crown	90	Type 3	RemI

EXHIBIT 17 PAGE 18 OF 25

Tree Evaluation Data
Slocum

Tree #	Species	Dbh	DL	LOD	Cond	Dens	Mult	Total	Condition Notes	Sp.	Tree Type	Action
14	CED	16	30	20	1	2.5	1	2.5	Excellent condition and health, dense, full crown	90	Type 3	RemI
15	CED	10	25	20	1	1.25	1	1.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
16	CED	14	30	20	1	1.75	1	1.75	Excellent condition and health, dense, full crown	90	Type 3	RemI
910	CED	36	35	22	2	8	1	8	Minor branch dieback, otherwise good condition and health	90	Type 3	RemI
911	FIR	8	10	15	3	1.25	1	1.25	Moderate branch dieback, suppressed and stressed, LCR >50%	75	Type 3	RemI
912	CED	16	30	20	1	2.5	1	2.5	Excellent condition and health, dense, full crown	90	Type 3	RemI
913	CED	8	15	15	1	1.25	1	1.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
914	FIR	20	30	20	3	3.25	1	3.25	Moderate upper branch dieback, appears stressed, LCR >50%	75	Type 3	RemI
930	CED	6	10	15	1	0.75	1	0.75	Excellent condition and health, dense, full crown	90	Type 3	RemI
931	CED	6	10	15	1	0.75	1	0.75	Excellent condition and health, dense, full crown	90	Type 3	RemI
932	FIR	24			4	4	1	4	Dead snag	75	Type 3	RemC
979	FIR	24	35	25	3	4	1	4	Somewhat sparse crown, appears somewhat stressed, LCR >50%	75	Type 3	RemI
978	FIR	24	35	25	3	4	1	4	Somewhat sparse crown, appears somewhat stressed, LCR >50%	75	Type 3	RemI
977	FIR	16	30		4	2.5	1	2.5	Declining, very sparse crown, LCR <40%	75	Type 3	RemC
976	FIR	6	15	15	2	0.75	1	0.75	Somewhat sparse crown, suppressed, otherwise good health	75	Type 3	RemI
975	FIR	14	25	20	1	1.75	1	1.75	Excellent condition and health, suppressed, somewhat sparse crown	75	Type 3	RemI
974	FIR	8	20	15	1	1.25	1	1.25	Excellent condition and health, suppressed, somewhat sparse crown	75	Type 3	RemI
973	FIR	18	35	22	3	2.5	1	2.5	Moderate branch dieback in crown, LCR >50%	75	Type 3	RemI
980	FIR	24	40		4	4	1	4	Very sparse crown, declining, LCR <35%	75	Type 3	RemC
972	FIR	24	40	25	2	4	1	4	Minor branch dieback in crown otherwise good health and condition	75	Type 3	RemI
981	CED	18	35	22	1	2.5	1	2.5	Excellent condition and health, dense, full crown	90	Type 3	RemI
966	CED	30	40	25	4	6	1	6	Trunk decay, cavity nests, crown somewhat sparse, stressed	90	Type 3	RemC
965	CED	14	30	20	1	1.75	1	1.75	Excellent condition and health, dense, full crown	90	Type 3	RemI
964	CED	16	30	20	1	2.5	1	2.5	Excellent condition and health, dense, full crown	90	Type 3	RemI
968	HEM	6	10	15	1	0.75	1	0.75	Excellent condition and health, dense, full crown	60	Type 3	RemI
967	CED	6	15	15	1	0.75	1	0.75	Excellent condition and health, dense, full crown	90	Type 3	RemI
969	CED	8	20	15	1	1.25	1	1.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
970	CED	8	20	15	1	1.25	1	1.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
946	CED	40	40	20	2	19	1	19	Minor branch dieback, otherwise good condition and health	90	Type 3	RemI
945	CED	20	35	22	2	3.25	1	3.25	Minor branch dieback, otherwise good condition and health	90	Type 3	RemI
944	MAP	8	30	25	1	1.25	1.2	1.5	Excellent condition and health, dense, full crown	60	Type 3	RemI
943	CED	12	30	20	1	1.75	1	1.75	Excellent condition and health, dense, full crown	90	Type 3	RemI
942	CED	24	35	22	1	4	1	4	Excellent condition and health, dense, full crown	90	Type 3	RemI
941	CED	20	35	22	1	3.25	1	3.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
940	FIR	30	40	25	3	6	1	6	Somewhat sparse crown, appears somewhat stressed, LCR >50%	75	Type 3	RemI
1005	MAP	16	50	30	1	2.5	1.2	3	Excellent condition and health, dense, full crown	60	Type 3	RemI
1004	FIR	8	20	15	2	1.25	1	1.25	Good condition and health, suppressed, sparse crown	75	Type 3	RemI
1002	ALD	6	25	20	2	0.75	1	0.75	Minor branch dieback throughout crown	45	Type 3	RemI

EXHIBIT 17
PAGE 19 OF 25

Tree Evaluation Data
Slocum

Tree #	Species	Dbh	DL	LOD	Cond	Dens	Mult	Total	Condition Notes	Sp.	Tree Type	Action
1003	ALD	6	25	20	2	0.75	1	0.75	Minor branch dieback throughout crown	45	Type 3	RemI
1006	FIR	6	20	15	1	0.75	1	0.75	Excellent condition and health, suppressed, somewhat sparse crown	75	Type 3	RemI
1007	FIR	6	20	15	1	0.75	1	0.75	Excellent condition and health, suppressed, somewhat sparse crown	75	Type 3	RemI
1008	ALD	8			4	1.25	1	1.25	Stump	45	Type 3	RemC
1009	FIR	26	40	25	3	4	1	4	Moderate branch dieback, sparse crown, LCR ~50%	75	Type 3	RemI
1010	FIR	6	20	15	1	0.75	1	0.75	Excellent condition and health, suppressed, somewhat sparse crown	75	Type 3	RemI
1011	CED	6	25	20	1	0.75	1	0.75	Excellent condition and health, dense, full crown	90	Type 3	RemI
1013	FIR	30	45	25	3	6	1	6	Moderate branch dieback, somewhat sparse crown, LCR >50%	75	Type 3	RemI
1014	MAP	18	75	30	2	2.5	1.2	3	Minor branch dieback, otherwise good condition and health	60	Type 3	RemI
1040	MAP	18	60	30	2	2.5	1.2	3	Trunk scar, small decay pocket, otherwise good condition and health	60	Type 3	RemI
1039	ALD	14	45	25	3	1.75	1	1.75	Leans to NE, moderate branch dieback	45	Type 3	RemI
1038	ALD	8	30	20	2	1.25	1	1.25	Minor branch dieback, otherwise good condition and health	45	Type 3	RemI
1037	ALD	6	25	20	2	0.75	1	0.75	Minor branch dieback, otherwise good condition and health	45	Type 3	RemI
1036	MAP	6	35	25	2	0.75	1.2	0.9	Minor branch dieback, otherwise good condition and health	60	Type 3	RemI
1035	CED	6	15	15	1	0.75	1	0.75	Excellent condition and health, dense, full crown	90	Type 3	RemI
1033	MAP	30	80	30	3	6	1.2	7.2	Moderate branch dieback, LCR ~65%	60	Type 3	RemI
1032	FIR	30	45	25	3	6	1	6	Very tall and spindly, otherwise good health	75	Type 3	RemI
1031	MAP	20	85	30	2	3.25	1.2	3.9	Minor branch dieback	60	Type 3	RemI
1030	DOG	6	20	15	1	0.75	0.75	0.563	Excellent condition and health, dense, full crown	60	Type 3	RemI
609	MAP	20	80	30	1	3.25	1.2	3.9	Excellent condition and health, dense, full crown	60	Type 3	RemI
17	CED	24	45	25	2	4	1	4	Minor branch dieback, otherwise good condition and health	90	Type 3	RemI
18	FIR	34	45	25	4	7	1	7	Very sparse crown, declining, LCR <35%	75	Type 3	RemC
19	CED	26	40	25	2	4	1	4	Minor branch dieback, otherwise good condition and health	90	Type 3	RemI
668	COT	12	35	25	1	1.75	1.2	2.1	Excellent condition and health, dense, full crown	40	Type 3	RemI
669	MAP	8	40	25	1	1.25	1.2	1.5	Excellent condition and health, dense, full crown	60	Type 3	RemI
666	FIR	24			4	4	1	4	Dead snag	75	Type 3	RemC
667	MAP	28	70	30	2	5	1.2	6	Minor branch dieback, otherwise good condition and health	60	Type 3	RemI
669	CED	10	25	20	1	1.25	1	1.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
20	CED	22	35	22	2	3.25	1	3.25	Minor branch dieback, otherwise good condition and health	90	Type 3	RemI
21	CED	6	15	20	1	0.75	1	0.75	Excellent condition and health, dense, full crown	90	Type 3	RemI
1029	CED	28	35	22	4	5	1	5	Deep decay column up trunk about 20 feet, major defect	90	Type 3	RemC
1028	CED	30	40	25	2	6	1	6	Minor branch dieback, otherwise good condition and health	90	Type 3	RemI
1023	CED	36	45	25	3	8	1	8	Moderate branch dieback, appears somewhat stressed, LCR >50%	90	Type 3	RemI
1024	CED	8	15	15	1	1.25	1	1.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
1025	CED	12	25	20	1	1.75	1	1.75	Excellent condition and health, dense, full crown	90	Type 3	RemI
1165	CED	8	20	15	1	1.25	1	1.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
1164	CED	22	35	22	1	3.25	1	3.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
1163	CED	12	30	20	1	1.75	1	1.75	Excellent condition and health, dense, full crown	90	Type 3	RemI

EXHIBIT 17
PAGE 12 OF 25

Tree Evaluation Data
Slocum

Tree #	Species	Dbh	DL	LOD	Cond	Dens	Mult	Total	Condition Notes	Sp.	Tree Type	Action
1162	CED	14	30	20	1	1.75	1	1.75	Excellent condition and health, dense, full crown	90	Type 3	RemI
1026	ALD	8	15	20	2	1.25	1	1.25	Minor branch dieback, LCR >65%	45	Type 3	RemI
1027	ALD	12			4	1.75	1	1.75	Dead snag	45	Type 3	RemC
1016	MAP	16	55	30	1	2.5	1.2	3	Excellent condition and health, dense, full crown	60	Type 3	RemI
1015	ALD	8			4	1.25	1	1.25	Stump	45	Type 3	RemC
1167	CED	10	25	20	1	1.25	1	1.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
1166	CED	14	35	22	1	1.75	1	1.75	Excellent condition and health, dense, full crown	90	Type 3	RemI
1022	ALD	6	25	20	2	0.75	1	0.75	Minor branch dieback, otherwise good condition and health	45	Type 3	RemI
1021	ALD	12	35	22	2	1.75	1	1.75	Minor branch dieback, otherwise good condition and health	45	Type 3	RemI
1020	CED	8	20	15	1	1.25	1	1.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
1019	CED	30	35		2	6	1	6	Minor branch dieback, otherwise good condition and health	90	Type 3	RemI
1018	CED	30	30		2	6	1	6	Minor branch dieback, otherwise good condition and health	90	Type 3	RemI
1017	FIR	14	30	20	2	1.75	1	1.75	Minor branch dieback, otherwise good condition and health	75	Type 3	RemI
931	MAP	12	55	30	1	1.75	1.2	2.1	Excellent condition and health, dense, full crown	60	Type 3	RemI
952	FIR	20			4	3.25	1	3.25	Dead snag	75	Type 3	RemC
953	DOG	6	25	20	1	0.75	0.75	0.563	Excellent condition and health, dense, full crown	60	Type 3	RemI
948	ALD	12	35	25	2	1.75	1	1.75	Minor branch dieback, otherwise good condition and health	45	Type 3	RemI
947	ALD	6	20	20	2	0.75	1	0.75	Minor branch dieback, otherwise good condition and health	45	Type 3	RemI
971	ALD	10	35	25	2	1.25	1	1.25	Minor branch dieback, otherwise good condition and health	45	Type 3	RemI
959	ALD	10			4	1.25	1	1.25	Dead snag	45	Type 3	RemC
958	ALD	12			4	1.75	1	1.75	Dead co-leader, trunk decay	45	Type 3	RemC
960	MAP	8	45	30	1	1.25	1.2	1.5	Excellent condition and health, dense, full crown	60	Type 3	RemI
957	WIL	12	30	20	3	1.75	0.75	1.313	Moderate branch dieback in crown, LCR >50%	30	Type 3	RemI
962	ALD	12	45	25	2	1.75	1	1.75	Minor branch dieback, otherwise good condition and health	45	Type 3	RemI
928	FIR	24			4	4	1	4	Dead snag	75	Type 3	RemC
927	FIR	16			4	2.5	1	2.5	Dead snag	75	Type 3	RemC
926	CED	20			4	3.25	1	3.25	Terminal dieback, dead top, declining	90	Type 3	RemC
925	MAP	16	50	30	1	2.5	1.2	3	Excellent condition and health, dense, full crown	60	Type 3	RemI
924	FIR	16	35	22	1	2.5	1	2.5	Excellent condition and health, suppressed, somewhat sparse crown	75	Type 3	RemI
923	FIR	28	40	25	3	5	1	5	Moderate branch dieback, appears somewhat stressed, LCR >50%	75	Type 3	RemI
922	FIR	10	30	20	1	1.25	1	1.25	Excellent condition and health, suppressed, somewhat sparse crown	75	Type 3	RemI
1060	MAP	14	45	30	1	1.75	1.2	2.1	Excellent condition and health, dense, full crown	60	Type 3	RemI
1059	COT	36	60	30	2	8	1.2	9.6	Minor branch dieback	40	Type 3	RemI
921	FIR	36	50	25	3	8	1	8	Small, sparse needles, appears stressed, LCR ~50%	75	Type 3	RemI
920	MAP	10	35	30	1	1.25	1.2	1.5	Excellent condition and health, dense, full crown	60	Type 3	RemI
919	CHY	10			4	1.25	1	1.25	Broken leader, crown dieback	60	Type 3	RemC
918	FIR	30	50	30	2	6	1	6	Minor branch dieback, otherwise good condition and health	75	Type 3	RemI
916	FIR	16	35	22	2	2.5	1	2.5	Minor branch dieback, otherwise good condition and health	75	Type 3	RemI

EXHIBIT # 17
PAGE 21 OF 25

Tree Evaluation Data
Slocum

Tree #	Species	Dbh	DL	LOD	Cond	Dens	Mult	Total	Condition Notes	Sp.	Tree Type	Action
917	CHY	10	25	20	2	1.25	1	1.25	Minor branch dieback, otherwise good condition and health	60	Type 3	RemI
675	FIR	36	45	25	2	8	1	8	Minor branch dieback, otherwise good condition and health	75	Type 3	RemI
25	HEM	8	20	15	1	1.25	1	1.25	Excellent condition and health, dense, full crown	60	Type 3	RemI
677	CAS	8	25	15	1	1.25	0.75	0.938	Excellent condition and health, dense, full crown	85	Type 3	RemI
1177	ALD	6	15	20	2	0.75	1	0.75	Minor branch dieback, otherwise good condition and health	45	Type 3	RemI
1178	ALD	8	20	15	2	1.25	1	1.25	Minor branch dieback, otherwise good condition and health	45	Type 3	RemI
678	CHY	14	25	15	2	1.75	1	1.75	Minor branch dieback, otherwise good condition and health	60	Type 3	RemI
1171	CED	6	15	15	1	0.75	1	0.75	Excellent condition and health, dense, full crown	90	Type 3	RemI
1170	CED	10	20	15	1	1.25	1	1.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
1169	CED	30	35	22	2	6	1	6	Minor branch dieback, otherwise good condition and health	90	Type 3	RemI
1168	COT	36	60	30	2	8	1.2	9.6	Minor branch dieback, otherwise good condition and health	40	Type 3	RemI
1149	CED	12	30	20	1	1.75	1	1.75	Excellent condition and health, dense, full crown	90	Type 3	RemI
1150	CED	6	15	15	1	0.75	1	0.75	Excellent condition and health, dense, full crown	90	Type 3	RemI
1151	CED	6	15	15	1	0.75	1	0.75	Excellent condition and health, dense, full crown	90	Type 3	RemI
1152	CED	30	35	22	1	6	1	6	Excellent condition and health, dense, full crown	90	Type 3	RemI
1153	FIR	36	45	25	2	8	1	8	Minor branch dieback, LCR >65%	75	Type 3	RemI
1144	FIR	30	45	25	2	6	1	6	Minor branch dieback, LCR >65%	75	Type 3	RemI
1145	CED	8	15	15	1	1.25	1	1.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
1148	FIR	30	45	25	2	6	1	6	Minor branch dieback, LCR >65%	75	Type 3	RemI
1146	CED	30	45	25	1	6	1	6	Excellent condition and health, dense, full crown	90	Type 3	RemI
1099	ALD	20	35	22	1	3.25	1	3.25	Excellent condition and health, dense, full crown	45	Type 3	RemI
1098	FIR	48	45	25	3	14	1	14	Moderate branch dieback, partial dieback, LCR ~50%	75	Type 3	RemI
1097	CED	20	35	22	1	3.25	1	3.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
1096	CED	12	25	20	1	1.75	1	1.75	Excellent condition and health, dense, full crown	90	Type 3	RemI
1101	CAS	8	15	15	4	1.25	0.75	0.938	Terminal dieback, dying	85	Type 3	RemC
1103	ALD	10			4	1.25	1	1.25	Stump	45	Type 3	RemC
1092	ALD	10	25	20	3	1.25	1	1.25	Moderate branch dieback, LCR~45%	45	Type 3	RemI
1113	MAP	16	55	30	1	2.5	1.2	3	Excellent condition and health, dense, full crown	60	Type 3	RemI
1114	FIR	26	45	25	3	4	1	4	Co-leaders at 25', otherwise good condition and health	75	Type 3	RemI
1111	MAP	18	60	30	1	2.5	1.2	3	Excellent condition and health, dense, full crown	60	Type 3	RemI
1104	CED	20	35	22	3	3.25	1	3.25	Moderate branch dieback, LCR ~65%	90	Type 3	RemI
1105	CED	10	30	20	1	1.25	1	1.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
1106	FIR	36	50	30	3	8	1	8	Moderate branch dieback, appears somewhat stressed, LCR >50%	75	Type 3	RemI
1107	FIR	18			4	2.5	1	2.5	Dead snag	75	Type 3	RemC
1066	FIR	22	40	25	3	3.25	1	3.25	Minor branch dieback, LCR ~65%	75	Type 3	RemI
1065	FIR	36	45	25	3	8	1	8	Moderate branch dieback	75	Type 3	RemI
1068	HEM	22	45	25	1	3.25	1	3.25	Excellent condition and health, dense, full crown	60	Type 3	RemI
1064	COT	36	65	30	2	8	1.2	9.6	Minor branch dieback, otherwise good condition and health	40	Type 3	RemI

EXHIBIT 17
PAGE 22 OF 25

Tree Evaluation Data
Slocum

Tree #	Species	Dbh	DL	LOD	Cond	Dens	Mult	Total	Condition Notes	Sp.	Tree Type	Action
1089	FIR	30	35	22	4	6	1	6	Mid-trunk past failure crook/defect/weak point	75	Type 3	RemC
1070	HEM	8	25	20	1	1.25	1	1.25	Excellent condition and health, dense, full crown	60	Type 3	RemI
1074	CAS	8			4	1.25	0.75	0.938	Terminal dieback, dying	85	Type 3	RemC
1073	CED	18	30	20	1	2.5	1	2.5	Excellent condition and health, dense, full crown	90	Type 3	RemI
1072	FIR	20	35	22	3	3.25	1	3.25	Moderate branch dieback, LCR ~65%	75	Type 3	RemI
1062	FIR	10	25	20	4	1.25	1	1.25	Terminal failure, crown dieback	75	Type 3	RemC
1061	FIR	22	35	22	3	3.25	1	3.25	Moderate branch dieback, LCR ~65%	75	Type 3	RemI
1058	FIR	30	40	25	2	6	1	6	Minor branch dieback, otherwise good condition and health	75	Type 3	RemI
1056	CHY	16	20	20	1	2.5	1	2.5	Excellent condition and health	60	Type 3	RemI
1055	FIR	36	45	25	2	8	1	8	Minor branch dieback, otherwise good condition and health	75	Type 3	RemI
1087	FIR	26	45	25	2	4	1	4	Minor branch dieback, otherwise good condition and health	75	Type 3	RemI
1086	CED	6	25	20	1	0.75	1	0.75	Excellent condition and health, dense, full crown	90	Type 3	RemI
1085	ALD	6	20	20	1	0.75	1	0.75	Excellent condition and health, dense, full crown	45	Type 3	RemI
1083	CED	28	40	25	1	5	1	5	Excellent condition and health, dense, full crown	90	Type 3	RemI
1080	FIR	28	40	25	2	5	1	5	Minor branch dieback	75	Type 3	RemI
1079	FIR	8	15	15	1	1.25	1	1.25	Excellent condition and health, suppressed, somewhat sparse crown	75	Type 3	RemI
1078	FIR	22	45	25	2	3.25	1	3.25	Minor branch dieback, otherwise good condition and health	75	Type 3	RemI
1077	CED	8	25	20	1	1.25	1	1.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
1076	CED	26	50	30	1	4	1	4	Excellent condition and health, dense, full crown	90	Type 3	RemI
1516	COT	26	35	25	1	4	1.2	4.8	Excellent condition and health, dense, full crown	40	Type 3	RemI
1517	FIR	28	45	25	2	5	1	5	Minor branch dieback, otherwise good condition and health	75	Type 3	RemI
1518	CED	16	30	20	1	2.5	1	2.5	Excellent condition and health, dense, full crown	90	Type 3	RemI
1109	CAS	6	15	15	1	0.75	0.75	0.563	Excellent condition and health, dense, full crown	85	Type 3	RemI
1519	ALD	16	25	20	2	2.5	1	2.5	Minor branch dieback, otherwise good condition and health	45	Type 3	RemI
1520	CED	32	45	25	2	6	1	6	Minor branch dieback, otherwise good condition and health	90	Type 3	RemI
1521	CHY	10	20	20	3	1.25	1	1.25	Moderate branch dieback throughout crown, LCR ~55%	60	Type 3	RemI
1522	FIR	24	40	25	3	4	1	4	Moderate branch dieback, LCR ~65%	75	Type 3	RemI
1523	WIL	6	20	15	1	0.75	0.75	0.563	Excellent condition and health	30	Type 3	RemI
1529	WIL	8	20	15	1	1.25	0.75	0.938	Excellent condition and health	30	Type 3	RemI
1530	CHY	8	20	20	2	1.25	1	1.25	Minor branch dieback, otherwise good condition and health	60	Type 3	RemI
1527	WIL	6	20	15	1	0.75	0.75	0.563	Excellent condition and health	30	Type 3	RemI
1528	WIL	10	20	15	2	1.25	0.75	0.938	Minor branch dieback, otherwise good condition and health	30	Type 3	RemI
1524	CED	22	35	22	2	3.25	1	3.25	Minor branch dieback	90	Type 3	RemI
1556	CAS	8	10	20	1	1.25	0.75	0.938	Excellent condition and health, dense, full crown	85	Type 3	RemI
1565	NO TREE										Type 3	RemI
1555	CAS	8	15	20	2	1.25	0.75	0.938	Minor branch dieback, otherwise good condition and health	85	Type 3	RemI
1554	FIR	20	35	22	2	3.25	1	3.25	Minor branch dieback, otherwise good condition and health	75	Type 3	RemI
1564	FIR	14	35	22	1	1.75	1	1.75	Excellent condition and health, somewhat suppressed	75	Type 3	RemI

EXHIBIT 17
PAGE 23 OF 25

Tree Evaluation Data
Slocum

Tree #	Species	Dbh	DL	LOD	Cond	Dens	Mult	Total	Condition Notes	Sp.	Tree Type	Action
1553	FIR	18	35	22	1	2.5	1	2.5	Excellent condition and health, dense, full crown	75	Type 3	RemI
1552	FIR	26	40	25	2	4	1	4	Minor branch dieback, otherwise good condition and health	75	Type 3	RemI
1561	FIR	14	35	22	1	1.75	1	1.75	Excellent condition and health, somewhat suppressed	75	Type 3	RemI
1562	FIR	14	35	22	1	1.75	1	1.75	Excellent condition and health, somewhat suppressed	75	Type 3	RemI
689	CED	30	35	22	2	6	1	6	Minor branch dieback, otherwise good condition and health	90	Type 3	RemI
690	CED	30	35	22	2	6	1	6	Minor branch dieback, otherwise good condition and health	90	Type 3	RemI
691	FIR	24	40	25	2	4	1	4	Minor branch dieback, otherwise good condition and health	75	Type 3	RemI
1173	CED	6	10	15	1	0.75	1	0.75	Excellent condition and health, dense, full crown	90	Type 3	RemI
1174	ALD	14			4	1.75	1	1.75	Dead snag	45	Type 3	RemC
1175	FIR	26	45	25	2	4	1	4	Somewhat sparse crown, LCR ~65%	75	Type 3	RemI
1182	CAS	6	15	15	2	0.75	0.75	0.563	Minor branch dieback, otherwise good condition and health	85	Type 3	RemI
1181	ALD	8	20	20	2	1.25	1	1.25	Minor branch dieback	45	Type 3	RemI
685	CHY	6	15	15	1	0.75	1	0.75	Excellent condition and health, dense, full crown	60	Type 3	RemI
686	CHY	12			4	1.75	1	1.75	Crown/terminal dieback, LCR <45%	60	Type 3	RemC
1176	CED	34	35	22	2	7	1	7	Minor branch dieback	90	Type 3	RemI
1136	CHY	12			4	1.75	1	1.75	Dead snag	60	Type 3	RemC
1135	CHY	12			4	1.75	1	1.75	Dead snag	60	Type 3	RemC
1613	CHY	16	30	20	4	2.5	1	2.5	Branch/crown dieback and trunk decay	60	Type 3	RemC
1614	FIR	6	15	15	1	0.75	1	0.75	Excellent condition and health, somewhat suppressed and sparse	75	Type 3	RemI
1612	ALD	14	35	25	2	1.75	1	1.75	Minor branch dieback, otherwise good condition and health	45	Type 3	RemI
1611	FIR	16	30	20	1	2.5	1	2.5	Excellent condition and health, somewhat suppressed and sparse	75	Type 3	RemI
30	CHY	10	25	20	2	1.25	1	1.25	Minor branch dieback, otherwise good condition and health	60	Type 3	RemI
1133	NO TREE										Type 3	RemI
1134	ALD	10	25	20	2	1.25	1	1.25	Minor branch dieback, otherwise good condition and health	45	Type 3	RemI
1138	CED	20	30	20	1	3.25	1	3.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
1137	FIR	16	35	22	1	2.5	1	2.5	Excellent condition and health, somewhat suppressed and sparse	75	Type 3	RemI
1131	FIR	26			4	4	1	4	Dead snag	75	Type 3	RemC
1130	FIR	18			4	2.5	1	2.5	Dead snag	75	Type 3	RemC
1128	FIR	20			4	3.25	1	3.25	Dying, LCR <40%	75	Type 3	RemC
1129	FIR	18			4	2.5	1	2.5	Dying, LCR <40%	75	Type 3	RemC
1610	CED	20	35	22	1	3.25	1	3.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
1607	NO TREE										Type 3	RemI
23	CED	6	15	15	1	0.75	1	0.75	Excellent condition and health, dense, full crown	90	Type 3	RemI
1606	FIR	18			4	2.5	1	2.5	Dead snag	75	Type 3	RemC
22	CED	24	30	20	2	4	1	4	Minor branch dieback, otherwise good condition and health	90	Type 3	RemI
1143	HEM	20	30	20	3	3.25	1	3.25	Moderate branch dieback, LCR ~60%	60	Type 3	RemI
1119	WPINE	10	25	20	1	1.25	1	1.25	Excellent condition and health, somewhat suppressed	60	Type 3	RemI
1118	MAP	22	50	30	1	3.25	1.2	3.9	Excellent condition and health, dense, full crown	60	Type 3	RemI

EXHIBIT 17
PAGE 24 OF 25

Tree Evaluation Data
Slocum

Tree #	Species	Dbh	DL	LOD	Cond	Dens	Mult	Total	Condition Notes	Sp.	Tree Type	Action
1124	ALD	12			4	1.75	1	1.75	Terminal dieback, LCR ~40%	45	Type 3	RemC
1123	ALD	10			4	1.25	1	1.25	Failed	45	Type 3	RemC
1122	CED	8	15	15	1	1.25	1	1.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
1125	CED	10	20	15	1	1.25	1	1.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
1121	CED	10	20	15	1	1.25	1	1.25	Excellent condition and health, dense, full crown	90	Type 3	RemI
1140	ALD	8	25	15	2	1.25	1	1.25	Minor branch dieback, otherwise good condition and health	45	Type 3	RemI
1126	FIR	36	40	25	3	8	1	8	Moderate branch dieback, LCR ~65%	75	Type 3	RemI
1127	FIR	12	25	20	3	1.75	1	1.75	Moderate branch dieback, suppressed, LCR ~75%	75	Type 3	RemI
1585	FIR	24	35	22	4	4	1	4	Advanced dieback, dying	75	Type 3	RemC
1589	FIR	22			4	3.25	1	3.25	Dead snag	75	Type 3	RemC
1586	CED	14	30	20	1	1.75	1	1.75	Excellent condition and health	90	Type 3	RemI
1582	FIR	22	35	22	3	3.25	1	3.25	Moderate branch dieback, epicormics, appears stressed, LCR ~60%	75	Type 3	RemI
1580	FIR	28	35	22	3	5	1	5	Moderate branch dieback, epicormics, appears stressed, LCR ~65%	75	Type 3	RemI
1581	FIR	20	30	20	3	3.25	1	3.25	Moderate branch dieback, epicormics, appears stressed, LCR ~65%	75	Type 3	RemI
1583	FIR	16	30	20	3	2.5	1	2.5	Moderate branch dieback, epicormics, appears stressed, LCR ~60%	75	Type 3	RemI
1575	FIR	20	40	25	3	3.25	1	3.25	Moderate branch dieback, epicormics, appears stressed, LCR ~65%	75	Type 3	RemI
1579	HEM	6	15	15	1	0.75	1	0.75	Excellent condition and health, dense, full crown	60	Type 3	RemI
1116	CAS	8	25	15	1	1.25	0.75	0.938	Excellent condition and health, dense, full crown	85	Type 3	RemI
1572	CED	16	30	20	1	2.5	1	2.5	Excellent condition and health, dense, full crown	90	Type 3	RemI
1574	CED	12	20	15	1	1.75	1	1.75	Excellent condition and health, dense, full crown	90	Type 3	RemI
1573	FIR	22	35	22	2	3.25	1	3.25	Minor branch dieback, otherwise good condition and health	75	Type 3	RemI
1576	FIR	16	30	20	1	2.5	1	2.5	Excellent condition and health, dense, full crown	75	Type 3	RemI
1577	ALD	8	30	20	2	1.25	1	1.25	Minor branch dieback, otherwise good condition and health	45	Type 3	RemI
1578	ALD	6	25	20	2	0.75	1	0.75	Minor branch dieback, otherwise good condition and health	45	Type 3	RemI
1579	CED	16	25	20	1	2.5	1	2.5	Excellent condition and health, dense, full crown	90	Type 3	RemI

EXHIBIT 17
PAGE 25 OF 25

Tree Evaluation Data
Slocum

Total Tree Credits on Site	**1305**
Tree Credits of Non-Viable Trees	**240**
Total Viable Tree Credits	**1065**

Tree Codes:
ALD = Red alder (Alnus rubra)
CAS = Cascara (Rhamnus purshiana)
CED = Western red cedar (Thuja plicata)
COT = Cottonwood (Populus trichcarpa)
CHY = Bittercherry (Prunus emarginata)
DOG = Pacific dogwood (Cornus nuttallii)
FIR = Douglas fir (Pseudotsuga menziesii)
HEM = Western hemlock (Tsuga heterophylla)
LAUR = Bay laurel (Laurus nobilis)
WIL = Scouler's willow (Salix scouleriana)
WPINE = Western white pine (Pinus monticola)

Dbh = Diameter at 4.5' above grade; "mt" indicates multi-trunked and dbh listed is of largest leader
DL = Maximum dripline from tip to tip rounded up to the nearest five foot increment
LOD = Limits of disturbance recommendation expressed as a radial distance from the trunk. LOD may be outside dripline if tree crown is low and protection of the crown is necessary, or if crown is high and dripline is broad, LOD may be within dripline.
Cond = Condition Codes:
1 = Excellent health condition and vigorous
2 = Good condition, minor health and/or condition concerns
3 = Fair condition, moderate health and/or condition concerns associated with age and/or level of vigor or minor defects, adequate live crown ratio (LCR) >50%
4 = Poor condition and/or health and major concerns with state of decline or presence of considerable decay in trunk(s), also includes dead or failed trees and trees with LCR of <50%.
Dens = Density Credit - Density Credit Per City of Woodinville Municipal Code
Mult = Multiplier - Density Multiplier per City of Woodinville Municipal Code

Small (<35')=0.75	**Medium (35'-44')=1**		**Large (>44')=1.2**
CAS	ALD	HEM	COT
DOG	CED	LAUR	MAP
WIL	CHY	WPINE	
	FIR		

Sp. Rating = Species rating as listed in Species Ratings for Landscape and Tree Appraisal, 2nd Edition, 2007
Tree Type (Per WMC 21.15.060(6)
Type 3 - A tree that is either (a) not viable, or (b) is in an area where removal is unavoidable due to the anticipated development activity.
Action = Remove due to condition (RemC) or Remove due to impacts (RemI)