

SHOFFNER CONSULTING

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March 28, 2013; Revised: August 26, 2013

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

Jennifer:

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.
- Additional Information – The following information is provided in section 8.0 of this report as specified in a comment letter from the City of Woodinville, dated February 15, 2013:
 - Additional analysis to show that the trees to be removed is needed;
 - Tree typing recommendation per WMC 21.15.060(6)
 - Additional analysis of the viability of the trees left on neighboring properties after this subdivision is developed.
 - Additional analysis on the maximum number of trees each lot could support without creating a nuisance.

1.0 Tree Inventory Information

Each tree has been evaluated and numbered with the survey in hand to insure complete inventory. In total, 385 significant trees were evaluated on site. These trees are addressed in the Tree Evaluation Data Form and are shown on the tree survey. **Please note the new information on tree numbers not used in the first bullet point of this section.**

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

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- The number of each pertaining to the numbering system on the tree survey and to the tag on each tree. *Note that tree #s 20, 129, 192, 193, 194, 293, 294, 295, 296, 297, 298 and 299 were not used in the numbering system. For the parcel in the SE corner, the survey numbers on tags attached to the trees are used.
- Tree species;
- 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

In the largest portion of the project site, the trees are largely located along the western, northern and eastern site perimeters with a very few scattered throughout the interior of the site and clustered in a stand in the southwest corner. In the portion in the southeast corner, the trees are scattered throughout. By far, the vast majority of the trees are Douglas firs. Following are the species located on the project site and the tally of each.

- Big-leaf maple (*Acer macrophyllum*) - 18
- Red alder (*Alnus rubra*) - 8
- Deodar cedar (*Cedrus deodara*) - 2
- Lawson's cypress (*Chamaecyparis lawsoniana*) - 1
- Hawthorn (*Crataegus monogyna*)
- Leyland cypress (*x. Cupressocyparis leylandii*) - 10
- Apple (*Malus domestica*) - 3
- Colorado blue spruce (*Picea pungens*) - 1
- Spruce species (*Picea* species) - 1
- Sitka spruce (*Picea sitchensis*) - 1
- Black cottonwood (*Populus trichocarpa*) - 1
- Bittercherry (*Prunus emarginata*) - 4
- Japanese cherry (*Prunus serrulata*) - 2
- Douglas fir (*Pseudotsuga menziesii*) - 297
- Cascara (*Rhamnus purshiana*) - 1
- Willow (*Salix* species) - 4
- Mountain ash (*Sorbus acuparia*) - 1
- Western red cedar (*Thuja plicata*) - 26

3.0 Viability Discussion

Given the constant use of the interior for nursery production and sales, the soils are very compacted. As a result, most of the trees located within the interior are showing symptoms of advanced stress and decline in the forms of sparse crowns and poor growth. In addition, all of the Douglas firs underneath the power lines on the western boundary have been repeatedly topped, however, the Leyland cypresses along the that border have not. Aside from the topped trees and the overly stressed one, the trees are in great condition

and health. Having grown along the perimeter (particularly the trees along the northern boundary), these trees have developed full, broad crowns in response to the full sun exposure.

In total, 77 trees are classified as non-viable due to their conditions and/or health. Following is a breakdown of those trees by groupings:

- #s69-82, 84-107 and 109-118, all Douglas firs, have been repeatedly topped and are therefore non-viable.
- #s 40, 52, 53, 54, 83, 124, 127, 128, 130-138, 161 and 172 are large Douglas firs located in the interior that are showing symptoms of being under elevated stress levels and in an advanced state of decline as evidenced by their very sparse crowns with live crown ratios less than 35%.
- #s 45, a big-leaf maple, and 140, a Douglas fir, have developed extensive decay cavities in their trunks.
- # 11342, a red alder, and #s 11365 and 11366, both bittercherries, are dead.
- #s 11537 and 11551, both willows, have extensive trunk decay.
- # 11535, a Douglas fir, has codominant leaders with included bark.

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 33.35 acres requiring 2,001 tree credits. There are 1,145 tree credits on the project site. The retention of 131 trees will provide 344 tree credits requiring the replacement of 1,657 tree credits through tree replacement on-site, or contribution to the city's tree fund.

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.
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 2,001 credits, 8,004 trees would need to be planted. Developing the site as allowed per WMC will not provide adequate room to plant that many trees.

Replacement is being provided through a combination of planting 415 3" caliper replacement trees at 0.5 credits per tree and 20 1"-2" caliper replacement trees at .25 credits per tree for a total of 212 tree credits. The remaining 1,273 credits will be satisfied by off-site replacement or by contributing to the City of Woodinville's City Tree Fund.

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.

(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)

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.

(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 Protection Guidelines and Limits of Disturbance

All of the retained trees on the project site are to be properly protected throughout development of the project site, per the following guidelines specified in section 21.15.080 Tree protection during construction of the WMC:

(1) Introduction. The importance of effective protection of retained trees and the understory of trees during construction is emphasized with specific protection standards in the last part of this section. These standards must be adhered to and included on demolition, grading and building plans as necessary.

(2) Tree Protection during Development Activity. Prior to development activity or initiating tree removal on the site, vegetated areas, groves and individual trees to be preserved shall be protected from potentially damaging activities pursuant to the following standards. A meeting on-site between the City Tree Official or designee and the contractor shall be held to determine that these standards have been met, prior to site disturbance.

- (a) Protected Area. A protected area shall be established that shall be measured to include the area five feet beyond the dripline of all retained trees.
- (b) Placing Materials Near Trees. No person may conduct any activity within the protected area of any tree designated to remain, including, but not limited to, operating or parking equipment, placing solvents, storing building material or soil deposits, or dumping concrete washout or other chemicals. During construction, no person shall attach any object to any tree designated for protection.
- (c) Protective Barrier. Prior to any development, land clearing, filling or any land alteration, the applicant shall:
 - (i) Erect and maintain readily visible temporary protective fencing along the limits of disturbance which completely surrounds the protected area of all retained trees or groups of trees and their understory. Fences shall be constructed of chain link and be at least four feet high, unless other type of fencing is authorized by the City Tree Official.
 - (ii) Install highly visible signs spaced no further than 15 feet along the entirety of the protective tree fence. Said sign must be approved by the City Tree Official and shall state at a minimum “Tree Protection Area, Entrance Prohibited” and provide the City phone number for code enforcement to report violations and shall include the following verbage: **“Tree Save Area – Keep Out. For Questions Call Project Consulting Arborist Tony Shoffner (206)755-2871”**

(iii) Prohibit excavation or compaction of earth or other potentially damaging activities within the barriers; provided, that the City Tree Official may allow such activities approved by and under the supervision of a qualified tree professional retained and paid for by the applicant.

(iv) Maintain the protective barriers in place until the City Tree Official authorizes their removal, which shall not be prior to completion of major site development.

(v) Ensure that any approved landscaping done in the protected area subsequent to the removal of the barriers shall be accomplished with light machinery or hand labor.

(vi) In addition to the above, the City Tree Official may require the following as site conditions require:

(A) If equipment is authorized to operate within the critical root zone, the areas adjoining the critical root zone of a tree shall be covered with mulch to a depth of

(B) at least six inches, or with plywood, metal or similar material in order to protect roots from damage caused by heavy equipment.

(B) Minimize root damage by excavating a two-foot-deep trench, at edge of critical root zone, to cleanly sever the roots of trees to be retained.

(C) Corrective pruning performed on protected trees in order to avoid damage from machinery or building activity.

(D) Maintenance of trees throughout construction period by watering.

(d) Grade.

(i) The grade shall not be elevated or reduced within the critical root zone of trees to be preserved without the City Tree Official's authorization based on recommendations from a qualified tree professional. The City Tree Official may allow coverage of up to one-half of the area of the tree's critical root zone with light soils (no clay) to the minimum depth necessary

to carry out grading or landscaping plans, if it will not imperil the survival of the tree. Aeration devices may be required to ensure the tree's survival.

(ii) If the grade adjacent to a preserved tree is raised such that it could slough or erode into the tree's critical root zone, it shall be permanently stabilized to prevent suffocation of the roots.

(iii) The applicant shall not install an impervious surface within the critical root zone of any tree to be retained without the authorization of the City Tree Official. Alternatives to installing impervious surface within the critical root zone, such as a meandered sidewalk or shifting improvements, shall be considered prior to approval of installation of impervious surface within the critical root zone. The City Tree Official may require specific construction methods and/or use of aeration devices to ensure the tree's survival and to minimize the potential for root-induced damage to the impervious surface.

(iv) Utility trenches should be located outside of the critical root zone of Type 1 trees. If utilities must be placed within the critical root zone, the applicant's qualified tree professional

shall establish to the satisfaction of the City Tree Official that the design will adequately support the long-term viability of the trees.

(v) Trees and other vegetation to be retained shall be protected from erosion and sedimentation. Clearing operations shall be conducted so as to expose the smallest practical area of soil to erosion for the least possible time. To control erosion, it is encouraged that shrubs, ground cover and stumps be maintained on the individual lots, where feasible.

(e) Directional Felling. Directional felling of trees shall be used to avoid damage to trees designated for retention. Any trees designated for preservation, per the approved tree plan, that are significantly damaged or destroyed during felling of trees approved for removal shall be replaced per WMC 21.15.070(2).

(f) Additional Requirements. The City Tree Official may require additional tree protection measures that are consistent with accepted urban forestry industry practices. (Ord. 481 § 11 (Att. F), 2009; Ord. 478 § 1 (Att. 1), 2009)

Timing and Installation of Tree Protection Measures – Limits of Disturbance

Tree protection fencing, as specified in WMC, is to be chain link and at least four feet in height, is to be installed at the specified protection zone at the specified limits of disturbance for all retained trees prior to beginning any work on the project site. Protection fencing is to remain throughout the entire development process and can only be removed when approved by The City Tree Official.

The limits of disturbance that are specified on the Tree Evaluation Data form and shown in dashed lines on the Tree Retention and Protection Plan are specified to protect the Critical Root Zone of each of the retained trees. The LODs are proportional to tree diameter and in all cases are set outside the driplines. No LOD radius is less than 10' which is sufficient to protect the CRZ and root plate of trees as large as 24" dbh. The additional distance beyond the dripline to the LOD ranges anywhere from 1 to 2 feet for larger trees with already broad driplines to 4 to 6 feet for smaller trees where clearance for future crown spread is warranted.

While the LODs are shown on the Tree Retention and Protection Plan, this is not to be used to define the location of the LOD and protection fencing on site. The location of the protection fencing at the LOD for each retained tree is to be measured by hand, or surveyed, as the distance from the edge of the trunk of each retained tree.

7.0 Pre-Construction Inspections, Construction Monitoring and Follow-Up Monitoring

The following measures are specified for the retained trees prior to, during and following development of the project site:

- Following completion of the site grading plan, any impacts proposed within the LOD of the retained trees are to be reviewed by the project arborist to determine the extent of damage and possible alternatives;
- Once the protection fencing has been installed, the project consulting arborist is to inspect the fencing to confirm that it is at the proper location to provide adequate protection for the tree roots and crowns.
- Any excavation work done within the LOD of retained trees is to be monitored by the project consulting arborist in order to minimize damage to roots, trunks or crown features.
- Any roots as large as 1" in diameter within the LOD that are damaged are to be hand cut by the project consulting arborist.

- Retained trees are to be inspected again following completion of the plat and again a year later to identify any symptoms of stress which may predispose the trees to failure or decline.
- Monitoring is recommended for every two years into the future.

8.0 Additional Information Per February 15, 2013 Comment Letter

The following additional information is provided as requested in the comment letter.

8.1 Additional Analysis to Show that the Trees Shown to Be Removed is Needed

I reviewed the Tree Evaluation Data forms and the site plan to identify the impacts to the trees proposed to be removed. Following are the justifications:

The following 77 trees were found to be non-viable and therefore are recommended to be removed due to poor condition and/or health:

- 40, 45, 52, 53, 54, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 124, 127, 128, 130, 131, 132, 133, 134, 135, 136, 137, 138, 140, 161, 172, 11342, 11365, 11366, 11518, 11535, 11537 and 11551.

The condition descriptions of these trees which classifies them as non-viable is provided on the accompanying Tree Evaluation Data forms.

The following trees are viable and being removed due to proposed development impacts:

Tree #	Reason for Removal/Impacts
25	In lot 8, impacted by grading
34	In lot 9, impacted by grading
35	In center of lot 8, impacted by house location
36	In lot 8, impacted by grading
41	Along frontage of lot 10
42-51	In location of road
55	On boundary between lots 16 and 17, impacted by grading
56	On boundary between lots 18 and 19, impacted by grading
57-68	Grading impacts for Tract 998
108	On edge of lot 141, impacted by grading.
120-122	Interior of lot 140, impacted by grading and house location
123	Interior of lot 141, impacted by grading and house location
125-126	Grading in lot 142
139	Grading in tract 996
141-144	Access road for tract 996
145-150	In lot 140, impacted by grading
155-158	In lot 140, impacted by grading, house and driveway location
159-163	In lot 139, impacted by grading and house location
164	In lot 139, impacted by grading and building location
165-167	In lot 138, impacted by grading and building location
222-234	In lot 81, impacted by grading
235-246	In lot 53, impacted by grading
250-258	In lot 52, impacted by grading
247-249	In location of road
273, 274, 278	– Impacted by road grading

286-287 In lot 42, impacted by grading
 275-277, 290, 11519, 15535-15542, 11554, 11363, 11364, 11369, 11386, 11376-11379 – In location of road
 289, 11339-11341, 11367, 11368, 11370-11373, 11380-11382, 11552, 11553 – Frontage improvements
 11336, 11337, 11362 – Tract 990
 11543, 11544-11547, 11549-11551 – Impacted by house location on lot 38
 11509 – House on lot 37
 11304, 11305, 11312, 11313, 11315-11318 – Impacted by house on lot 35
 11310, 11311 – Impacted by grading on lot 34
 11307-11309 – Impacted by house location on lot 34
 11354, 11356, 11357, 11359-11361 – Impacted by house on lot 33
 11353, 11355 – Impacted by grading on lot 33
 11349, 11358 – Impacted by grading on lot 32
 11351, 11352 – Impacted by house on lot 32
 11346, 11374 – Impacted by grading on lot 31
 11342, 11347, 11372, 11375 – Impacted by house location on lot 31

All of these trees to be removed are either impacted by grading within their driplines resulting in damage to their root systems or are displaced by features of the development plan, such as internal roadways, houses, driveways or street frontage.

8.2 Tree Typing Recommendation Per WMC 21.15.060(6)

The Tree Typing of each tree is provided in the new column on the Tree Evaluation Data Form titled Typing.

8.3 Additional Analysis on Viability of Neighboring Trees

The City of Woodinville is requesting an additional analysis of the viability of neighboring trees following development of the project site. The main impacts which could affect the viability of off-site trees are associated with grading. Follow are discussions according to direction of boundary:

- Northern Boundary. Retained trees on the project site along the northern boundary requires maintaining adequate distance from impacts, thus any trees off-site to the north will be adequately protected. There are no trees just off-site of Tract 994 where grading comes to within 6' of the property boundary.
- Eastern Boundary. There is no proposed grading on site that will affect the viability of off-site trees.
- Southern Boundary. There is very minor grading adjacent to the southern boundary of the project site. The property to the south is a utility easement and there are no trees along its northern boundary adjacent to the project site.
- Western Boundary. There are no trees off-site to the west of the project site.

8.4 Additional Analysis on the Maximum Number of Trees Each Lot Could Support

The available spacing for new trees is based upon distance from back of the houses to the rear property line and the width of the lot and the crown spread of the replacement trees. The distance between the houses and the back lot line will be no more than 20 feet and the lot widths vary from 50 feet, 55 feet, 60 feet, 80 feet and 90 feet. With the driveways displacing much of the front lot space, the front yards of most lots may be able to support a single small tree. Following is the maximum number of trees each lot could support based upon lot width, assuming small trees with maximum crown spreads of 15 feet diameter:

<u>Lot Width</u>	<u># in Front</u>	<u># in Back</u>
50' & 55'	1	3
60'	1	4
80'	2	5
90'	2	6

There are 23 lots with significant numbers of retained trees in the back yards. These lots won't be able to support any more trees in their backyards, but can still support the number of trees in their front yards based upon their width.

9.0 Use of This Report and Limitations

This revised report is provided to DR Horton as a means of reporting on the conditions of the evaluated trees on the Vinterra 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 it 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 Vinterra project site.

Cordially,



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

Tree Evaluation Data
Vinterra

Tree #	Species	Dbh	DL (diam)	LOD (rad)	Cond	Retent	Mult	Total	Ret. Cred	Condition Notes	Sp.	Action	Typing
1	DF/Pm	20	30	16	1	3.25	1	3.25	3.25	Good condition and health	75	Ret	Type 1
2	DF/Pm	8	15	10	1	1.25	1	1.25	1.25	Good condition and health	75	Ret	Type 1
3	DF/Pm	14	20	12	1	1.75	1	1.75	1.75	Good condition and health	75	Ret	Type 1
4	DF/Pm	10	15	10	1	1.25	1	1.25	1.25	Good condition and health	75	Ret	Type 1
5	DF/Pm	20	35	18	1	3.25	1	3.25	3.25	Good condition and health	75	Ret	Type 1
6	DF/Pm	12	20	12	1	1.75	1	1.75	1.75	Good condition and health	75	Ret	Type 1
7	DF/Pm	12	20	12	1	1.75	1	1.75	1.75	Good condition and health	75	Ret	Type 1
8	DF/Pm	28	35	18	1	5	1	5	5	Good condition and health	75	Ret	Type 1
9	DF/Pm	28	35	18	1	5	1	5	5	Good condition and health	75	Ret	Type 1
10	DF/Pm	14	20	12	1	1.75	1	1.75	1.75	Good condition and health	75	Ret	Type 1
11	DF/Pm	10	15	10	1	1.25	1	1.25	1.25	Good condition and health	75	Ret	Type 1
12	DF/Pm	14	20	12	1	1.75	1	1.75	1.75	Good condition and health	75	Ret	Type 1
13	DF/Pm	10	15	10	1	1.25	1	1.25	1.25	Good condition and health	75	Ret	Type 1
14	DF/Pm	14	15	10	1	1.75	1	1.75	1.75	Good condition and health	75	Ret	Type 1
15	DF/Pm	14	20	12	1	1.75	1	1.75	1.75	Good condition and health	75	Ret	Type 1
16	DF/Pm	12	15	10	1	1.75	1	1.75	1.75	Good condition and health	75	Ret	Type 1
17	DF/Pm	20	35	18	1	3.25	1	3.25	3.25	Good condition and health	75	Ret	Type 1
18	DF/Pm	48	45	24	1	14	1	14	14	Good condition and health	75	Ret	Type 1
19	DF/Pm	30	35	18	1	6	1	6	6	Good condition and health	75	Ret	Type 1
21	DF/Pm	28	35	18	2	5	1	5	5	Somewhat sparse crown	75	Ret	Type 1
22	DF/Pm	16	30	16	2	2.5	1	2.5	2.5	Somewhat sparse crown	75	Ret	Type 1
23	DF/Pm	20	30	16	1	3.25	1	3.25	3.25	Good condition and health	75	Ret	Type 1
24	DF/Pm	16	30	16	1	2.5	1	2.5	2.5	Good condition and health	75	Ret	Type 1
25	DF/Pm	24	25	15	1	4	1	4		Good condition and health	75	RemI	Type 3
26	DF/Pm	14	25	15	1	1.75	1	1.75	1.75	Good condition and health	75	Ret	Type 1
27	DF/Pm	14	30	16	1	1.75	1	1.75	1.75	Good condition and health	75	Ret	Type 1
28	DF/Pm	18	30	16	1	2.5	1	2.5	2.5	Good condition and health	75	Ret	Type 1
29	DF/Pm	12	25	15	1	1.75	1	1.75	1.75	Good condition and health	75	Ret	Type 1
30	DF/Pm	15	25	15	1	1.75	1	1.75	1.75	Good condition and health	75	Ret	Type 1
31	DF/Pm	12	25	15	1	1.75	1	1.75	1.75	Good condition and health	75	Ret	Type 1
32	DF/Pm	30	40	21	2	6	1	6	6	Somewhat sparse crown	75	Ret	Type 1
33	DF/Pm	36	40	21	2	8	1	8	8	Somewhat sparse crown	75	Ret	Type 1
34	DF/Pm	22	30		1	3.25	1	3.25		Good condition and health	75	RemI	Type 3
35	DF/Pm	14	35		1	1.75	1	1.75		Good condition and health	75	RemI	Type 3
36	DF/Pm	30	30		1	6	1	6		Good condition and health	75	RemI	Type 3
37	DF/Pm	22	40	21	2	3.25	1	3.25	3.25	Somewhat sparse crown	75	Ret	Type 1
38	DF/Pm	24	30	15	2	4	1	4	4	Somewhat sparse crown	75	Ret	Type 1
39	DF/Pm	38	40	21	2	9	1	9	9	Somewhat sparse crown	75	Ret	Type 1



Tree Evaluation Data
Vinterra

Tree #	Species	Dbh	DL (diam)	LOD (rad)	Cond	Retent	Mult	Total	Ret. Cred	Condition Notes	Sp.	Action	Typing
40	DF/Pm	48	45		4	14	1	14		Stressed, very sparse crown	75	RemI	Type 3
41	DF/Pm	34	40		1	7	1	7		Good condition and health	75	RemI	Type 3
42	DF/Pm	12	25		1	1.75	1	1.75		Good condition and health	75	RemI	Type 3
43	Bc/Pe	12	25		1	1.75	1	1.75		Good condition and health	60	RemI	Type 3
44	BLM/Am	18	40		1	2.5	1	2.5		Good condition and health	60	RemI	Type 3
45	BLM/Am	16	40		4	2.5	1	2.5		Extensive trunk decay	60	RemI	Type 3
46	DF/Pm	8	15		1	1.25	1	1.25		Good condition and health	75	RemI	Type 3
47	RA/Ar	12	30		1	1.75	1	1.75		Good condition and health	45	RemI	Type 3
48	DF/Pm	32	35		1	6	1	6		Good condition and health	75	RemI	Type 3
49	DF/Pm	26	35		1	4	1	4		Good condition and health	75	RemI	Type 3
50	DF/Pm	36	35		3	8	1	8		Large trunk scar	75	RemI	Type 3
51	DF/Pm	42	40		2	10	1	10		Somewhat sparse crown	75	RemI	Type 3
52	DF/Pm	36	40		4	8	1	8		Terminal failure, sparse crown	75	RemI	Type 3
53	DF/Pm	38	40		4	9	1	9		Stressed, very sparse crown	75	RemI	Type 3
54	DF/Pm	32	40		4	6	1	6		Stressed, very sparse crown	75	RemI	Type 3
55	DF/Pm	42	42		3	10	1	10		Sparse crown	75	RemI	Type 3
56	DF/Pm	34	40		1	7	1	7		Good condition and health	75	RemI	Type 3
57	RA/Ar	12	25		1	1.75	1	1.75		Good condition and health	45	RemI	Type 3
58	RA/Ar	18	30		1	2.5	1	2.5		Good condition and health	45	RemI	Type 3
59	LC/xCl	12	15		1	1.75	0.75	1.31		Good condition and health	40	RemI	Type 3
60	LC/xCl	8	15		1	1.25	0.75	0.94		Good condition and health	40	RemI	Type 3
61	LC/xCl	10	15		1	1.25	0.75	0.94		Good condition and health	40	RemI	Type 3
62	LC/xCl	12	15		1	1.75	0.75	1.31		Good condition and health	40	RemI	Type 3
63	LC/xCl	12	15		1	1.75	0.75	1.31		Good condition and health	40	RemI	Type 3
64	LC/xCl	12	15		1	1.75	0.75	1.31		Good condition and health	40	RemI	Type 3
65	LC/xCl	12	15		1	1.75	0.75	1.31		Good condition and health	40	RemI	Type 3
66	LC/xCl	12	15		1	1.75	0.75	1.31		Good condition and health	40	RemI	Type 3
67	LC/xCl	12	15		1	1.75	0.75	1.31		Good condition and health	40	RemI	Type 3
68	LC/xCl	14	15		1	1.75	0.75	1.31		Good condition and health	40	RemI	Type 3
69	DF/Pm	18	20		4	2.5	1	2.5		Topped	75	RemI	Type 3
70	DF/Pm	16	20		4	2.5	1	2.5		Topped	75	RemI	Type 3
71	DF/Pm	10	15		4	1.25	1	1.25		Topped	75	RemI	Type 3
72	DF/Pm	8	15		4	1.25	1	1.25		Topped	75	RemI	Type 3
73	DF/Pm	18	20		4	2.5	1	2.5		Topped	75	RemI	Type 3
74	DF/Pm	10	15		4	1.25	1	1.25		Topped	75	RemI	Type 3
75	DF/Pm	10	15		4	1.25	1	1.25		Topped	75	RemI	Type 3
76	DF/Pm	8	15		4	1.25	1	1.25		Topped	75	RemI	Type 3
77	DF/Pm	18	20		4	2.5	1	2.5		Topped	75	RemI	Type 3



Tree Evaluation Data
Vinterra

Tree #	Species	Dbh	DL (diam)	LOD (rad)	Cond	Retent	Mult	Total	Ret. Cred	Condition Notes	Sp.	Action	Typing
78	DF/Pm	8	15		4	1.25	1	1.25		Topped	75	RemI	Type 3
79	DF/Pm	16	20		4	2.5	1	2.5		Topped	75	RemI	Type 3
80	DF/Pm	8	15		4	1.25	1	1.25		Topped	75	RemI	Type 3
81	DF/Pm	12	15		4	1.75	1	1.75		Topped	75	RemI	Type 3
82	DF/Pm	8	15		4	1.25	1	1.25		Topped	75	RemI	Type 3
83	DF/Pm	48	45		4	14	1	14		Very sparse crown, multi-trunked	75	RemI	Type 3
84	DF/Pm	8	15		4	1.25	1	1.25		Topped	75	RemI	Type 3
85	DF/Pm	8	10		4	1.25	1	1.25		Topped	75	RemI	Type 3
86	DF/Pm	8	10		4	1.25	1	1.25		Topped	75	RemI	Type 3
87	DF/Pm	8	10		4	1.25	1	1.25		Topped	75	RemI	Type 3
88	DF/Pm	12	15		4	1.75	1	1.75		Topped	75	RemI	Type 3
89	DF/Pm	14	15		4	1.75	1	1.75		Topped	75	RemI	Type 3
90	DF/Pm	10	15		4	1.25	1	1.25		Topped	75	RemI	Type 3
91	DF/Pm	8	10		4	1.25	1	1.25		Topped	75	RemI	Type 3
92	DF/Pm	14	15		4	1.75	1	1.75		Topped	75	RemI	Type 3
93	DF/Pm	8	15		4	1.25	1	1.25		Topped	75	RemI	Type 3
94	DF/Pm	8	10		4	1.25	1	1.25		Topped	75	RemI	Type 3
95	DF/Pm	12	15		4	1.75	1	1.75		Topped	75	RemI	Type 3
96	DF/Pm	10	15		4	1.25	1	1.25		Topped	75	RemI	Type 3
97	DF/Pm	10	15		4	1.25	1	1.25		Topped	75	RemI	Type 3
98	DF/Pm	10	15		4	1.25	1	1.25		Topped	75	RemI	Type 3
99	DF/Pm	8	10		4	1.25	1	1.25		Topped	75	RemI	Type 3
100	DF/Pm	10	15		4	1.25	1	1.25		Topped	75	RemI	Type 3
101	DF/Pm	8	10		4	1.25	1	1.25		Topped	75	RemI	Type 3
102	DF/Pm	8	10		4	1.25	1	1.25		Topped	75	RemI	Type 3
103	DF/Pm	8	10		4	1.25	1	1.25		Topped	75	RemI	Type 3
104	DF/Pm	12	15		4	1.75	1	1.75		Topped	75	RemI	Type 3
105	DF/Pm	12	15		4	1.75	1	1.75		Topped	75	RemI	Type 3
106	DF/Pm	12	15		4	1.75	1	1.75		Topped	75	RemI	Type 3
107	DF/Pm	12	15		4	1.75	1	1.75		Topped	75	RemI	Type 3
108	DF/Pm	44	45		2	12	1	12		Somewhat sparse crown	75	RemI	Type 3
109	DF/Pm	10	15		4	1.25	1	1.25		Topped	75	RemI	Type 3
110	DF/Pm	12	15		4	1.75	1	1.75		Topped	75	RemI	Type 3
111	DF/Pm	10	15		4	1.25	1	1.25		Topped	75	RemI	Type 3
112	DF/Pm	12	15		4	1.75	1	1.75		Topped	75	RemI	Type 3
113	DF/Pm	8	10		4	1.25	1	1.25		Topped	75	RemI	Type 3
114	DF/Pm	10	10		4	1.25	1	1.25		Topped	75	RemI	Type 3
115	DF/Pm	8	10		4	1.25	1	1.25		Topped	75	RemI	Type 3



Tree Evaluation Data
Vinterra

Tree #	Species	Dbh	DL (diam)	LOD (rad)	Cond	Retent	Mult	Total	Ret. Cred	Condition Notes	Sp.	Action	Typing
116	DF/Pm	10	10		4	1.25	1	1.25		Topped	75	RemI	Type 3
117	DF/Pm	8	10		4	1.25	1	1.25		Topped	75	RemI	Type 3
118	DF/Pm	12	10		4	1.75	1	1.75		Topped	75	RemI	Type 3
119	DF/Pm	18	35	18	2	2.5	1	2.5	2.5	Co-dominant leaders near top	75	Ret	Type 2
120	DF/Pm	28	35		3	5	1	5		Sparse crown	75	RemI	Type 3
121	DF/Pm	24	35		3	4	1	4		Sparse crown	75	RemI	Type 3
122	DF/Pm	30	35		3	6	1	6		Sparse crown	75	RemI	Type 3
123	DF/Pm	36	40		3	8	1	8		Sparse crown	75	RemI	Type 3
124	DF/Pm	36	40		4	8	1	8		Very sparse crown, advanced decline	75	RemI	Type 3
125	DF/Pm	42	40		3	10	1	10		Sparse crown	75	RemI	Type 3
126	DF/Pm	42	40		2	10	1	10		Somewhat sparse crown	75	RemI	Type 3
127	DF/Pm	44	45		4	12	1	12		Very sparse crown, scar and decay	75	RemI	Type 3
128	DF/Pm	42	40		4	10	1	10		Very sparse crown, advanced decline	75	RemI	Type 3
130	DF/Pm	26	35		4	4	1	4		Very sparse crown, advanced decline	75	RemI	Type 3
131	DF/Pm	32	40		4	6	1	6		Very sparse crown, advanced decline	75	RemI	Type 3
132	DF/Pm	28	40		4	5	1	5		Very sparse crown, advanced decline	75	RemI	Type 3
133	DF/Pm	36	40		4	8	1	8		Very sparse crown, advanced decline	75	RemI	Type 3
134	DF/Pm	36	45		4	8	1	8		Very sparse crown, advanced decline	75	RemI	Type 3
135	DF/Pm	34	45		4	7	1	7		Very sparse crown, advanced decline	75	RemI	Type 3
136	DF/Pm	34	40		4	7	1	7		Very sparse crown, advanced decline	75	RemI	Type 3
137	DF/Pm	32	40		4	6	1	6		Very sparse crown, advanced decline	75	RemI	Type 3
138	DF/Pm	32	40		4	6	1	6		Very sparse crown, advanced decline	75	RemI	Type 3
139	DF/Pm	50	45		2	14	1	14		Somewhat sparse crown	75	RemI	Type 3
140	DF/Pm	24	35		4	4	1	4		Trunk decay	75	RemI	Type 3
141	DF/Pm	28	35		1	5	1	5		Good condition and health	75	RemI	Type 3
142	DF/Pm	24	30		2	4	1	4		Somewhat sparse crown	75	RemI	Type 3
143	DF/Pm	30	35		2	6	1	6		Somewhat sparse crown	75	RemI	Type 3
144	DF/Pm	16	25		2	2.5	1	2.5		Somewhat sparse crown	75	RemI	Type 3
145	DF/Pm	22	35		2	3.25	1	3.25		Somewhat sparse crown	75	RemI	Type 3
146	DF/Pm	6	10		2	0.75	1	0.75		Somewhat sparse crown	75	RemI	Type 3
147	WRC/Tp	18	30		2	2.5	1	2.5		Somewhat sparse crown	90	RemI	Type 3
148	WRC/Tp	14	25		2	1.75	1	1.75		Somewhat sparse crown	90	RemI	Type 3
149	WRC/Tp	8	20		2	1.25	1	1.25		Somewhat sparse crown	90	RemI	Type 3
150	WRC/Tp	8	20		2	1.25	1	1.25		Somewhat sparse crown	90	RemI	Type 3
151	DF/Pm	24	35	18	2	4	1	4	4	Somewhat sparse crown	75	Ret	Type 1
152	WRC/Tp	14	30	16	2	1.75	1	1.75	1.75	Somewhat sparse crown	90	Ret	Type 1
153	WRC/Tp	16	30	16	2	2.5	1	2.5	2.5	Somewhat sparse crown	90	Ret	Type 1
154	DF/Pm	22	35	18	2	3.25	1	3.25	3.25	Somewhat sparse crown	75	Ret	Type 1

EXHIBIT 13
PAGE 18 OF 26

Tree Evaluation Data
Vinterra

Tree #	Species	Dbh	DL (diam)	LOD (rad)	Cond	Retent	Mult	Total	Ret. Cred	Condition Notes	Sp.	Action	Typing
155	DF/Pm	12	30		2	1.75	1	1.75		Somewhat sparse crown	75	RemI	Type 3
156	DF/Pm	8	15		2	1.25	1	1.25		Somewhat sparse crown	75	RemI	Type 3
157	WRC/Tp	10	15		2	1.25	1	1.25		Somewhat sparse crown	90	RemI	Type 3
158	DF/Pm	20	30		2	3.25	1	3.25		Somewhat sparse crown	75	RemI	Type 3
159	DF/Pm	20	30		2	3.25	1	3.25		Somewhat sparse crown	75	RemI	Type 3
160	DF/Pm	14	30		2	1.75	1	1.75		Somewhat sparse crown	75	RemI	Type 3
161	DF/Pm	6	15		4	0.75	1	0.75		Very sparse crown, advanced decline	75	RemI	Type 3
162	DF/Pm	36	40		2	8	1	8		Somewhat sparse crown	75	RemI	Type 3
163	DF/Pm	20	35		2	3.25	1	3.25		Somewhat sparse crown	75	RemI	Type 3
164	DF/Pm	32	35		2	6	1	6		Somewhat sparse crown	75	RemI	Type 3
165	DF/Pm	32	35		2	6	1	6		Somewhat sparse crown	75	RemI	Type 3
166	DF/Pm	24	30		3	4	1	4		Sparse crown	75	RemI	Type 3
167	DF/Pm	14	25		2	1.75	1	1.75		Somewhat sparse crown	75	RemI	Type 3
168	BLM/Am	10	30	16	1	1.25	1	1.25	1.25	Good condition and health	60	Ret	Type 1
169	DF/Pm	8	15	10	2	1.25	1	1.25	1.25	Suppressed, somewhat sparse	75	Ret	Type 1
170	WRC/Tp	14	20	12	1	1.75	1	1.75	1.75	Good condition and health	90	Ret	Type 1
171	DF/Pm	12	20	12	1	1.75	1	1.75	1.75	Good condition and health	75	Ret	Type 1
172	DF/Pm	36	40		4	8	1	8		Very sparse crown, advanced decline	75	RemI	Type 3
173	WRC/Tp	8	15	10	1	1.25	1	1.25	1.25	Good condition and health	90	Ret	Type 1
174	DF/Pm	22	35	18	2	3.25	1	3.25	3.25	Somewhat sparse crown	75	Ret	Type 1
175	WRC/Tp	8	15	10	1	1.25	1	1.25	1.25	Good condition and health	90	Ret	Type 1
176	DF/Pm	30	35	18	2	6	1	6	6	Somewhat sparse crown	75	Ret	Type 1
177	DF/Pm	16	30	16	1	2.5	1	2.5	2.5	Good condition and health	75	Ret	Type 1
178	DF/Pm	14	35	18	1	1.75	1	1.75	1.75	Good condition and health	75	Ret	Type 1
179	DF/Pm	18	35	18	1	2.5	1	2.5	2.5	Good condition and health	75	Ret	Type 1
180	DF/Pm	16	35	18	1	2.5	1	2.5	2.5	Good condition and health	75	Ret	Type 1
181	DF/Pm	18	35	18	1	2.5	1	2.5	2.5	Good condition and health	75	Ret	Type 1
182	DF/Pm	12	35	18	1	1.75	1	1.75	1.75	Good condition and health	75	Ret	Type 1
183	DF/Pm	18	35	18	1	2.5	1	2.5	2.5	Good condition and health	75	Ret	Type 1
184	DF/Pm	16	35	18	1	2.5	1	2.5	2.5	Good condition and health	75	Ret	Type 1
185	Bc/Pe	10	40	21	1	1.25	1	1.25	1.25	Good condition and health	60	Ret	Type 1
186	Bc/Pe	14	40	21	1	1.75	1	1.75	1.75	Good condition and health	60	Ret	Type 1
187	DF/Pm	16	35	18	1	2.5	1	2.5	2.5	Good condition and health	75	Ret	Type 1
188	Bc/Pe	10	30	16	1	1.25	1	1.25	1.25	Good condition and health	60	Ret	Type 1
189	DF/Pm	16	30	16	1	2.5	1	2.5	2.5	Good condition and health	75	Ret	Type 1
190	DF/Pm	10	35	18	1	1.25	1	1.25	1.25	Good condition and health	75	Ret	Type 1
191	JC/Py	18	50	26	1	2.5	1.2	3	3.6	Good condition and health	65	Ret	Type 1
195	DF/Pm	10	35	18	1	1.25	1	1.25	1.25	Good condition and health	75	Ret	Type 1

EXHIBIT 13
 PAGE 19 OF 26

Tree Evaluation Data
Vinterra

Tree #	Species	Dbh	DL (diam)	LOD (rad)	Cond	Retent	Mult	Total	Ret. Cred	Condition Notes	Sp.	Action	Typing
196	DF/Pm	14	35	18	1	1.75	1	1.75	1.75	Good condition and health	75	Ret	Type 1
197	DF/Pm	16	35	18	1	2.5	1	2.5	2.5	Good condition and health	75	Ret	Type 1
198	DF/Pm	18	35	18	1	2.5	1	2.5	2.5	Good condition and health	75	Ret	Type 1
199	DF/Pm	16	35	18	1	2.5	1	2.5	2.5	Good condition and health	75	Ret	Type 1
200	DF/Pm	24	35	18	1	4	1	4	4	Good condition and health	75	Ret	Type 1
201	DF/Pm	12	35	18	1	1.75	1	1.75	1.75	Good condition and health	75	Ret	Type 1
202	DC/Cd	8	30	16	1	1.25	1	1.25	1.25	Good condition and health	80	Ret	Type 1
203	DF/Pm	32	20	12	1	6	1	6	6	Good condition and health	75	Ret	Type 1
204	DC/Cd	18	35	18	1	2.5	1	2.5	2.5	Good condition and health	80	Ret	Type 1
205	WRC/Tp	10	35	18	1	1.25	1	1.25	1.25	Good condition and health	90	Ret	Type 1
206	DF/Pm	16	35	18	1	2.5	1	2.5	2.5	Good condition and health	75	Ret	Type 1
207	LC/Cl	20	20	12	1	3.25	1	3.25	3.25	Good condition and health	55	Ret	Type 1
208	DF/Pm	20	35	18	1	3.25	1	3.25	3.25	Good condition and health	75	Ret	Type 1
209	DF/Pm	10	35	18	1	1.25	1	1.25	1.25	Good condition and health	75	Ret	Type 1
210	DF/Pm	16	35	18	1	1.25	1	1.25	1.25	Good condition and health	75	Ret	Type 1
211	DF/Pm	20	35	18	1	3.25	1	3.25	3.25	Good condition and health	75	Ret	Type 1
212	DF/Pm	16	35	18	1	2.5	1	2.5	2.5	Good condition and health	75	Ret	Type 1
213	DF/Pm	8	35	18	1	1.25	1	1.25	1.25	Good condition and health	75	Ret	Type 1
214	DF/Pm	14	35	18	1	1.75	1	1.75	1.75	Good condition and health	75	Ret	Type 1
215	DF/Pm	16	35	18	1	2.5	1	2.5	2.5	Good condition and health	75	Ret	Type 1
216	DF/Pm	18	35	18	1	2.5	1	2.5	2.5	Good condition and health	75	Ret	Type 1
217	DF/Pm	18	35	18	1	2.5	1	2.5	2.5	Good condition and health	75	Ret	Type 1
218	DF/Pm	8	35	18	1	1.25	1	1.25	1.25	Good condition and health	75	Ret	Type 1
219	DF/Pm	18	35	18	1	2.5	1	2.5	2.5	Good condition and health	75	Ret	Type 1
220	DF/Pm	10	35	18	1	1.25	1	1.25	1.25	Good condition and health	75	Ret	Type 1
221	DF/Pm	12	35	18	1	1.75	1	1.75	1.75	Good condition and health	75	Ret	Type 1
222	BLM/Am	8	30	16	1	1.25	1.2	1.5		Good condition and health	60	RemI	Type 3
223	DF/Pm	14	35	18	1	1.75	1	1.75		Good condition and health	75	RemI	Type 3
224	DF/Pm	14	35	18	1	1.75	1	1.75		Good condition and health	75	RemI	Type 3
225	DF/Pm	12	35	18	1	1.75	1	1.75		Good condition and health	75	RemI	Type 3
226	DF/Pm	16	35	18	1	2.5	1	2.5		Good condition and health	75	RemI	Type 3
227	WRC/Tp	8	15	10	1	1.25	1	1.25		Good condition and health	90	RemI	Type 3
228	WRC/Tp	12	30	16	1	1.75	1	1.75		Good condition and health	90	RemI	Type 3
229	DF/Pm	12	30	16	1	1.75	1	1.75		Good condition and health	75	RemI	Type 3
230	DF/Pm	12	30	16	1	1.75	1	1.75		Good condition and health	75	RemI	Type 3
231	DF/Pm	20	35	18	1	3.25	1	3.25		Good condition and health	75	RemI	Type 3
232	DF/Pm	20	35	18	1	3.25	1	3.25		Good condition and health	75	RemI	Type 3
233	DF/Pm	14	35	18	1	1.75	1	1.75		Good condition and health	75	RemI	Type 3

EXHIBIT 13
 PAGE 20 OF 26

Tree Evaluation Data
Vinterra

Tree #	Species	Dbh	DL (diam)	LOD (rad)	Cond	Retent	Mult	Total	Ret. Cred	Condition Notes	Sp.	Action	Typing
234	DF/Pm	18	35	18	1	2.5	1	2.5		Good condition and health	75	RemI	Type 3
235	DF/Pm	12	35	18	1	1.75	1	1.75		Good condition and health	75	RemI	Type 3
236	DF/Pm	12	35	18	1	1.75	1	1.75		Good condition and health	75	RemI	Type 3
237	DF/Pm	10	30	16	1	1.25	1	1.25		Good condition and health	75	RemI	Type 3
238	DF/Pm	8	30	16	1	1.25	1	1.25		Good condition and health	75	RemI	Type 3
239	DF/Pm	8	30	16	1	1.25	1	1.25		Good condition and health	75	RemI	Type 3
240	DF/Pm	12	30	16	1	1.75	1	1.75		Good condition and health	75	RemI	Type 3
241	DF/Pm	14	35	18	1	1.75	1	1.75		Good condition and health	75	RemI	Type 3
242	DF/Pm	8	25	15	1	1.25	1	1.25		Good condition and health	75	RemI	Type 3
243	DF/Pm	24	35	18	1	4	1	4		Good condition and health	75	RemI	Type 3
244	DF/Pm	18	30	16	1	2.5	1	2.5		Good condition and health	75	RemI	Type 3
245	DF/Pm	14	25	15	1	1.75	1	1.75		Good condition and health	75	RemI	Type 3
246	DF/Pm	22	35	18	1	3.25	1	3.25		Good condition and health	75	RemI	Type 3
247	DF/Pm	18	35		1	2.5	1	2.5		Good condition and health	75	RemI	Type 3
248	DF/Pm	18	35		1	2.5	1	2.5		Good condition and health	75	RemI	Type 3
249	DF/Pm	12	30		1	1.75	1	1.75		Good condition and health	75	RemI	Type 3
250	DF/Pm	10	30	16	1	1.25	1	1.25		Good condition and health	75	RemI	Type 3
251	DF/Pm	12	30	16	1	1.75	1	1.75		Good condition and health	75	RemI	Type 3
252	DF/Pm	8	25	15	1	1.25	1	1.25		Good condition and health	75	RemI	Type 3
253	DF/Pm	8	25	15	1	1.25	1	1.25		Good condition and health	75	RemI	Type 3
254	DF/Pm	16	30	16	1	2.5	1	2.5		Good condition and health	75	RemI	Type 3
255	DF/Pm	10	30	16	1	1.25	1	1.25		Good condition and health	75	RemI	Type 3
256	DF/Pm	16	30	16	1	2.5	1	2.5		Good condition and health	75	RemI	Type 3
257	DF/Pm	12	30	16	1	1.75	1	1.75		Good condition and health	75	RemI	Type 3
258	DF/Pm	10	25	15	1	1.25	1	1.25		Good condition and health	75	RemI	Type 3
259	DF/Pm	10	25	15	1	1.25	1	1.25	1.25	Good condition and health	75	Ret	Type 1
260	DF/Pm	10	30	16	1	1.25	1	1.25	1.25	Good condition and health	75	Ret	Type 1
261	DF/Pm	12	30	16	1	1.75	1	1.75	1.75	Good condition and health	75	Ret	Type 1
262	DF/Pm	10	30	16	1	1.25	1	1.25	1.25	Good condition and health	75	Ret	Type 1
263	DF/Pm	12	30	16	1	1.75	1	1.75	1.75	Good condition and health	75	Ret	Type 1
264	DF/Pm	20	35	18	1	3.25	1	3.25	3.25	Good condition and health	75	Ret	Type 1
265	DF/Pm	14	30	16	1	1.75	1	1.75	1.75	Good condition and health	75	Ret	Type 1
266	DF/Pm	14	35	18	1	1.75	1	1.75	1.75	Good condition and health	75	Ret	Type 1
267	DF/Pm	14	30	16	1	1.75	1	1.75	1.75	Good condition and health	75	Ret	Type 1
268	DF/Pm	18	35	18	1	2.5	1	2.5	2.5	Good condition and health	75	Ret	Type 1
269	DF/Pm	12	30	16	1	1.75	1	1.75	1.75	Good condition and health	75	Ret	Type 1
270	DF/Pm	14	35	18	1	1.75	1	1.75	1.75	Good condition and health	75	Ret	Type 1
271	DF/Pm	6	20	12	1	0.75	1	0.75	0.75	Good condition and health	75	Ret	Type 1

EXHIBIT 13
PAGE 21 OF 26

Tree Evaluation Data
Vinterra

Tree #	Species	Dbh	DL (diam)	LOD (rad)	Cond	Retent	Mult	Total	Ret. Cred	Condition Notes	Sp.	Action	Typing
272	BLM/Am	8	30	16	1	1.25	1.2	1.5	1.8	Good condition and health	60	Ret	Type 1
273	WRC/Tp	12	25	15	1	1.75	1	1.75		Good condition and health	90	RemI	Type 3
274	DF/Pm	10	25	15	1	1.25	1	1.25		Good condition and health	75	RemI	Type 3
275	DF/Pm	8	25	15	1	1.25	1	1.25		Good condition and health	75	RemI	Type 3
276	DF/Pm	8	25	15	1	1.25	1	1.25		Good condition and health	75	RemI	Type 3
277	DF/Pm	8	20	12	1	1.25	1	1.25		Good condition and health	75	RemI	Type 3
278	DF/Pm	8	25	15	1	1.25	1	1.25		Good condition and health	75	RemI	Type 3
279	WRC/Tp	8	25	15	1	1.25	1	1.25	1.25	Good condition and health	90	Ret	Type 2
280	DF/Pm	18	35	18	1	2.5	1	2.5	2.5	Good condition and health	75	Ret	Type 1
281	BLM/Am	6	20	15	1	0.75	1.2	0.9	1.08	Good condition and health	60	Ret	Type 1
282	BLM/Am	6	15	15	1	0.75	1.2	0.9	1.08	Good condition and health	60	Ret	Type 1
283	BLM/Am	8	20	15	1	1.25	1.2	1.5	1.8	Good condition and health	60	Ret	Type 1
284	BLM/Am	8	20	15	1	1.25	1.2	1.5	1.8	Good condition and health	60	Ret	Type 1
285	BLM/Am	10	20	15	1	1.25	1.2	1.5	1.8	Good condition and health	60	Ret	Type 1
286	DEC	7	20		1	1.25	1	1.25		Good condition and health		RemI	Type 3
287	DEC	7	20		1	1.25	1	1.25		Good condition and health		RemI	Type 3
288	WRC/Tp	12	20		1	1.75	1	1.75		Good condition and health	90	RemI	Type 3
289	DF/Pm	18	35	18	1	2.5	1	2.5		Good condition and health	75	RemI	Type 3
290	RA/Ar	12	35	18	1	1.75	1	1.75		Good condition and health	45	RemI	Type 3
291	DF/Pm	32	40	21	1	6	1	6	6	Good condition and health	75	Ret	Type 1
292	BLM/Am	18	40	21	1	2.5	1.2	3	3.6	Good condition and health	60	Ret	Type 2
300	WRC/Tp	18	35	18	1	2.5	1.2	3	3.6	Good condition and health	90	Ret	Type 1
11296	DF/Pm	16	32	18	1	2.5	1	2.5	2.5	Good condition and health	75	Ret	Type 1
11297	WRC/Tp	30	40	22	1	6	1	6	6	Good condition and health	90	Ret	Type 1
11298	DF/Pm	18	36	20	1	2.5	1	2.5	2.5	Good condition and health	75	Ret	Type 1
11299	WRC/Tp	24	36	20	1	4	1	4	4	Good condition and health	90	Ret	Type 1
11300	DF/Pm	16	36	20	1	2.5	1	2.5	2.5	Good condition and health	75	Ret	Type 1
11301	WRC/Tp	18	24	14	3	2.5	1	2.5	2.5	Multiple tops	90	Ret	Type 1
11302	DF/Pm	18	40	22	1	2.5	1	2.5	2.5	Good condition and health	75	Ret	Type 1
11303	DF/Pm	18	35	20	1	2.5	1	2.5	2.5	Good condition and health	75	Ret	Type 1
####	DF/Pm	16	35	N/A	1	2.5	1	2.5		Good condition and health	75	RemI	Type 3
####	DF/Pm	6	15	N/A	1	0.75	1	0.75		Good condition and health	75	RemI	Type 3
####	DF/Pm	14	32	N/A	1	1.75	1	1.75		Good condition and health	75	RemI	Type 3
####	DF/Pm	30	45	N/A	1	6	1	6		Good condition and health	75	RemI	Type 3
####	DF/Pm	18	36	N/A	1	2.5	1	2.5		Good condition and health	75	RemI	Type 3
####	DF/Pm	18	36	N/A	1	2.5	1	2.5		Good condition and health	75	RemI	Type 3
####	DF/Pm	24	45	N/A	1	4	1	4		Good condition and health	75	RemI	Type 3
####	DF/Pm	12	30	N/A	1	1.75	1	1.75		Good condition and health	75	RemI	Type 3

EXHIBIT 13
PAGE 22 OF 26

Tree Evaluation Data
Vinterra

Tree #	Species	Dbh	DL (diam)	LOD (rad)	Cond	Retent	Mult	Total	Ret. Cred	Condition Notes	Sp.	Action	Typing
####	DF/Pm	18	35	N/A	1	2.5	1	2.5		Good condition and health	75	RemI	Type 3
####	DF/Pm	16	35	N/A	1	2.5	1	2.5		Good condition and health	75	RemI	Type 3
####	DF/Pm	10	25	N/A	1	1.25	1	1.25		Good condition and health	75	RemI	Type 3
11314	DF/Pm	18	36	20	1	2.5	1	2.5	2.5	Good condition and health	75	Ret	Type 1
####	DF/Pm	30	50	N/A	1	6	1	6		Good condition and health	75	RemI	Type 3
####	DF/Pm	12	25	N/A	1	1.75	1	1.75		Good condition and health	75	RemI	Type 3
####	DF/Pm	30	50	N/A	1	6	1	6		Good condition and health	75	RemI	Type 3
11330	JC/Py	14	40	22	1	1.75	1.2	2.1	2.52	Good condition and health	70	Ret	Type 1
11334	DF/Pm	24	42	23	1	4	1	4	4	Good condition and health	75	Ret	Type 1
11335	WRC/Tp	34	36	20	1	7	1	7	7	Good condition and health	90	Ret	Type 1
####	SS/Ps	36	48	N/A	1	8	1.2	9.6		Good condition and health	60	RemI	Type 3
####	DF/Pm	24	38	N/A	1	4	1	4		Good condition and health	75	RemI	Type 3
####	WRC/Tp	34	32	N/A	1	7	1	7		Good condition and health	90	RemI	Type 3
####	WRC/Tp	28	42	N/A	1	5	1	5		Good condition and health	90	RemI	Type 3
####	DF/Pm	36	45	N/A	1	8	1	8		Good condition and health	75	RemI	Type 3
####	RA/Ar	16		N/A	4	2.5	1	2.5		Dead	45	RemI	Type 3
11343	AP/Md	12	32	18	1	1.75	0.75	1.31	0.98438	Good condition and health		Ret	Type 1
11344	HAW/Cm	8	30	16	1	1.25	0.75	0.94	0.70313	Good condition and health		Ret	Type 1
11345	CAS/Rp	8	26	15	4	1.25	0.75	0.94	0.70313	Declining, sparse crown	85	Ret	Type 1
####	RA/Ar	18	40	N/A	1	2.5	1	2.5		Good condition and health	45	RemI	Type 3
####	DF/Pm	18	32	N/A	1	2.5	1	2.5		Good condition and health	75	RemI	Type 3
11348	DF/Pm	16	30	16	1	2.5	1	2.5	2.5	Good condition and health	75	Ret	Type 1
####	DF/Pm	16	26	N/A	1	2.5	1	2.5		Good condition and health	75	RemI	Type 3
11350	WRC/Tp	16	22	13	1	2.5	1	2.5	2.5	Good condition and health	90	Ret	Type 1
####	DF/Pm	18	36	N/A	1	2.5	1	2.5		Good condition and health	75	RemI	Type 3
####	DF/Pm	20	40	N/A	1	3.25	1	3.25		Good condition and health	75	RemI	Type 3
####	AP/Md	10	24	N/A	1	1.25	0.75	0.94		Good condition and health	90	RemI	Type 3
####	DF/Pm	16	36	N/A	1	2.5	1	2.5		Good condition and health	75	RemI	Type 3
####	WRC/Tp	24	32	N/A	1	4	1	4		Good condition and health	90	RemI	Type 3
####	DF/Pm	14	32	N/A	1	1.75	1	1.75		Good condition and health	75	RemI	Type 3
####	DF/Pm	10	18	N/A	1	1.25	1	1.25		Good condition and health	75	RemI	Type 3
####	DF/Pm	18	36	N/A	1	2.5	1	2.5		Good condition and health	75	RemI	Type 3
####	DF/Pm	36	50	N/A	1	8	1	8		Good condition and health	75	RemI	Type 3
####	DF/Pm	24	50	N/A	1	4	1	4		Good condition and health	75	RemI	Type 3
####	DF/Pm	30	40	N/A	1	6	1	6		Good condition and health	75	RemI	Type 3
####	DF/Pm	20	36	N/A	1	3.25	1	3.25		Good condition and health	75	RemI	Type 3
####	DF/Pm	18	36	N/A	1	2.5	1	2.5		Good condition and health	75	RemI	Type 3
####	DF/Pm	18	36	N/A	1	2.5	1	2.5		Good condition and health	75	RemI	Type 3

EXHIBIT 13
PAGE 23 OF 26

Tree Evaluation Data
Vinterra

Tree #	Species	Dbh	DL (diam)	LOD (rad)	Cond	Retent	Mult	Total	Ret. Cred	Condition Notes	Sp.	Action	Typing
####	BC/Pe	Dead		N/A	4		1.2	0		Dead	60	RemI	Type 3
####	BC/Pe	Dead		N/A	4		1.2	0		Dead	60	RemI	Type 3
####	BC/Pt	48	62	N/A	1	14	1.2	16.8		Good condition and health	40	RemI	Type 3
####	BC/Pe	14	42	N/A	1	1.75	1.2	2.1		Good condition and health	60	RemI	Type 3
####	AP/Md	12	26	N/A	1	1.75		0		Good condition and health		RemI	Type 3
####	BLM/Am	30	65	N/A	1	6	0.75	4.5		Good condition and health	60	RemI	Type 3
####	DF/Pm	24	42	N/A	1	4	1	4		Good condition and health	75	RemI	Type 3
####	MA/Sa	12	40	N/A	3	1.75	1	1.75		Sparse crown	60	RemI	Type 3
####	BLM/Am	24	65	N/A	1	4	1.2	4.8		Good condition and health	60	RemI	Type 3
####	DF/Pm	8	15	N/A	1	1.25	1	1.25		Good condition and health	75	RemI	Type 3
####	DF/Pm	24	42	N/A	3	4	1	4		Blown top	75	RemI	Type 3
####	DF/Pm	18	35	N/A	1	2.5	1	2.5		Good condition and health	75	RemI	Type 3
####	DF/Pm	24	35	N/A	1	4	1	4		Good condition and health	75	RemI	Type 3
####	WIL/Ss	24		N/A	4	4		0		Extensive trunk decay	30	RemI	Type 3
####	DF/Pm	24	36	N/A	1	4	1	4		Good condition and health	75	RemI	Type 3
####	DF/Pm	24	42	N/A	1	4	1	4		Good condition and health	75	RemI	Type 3
####	DF/Pm	24	36	N/A	2	4	1	4		Good condition and health	75	RemI	Type 3
####	DF/Pm	24	36	N/A	2	4	1	4		Good condition and health	75	RemI	Type 3
####	DF/Pm	30	44	N/A	1	6	1	6		Good condition and health	75	RemI	Type 3
####	CBS/Pp	16	32	N/A	1	2.5	0.75	1.88		Good condition and health	55	RemI	Type 3
11510	DF/Pm	28	46	25	1	5	1	5	5	Good condition and health	75	Ret	Type 1
####	WRC/Tp	20	22	N/A	1	3.25	1	3.25		Good condition and health	90	RemI	Type 3
####	SP/Ps	Dead		N/A	4		1	0		Dead		RemI	Type 3
####	DF/Pm	20	38	N/A	4	3.25	1	3.25		Codominant leaders at 20'	75	RemI	Type 3
####	DF/Pm	16	32	N/A	1	2.5	1	2.5		Good condition and health	75	RemI	Type 3
####	WIL/Ss	14		N/A	4	1.75	1	1.75		Extensive trunk decay	30	RemI	Type 3
####	RA/Ar	8	35	N/A	2	1.25	1	1.25		Good condition and health	45	RemI	Type 3
####	RA/Ar	12	35	N/A	2	1.75	1	1.75		Good condition and health	45	RemI	Type 3
####	DF/Pm	10	30	N/A	1	1.25	1	1.25		Good condition and health	75	RemI	Type 3
####	DF/Pm	24	40	N/A	1	4	1	4		Good condition and health	75	RemI	Type 3
####	DF/Pm	28	46	N/A	1	5	1	5		Good condition and health	75	RemI	Type 3
####	BLM/Am	18	48	N/A	1	2.5	1.2	3		Good condition and health	60	RemI	Type 3
####	BLM/Am	18	45	N/A	1	2.5	1.2	3		Good condition and health	60	RemI	Type 3
####	BLM/Am	12	36	20	1	1.75	1.2	2.1		Good condition and health	60	RemI	Type 3
####	WIL/Ss	24	32	N/A	3	4	0.75	3		Moderate trunk decay	30	RemI	Type 3
####	BC/Pe	12	36	20	1	1.75	1.2	2.1		Good condition and health	60	RemI	Type 3
####	BLM/Am	24	55	N/A	2	4	1.2	4.8		Good condition and health	60	RemI	Type 3
####	BLM/Am	24	55	N/A	1	4	1.2	4.8		Good condition and health	60	RemI	Type 3

EXHIBIT 13
PAGE 24 OF 26

Tree Evaluation Data
Vinterra

Tree #	Species	Dbh	DL (diam)	LOD (rad)	Cond	Retent	Mult	Total	Ret. Cred	Condition Notes	Sp.	Action	Typing
####	DF/Pm	24	36	N/A	1	4	1	4		Good condition and health	75	RemI	Type 3
####	WIL/Ss	24		N/A	4	4	0.75	3		Decay in trunk and leaders	30	RemI	Type 3
####	DF/Pm	24	40	N/A	2	4	1	4		Good condition and health	75	RemI	Type 3
####	DF/Pm	18	32	N/A	1	2.5	1	2.5		Good condition and health	75	RemI	Type 3
####	DF/Pm	10	24	N/A	1	1.25	1	1.25		Good condition and health	75	RemI	Type 3

1145 344.34

Total Tree Credits on Site = 1145 Total Tree Credits Required (60/acre @ 33.35 acres) = 2001

Total Tree Credits Provided Through Retention = 342

Total Tree Credits Required through Replacement or Tree Fund = 1,657

Tree Codes:

BLM/Am=Big-leaf maple (Acer macrophyllum)

RA/Ar= Red alder (Alnus rubra)

HAW/Cm=Hawthorn (Crataegus monogyna)

CD/Dc=Cedrus deodara (Deodar cedar)

AP/Md=Apple (Malus domestica)

Bc/Pe= Bittercherry (Prunus emarginata)

CBS/Pp=Colorado blue spruce (Picea pungens)

SP/Ps=Spruce (Picea species)

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

4 = Poor condition and/or health and major concerns with state of decline or presence of considerable decay in trunk(s), also includes dead trees

Dens = Density Credit - Density Credit Per City of Woodinville Municipal Code

***Density Credits are not counted for trees in Right of Way (credit replaced with ROW)**

Mult = Multiplier - Density Multiplier per City of Woodinville Municipal Code

Small (<35')=0.75

Medium (35'-44')=1

Large (>44')=1.2

LC/xCl HAW/Cs

RA/Ar DC/Cd

BLM/Am

DEC MA/Ss

WRC/Tp DF/Pm

JC/Ps

WIL/Ss CBS/Pp

Bc/Pe LC/Cl

AP/Md CAS/Rp

SS/Ps=Sitka spruce (Picea sitchensis)

PC/Pt=Black cottonwood (Populus trichocarpa)

JC/Py = Japanese cherry (Prunus yeodensis)

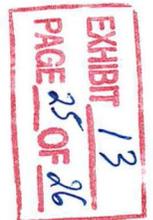
DF/Pm = Douglas fir (Pseudotsuga menziesii)

CAS/Rp=Cascara (Rhamnus purshiana)

MA/Sa=Mountain ash (Sorbus acuparia)

WIL/Ss=Willow (Salix species)

WRC/Tp = Western red cedar (Thuja plicata)



Tree Evaluation Data
Vinterra

Sp. Rating = Species rating as listed in Species Ratings for Landscape and Tree Appraisal, 2nd Edition, 2007

Action = Remove due to condition (RemC) or Remove due to impacts (RemI) or Remove for Right of Way (ROW) or Retain (Ret)

Tree Type (Per WMC 21.15.060(6))

Type 1 - A viable tree that is determined to be healthy and windfirm by a qualified tree professional, and provided the trees can be safely retained when pursuing alternatives to development standards, and meets at least one of the following criteria:

- (a) Heritage trees;
- (b) Specimen trees;
- (c) Tree groves (3 or more trees with overlapping canopies)
- (d) Wildlife habitat
- (e) Trees in geologically hazardous areas
- (f) Trees that are more than 75 years old or have a dbh of at least 20 inches
- (g) Trees are part of a grove that extends onto abutting property.

Type 2 - A viable tree that is to be retained if feasible.

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.