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- Tree Protection Plan -

PIERCE COLLEGE PUYALLUP

1601 39th Avenue SE
Puyallup, WA

Prepared for: Bill Fierst, AHBL

Prepared by: Washington Forestry Consultants, Inc.

Report Date: November 1, 2022

Introduction

The project proponent is planning to construct three new parking areas on the Pierce College Puyallup campus at 1601 39th Avenue SE in Puyallup, WA. The proponent has retained WFCI to:

- Evaluate and inventory all trees over 15 inches DBH on the site.
- Make recommendations for retention of significant trees, along with any required protection and cultural measures.

Observations

Methodology

WFCI has evaluated all 'significant' trees 15 inches diameter at breast height (DBH) and larger in the proposed project area and assessed their potential to be incorporated into the new project. Note that red alder (*Alnus rubra*) and black cottonwood (*Populus trichocarpa*) were evaluated as part of this project but are not considered significant by City of Puyallup code.

The tree evaluation phase used methodology developed by Matheny and Clark in their 1998 publication[1] and the International Society of Arboriculture Best management Practices for tree risk assessment[2]

[1] Nelda Matheny and Dr. James Clark. 1998. *Trees and Development: A Technical Guide to Preservation of Trees during Land Development.* International Society of Arboriculture. Champaign, IL.
[2] Smiley, E. Thomas, Nelda Matheny, and Sharon Lilly. 2011. *Best Management Practices: Tree Risk Assessment.* International Society of Arboriculture. Champaign, IL.

Site Description

The site is bordered by Wildwood Park Drive to the north and east, 39th Avenue SE to the south, and a forested parcel to the west. The topography ranges from flat to gently sloping. The site is fully forested outside of the developed portion of the campus.

Soil Depth and Productivity

According to the USDA Web Soil Survey, the one soil type on this site is the Kapowsin gravelly ashy loam is a moderately deep, moderately well drained soil found on shoulders of hills. It is formed over volcanic ash and/or glacial drift over dense glaciomarine deposits. A cemented hardpan is located at a depth of about 25 inches. Effective rooting depth is 11 to 30 inches. Available water storage capacity for plants is low.

Tree Conditions

There are three areas of construction for this project. Each site was 100% inventoried of all trees 15 inches DBH and larger (significant trees). Non-significant species and sizes (<15 inches DBH) exist on site as well. Some of the non-significant trees outside of the construction limits were inventoried to determine the potential impacts from construction. Each site is described individually below. A complete list of the trees in located in Attachment 2.

Site 1. -- This is located in the SW area of the campus. It consists of a lightly treed landscape area of an existing parking lot. There are 10 significant trees and 5 smaller trees in or potentially impacted around the project area. Tree species in the type include bigleaf maple (*Acer macrophyllum*), Douglas-fir (*Pseudotsuga menziesii*), and western redcedar (*Thuja plicata*).

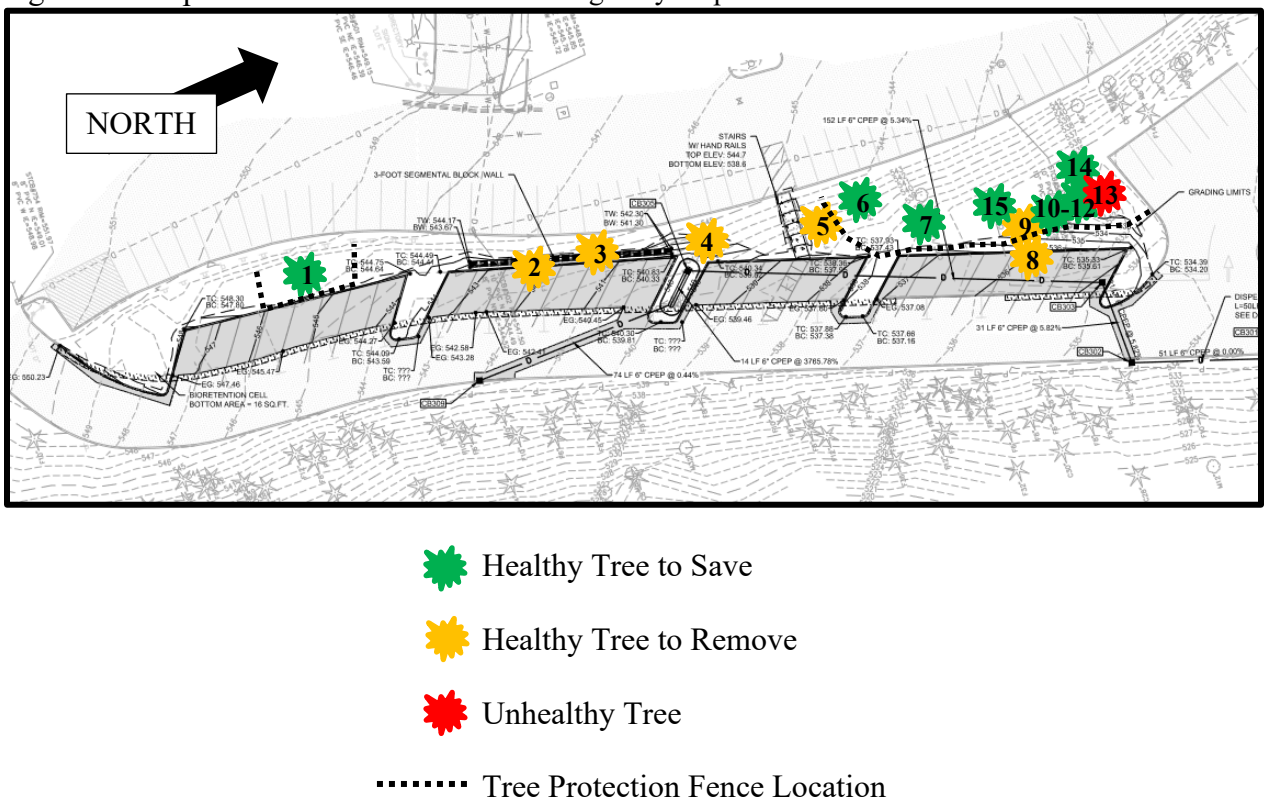
The tree diameters range from in diameter from 7 to 61 inches DBH. Thirteen (14) of the trees were classified as sound, healthy, long-term trees. The 1 unhealthy tree is a large, dead western redcedar snag. The understory plants include grasses, forbs, and Himalayan blackberry (*Rubus armeniacus*).

Table 1. Summary of Trees on Site 1.

Species	DBH Range (in)	Condition Range	# of Healthy Trees	# of Trees in Poor Health	Total # of Trees
Bigleaf Maple	7 – 8	Fair	3	0	3
Douglas-fir	12 – 25	Fair – Very Good	8	0	8
Western Redcedar	11 – 61	Dead – Good	3	1	4
Sum	**7 – 61**	**Dead – Very Good**	**14**	**1**	**15**

Photo 1. View of trees on Site 1 of the Pierce College Puyallup Site.

Figure 1. Site plan of site 1 on the Pierce College Puyallup Site.



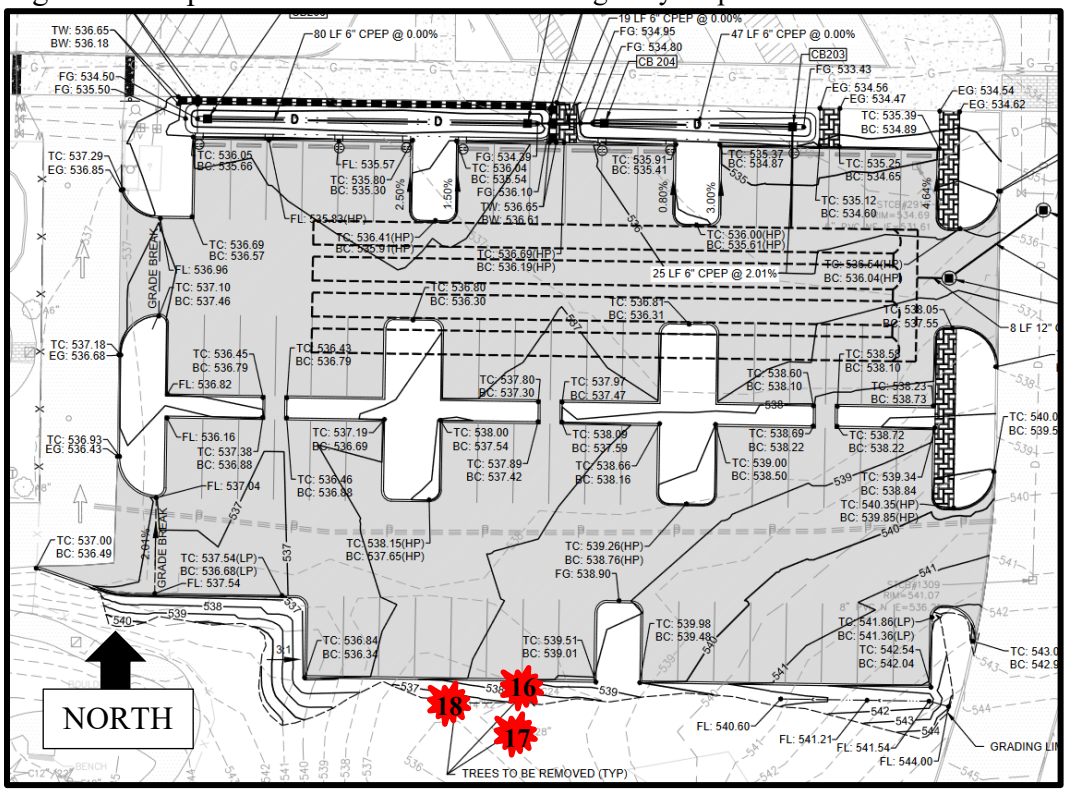
Site 2. -- This site is located near the center of campus. Most of the site is a grass field with 3 significant trees along the southern property line. Tree diameters range from 14 to 28 inches DBH. All 3 trees are in 'Very Poor' condition and are not long-term trees due to structural defects or poor health (dead, diseased, or hazardous). The understory plants include Himalayan blackberry, grasses, and forbs.

Table 2. Summary of Significant Trees in Site 2.

Species	DBH Range (in)	Condition Range	# of Healthy Trees	# of Trees in Poor Health	Total # of Trees
Bigleaf Maple	14 – 28	Very Poor	0	2	2
Western Redcedar	24	Very Poor	0	1	1
Sum	**14 – 28**	**Very Poor**	**0**	**3**	**3**

Photo 2. View of Site 2 of the Pierce College Puyallup Site.

Figure 2. Site plan of site 2 on the Pierce College Puyallup Site.



Unhealthy Tree

Site 3. -- This is located in the northern area of the campus near the Health Education Center building. It is a fully stocked forest of western redcedar, bigleaf maple, Douglas-fir, red alder (*Alnus rubra*), black cottonwood (*Populus trichocarpa*), and western hemlock (*Tsuga heterophylla*).

The tree diameters range from in diameter from 15 to 50 inches DBH. Twenty-six trees were previously inventoried for a different version of the site plan but are now out of the project area. These trees were removed from the significant tree list in Attachment 2 and not included in the tree counts. Fifty-seven (57) of the trees were classified as sound, healthy, long-term trees. Twenty-four (24) trees are in 'Poor' or worse condition. The understory is very dense with Himalayan blackberry, vine maple (*Acer circinatum*), sword fern (*Polystichum munitum*), and salmonberry (*Rubus spectabilis*).

Table 3. Summary of Trees on Site 3.

Species	DBH Range (in)	Condition Range	# of Healthy Trees	# of Trees in Poor Health	Total # of Trees
Bigleaf Maple	15 – 34	Very Poor – Fair	1	8	9
Black Cottonwood	50	Poor	0	1	1
Douglas-fir	15 – 37	Dead – Fair	10	0	10
Red Alder	18 – 24	Dead – Fair	0	4	4
Western Hemlock	15 – 22	Dead – Fair	0	2	2
Western Redcedar	15 – 45	Very Poor – Fair	46	9	55
Sum	**15 – 50**	**Dead – Fair**	**57**	**24**	**81**

Photo 3. View of Site 3 of the Pierce College Puyallup Site.

Figure 3. Site plan of site 3 on the Pierce College Puyallup Site.

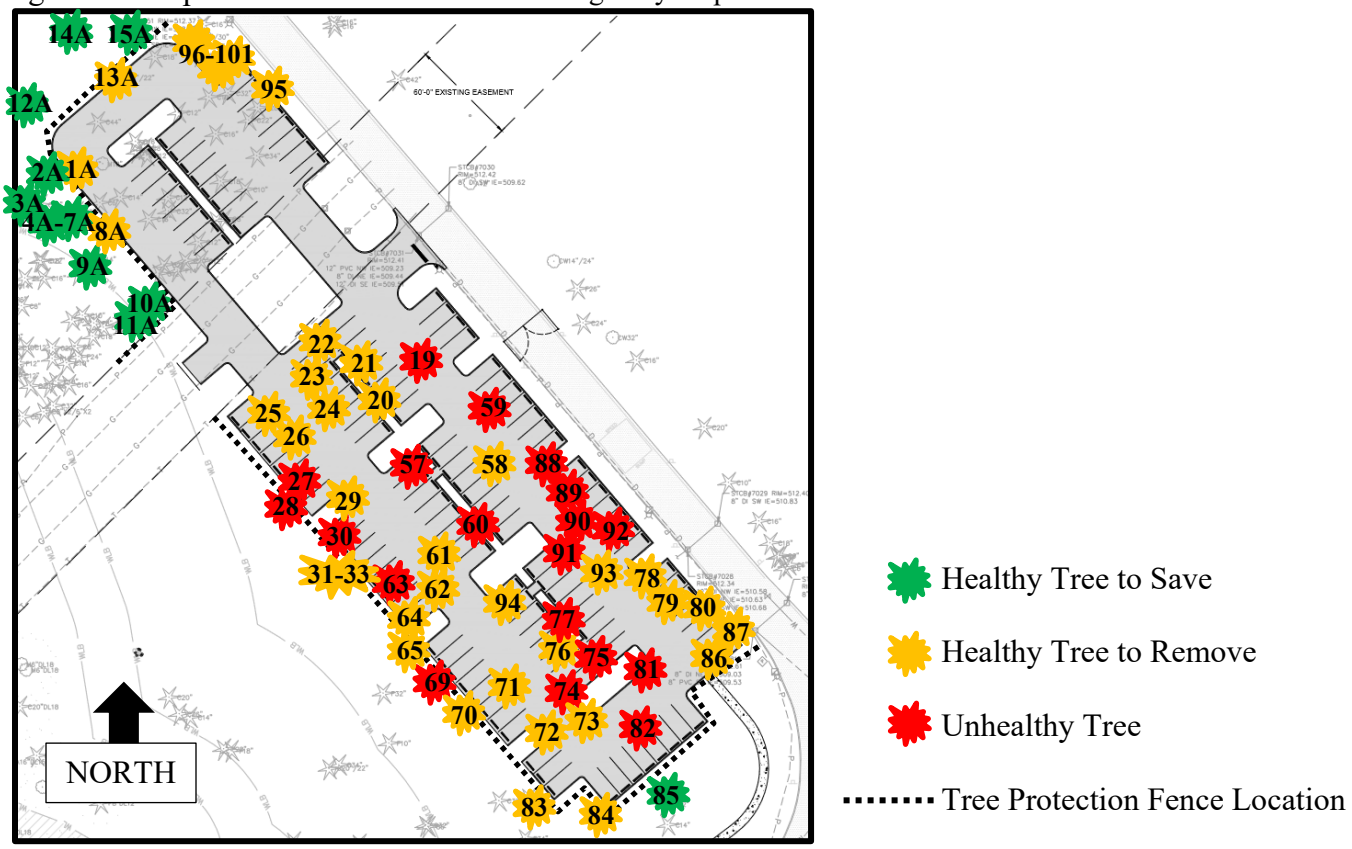
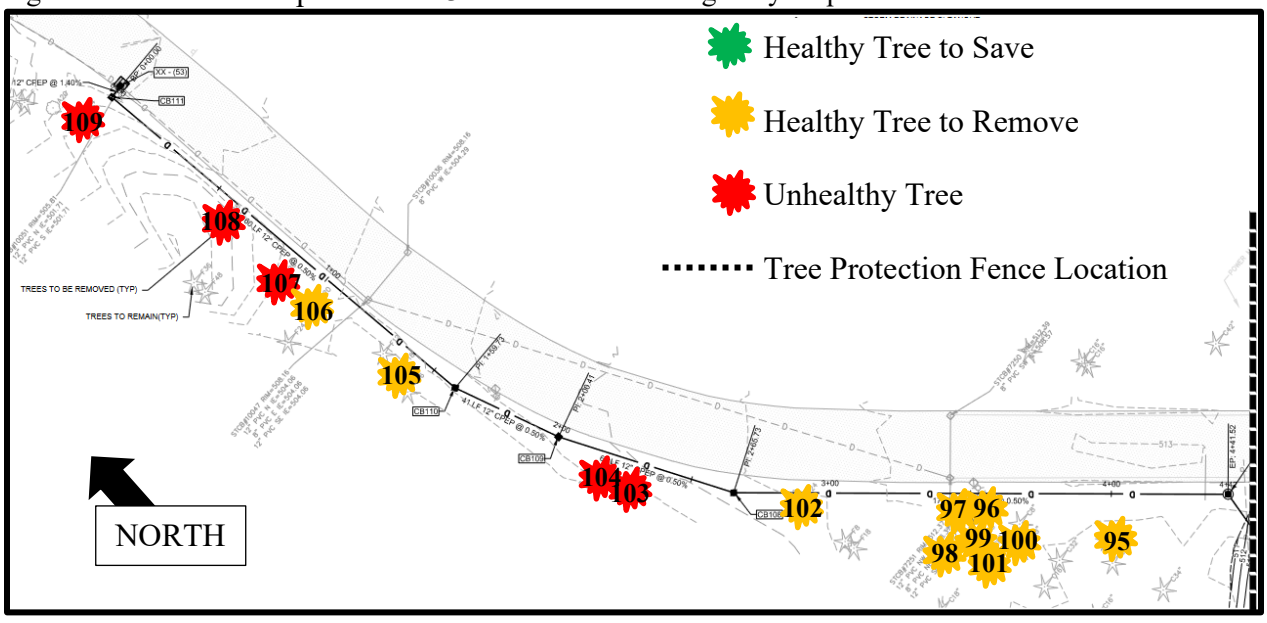


Figure 4. Continued site plan of site 3 on the Pierce College Puyallup Site.



Off-Site Impacts

Tree removal on this parcel will not impact any trees on the surrounding parcels.

Recommendations

Tree Retention

A large number of other trees on the Pierce College Puyallup campus that will not be affected by this project. Therefore, a tree replacement plan will not be required.

Tree Protection Measures

Trees to be saved must be protected during construction by a six-foot-high chain link fencing (Attachment #6), located at the edge of the critical root zone (CRZ). Placards shall be placed on the fencing every 50 feet indicating the words, "NO TRESPASSING - Protected Trees". The individual CRZ are a radius of one foot for each one inch of DBH (6 feet minimum), unless otherwise delineated by WFCI (see Attachment #2).

Tree protection fences should be placed around the edge of the critical root zone (CRZ). The fence should be erected after logging but prior to the start of clearing. The fences should be maintained until the start of the landscape installation.

There should be no equipment activity (including rototilling) within the critical root zone. No irrigation lines, trenches, or other utilities should be installed within the CRZ. Cuts or fills should impact no more than 20% of a tree's root system. If topsoil is added to the root zone of a protected tree, the depth should not exceed 2 inches of a sandy loam or loamy fine sand topsoil and should not cover more than 20% of the root system.

If roots are encountered outside the CRZ during construction, they should be cut cleanly with a saw and covered immediately with moist soil. Noxious vegetation within the critical root zone should be removed by hand. If a proposed save tree must be impacting by grading or fills, then the tree should be re-evaluated by WFCI to determine if the tree can be saved with mitigating measures, or if the tree should be removed.

Pruning and Thinning

All individual trees to be saved near or within developed areas should have their crowns raised to provide a minimum of 8 feet of ground clearance over sidewalks and landscape areas, 15 feet over parking lots or streets, and at least 10 feet of building clearance.

All pruning should be done according to the ANSI A300 standards for proper pruning, and be completed by an International Society of Arboriculture Certified Arborist®, or be supervised by a Certified Arborist®.

Conclusions and Timeline for Activity

1. The final, approved tree protection plan map should be included in the construction drawings for bid and construction of the project and should be labeled as such.
2. Stake and heavily flag the clearing limits.

3. Contact WFCI to attend pre-job conference and discuss tree protection issues with contractors. WFCI can verify all trees to be saved and/or removed are adequately marked for retention.
4. Complete logging. Complete necessary hazard tree removals from within the tree protection areas along with invasive plant removals from the tree protection areas. No equipment should enter the tree protection areas during logging.
5. Install tree protection fences along the 'limits of construction'. The fences should be located at the limits of construction or 5 feet outside of the dripline of the save tree or as otherwise specified by WFCI. Maintain fences throughout construction.
6. Complete clearing of the project.
7. Do not excavate stumps within 10' of trees to be saved. These should be individually evaluated by WFCI to determine the method of removal.
8. Complete all necessary pruning on save trees or stand edges to provide at least 8' of ground clearance near sidewalks and trails, and 15' above all driveways or access roads.
9. Complete grading and construction of the project.

Summary

Of the 99 trees that could be impacted by construction activity, 28 were in poor condition or dead, leaving 71 healthy significant trees. There are also many smaller trees among the significant trees. Base on the site plan and required grading 21 trees on the edges of construction will be saved in the project areas. All other trees in the project areas will be removed. Twenty-six trees from a previous inventory are no longer in construction boundaries and were removed from the significant tree list.

Please give us a call if you have any questions.

Respectfully submitted,

Galen M. Wright, ACF, ASCA
ISA Bd. Certified Master Arborist PN-129BU
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ISA Tree Risk Assessor Qualified

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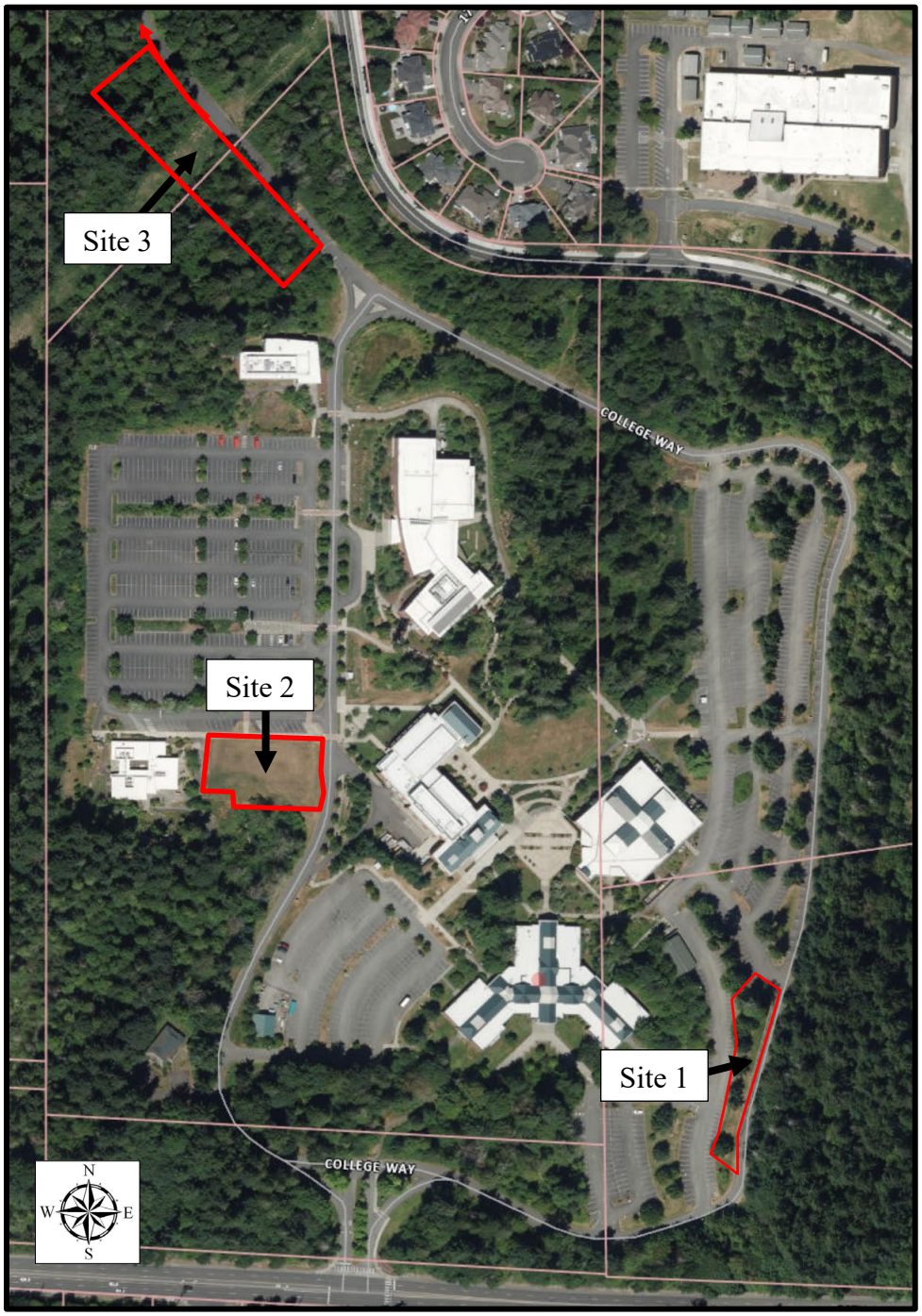
attachments

Attachment #1.

Aerial Photo of Pierce College Puyallup Project Sites

(Pierce County PublicGIS)



Project Boundary

Attachment #2.

Pierce College Puyallup Significant Tree List

Tree #	Species	DBH (in)	Condition	Min. RPZ (ft.)	Potential for Retention based only on Tree condition - Yes or No	Project Plan – Save or Remove	Comment
1	Douglas-fir	17	Very Good	14	Yes	Save	
2	Douglas-fir	13	Good	10	Yes	Remove	
3	Douglas-fir	13	Good	10	Yes	Remove	
4	Douglas-fir	16	Good	13	Yes	Remove	
5	Douglas-fir	15	Good	12	Yes	Remove	
6	Douglas-fir	14	Good	11	Yes	Save	
7	Western Redcedar	12,18	Fair	17	Yes	Save	
8	Western Redcedar	61	Fair	49	Yes	Remove	no top, ok to save
9	Bigleaf Maple	6,6	Fair	8	Yes	Remove	
10	Douglas-fir	12	Good	10	Yes	Save	
11	Douglas-fir	25	Fair	20	Yes	Save	
12	Bigleaf Maple	8	Fair	6	Yes	Save	
13	Western Redcedar	34	Dead		No	Remove	ok to save, solid stem
14	Bigleaf Maple	7	Fair	6	Yes	Save	
15	Western Redcedar	6,6,7	Good	9	Yes	Save	
16	Western Redcedar	24	Very Poor		No	Remove	dead top
17	Bigleaf Maple	28	Very Poor		No	Remove	dead top, cracked stem
18	Bigleaf Maple	14	Very Poor		No	Remove	dead top, no #
19	Red Alder	21	Dead		No	Remove	
20	Western Redcedar	45	Fair	36	Yes	Remove	

Tree #	Species	DBH (in)	Condition	Min. RPZ (ft.)	Potential for Retention based only on Tree condition - Yes or No	Project Plan – Save or Remove	Comment
21	Western Redcedar	18,23	Fair	23	Yes	Remove	
22	Western Redcedar	18	Fair	14	Yes	Remove	
23	Western Redcedar	28	Fair	22	Yes	Remove	
24	Western Redcedar	26	Fair	21	Yes	Remove	
25	Western Redcedar	24	Fair	19	Yes	Remove	
26	Western Redcedar	19	Fair	15	Yes	Remove	
27	Western Redcedar	40	Poor		No	Remove	decay in base
28	Western Redcedar	37	Poor		No	Remove	decay in base
29	Western Redcedar	23	Fair	18	Yes	Remove	
30	Western Redcedar	43	Poor		No	Remove	decay in base
31	Douglas-fir	16	Fair	13	Yes	Remove	
32	Western Redcedar	15	Fair	12	Yes	Remove	
33	Douglas-fir	17	Fair	14	Yes	Remove	
57	Western Redcedar	40	Poor		No	Remove	
58	Western Redcedar	42	Fair	34	Yes	Remove	crack in stem
59	Bigleaf Maple	28	Very Poor		No	Remove	
60	Bigleaf Maple	15	Poor		No	Remove	dead top
61	Western Redcedar	24	Fair	19	Yes	Remove	
62	Western Redcedar	34	Fair	27	Yes	Remove	

Tree #	Species	DBH (in)	Condition	Min. RPZ (ft.)	Potential for Retention based only on Tree condition - Yes or No	Project Plan – Save or Remove	Comment
63	Bigleaf Maple	17	Very Poor		No	Remove	
64	Bigleaf Maple	16	Fair	13	Yes	Remove	
65	Douglas-fir	37	Fair	30	Yes	Remove	
69	Western Redcedar	43	Poor		No	Remove	in decline
70	Douglas-fir	28	Fair	22	Yes	Remove	
71	Douglas-fir	15	Good	12	Yes	Remove	
72	Western Redcedar	32	Fair	26	Yes	Remove	
73	Western Redcedar	16	Fair	13	Yes	Remove	
74	Bigleaf Maple	26	Poor		No	Remove	
75	Red Alder	18	Very Poor		No	Remove	
76	Western Redcedar	26	Fair	21	Yes	Remove	
77	Red Alder	18	Dead		No	Remove	
78	Western Redcedar	26	Fair	21	Yes	Remove	
79	Western Redcedar	26	Fair	21	Yes	Remove	
80	Western Redcedar	22	Fair	18	Yes	Remove	
81	Red Alder	24	Very Poor		No	Remove	
82	Western Redcedar	16	Poor		No	Remove	poor form
83	Western Redcedar	15	Fair	12	Yes	Remove	
84	Western Redcedar	15	Fair	12	Yes	Remove	
85	Western Redcedar	16	Fair	13	Yes	Remove	
86	Western Redcedar	16	Fair	13	Yes	Remove	

Tree #	Species	DBH (in)	Condition	Min. RPZ (ft.)	Potential for Retention based only on Tree condition - Yes or No	Project Plan – Save or Remove	Comment
87	Western Redcedar	19	Fair	15	Yes	Remove	
88	Cottonwood	50	Poor		No	Remove	
89	Western Redcedar	26	Very Poor		No	Remove	dead top
90	Bigleaf Maple	25	Very Poor		No	Remove	dead top
91	Western Redcedar	28	Poor		No	Remove	
92	Western Redcedar	24	Poor		No	Remove	
93	Western Redcedar	24	Fair	19	Yes	Remove	
94	Western Redcedar	15	Fair	12	Yes	Remove	
95	Western Redcedar	26	Fair	21	Yes	Remove	
96	Western Redcedar	21	Fair	17	Yes	Remove	
97	Douglas-fir	25	Fair	20	Yes	Remove	
98	Western Redcedar	17	Fair	14	Yes	Remove	
99	Western Redcedar	32	Fair	26	Yes	Remove	
100	Western Redcedar	31	Fair	25	Yes	Remove	
101	Western Redcedar	36	Fair	29	Yes	Remove	
102	Western Redcedar	24	Fair	19	Yes	Remove	
103	Bigleaf Maple	32	Very Poor		No	Remove	
104	Bigleaf Maple	20	Very Poor		No	Remove	
105	Western Redcedar	16	Fair	13	Yes	Remove	

Tree #	Species	DBH (in)	Condition	Min. RPZ (ft.)	Potential for Retention based only on Tree condition - Yes or No	Project Plan – Save or Remove	Comment
106	Western Redcedar	19	Fair	15	Yes	Remove	
107	Hemlock	16	Poor		No	Remove	
108	Bigleaf Maple	34	Very Poor		No	Remove	
109	Hemlock	15	Dead		No	Remove	
10A	Western Redcedar	27	Fair	14	Yes	Save	
11A	Douglas-fir	11	Fair	6	Yes	Save	
12A	Western Redcedar	19	Good	10	Yes	Save	
13A	Western Redcedar	10,16	Fair	9	Yes	Remove	
14A	Western Redcedar	24	Fair	12	Yes	Save	
15A	Western Redcedar	18	Fair	9	Yes	Save	
16A	Western Redcedar	27	Fair	18	Yes	Save	
1A	Douglas-fir	26	Good	13	Yes	Remove	
2A	Western Redcedar	24	Good	12	Yes	Save	
3A	Western Redcedar	14	Good	7	Yes	Save	
4A	Western Redcedar	12	Good	6	Yes	Save	
5A	Douglas-fir	22	Good	11	Yes	Save	
6A	Western Redcedar	10	Good	6	Yes	Save	
7A	Western Redcedar	8	Good	6	Yes	Save	
8A	Douglas-fir	17	Good	8	Yes	Remove	
9A	Western Redcedar	16	Good	8	Yes	Save	

Attachment #3.
Individual Tree Rating Key for Tree Condition

RATING	SYMBOL	DEFINITION
Very Good	**VG**	• Balanced crown that is characteristic of the species • Normal lateral and terminal branch growth rates for the species and soil type • Stem sound, normal bark vigor • No root problems • No insect or disease problems • Long-term, attractive tree
Good	**G**	• Crown lacking symmetry but nearly balanced • Normal lateral and terminal branch growth rates for the species and soil type • Minor twig dieback O.K. • Stem sound, normal bark vigor • No root problems • No or minor insect or disease problems – insignificant • Long-term tree
Fair	**F**	• Crown lacking symmetry due to branch loss • Slow lateral and terminal branch growth rates for the species and soil type • Minor and major twig dieback – starting to decline • Stem partly unsound, slow diameter growth and low bark vigor • Minor root problems • Minor insect or disease problems • Short-term tree 10-30 years
Poor	**P**	• Major branch loss – unsymmetrical crown • Greatly reduced growth • Several structurally import dead or branch scaffold branches • Stem has bark loss and significant decay with poor bark vigor • Root damage • Insect or disease problems – remedy required • Short-term tree 1-10 years
Very Poor	**VP**	• Lacking adequate live crown for survival and growth • Severe decline • Minor and major twig dieback • Stem unsound, bark sloughing, previous stem or large branch failures, very poor bark vigor • Severe root problems or disease • No or minor insect or disease problems • Mortality expected within the next few years
Dead	**DEAD**	• Dead

Cultural Care Needs:

ABBRV.	ACTIVITY	DESCRIPTION
CC	**Crown Cleaning**	Pruning of dead, dying, diseased, damaged, or defective branches over 1/2 inch in diameter –includes removal of dead tops
CT	**Crown Thinning**	Pruning of branches described in crown cleaning, plus thinning of up to 20% of the live branches over ½ inch diameter. Branch should be 1/3 to ½ the diameter of the lateral branch. Thinning should be well distributed throughout crown of tree, and should release healthy, long-term branches.
RC	**Crown Reduction**	Reduction of the crown of a tree by pruning to lateral branches. Generally used to remove declining branches or to lighten end weight on long branches.
CR	**Crown Raising**	Pruning of lower branches to remove deadwood or to provide ground or building clearances.
RMV	**Remove**	Remove tree due to decline or hazardous conditions that cannot be mitigated by pruning.
RS	**Remove Sprouts**	Remove basal sprouts from stem of tree.
Rep	**Replace**	Tree is small – is in decline or dead. Replace with suitable tree species.
HT	**Hazard Tree**	Tree is hazardous and cannot be mitigated by pruning. Recommendation is to remove tree.
None	**No Work**	No work necessary at this time.

Attachment #4.
Description of Tree Evaluation Methodology

The evaluation of the tree condition on this site included the visual assessment of:

1. Live-crown ratio,
2. Lateral and terminal branch growth rates,
3. Presence of dieback in minor and major scaffold branches and twigs,
4. Foliage color,
5. Stem soundness and other structural defects,
6. Visual root collar examination,
7. Presence of insect or disease problems.
8. Windfirmness if tree removal will expose this tree to failure.

In cases where signs of internal defect or disease were suspected, a core sample was taken to look for stain, decay, and diameter growth rates. Also, root collars were exposed to look for the presence of root disease.

In all cases, the overall appearance of the tree was considered relative to its ability to add value to either an individual lot or the entire subdivision. Also, the scale of the tree and its proximity to both proposed and existing houses was considered.

Lastly, the potential for incorporation into the project design is evaluated, as well as potential site plan modifications that may allow otherwise removed tree(s) to be both saved and protected in the development.

Trees that are preserved in a development must be carefully selected to make sure that they can survive construction impacts, adapt to a new environment, and perform well in the landscape. Healthy, vigorous trees are better able to tolerate impacts such as root injury, changes in soils moisture regimes, and soil compaction than are low vigor trees.

Structural characteristics are also important in assessing suitability. Trees with significant decay and other structural defects that cannot be treated are likely to fail. Such trees should not be preserved in areas where damage to people or property could occur.

Trees that have developed in a forest stand are adapted to the close, dense conditions found in such stands. When surrounding trees are removed during clearing and grading, the remaining trees are exposed to extremes in wind, temperature, solar radiation, which causes sunscald, and other influences. Young, vigorous trees with well-developed crowns are best able to adapt to these changing site conditions.

Attachment #5.
Glossary of Forestry and Arboricultural Terminology

DBH: Diameter at Breast Height (measured 4.5 ft. above the ground line on the high side of the tree).

Caliper: In Issaquah - Caliper is referring to diameter measurement at DBH.

Live Crown Ratio: Ratio of live foliage on the stem of the tree. Example: A 100' tall tree with 40 feet of live crown would have a 40% live crown ratio. Conifers with less than 30% live crown ratio are generally not considered to be long-term trees in forestry.

Crown: Portion of a trees stem covered by live foliage.

Crown Position: Position of the crown with respect to other trees in the stand.

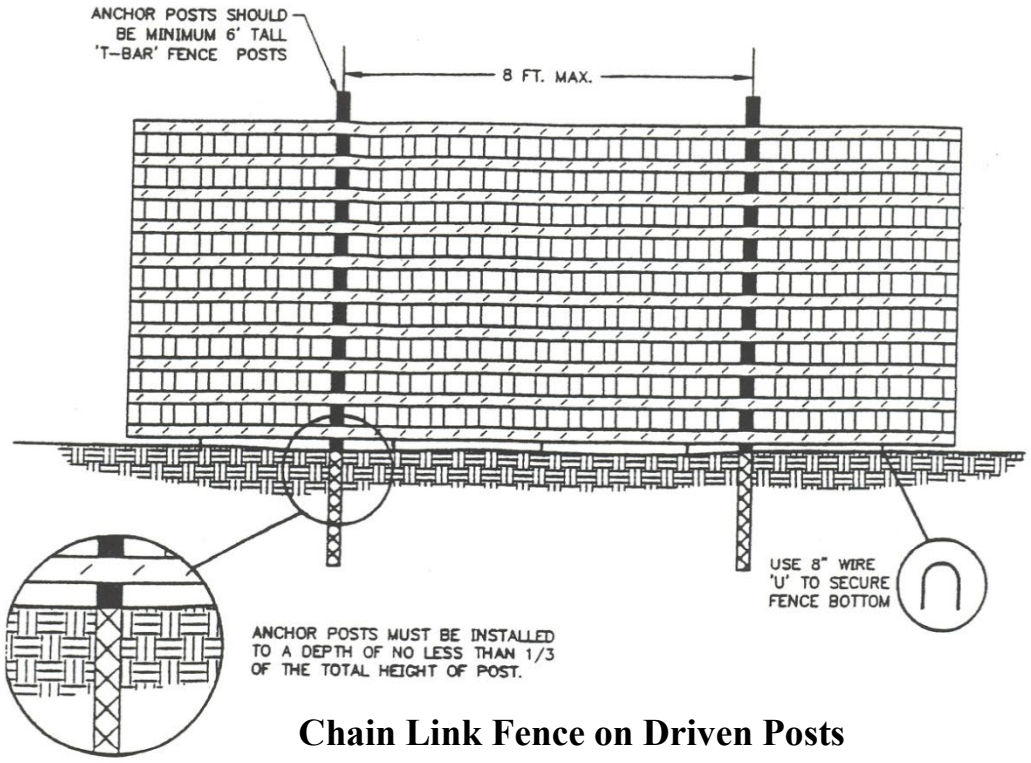
Dominant Crown Position: Receives light from above and from the sides.

Codominant Crown Position: Receives light from above and some from the sides.

Intermediate Crown Position: Receives little light from above and none from the sides. Trees tend to be slender with poor live crown ratios.

Suppressed Crown Position: Receives no light from above and none from the sides. Trees tend to be slender with poor live crown ratios.

Attachment #6.
Tree Protection Fence Detail



Chain Link Fence on Driven Posts

THE TREE PROTECTION FENCE SHOULD BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND GRADING, AND NOT TO BE REMOVED UNTIL FINAL LANDSCAPING IS IN PROGRESS. AT NO TIME SHALL EQUIPMENT ENTER INTO THE ROOT PROTECTION ZONE (RPZ). ALL BRUSH CLEANUP WITHIN THE RPZ SHOULD BE COMPLETED BY HAND TO PREVENT DISTURBANCE OF NATIVE GROUND COVERS NO CUTS OR FILLS, UTILITY TRENCHING, MODIFICATIONS TO DRAINAGE, OR CONCRETE RISE WATER SHOULD IMPACT THE RPZ. NO WIRES, CABLES, OR OTHER DEVICES SHOULD BE ATTACHED TO PROTECTED TREES DURING CONSTRUCTION.

IF IMPACTS MUST OCCUR WITHIN THE RPZ, CONTACT WFCI PRIOR TO THE OPERATIONS TO DETERMINE THE PROPER PROCEDURE TO PROTECT THE TREE'S HEALTH.

Attachment #7.
Assumptions and Limiting Conditions

1) Any legal description provided to the Washington Forestry Consultants, Inc. is assumed to be correct. Any titles and ownership's to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

2) It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, unless otherwise stated.

3) Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, Washington Forestry Consultants, Inc. can neither guarantee nor be responsible for the accuracy of information.

4) Washington Forestry Consultants, Inc. shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

5) Loss or alteration of any part of this report invalidated the entire report.

6) Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of Washington Forestry Consultants, Inc.

7) Neither all or any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of Washington Forestry Consultants, Inc. -- particularly as to value conclusions, identity of Washington Forestry Consultants, Inc., or any reference to any professional society or to any initialed designation conferred upon Washington Forestry Consultants, Inc. as stated in its qualifications.

8) This report and any values expressed herein represent the opinion of Washington Forestry Consultants, Inc., and the fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence neither of a subsequent event, nor upon any finding in to reported.

9) Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

10) Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree or other plant or property in question may not arise in the future.

Note: Even healthy trees can fail under normal or storm conditions. The only way to eliminate all risk is to remove all trees within reach of all targets. Annual monitoring by an ISA Certified Arborist or Certified Forester will reduce the potential of tree failures. It is impossible to predict with certainty that a tree will stand or fail, or the timing of the failure. It is considered an 'Act of God' when a tree fails, unless it is directly felled or pushed over by man's actions.