

SHOFFNER CONSULTING

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May 17, 2016

Marc Boettcher
Main Street Property Group
12332 NE 115th St.
Kirkland, WA
98033

Re: Arborist Report - The Bond East Lake Sammamish Apartments.

Mark:

This report is provided to address the tree inventory I conducted on the site of the proposed East Lake Sammamish Apartments property in the City of Redmond, WA. I visited the site to conduct evaluations of the existing trees. See the accompanying Tree Evaluation Data forms for information specific to each tree. This arborist report is required by the City of Redmond to address the existing trees on the proposed development site.

1.0 Existing Conditions and Proposed Development

The property is located just east of downtown Redmond between SR202 and East Lake Sammamish Parkway NE. It is currently developed with several buildings, homes and accessory structures all of which are currently unoccupied.

The site is moderately well forested with predominantly native species but does include a small percentage of ornamental trees. There is a considerable amount of Himalayan blackberry in the understory.

2.0 Tree Inventory

I conducted an inventory and visual condition assessment of all surveyed trees which are scattered across the site, most of which are in the southern portion of the site. The visual condition assessment used methodology specified by the International Society of Arboriculture and that I have used and refined over several years. The trees were evaluated up close to inspect their trunks and from afar to view conditions within the crown. Trees were tagged during the site survey.

The City of Redmond classifies all trees as large as 6" dbh as significant and all trees greater than 30" dbh as landmark. There are 166 trees on the property. Following is a breakdown of the tree inventory results. The information on all the trees is provided in the Tree Evaluation Data form.

- Total number of combined significant and landmark trees on site - 166
- Total number of significant trees - 142
- Total number of landmark trees - 24
- Poor condition (exempt) significant trees - 9

- Poor condition (exempt) landmark trees - 5
- Total number of healthy trees - 152

For the most part, the trees are in good condition and health. Most of those that are in poor condition (both significant and landmark) have either been topped or have otherwise suffered loss of their terminal leader several years ago either leaving a large wound which has developed decay or has resulted in the regrowth of several co-dominant leaders from the point of the cut/damage.

3.0 Summary of Tree Retention

Per section 20D.80.20-70 Tree Protection Standards of the Redmond Community Development Guide (RCDG), a minimum of 35% of existing, healthy significant trees are to be retained on developing properties. The following Summary of Tree Retention Table provides a breakdown of the 152 healthy significant trees on site and the proposed retention and removal to satisfy the requirements of the RCDG:

	Retain	Remove	Impacted	Total
Significant	64 (42.1%)	61 (40.1%)	8 (5.3%)	133 (87.5%)
Landmark	13 (8.5%)	4 (2.6%)	2 (1.6%)	19 (12.5%)
Total	77 (50.6%)	65 (42.7%)	10 (6.6%)	152 (100%)
Replacement	0	73	14	87

As the summary table shows, 77 significant/landmark trees are proposed to be retained satisfying the require retention with 50.6%.

The trees to be retained are primarily located in the southern half of the site where no buildings or structures or roads are to be located. An additional five trees in the very northern corner of the site are proposed to be retained. All of the trees proposed to be retained are in good to fair condition and health. No impacts are proposed within the five foot setback of these trees.

An additional 10 trees proposed to be retained have impacts within the five foot setbacks and therefore are classified as impacted.

As mitigation for the removed and impacted trees, 87 trees are required to be planted as replacement; 61 for the significant trees removed and 8 for the significant trees impacted at a 1:1 ratio, 12 for the 4 landmark trees removed and 6 for the 2 landmark trees impacted at a 3:1 ratio for a total of 87 replacement trees. Replacement trees are to be 2 1/2" caliper for deciduous species and six to eight feet in height for evergreen species.

4.0 Retained Tree Protection Requirements and Measures

Trees classified as retained in the City of Redmond are to be protected at a setback zone of five feet from the dripline edge. These protection zones are required for all trees adjacent to proposed impacts.

The protection setbacks are shown on the inventory for all trees to be retained. The following tree protection measures are to be instituted for the retained trees:

1. Prior to beginning work, protection fencing is to be installed between the trees to be retained and the area of development at a minimum distance of five feet beyond the dripline edge adjacent to the area of development.
2. Trees within the stand (interior) on the southern portion of the site (not adjacent to development) do not need to be fenced.
3. Fencing is to remain throughout construction at the location of at least five feet beyond the dripline edge.
4. The tree protection area is to be identified with signs as an area of no encroachment, no dumping, no storage of materials and no impact.
5. Any stumps removed within the protection areas of retained trees are to be ground down to below the ground surface and not pulled in order to avoid damage to the roots of retained trees.

5.0 Use of This Report

This report is provided to Main Street Property Group for the purpose of addressing the existing trees on the project site of the East Sammamish Lake Apartments to address the required retention and the protection of the trees to be retained. This information is the property of Main Street Property Group and cannot be amended by anyone other than Shoffner Consulting. This report doesn't guarantee against damage caused by the failure of any tree, nor does it guarantee that trees not recommended for removal will live long into the future.

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

Cordially,



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

Tree Evaluation Data		East Sammamish Lake - Main Street Property Group				
Tree Tag #	Species	DBH	Crown Diameter	Rating	Condition Notes	Status
1	BC/Pe	6	26	2	Generally good condition and health, young and vigorous	Significant
2	BC/Pe	6	24	2	Generally good condition and health, young and vigorous	Significant
3	BC/Pe	6	34	2	Generally good condition and health, young and vigorous	Significant
4	BC/Pe	6	16	2	Generally good condition and health, young and vigorous	Significant
5	BC/Pe	6	24	2	Generally good condition and health, young and vigorous	Significant
6	BC/Pe	6	32	2	Generally good condition and health, young and vigorous	Significant
7	BC/Pe	6	28	2	Generally good condition and health, young and vigorous	Significant
8	BC/Pe	6	36	2	Generally good condition and health, young and vigorous	Significant
9	BC/Pe	6	26	2	Generally good condition and health, young and vigorous	Significant
10	BC/Pe	6	24	2	Generally good condition and health, young and vigorous	Significant
11	BC/Pe	6	32	2	Generally good condition and health, young and vigorous	Significant
12	BC/Pe	6	30	2	Generally good condition and health, young and vigorous	Significant
13	BC/Pe	6	30	2	Generally good condition and health, young and vigorous	Significant
14	BC/Pe	6	30	2	Generally good condition and health, young and vigorous	Significant
15	BC/Pe	6	32	2	Generally good condition and health, young and vigorous	Significant
16	BC/Pe	6	30	2	Generally good condition and health, young and vigorous	Significant
17	BC/Pt	8	30	2	Generally good condition and health, young and vigorous	Significant
18	BC/Pt	6	32	2	Generally good condition and health, young and vigorous	Significant
19	BLM/Am	6	30	2	Generally good condition and health, young and vigorous	Significant
20	BLM/Am	6	34	2	Generally good condition and health, young and vigorous	Significant
21	BLM/Am	6	20	2	Generally good condition and health, young and vigorous	Significant
22	BLM/Am	6	34	2	Generally good condition and health, young and vigorous	Significant
23	BLM/Am	8	38	2	Generally good condition and health, young and vigorous	Significant - Impacted
24	WIL/Ss	8	36	2	Generally good condition and health, young and vigorous	Significant - Remove
25	WIL/Ss	10	38	2	Generally good condition and health, young and vigorous	Significant - Remove
26	WIL/Ss	8	34	2	Generally good condition and health, young and vigorous	Significant - Remove
27	Ap/Md	8	24	3	Generally good condition and health, young and vigorous	Significant - Remove
28	No tree there	N/A	N/A	N/A	N/A	N/A
29	BC/Pt	6	22	2	Generally good condition and health, young and vigorous	Significant - Remove
30	BLM/Am	10	32	2	Generally good condition and health, young and vigorous	Significant - Remove
31	DF/Pm	8	20	2	Generally good condition and health, young and vigorous	Significant - Remove
32	BLM/Am	6	34	2	Generally good condition and health, young and vigorous	Significant - Remove
33	WRC/Tp	4	22	2	Generally good condition and health, young and vigorous	Not Significant - Remove
34	BC/Pe	6	22	2	Generally good condition and health, young and vigorous	Significant - Remove
35	BLM/Am	6	30	2	Generally good condition and health, young and vigorous	Significant - Remove
36	BL/RP	8	36	2	Generally good condition and health, young and vigorous	Significant - Remove
37	BL/RP	6	28	2	Generally good condition and health, young and vigorous	Significant - Remove
38	BL/RP	6	34	2	Generally good condition and health, young and vigorous	Significant - Remove
39	EH/Ia	8	32	2	Generally good condition and health, young and vigorous	Significant - Remove
40	Ap/Md	8	44	4	Extensive trunk decay	Exempt- Remove
41	BLM/Am	18	58	2	Generally good condition and health, young and vigorous	Significant - Remove
42	Ca/Mf	20	42	2	Generally good condition and health	Significant - Remove
44	CH/Cm	16	44	2	Generally good condition and health, young and vigorous	Significant - Remove
45	BL/RP	6	30	2	Generally good condition and health, young and vigorous	Significant - Impacted
46	BL/RP	8	34	2	Generally good condition and health, young and vigorous	Significant - Impacted
47	BL/RP	6	38	2	Generally good condition and health, young and vigorous	Significant - Impacted
48	BL/RP	6	34	2	Generally good condition and health, young and vigorous	Significant - Impacted

Tree Tag #	Species	DBH	Crown Diameter	Rating	Condition Notes	Status
49	BL/RP	6	36	2	Generally good condition and health, young and vigorous	Significant - Impacted
50	CH/Cm	6	28	2	Generally good condition and health, young and vigorous	Significant
51	WIL/Ss	14	56	2	Generally good condition and health, young and vigorous	Significant - Remove
1399	BLM/Am	24	50	2	Generally good condition and health	Significant - Remove
1400	DF/Pm	24	46	2	Generally good condition and health	Significant - Remove
1401	Ch/Ps	14	38	2	Generally good condition and health, young and vigorous	Significant - Remove
1407	DF/Pm	52	66	2	Good condition and health - Large and old	Landmark - Remove
1408	DF/Pm	44	58	2	Generally good condition and health, large and old	Landmark - Remove
1438	WIL/Ss	10	34	2	Generally good condition and health, young and vigorous	Significant - Remove
1439	WIL/Ss	12	38	2	Generally good condition and health, young and vigorous	Significant - Remove
1440	WIL/Ss	16	66	2	Generally good condition and health, young and vigorous	Significant - Remove
1442	WIL/Ss	18	70	2	Generally good condition and health, young and vigorous	Significant - Remove
1444	BLM/Am	8	36	2	Generally good condition and health, young and vigorous	Significant - Remove
1448	Ap/Md	8	28	2	Generally good condition and health, young and vigorous	Significant - Remove
1449	Ap/Md	14	38	4	Dead	Exempt - Remove
1457	BLM/Am	12	34	2	Generally good condition and health, young and vigorous	Significant - Remove
1460	DF/Pm	54	54	2	Good condition and health - Large and old	Landmark - Remove
1482	BC/Pt	10	36	2	Generally good condition and health, young and vigorous	Significant
1501	DF/Pm	48	56	2	Good condition and health - Large and old	Landmark
1502	DF/Pm	38	48	2	Good condition and health - Large and old	Landmark
1503	DF/Pm	42	58	2	Good condition and health - Large and old	Landmark
1504	DF/Pm	34	46	2	Good condition and health - Large and old	Landmark
1554	DF/Pm	10	32	2	Generally good condition and health, young and vigorous	Significant
1555	DF/Pm	8	24	2	Generally good condition and health, young and vigorous	Significant
1556	DF/Pm	18	36	2	Generally good condition and health, young and vigorous	Significant
1557	DF/Pm	16	38	2	Generally good condition and health, young and vigorous	Significant
1558	DF/Pm	14	42	2	Generally good condition and health, young and vigorous	Significant
1559	BLM/Am	8	24	2	Generally good condition and health, young and vigorous	Significant
1560	BLM/Am	10	30	2	Generally good condition and health, young and vigorous	Significant
1561	BLM/Am	10	38	2	Generally good condition and health, young and vigorous	Significant
1562	BLM/Am	14	44	2	Generally good condition and health, young and vigorous	Significant
1563	BLM/Am	8	42	2	Generally good condition and health, young and vigorous	Significant
1565	BLM/Am	8	34	2	Generally good condition and health, young and vigorous	Significant
1566	BLM/Am	8	42	2	Generally good condition and health, young and vigorous	Significant
1567	BLM/Am	8	36	2	Generally good condition and health, young and vigorous	Significant
1571	BLM/Am	18	34	2	Generally good condition and health, young and vigorous	Significant
1572	BLM/Am	20	60	2	Generally good condition and health	Significant
1573	WRC/Tp	36	50	2	Good condition and health - Large and old	Landmark
1574	WRC/Tp	38	50	2	Good condition and health - Large and old	Landmark
1575	BLM/Am	8	30	2	Generally good condition and health, young and vigorous	Significant
1576	BLM/Am	6	26	2	Generally good condition and health, young and vigorous	Significant
1577	BLM/Am	10	34	2	Generally good condition and health, young and vigorous	Significant
1578	BLM/Am	10	38	2	Generally good condition and health, young and vigorous	Significant
1579	BLM/Am	16	56	2	Generally good condition and health, young and vigorous	Significant
1581	BC/Pt	10	30	2	Generally good condition and health, young and vigorous	Significant
1582	BC/Pt	8	30	2	Generally good condition and health, young and vigorous	Significant
1583	BC/Pt	10	30	2	Generally good condition and health, young and vigorous	Significant
1584	BLM/Am	16	38	2	Generally good condition and health, young and vigorous	Significant

Tree Tag #	Species	DBH	Crown Diameter	Rating	Condition Notes	Status
1585	BLM/Am	20	52	2	Generally good condition and health	Significant
1586	WRC/Tp	26	42	2	Generally good condition and health	Significant
1591	DF/Pm	48	54	2	Good condition and health - Large and old	Landmark
1592	BLM/Am	6	30	2	Generally good condition and health, young and vigorous	Significant
1593	DF/Pm	48	56	2	Good condition and health - Large and old	Landmark
1594	DF/Pm	38	52	2	Good condition and health - Large and old	Landmark
1595	DF/Pm	30	50	2	Generally good condition and health	Significant
1596	WRC/Tp	44	52	2	Good condition and health - Large and old	Landmark
1597	DF/Pm	32	24	2	Good condition and health - Large and old	Landmark
1602	BC/Pt	12	44	2	Generally good condition and health, young and vigorous	Significant
1604	BC/Pt	8	52	2	Generally good condition and health, young and vigorous	Significant
1605	BC/Pt	8	46	2	Generally good condition and health, young and vigorous	Significant
1606	BC/Pt	10	36	2	Generally good condition and health, young and vigorous	Significant
1613	DF/Pm	44	50	2	Good condition and health - Large and old	Landmark
1617	BC/Pe	8	34	2	Generally good condition and health, young and vigorous	Significant
1618	BC/Pe	8	36	2	Generally good condition and health, young and vigorous	Significant
1619	BC/Pe	6	30	2	Generally good condition and health, young and vigorous	Significant
1620	BC/Pe	8	34	2	Generally good condition and health, young and vigorous	Significant
1621	BC/Pe	6	26	2	Generally good condition and health, young and vigorous	Significant
1622	BC/Pe	8		2	Generally good condition and health, young and vigorous	Significant
1640	BLM/Am	28	64	2	Generally good condition and health	Significant - Impacted
1648	WIL/Ss	10	54	2	Generally good condition and health, young and vigorous	Significant - Remove
1650	BLM/Am	10	46	2	Generally good condition and health, young and vigorous	Significant - Impacted
1652	WRC/Tp	44	50	4	Topped, multiple leaders	Exempt - Remove
1653	WRC/Tp	58	48	4	Topped, multiple leaders	Landmark - Impacted
1664	WRC/Tp	46	52	4	Topped, multiple leaders	Exempt - Remove
1665	WRC/Tp	38	48	4	Topped, multiple leaders	Exempt - Remove
1670	WRC/Tp	64	66	2	Good condition and health - Large and old	Landmark
1671	WRC/Tp	26	46	2	Generally good condition and health	Significant
1674	WRC/Tp	34	46	2	Generally good condition and health	Landmark - Impacted
1675	NF/Ap	12	28	2	Generally good condition and health, young and vigorous	Significant - Remove
1676	NF/Ap	12	28	2	Generally good condition and health, young and vigorous	Significant - Remove
1678	WRC/Tp	18	36	4	Topped, multiple leaders	Exempt - Remove
1680	WRC/Tp	38	58	4	Topped, multiple leaders	Exempt - Remove
1763	DF/Pm	18	32	4	Topped, multiple leaders	Exempt - Remove
1764	DF/Pm	18	32	4	Topped, multiple leaders	Exempt - Remove
1765	DF/Pm	12	34	4	Topped, multiple leaders	Exempt - Remove
1769	DF/Pm	14	36	4	Topped, multiple leaders	Exempt - Remove
1770	DF/Pm	14	30	4	Topped, multiple leaders	Exempt - Remove
1771	DF/Pm	10	28	4	Topped, multiple leaders	Exempt - Remove
1773	WRC/Tp	18	26	2	Generally good condition and health, young and vigorous	Significant - Remove
1776	BLM/Am	14	50	2	Generally good condition and health, young and vigorous	Significant - Remove
1777	PY/Tb	10	30	2	Generally good condition and health, young and vigorous	Significant - Remove
1803	BC/Pt	8	34	2	Generally good condition and health, young and vigorous	Significant - Remove
1804	DF/Pm	8	26	2	Generally good condition and health, young and vigorous	Significant - Remove
1807	WRC/Tp	32	54	4	Declining, very sparse crown	Exempt - Remove
1812	BLM/Am	24	56	2	Generally good condition and health	Significant - Remove
1821	Haw/Cm	16	36	2	Generally good condition and health, young and vigorous	Significant - Remove

Tree Tag #	Species	DBH	Crown Diameter	Rating	Condition Notes	Status
1822	Haw/Cm	12	46	2	Generally good condition and health, young and vigorous	Significant - Remove
1835	DF/Pm	14	38	2	Generally good condition and health, young and vigorous	Significant - Remove
1836	DF/Pm	8	22	2	Generally good condition and health, young and vigorous	Significant - Remove
1837	DF/Pm	16	36	2	Generally good condition and health, young and vigorous	Significant - Remove
1838	DF/Pm	14	36	2	Generally good condition and health, young and vigorous	Significant - Remove
1840	DF/Pm	18	40	2	Generally good condition and health, young and vigorous	Significant - Remove
1843	DF/Pm	6	20	2	Generally good condition and health, young and vigorous	Significant - Remove
1844	WRC/Tp	8	26	2	Generally good condition and health, young and vigorous	Significant - Remove
1871	DF/Pm	6	24	2	Generally good condition and health, young and vigorous	Significant - Remove
1872	DF/Pm	8	26	2	Generally good condition and health, young and vigorous	Significant - Remove
1873	WWP/Pm	36	56	2	Generally good condition and health	Landmark - Remove
1877	DF/Pm	14	28	2	Generally good condition and health, young and vigorous	Significant - Remove
1888	DF/Pm	6	24	2	Generally good condition and health, young and vigorous	Significant - Remove
1889	DF/Pm	6	24	2	Generally good condition and health, young and vigorous	Significant - Remove
1919	DF/Pm	14	36	2	Generally good condition and health, young and vigorous	Significant - Remove
1920	DF/Pm	8	34	2	Generally good condition and health, young and vigorous	Significant - Remove
1923	Ap/Md	28	52	3	Fair condition and health	Significant - Remove
1986	DF/Pm	18	38	2	Generally good condition and health, young and vigorous	Significant - Remove
1994	EH/la	10	35	2	Generally good condition and health, young and vigorous	Significant - Remove
1995	DF/Pm	20	34	2	Generally good condition and health, young and vigorous	Significant - Remove
2004	DF/Pm	10	26	2	Generally good condition and health, young and vigorous	Significant - Remove
2005	WRC/Tp	16	30	2	Generally good condition and health, young and vigorous	Significant - Remove
2007	DF/Pm	18	38	2	Generally good condition and health, young and vigorous	Significant - Remove
2008	DF/Pm	19	32	2	Generally good condition and health, young and vigorous	Significant - Remove
5091	BC/Pe	6		2	Generally good condition and health, young and vigorous	Significant
Off-Site Trees						
1719	BLM/Am	28	78	2	Generally good condition and health	Significant
1720	DF/Pm	24	42	2	Generally good condition and health	Significant
1721	DF/Pm	20	36	4	Declining, very sparse crown	Exempt
1775	DF/Pm	12	30	2	Generally good condition and health, young and vigorous	Significant
1813	BL/RP	18	34	2	Generally good condition and health, young and vigorous	Significant
1398	BLM/Am	14	56	2	Generally good condition and health, young and vigorous	Significant
1459	BLM/Am	8	38	2	Generally good condition and health, young and vigorous	Significant
1458	BLM/Am	12	48	2	Generally good condition and health, young and vigorous	Significant
1461	BLM/Am	8	34	2	Generally good condition and health, young and vigorous	Significant
1462	BLM/Am	12	44	2	Generally good condition and health, young and vigorous	Significant
1497	BLM/Am	16	52	2	Generally good condition and health, young and vigorous	Significant
1498	DF/Pm	8	32	2	Generally good condition and health, young and vigorous	Significant
1499	DF/Pm	10	34	2	Generally good condition and health, young and vigorous	Significant
1500	DF/Pm	10	32	2	Generally good condition and health, young and vigorous	Significant
1468	BLM/Am	18	60	2	Generally good condition and health, young and vigorous	Significant
1469	BLM/Am	22	52	2	Generally good condition and health	Significant

Tree Tag # Number assigned to tree on survey tag
 Species Species code:
 ABP/Pn=Austrian black pine (*Pinus nigra*)
 BLM/Am=Bigleaf maple (*Acer macrophyllum*)
 Ca/Mf=Crabapple (*Malus fusca*)
 CH/Cm=Common hawthorn (*Crataegus monogyna*)
 CP/Pc=Common pear (*Pyrus communis*)
 DF/Pm=Douglas fir (*Pseudotsuga menziesii*)
 LC/Cxl=Leyland cypress (*Cupressocyparis x. leylandii*)
 NF/Ap=Noble fir (*Abies procera*)
 PM/Am=Pacific madrone (*Arbutus menziesii*)
 ThP/Pc=Thundercloud plum (*Prunus cerasifera*)
 WH/Th=Western hemlock (*Tsuga heterophylla*)
 WRC/Tp=Western red cedar (*Thuja plicata*)

Dbh Diameter at 4.5' above ground surface
 Crown diameter Maximum diameter of crown spread in feet
 Rating Condition rating (1=Excellent condition and health; 2=Generally good condition and health; 3=fair condition and health, minor defects or stress
 4=Poor condition and/or health)
 Condition Notes General notes about health, condition and vigor
 Status Significant, Landmark, Exempt, Retain or Remove

Summary of Tree Retention

Total number of Significant/Landmark trees on site - 166

Exempt trees (Condition or Health) - 9 Significant, 5 landmark (14)

Tree Type	Retain	Remove	Impacted	Total
Significant	64 (42.1%)	61 (40.1%)	8 (5.3%)	133 (87.5%)
Landmark	13 (8.5%)	4 (2.6%)	2 (1.6%)	19 (12.5%)
Total	77 (50.6%)	65 (42.7%)	10 (6.6%)	152 (100)
Replacement	0	73	14	87