ARBORIST REPORT

PROJECT:

Gibsons Development

SITE ADDRESS:

1150/1118 Sunshine Coast Hwy Gibsons, BC

CLIENT:

CityState Consulting Group
200 – 2414 St. Johns St.
Port Moody, BC

PREPARED BY:

BEECHWOOD LANDSCAPE SERVICES
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PROJECT ARBORIST

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ISA Certified Arborist PN 1570A
ISA Tree Risk Assessment Qualified

September 26, 2026

REVISIONS

Introduction

Beechwood Landscape Services has been retained by CityState on behalf of the Client, to prepare a Tree Inventory & Assessment Arborist Report and Tree Management Plan for the property at 1150/1118 Sunshine Coast Hwy.

Scope of Work

Tree Inventory & Assessment

- Trees to be inventoried and assessed based on surveyed trees as identified on the Client's BC Land Survey drawing.
- In accordance with the tree preservation by-law, record tree species, trunk size – dbh, canopy radius (m), live crown ratio (LCR) where applicable, condition rating of tree(s) – structure, health.
- Conduct a field review to assess & document tree condition, identify impact of proposed development on tree retention based on the structure, health & condition of the trees in relation to the proposed building/infrastructure footprint.
- Recommend measures to protect retained trees or prescribe their removal.
- Prepare a written report suitable for submission to the Town of Gibsons in accordance with Bylaw No. 1282, 2020 outlining the existing condition of the trees, impacts of proposed development, identifies tree removals and retention and tree protection measures.

Tree Management Plan

- Preparation of a tree management plan identifying trees designated for retention or removal.
- Identify retained tree protection measures as required with tree fencing and or arborist protection for retained trees.

Limitations of the Assignment

The review of trees is based solely on the project arborists visual assessment of the trees on the date of the site visits April 13 & 14, 2026.

Review of trees was conducted from ground level. There were no soil tests or tree root examination undertaken to assess the condition of the root system of the trees.

Only the trees specified in the scope of work were assessed and assessments were performed within the limitations specified.

Sketches, diagrams and photographs contained in this report being intended as visual aids, should not be construed as engineering reports or legal surveys.

This report is valid for the day the trees were reviewed. This report is not to be re-printed, copied, published or distributed without prior approval by Beechwood Landscape Services.

The tendency of trees or parts of trees to fail due to environmental conditions and internal problems is unpredictable. Defects are often hidden within the tree or underground. The project arborist has endeavored to use his skill, education and judgment to assess the species, size, and distribution of the live on-site trees with reasonable methods and detail.

Purpose and Use of Report

The purpose of this report is to assist the Client with compliance to the jurisdictions tree protection bylaw requirements for the proposed development application.

Site Location



Fig. 1 – Subject property 1150/1118 Sunshine Coast Highway
Source: Town of Gibsons I Web Maps

Tree Inventory & Assessment Methodology

- Trees were field tagged by arborist and surveyed by BC Land Surveyor
- Project Arborist performed field work identifying tree species and collect tree measurements which are recorded in the tree inventory table

- Ground based visual assessment of the trees condition noting any visible defects and corelating finding to determine a condition rating as noted in the tree inventory table
- Determination of tree retention or removal
  - Retention: tree is healthy, structurally sound, and suitable for long-term preservation exhibits characteristics of good or moderate structure and health, no major conflicts with proposed construction / development activity
  - Removal: The tree is unsuitable for retention due to condition, safety, or development conflict. Reasons for removal include, poor health or advanced decline, major structural, defects (cracks, cavities, root rot), high or extreme TRAQ risk rating, conflicts with building footprint or utilities
- Tree protection measures specified as required to protect tree during construction development activities

Tree Structure & Health Rating

- A structure rating evaluates the architecture and mechanical integrity of the tree — essentially, how likely it is to fail under normal or storm conditions.
- Structure rating determinations are based on assessment of branch unions, trunk integrity, root stability, load distribution, presence of structural defects
- A health rating evaluates the physiological condition of the tree — how well it is growing, resisting pests, and maintaining normal biological functions.
- Health rating determination is based on observations of foliage density and colour, shoot growth and annual extension, presence of pests or disease, dieback in the crown, wound response and callusing, overall vigor
- A rating of **Good (G)**, **Moderate (M)**, **Poor (P)** or combinations like G/M or M/P are used in the tree inventory table to identify the structure/health rating of a tree.

Rating	***Structure Description***	***Health Description***
Good	• Strong branch unions • No major defects • Good root flare and anchorage • Balanced crown	• Full, dense foliage • Normal colour for the species • Strong annual shoot growth • Minimal or no pest/disease activity • Good wound response • No significant dieback
Moderate	Tree has minor or manageable defects • Small cavities • Minor included bark • Slight asymmetry • Moderate deadwood	Tree is functioning but showing signs of stress • Slightly thin or uneven foliage • Reduced shoot growth • Minor pest or disease presence • Small areas of dieback • Some stress from drought, compaction, or root disturbance
Poor	Tree has significant structural issues • Large cavities • Major decay	Tree is in significant decline • Sparse or discoloured foliage • Extensive dieback

	• Severe included bark • Cracks • Root instability	• Major pest or disease infestation • Weak or absent wound response • Poor growth over multiple years • Root or vascular dysfunction

Summary of Findings

A total of three hundred and six (306) trees were identified, nine (9) of which are off-site trees.

Additional off-site trees are present on private properties adjacent to the west and north property lines. These private property trees are located such that they are offset from property line and the 10-meter ALR buffer ensures that they will not be impacted by the proposed development.

ALR buffers with an extent of 10 meters off the property lines exist along the west and north property lines. A total of fifty-six (56) trees are located within the ALR buffer areas.

A total of forty-one (41) trees are located in the SPEA

Two hundred (200) of the identified trees conflict with the proposed development as the subject trees fall within the footprint of the proposed building envelope and or the perimeter grading related works.

Ninety-one (91) trees will be retained.

The breakout between conifer and deciduous trees is 132 conifers and 174 deciduous trees.

Breakout of Trees by Location

On-site (ALR)	On-site (SPEA)	On-site (Development)	Off-site (Private)	City/Town	Total Tree(s)	
56	41	200	9	-	306	
11	-	200	4	-	215	**Remove**
45	41	-	5	-	91	**Retain**

Tree Inventory Assessment Data

Tag #	Tree Species	DBH (m)	Canopy (m)	Rating: Structure/ Health	Condition / Comments	Retain/ Remove	TPZ (m)
1	Black Locust Robinia pseudoacacia	0.60	3.5	Moderate	Part of a linear grouping of trees, closed canopy. Ivy present on tree trunk extending up into canopy. Located within proposed development footprint.	Remove	-
2	Black Locust Robinia pseudoacacia	0.40	2.5	Moderate	Part of a linear grouping of trees, closed canopy. Ivy present on tree trunk extending up into canopy. Located within proposed development footprint.	Remove	-
3	Bitter Cherry Prunus emarginata	0.40	3	Moderate	Part of a linear grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
4	Bitter Cherry Prunus emarginata	0.35	3	Moderate	Part of a linear grouping of trees, closed canopy. Ivy present on tree trunk extending up into canopy. Located within proposed development footprint.	Remove	-
5	Black Locust Robinia pseudoacacia	0.35	2.5	Moderate	Part of a linear grouping of trees, closed canopy. Ivy present on tree trunk extending up into canopy. Located within proposed development footprint.	Remove	-
6	Black Locust -- Robinia pseudoacacia	0.45	3	Moderate	Part of a linear grouping of trees, closed canopy. Ivy present on tree trunk extending up into canopy. Located within proposed development footprint.	Remove	-
7	Black Locust -- Robinia pseudoacacia	0.45	3	Moderate	Part of a linear grouping of trees, closed canopy. Ivy present on tree trunk extending up into canopy. Located within proposed development footprint.	Remove	-
8	Douglas Fir -- Pseudotsuga menziesii	0.45	3	Moderate/ Good	Part of a linear grouping of trees, closed canopy. Ivy present on tree trunk. Located within proposed development footprint.	Remove	-
9	Black Locust -- Robinia pseudoacacia	0.90	4.5	Moderate	Part of a linear grouping of trees, closed canopy. Ivy present on tree trunk extending up into canopy. Located within proposed development footprint.	Remove	-
10	Red Alder -- Alnus rubra	0.70	4	Moderate	Part of a linear grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
11	Douglas Fir -- Pseudotsuga menziesii	0.35	2.5	Moderate/ Good	Part of a linear grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
12	Douglas Fir -- Pseudotsuga menziesii	0.40	3	Moderate/ Good	Part of a linear grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
13	Douglas Fir -- Pseudotsuga menziesii	0.30	2.5	Moderate/ Good	Part of a linear grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-

Tag #	Tree Species	DBH (m)	Canopy (m)	Rating: Structure/ Health	Condition / Comments	Retain/ Remove	TPZ (m)
14	Douglas Fir -- Pseudotsuga menziesii	0.60	4	Moderate/ Good	Part of a linear grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
15	Douglas Fir -- Pseudotsuga menziesii	0.30	2.5	Moderate/ Good	Part of a linear grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
16	Red Alder -- Alnus rubra	0.35	2.5	Moderate	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
17	Red Alder -- Alnus rubra	0.40	3	Moderate	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
18	Red Alder -- Alnus rubra	0.40	3	Moderate	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
19	Red Alder -- Alnus rubra	0.40	3	Moderate	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
20	Red Alder -- Alnus rubra	0.40	3	Moderate	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
21	Red Alder -- Alnus rubra	2.00	5	Moderate	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
22	Douglas Fir -- Pseudotsuga menziesii	0.70	4.0	Moderate/ Good	Part of a grouping of trees, closed canopy. Located within ALR setback will be impacted by proposed development.	Remove	-
23	Red Alder -- Alnus rubra	0.30	2	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback will be impacted by proposed development.	Remove	-
24	Red Alder -- Alnus rubra	0.40	2.5	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback. Impacted by proposed development.	Remove	-
25	Red Alder -- Alnus rubra	0.40	2.5	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback. Impacted by proposed development.	Remove	-
26	Black Locust -- Robinia pseudoacacia	0.90	4	Moderate	Small grouping of trees, closed canopy. Located within ALR setback.	Retain	4
27	Black Locust -- Robinia pseudoacacia	1.10	4	Moderate	**Off site tree.** Small grouping of trees, closed canopy. Located adjacent to ALR setback.	Retain	4
28	Black Locust -- Robinia pseudoacacia	0.60	4	Moderate	**Off site tree.** Small grouping of trees, closed canopy. Located adjacent to ALR setback.	Retain	4
29	Black Locust -- Robinia pseudoacacia	0.60	4	Moderate/ Good	**Off site tree.** Small grouping of trees, closed canopy. Located adjacent to ALR setback.	Retain	4

Tag #	Tree Species	DBH (m)	Canopy (m)	Rating: Structure/ Health	Condition / Comments	Retain/ Remove	TPZ (m)
30	Black Locust -- Robinia pseudoacacia	0.55	3.5	Moderate	**Off site tree.** Part of a grouping of trees, closed canopy. Located adjacent to ALR setback. Impacted by proposed development.	Remove	-
31	Black Locust -- Robinia pseudoacacia	0.60	3.5	Moderate	**Off site tree.** Part of a grouping of trees, closed canopy. Located adjacent to ALR setback. Impacted by proposed development.	Remove	-
32	Black Locust -- Robinia pseudoacacia	0.50	3.5	Moderate	**Off site tree.** Part of a grouping of trees, closed canopy. Located adjacent to ALR setback. Impacted by proposed development.	Remove	-
33	Black Locust -- Robinia pseudoacacia	0.70	4	Moderate	**Off site tree.** Part of a grouping of trees, closed canopy. Located adjacent to ALR setback. Impacted by proposed development.	Remove	-
34	Black Locust -- Robinia pseudoacacia	0.70	4	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback. Impacted by proposed development.	Remove	-
35	Black Locust -- Robinia pseudoacacia	0.90	4	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback. Impacted by proposed development.	Remove	-
36	Black Locust -- Robinia pseudoacacia	0.40	3	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback. Impacted by proposed development.	Remove	-
37	Black Locust -- Robinia pseudoacacia	0.40	3	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback. Impacted by proposed development.	Remove	-
38	Red Alder -- Alnus rubra	1.00	4	Moderate	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
39	Red Alder -- Alnus rubra	0.40	3	Moderate	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
40	Red Alder -- Alnus rubra	0.60	4	Moderate	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
41	Black Locust -- Robinia pseudoacacia	0.50	3	Moderate	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
42	Black Locust -- Robinia pseudoacacia	0.35	2.5	Moderate	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
43	Bitter Cherry Prunus emarginata	0.50	3	Moderate	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-

Tag #	Tree Species	DBH (m)	Canopy (m)	Rating: Structure/ Health	Condition / Comments	Retain/ Remove	TPZ (m)
44	Weeping Willow -- Salix babylonica	0.50	3.5	Moderate	Open grown tree. Located within proposed development footprint.	Remove	-
45	Red Alder -- Alnus rubra	0.40	3	Moderate	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
46	Red Alder -- Alnus rubra	0.30	1.5	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback.	Retain	1.5
47	Red Alder -- Alnus rubra	0.30	2	Moderate	**Off site tree.** Multiple stems from base. Part of a grouping of trees, closed canopy. Located adjacent to the ALR setback.	Retain	2.0
48	Bitter Cherry Prunus emarginata	0.50	3	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback.	Retain	3.0
49	Douglas Fir -- Pseudotsuga menziesii	0.85	5	Moderate/ Good	Part of a small grouping of trees in open area. Located within proposed development footprint.	Remove	-
50	Douglas Fir -- Pseudotsuga menziesii	0.70	5	Moderate/ Good	Part of a small grouping of trees in open area. Suitable for retention. Located within proposed development footprint.	Remove	-
51	Douglas Fir -- Pseudotsuga menziesii	0.65	4.5	Moderate/ Good	Part of a small grouping of trees in open area. Suitable for retention. Located within proposed development footprint.	Remove	-
52	Douglas Fir -- Pseudotsuga menziesii	0.45	3.5	Moderate/ Good	Part of a small grouping of trees in open area. Suitable for retention. Located within proposed development footprint.	Remove	-
53	Red Alder -- Alnus rubra	0.30	2.5	Moderate	Part of a small grouping of trees in open area. Suitable for retention. Located within proposed development footprint.	Remove	-
54	Douglas Fir -- Pseudotsuga menziesii	0.50	3.5	Moderate/ Good	Part of a small grouping of trees in open area. Suitable for retention. Located within proposed development footprint.	Remove	-
55	Douglas Fir -- Pseudotsuga menziesii	0.55	3.5	Moderate/ Good	Part of a small grouping of trees in open area. Suitable for retention. Located within proposed development footprint.	Remove	-
56	Douglas Fir -- Pseudotsuga menziesii	0.33	2.5	Moderate/ Good	Part of a small grouping of trees in open area. Suitable for retention. Located within proposed development footprint.	Remove	-
57	Douglas Fir -- Pseudotsuga menziesii	0.90	5	Moderate/ Good	Co-dominant stems at base. Part of a small grouping of trees in open area. Located within proposed development footprint.	Remove	-

Tag #	Tree Species	DBH (m)	Canopy (m)	Rating: Structure/ Health	Condition / Comments	Retain/ Remove	TPZ (m)
58	Red Alder -- Alnus rubra	0.30	2.5	Moderate	Co-dominant stems at base. Phototropic lean to the east. Part of a linear grouping of trees, closed canopy. Located within ALR setback.	Retain	2.5
59	Red Alder -- Alnus rubra	0.30	2.5	Moderate	Part of a linear grouping of trees, closed canopy. Phototropic lean to the east. Located within ALR setback.	Retain	2.5
60	Red Alder -- Alnus rubra	0.40	3	Moderate	Part of a linear grouping of trees, closed canopy. Phototropic lean to the east. Located within ALR setback.	Retain	3
61	Red Alder -- Alnus rubra	0.35	3	Moderate	Co-dominant stems at base. Phototropic lean to the east. Part of a linear grouping of trees, closed canopy. Located within ALR setback.	Retain	3
62	Red Alder -- Alnus rubra	0.40	3	Moderate	Part of a linear grouping of trees, closed canopy. Located within ALR setback.	Retain	3
63	Red Alder -- Alnus rubra	0.45	3	Moderate	Part of a linear grouping of trees, closed canopy. Located within ALR setback.	Retain	3
64	Red Alder -- Alnus rubra	0.30	2.5	Moderate	Part of a linear grouping of trees, closed canopy. Located within ALR setback.	Retain	2.5
65	Red Alder -- Alnus rubra	0.50	3	Moderate	Part of a linear grouping of trees, closed canopy. Located within ALR setback.	Retain	3
66	Red Alder -- Alnus rubra	0.30	2.5	Moderate	Part of a linear grouping of trees, closed canopy. Located within ALR setback.	Retain	2.5
67	Red Alder -- Alnus rubra	0.30	2.5	Moderate	Part of a linear grouping of trees, closed canopy. Located within ALR setback.	Retain	2.5
68	Red Alder -- Alnus rubra	0.45	3	Moderate	Part of a linear grouping of trees, closed canopy. Located within ALR setback.	Retain	3
69	Red Alder -- Alnus rubra	0.45	3	Moderate	Part of a linear grouping of trees, closed canopy. Located within ALR setback.	Retain	3
70	Red Alder -- Alnus rubra	0.45	3	Moderate	Part of a linear grouping of trees, closed canopy. Located within ALR setback.	Retain	3
71	Red Alder -- Alnus rubra	0.40	3	Moderate	Part of a linear grouping of trees, closed canopy. Located within ALR setback.	Retain	3
72	Western Red Cedar -- Thuja plicata	0.50	3.5	Moderate/ Good	Part of a grouping of trees. Located within ALR setback.	Retain	3.5
73	Red Alder -- Alnus rubra	0.55	3	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback.	Retain	3

Tag #	Tree Species	DBH (m)	Canopy (m)	Rating: Structure/ Health	Condition / Comments	Retain/ Remove	TPZ (m)
74	Douglas Fir -- Pseudotsuga menziesii	0.40	3	Moderate/ Good	**Off site tree.** Part of a grouping of trees. Located adjacent to the ALR setback.	Retain	3
75	Western Red Cedar -- Thuja plicata	0.45	3	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
76	Douglas Fir -- Pseudotsuga menziesii	0.43	3	Moderate/ Good	Part of a grouping of trees. Located within ALR setback.	Retain	3
77	Bitter Cherry Prunus emarginata	0.40	3	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback.	Retain	3
78	Bitter Cherry Prunus emarginata	0.35	3	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback.	Retain	3
79	Douglas Fir -- Pseudotsuga menziesii	0.80	4.5	Moderate/ Good	Part of a grouping of trees. Located within ALR setback.	Retain	4.5
80	Red Alder -- Alnus rubra	0.50	3.5	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback.	Retain	3.5
81	Red Alder -- Alnus rubra	0.33	2.5	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback.	Retain	2.5
82	Bitter Cherry Prunus emarginata	0.30	2	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback.	Retain	2
83	Red Alder -- Alnus rubra	0.40	2.5	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback.	Retain	2.5
84	Red Alder -- Alnus rubra	0.45	3	Moderate	Co-dominant stems at base. Part of a grouping of trees, closed canopy. Located within ALR setback.	Retain	3
85	Red Alder -- Alnus rubra	0.35	3	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback.	Retain	3
86	Western Red Cedar -- Thuja plicata	0.80	4	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
87	Western Red Cedar -- Thuja plicata	0.60	4	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
88	Western Red Cedar -- Thuja plicata	0.40	3.5	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
89	Western Red Cedar -- Thuja plicata	0.35	3	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
90	Western Hemlock -- Tsuga heterophylla	0.30	2.5	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
91	Western Red Cedar -- Thuja plicata	0.45	3	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-

Tag #	Tree Species	DBH (m)	Canopy (m)	Rating: Structure/ Health	Condition / Comments	Retain/ Remove	TPZ (m)
92	Western Red Cedar -- Thuja plicata	0.35	3	Moderate/ Good	Part of a grouping of trees. Mechanical damage to trunk. Located within proposed development footprint.	Remove	-
93	Western Red Cedar -- Thuja plicata	1.00	5.5	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
94	Western Red Cedar -- Thuja plicata	0.15	1	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
95	Western Red Cedar -- Thuja plicata	0.20	1.5	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
96	Western Red Cedar -- Thuja plicata	1.00	5.5	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
97	Western Red Cedar -- Thuja plicata	0.50	4	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
98	Western Red Cedar -- Thuja plicata	0.25	1.5	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
99	Western Hemlock -- Tsuga heterophylla	0.60	3	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
100	Western Red Cedar -- Thuja plicata	0.20	1.5	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
101	Western Red Cedar -- Thuja plicata	0.50	3	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
102	Western Red Cedar -- Thuja plicata	0.60	3	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
103	Western Red Cedar -- Thuja plicata	0.50	3	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
104	Western Hemlock -- Tsuga heterophylla	0.60	3.5	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
105	Western Red Cedar -- Thuja plicata	0.45	3	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
106	Western Red Cedar -- Thuja plicata	0.50	3	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
107	Western Red Cedar -- Thuja plicata	0.90	4.5	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
108	Red Alder -- Alnus rubra	0.40	3	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback.	Retain	3
109	Red Alder -- Alnus rubra	0.40	2.5	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback.	Retain	2.5

Tag #	Tree Species	DBH (m)	Canopy (m)	Rating: Structure/ Health	Condition / Comments	Retain/ Remove	TPZ (m)
110	Western Red Cedar -- Thuja plicata	0.65	3.5	Moderate/ Good	Part of a grouping of trees, closed canopy. Located within ALR setback.	Retain	3.5
111	Bitter Cherry Prunus emarginata	0.30	2	Moderate/ Good	Part of a grouping of trees, closed canopy. Located within ALR setback.	Retain	2
112	Western Red Cedar -- Thuja plicata	0.70	4	Moderate	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
113	Western Red Cedar -- Thuja plicata	0.80	4.5	Moderate/ Good	Part of a grouping of trees. Suitable for retention. Located within proposed development footprint.	Remove	-
114	Western Red Cedar -- Thuja plicata	1.00	5	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
115	Red Alder -- Alnus rubra	0.45	3	Moderate	Co-dominant stems at base. Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
116	Western Hemlock -- Tsuga heterophylla	0.60	3.5	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
117	Western Red Cedar -- Thuja plicata	0.50	3.5	Moderate/ Good	Part of a grouping of trees. Located within ALR setback.	Retain	3.5
118	Bitter Cherry Prunus emarginata	0.35	2.5	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback.	Retain	2.5
119	Bitter Cherry Prunus emarginata	0.30	2	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback.	Retain	2
120	Bitter Cherry Prunus emarginata	0.30	2	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback.	Retain	2
121	Western Red Cedar -- Thuja plicata	0.40	3	Moderate/Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
122	Bitter Cherry Prunus emarginata	0.30	2.5	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
123	Douglas Fir -- Pseudotsuga menziesii	0.45	3	Moderate/Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
124	Red Alder -- Alnus rubra	0.30	2.5	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
125	Western Red Cedar -- Thuja plicata	0.65	4	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
126	Western Red Cedar -- Thuja plicata	0.40	3	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
127	Red Alder -- Alnus rubra	0.50	3	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback.	Retain	3

Tag #	Tree Species	DBH (m)	Canopy (m)	Rating: Structure/ Health	Condition / Comments	Retain/ Remove	TPZ (m)
128	Bitter Cherry Prunus emarginata	0.40	3	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback.	Retain	3
129	Bitter Cherry Prunus emarginata	0.30	2.5	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback.	Retain	2.5
130	Red Alder -- Alnus rubra	0.45	3	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
131	Red Alder -- Alnus rubra	0.65	4	Moderate	Part of a grouping of trees. Located within ALR setback.	Remove	-
132	Bitter Cherry Prunus emarginata	0.50	4	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback.	Retain	4
133	Bitter Cherry Prunus emarginata	0.40	3	Moderate	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
134	Red Alder -- Alnus rubra	0.30	2.5	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback.	Retain	2.5
135	Red Alder -- Alnus rubra	0.30	2.5	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback.	Retain	2.5
136	Red Alder -- Alnus rubra	0.30	2.5	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback.	Retain	2.5
137	Red Alder -- Alnus rubra	0.30	2.5	Moderate	Part of a grouping of trees, closed canopy. Located within ALR setback.	Retain	2.5
138	Red Alder -- Alnus rubra	0.35	2.5	Moderate	Part of a grouping of trees, closed canopy. Located within ALR and SPEA setback.	Retain	2.5
139	Red Alder -- Alnus rubra	0.40	3	Moderate	Part of a grouping of trees, closed canopy. Located within SPEA setback.	Retain	3.0
140	Red Alder -- Alnus rubra	0.30	2.5	Moderate	Part of a grouping of trees, closed canopy. Located within ALR and SPEA setback.	Retain	2.5
141	Black Cottonwood -- Populus trichocarpa	0.70	4.5	Moderate	Part of a grouping of trees, closed canopy. Located within ALR and SPEA setback.	Retain	4.5
142	Red Alder -- Alnus rubra	0.30	2	Moderate	Part of a grouping of trees, closed canopy. Located within ALR and SPEA setback.	Retain	2
143	Black Cottonwood -- Populus trichocarpa	0.80	6	Moderate	Part of a grouping of trees, closed canopy. Located within ALR and SPEA setback.	Retain	6
144	Western Red Cedar -- Thuja plicata	0.20	1.5	Moderate/ Good	Part of a grouping of trees. Located within ALR and SPEA setback.	Retain	1.5
145	Western Red Cedar -- Thuja plicata	0.30	2.5	Moderate/ Good	Part of a grouping of trees. Located within ALR and SPEA setback.	Retain	2.5

Tag #	Tree Species	DBH (m)	Canopy (m)	Rating: Structure/ Health	Condition / Comments	Retain/ Remove	TPZ (m)
146	Red Alder -- Alnus rubra	0.35	2.5	Moderate	Part of a grouping of trees, closed canopy. Located within ALR and SPEA setback.	Retain	2.5
147	Western Red Cedar -- Thuja plicata	0.20	1.5	Moderate/ Good	Part of a grouping of trees. Located within ALR and SPEA setback.	Retain	1.5
148	Western Red Cedar -- Thuja plicata	0.20	1.5	Moderate/ Good	Part of a grouping of trees. Located within ALR and SPEA setback.	Retain	1.5
149	Red Alder -- Alnus rubra	0.35	2.5	Moderate	Part of a grouping of trees, closed canopy. Located within ALR and SPEA setback.	Retain	2.5
150	Red Alder -- Alnus rubra	0.35	2.5	Moderate	Part of a grouping of trees, closed canopy. Located within ALR and SPEA setback.	Retain	2.5
151	Red Alder -- Alnus rubra	0.35	2.5	Moderate	Part of a grouping of trees, closed canopy. Located within ALR and SPEA setback.	Retain	2.5
152	Western Red Cedar -- Thuja plicata	0.30	2.5	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
153	Western Red Cedar -- Thuja plicata	0.30	2.5	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
154	Western Red Cedar -- Thuja plicata	0.80	5.5	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
155	Red Alder -- Alnus rubra	0.45	3	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
156	Western Red Cedar -- Thuja plicata	0.60	4	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
157	Western Red Cedar -- Thuja plicata	0.85	5.5	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
158	Red Alder -- Alnus rubra	0.35	2.5	Moderate	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
159	Western Red Cedar -- Thuja plicata	0.25	2.5	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
160	Red Alder -- Alnus rubra	0.35	2.5	Moderate	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
161	Red Alder -- Alnus rubra	0.35	2.5	Moderate	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
162	Red Alder -- Alnus rubra	0.40	3	Moderate	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
163	Red Alder -- Alnus rubra	0.30	2.5	Moderate	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-

Tag #	Tree Species	DBH (m)	Canopy (m)	Rating: Structure/ Health	Condition / Comments	Retain/ Remove	TPZ (m)
164	Western Red Cedar -- Thuja plicata	0.70	5	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
165	Red Alder -- Alnus rubra	0.60	3.5	Moderate	Part of a grouping of trees, closed canopy. Phototropic lean. Located within SPEA setback.	Retain	3.5
A011	Red Alder -- Alnus rubra	0.45	3.5	Moderate	Part of a grouping of trees, closed canopy. Located within SPEA setback.	Retain	3.5
A010	Red Alder -- Alnus rubra	0.45	3.5	Moderate	Part of a grouping of trees, closed canopy. Located within SPEA setback.	Retain	3.5
166	Bitter Cherry Prunus emarginata	0.45	3.5	Moderate	Part of a grouping of trees, closed canopy. Located within SPEA setback.	Retain	3.5
167	Douglas Fir -- Pseudotsuga menziesii	0.40	3	Moderate/ Good	Part of a grouping of trees. Located within SPEA setback.	Retain	3
168	Douglas Fir -- Pseudotsuga menziesii	0.20	1.5	Moderate/ Good	Part of a grouping of trees. Located within SPEA setback.	Retain	1.5
169	Black Cottonwood -- Populus trichocarpa	0.80	6	Moderate	Part of a grouping of trees, closed canopy. Located within SPEA setback.	Retain	6
170	Bitter Cherry Prunus emarginata	0.55	3	Moderate	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
171	Western Red Cedar -- Thuja plicata	0.70	4	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
172	Red Alder -- Alnus rubra	0.40	2.5	Moderate/ Good	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
173	Western Red Cedar -- Thuja plicata	0.80	4	Moderate/ Good	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
174	Western Red Cedar -- Thuja plicata	0.70	4	Moderate/ Good	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
175	Douglas Fir -- Pseudotsuga menziesii	0.80	4	Moderate/ Good	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
176	Black Cottonwood -- Populus trichocarpa	0.30	3	Moderate	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
177	Western Red Cedar -- Thuja plicata	0.70	4	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
178	Western Red Cedar -- Thuja plicata	0.30	2	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
179	Red Alder -- Alnus rubra	0.35	2.5	Moderate	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-

Tag #	Tree Species	DBH (m)	Canopy (m)	Rating: Structure/ Health	Condition / Comments	Retain/ Remove	TPZ (m)
180	Red Alder -- Alnus rubra	0.35	2.5	Moderate	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
181	Western Red Cedar -- Thuja plicata	0.20	1.5	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
182	Red Alder -- Alnus rubra	0.30	2.5	Moderate	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
A032	Western Red Cedar -- Thuja plicata	65/42	4	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
A033	Western Red Cedar -- Thuja plicata	61/73	5	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
A031	Western Red Cedar -- Thuja plicata	43	3.5	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
A025	Western Red Cedar -- Thuja plicata	30	3	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
A029	Red Alder -- Alnus rubra	38	3	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
A028	Red Alder -- Alnus rubra	38	3	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
A027	Western Red Cedar -- Thuja plicata	36	3.5	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
A024	Red Alder -- Alnus rubra	44	2.5	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
A020	Western Red Cedar -- Thuja plicata	36	3.5	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
A021	Western Red Cedar -- Thuja plicata	76	3.8	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
A017	Red Alder -- Alnus rubra	47	3.5	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
A019	Western Red Cedar -- Thuja plicata	80	4.5	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
A012	Western Red Cedar Thuja plicata	56	4.2	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
A013	Western Red Cedar -- Thuja plicata	63	5	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
183	Red Alder -- Alnus rubra	0.35	3	Moderate	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-

Tag #	Tree Species	DBH (m)	Canopy (m)	Rating: Structure/ Health	Condition / Comments	Retain/ Remove	TPZ (m)
184	Western Red Cedar -- Thuja plicata	0.80	4.5	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
185	Western Red Cedar -- Thuja plicata	0.50	3.5	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
186	Red Alder -- Alnus rubra	0.40	3	Moderate	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
187	Western Red Cedar -- Thuja plicata	0.90	5	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
188	Western Red Cedar -- Thuja plicata	0.25	2	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
189	Western Red Cedar -- Thuja plicata	0.25	2	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
190	Western Red Cedar -- Thuja plicata	0.35	2.5	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
191	Western Red Cedar -- Thuja plicata	1.90	5.5	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
192	Western Red Cedar -- Thuja plicata	0.25	1.5	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
193	Western Red Cedar -- Thuja plicata	0.25	2	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
194	Western Red Cedar -- Thuja plicata	0.90	5	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
195	Douglas Fir -- Pseudotsuga menziesii	0.30	2.5	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
196	Red Alder -- Alnus rubra	0.50	3	Moderate	Part of a grouping of trees, closed canopy. Located within SPEA setback.	Retain	3
197	Western Red Cedar -- Thuja plicata	0.25	1.5	Moderate/ Good	Part of a grouping of trees. Located within SPEA setback.	Retain	1.5
198	Red Alder -- Alnus rubra	0.35	2	Moderate	Part of a grouping of trees, closed canopy. Located within SPEA setback.	Retain	2
199	Red Alder -- Alnus rubra	0.35	2	Moderate	Part of a grouping of trees, closed canopy. Located within SPEA setback.	Retain	2
200	Red Alder -- Alnus rubra	0.35	2	Moderate	Part of a grouping of trees, closed canopy. Located within SPEA setback.	Retain	2
201	Douglas Fir -- Pseudotsuga menziesii	0.35	2	Moderate	Part of a grouping of trees. Located within SPEA setback.	Retain	2

Tag #	Tree Species	DBH (m)	Canopy (m)	Rating: Structure/ Health	Condition / Comments	Retain/ Remove	TPZ (m)
202	Douglas Fir -- Pseudotsuga menziesii	0.50	3	Moderate	Part of a grouping of trees. Located within SPEA setback.	Retain	3
203	Red Alder -- Alnus rubra	0.35	2	Moderate	Part of a grouping of trees, closed canopy. Located within SPEA setback.	Retain	2
204	Western Red Cedar -- Thuja plicata	0.50	3	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
205	Douglas Fir -- Pseudotsuga menziesii	0.50	3	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
206	Douglas Fir -- Pseudotsuga menziesii	0.50	3	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
207	Western Red Cedar -- Thuja plicata	0.35	3	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
208	Douglas Fir -- Pseudotsuga menziesii	0.50	3	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
209	Douglas Fir -- Pseudotsuga menziesii	0.70	4	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
210	Bitter Cherry Prunus emarginata	0.70	4	Moderate	Part of a grouping of trees, closed canopy. Located within SPEA setback.	Retain	4
211	Bitter Cherry Prunus emarginata	0.35	2.5	Moderate	Part of a grouping of trees, closed canopy. Located within SPEA setback.	Retain	2.5
212	Red Alder -- Alnus rubra	0.50	3	Moderate	Part of a grouping of trees, closed canopy. Located within SPEA setback.	Retain	3
213	Bitter Cherry Prunus emarginata	0.35	3	Moderate	Part of a grouping of trees, closed canopy. Located within proposed development footprint.	Remove	-
214	Red Alder -- Alnus rubra	0.30	3	Moderate	Part of a grouping of trees, closed canopy. Located within SPEA setback.	Retain	3
215	Weeping Willow -- Salix babylonica	0.30	3.5	Moderate	Open grown tree. Located within SPEA setback.	Retain	3.5
216	Fruiting Plum -- Prunus (spp.)	1.00	5	Moderate /Poor	Open grown tree. Located within proposed development footprint.	Remove	-
217	Fruiting Plum -- Prunus (spp.)	0.50	3	Moderate /Poor	Open grown tree. Located within proposed development footprint.	Remove	-
218	Flowering Plum -- Prunus (spp.)	0.30	3	Moderate /Poor	Part of a small grouping of open grown tree. Located within proposed development footprint.	Remove	-
219	Fruiting Apple -- Malus (spp.)	0.35	2.5	Moderate /Poor	Part of a small grouping of open grown tree. Located within proposed development footprint.	Remove	-

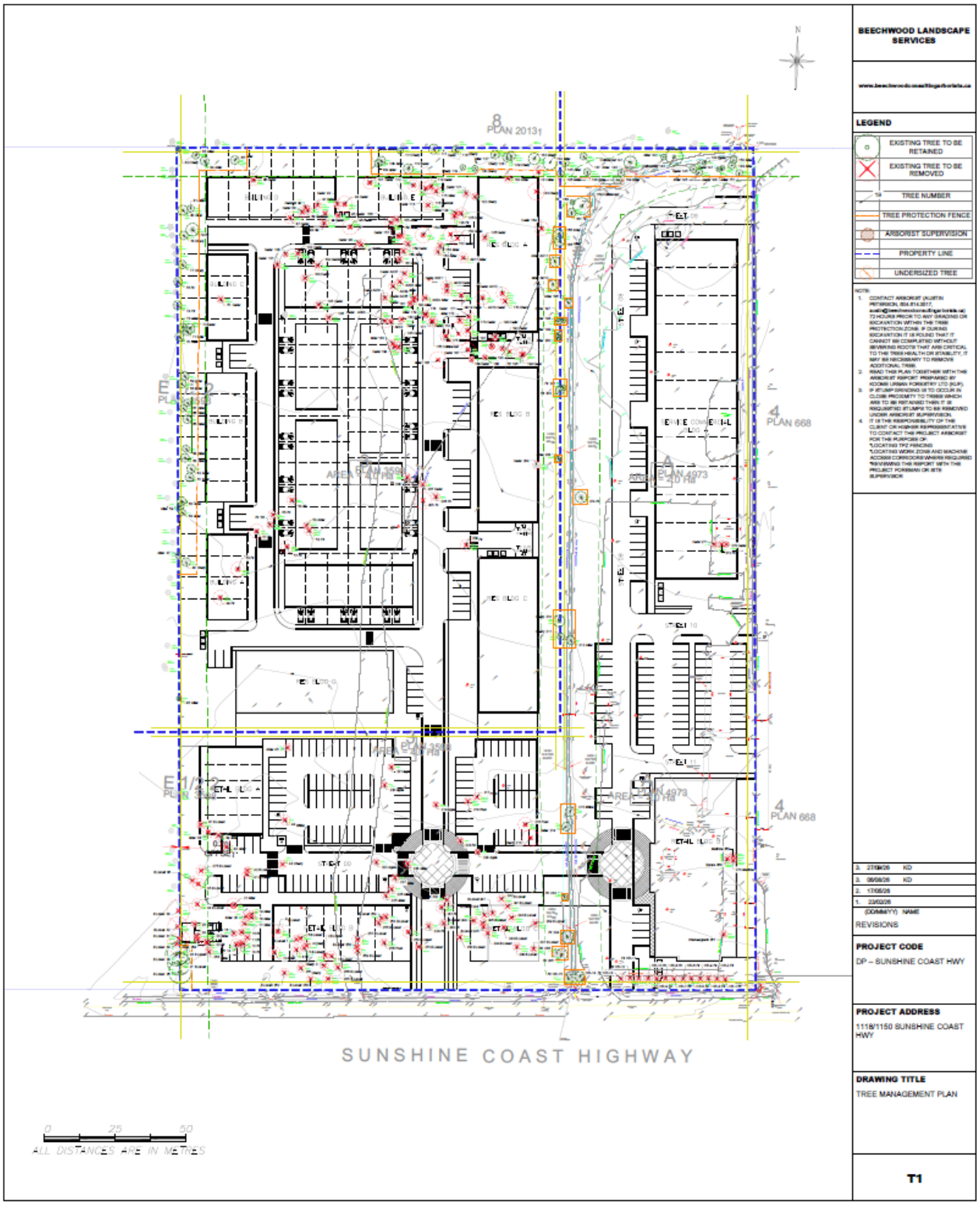
Tag #	Tree Species	DBH (m)	Canopy (m)	Rating: Structure/ Health	Condition / Comments	Retain/ Remove	TPZ (m)
220	Fruiting Apple -- Malus (spp.)	0.35	2.5	Moderate /Poor	Part of a small grouping of open grown tree. Located within proposed development footprint.	Remove	-
221	Fruiting Apple -- Malus (spp.)	0.50	2.5	Moderate /Poor	Part of a small grouping of open grown tree. Located within proposed development footprint.	Remove	-
222	Fruiting Apple -- Malus (spp.)	0.40	2.5	Moderate /Poor	Part of a small grouping of open grown tree. Located within proposed development footprint.	Remove	-
223	Douglas Fir -- Pseudotsuga menziesii	0.30	2.5	Moderate /Poor	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
224	Fruiting Apple -- Malus (spp.)	0.35	2	Moderate /Poor	Part of a small grouping of open grown tree. Located within proposed development footprint.	Remove	-
225	Red Alder -- Alnus rubra	0.35	3	Moderate	Co-dominant stems at base. Part of a grouping of trees. Located within proposed development footprint.	Remove	-
226	Red Alder -- Alnus rubra	0.40	3	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
227	Red Alder -- Alnus rubra	.35	3	Moderate	Co-dominant stems at base. Part of a grouping of trees. Located within proposed development footprint.	Remove	-
228	Red Alder -- Alnus rubra	0.40	3	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
229	Douglas Fir -- Pseudotsuga menziesii	0.45	3	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
230	Douglas Fir -- Pseudotsuga menziesii	0.40	3	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
231	Douglas Fir -- Pseudotsuga menziesii	0.60	4	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
232	Douglas Fir -- Pseudotsuga menziesii	0.55	3.5	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
233	Douglas Fir -- Pseudotsuga menziesii	0.35	2	Moderate/ Good	Part of a grouping of trees. Located within SPEA setback.	Retain	2
234	Douglas Fir -- Pseudotsuga menziesii	0.80	4.5	Moderate/ Good	Part of a grouping of trees. Located within SPEA setback.	Retain	4.5
235	Douglas Fir -- Pseudotsuga menziesii	0.65	4	Moderate/ Good	Part of a grouping of trees. Located within SPEA	Retain	4.0
236	Douglas Fir -- Pseudotsuga menziesii	0.50	3.5	Moderate/ Good	Part of a grouping of trees. Located within SPEA	Retain	3.5
237	Black Locust -- Robinia pseudoacacia	0.30	2.5	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-

Tag #	Tree Species	DBH (m)	Canopy (m)	Rating: Structure/ Health	Condition / Comments	Retain/ Remove	TPZ (m)
238	Black Locust -- Robinia pseudoacacia	0.40	3	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
239	Black Locust -- Robinia pseudoacacia	0.60	3	Moderate	Co-dominant stems at base. Part of a grouping of trees. Located within proposed development footprint.	Remove	-
240	Black Locust -- Robinia pseudoacacia	0.60	3	Moderate	Co-dominant stems at base. Part of a grouping of trees. Located within proposed development footprint.	Remove	-
241	Black Locust -- Robinia pseudoacacia	0.40	3	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
242	Black Locust -- Robinia pseudoacacia	0.40	3	Moderate	Co-dominant stems at base. Part of a grouping of trees. Located within proposed development footprint.	Remove	-
243	Black Locust -- Robinia pseudoacacia	0.50	3.5	Moderate	Co-dominant stems at base. Part of a grouping of trees. Located within proposed development footprint.	Remove	-
244	Black Locust -- Robinia pseudoacacia	0.60	3.5	Moderate	Co-dominant stems at base. Part of a grouping of trees. Located within proposed development footprint.	Remove	-
245	Black Locust -- Robinia pseudoacacia	0.50	3	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
246	Black Locust -- Robinia pseudoacacia	0.30	2.5	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
247	Black Locust -- Robinia pseudoacacia	0.35	2.5	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
248	Black Locust -- Robinia pseudoacacia	0.45	3	Moderate	Co-dominant stems at base. Part of a grouping of trees. Located within proposed development footprint.	Remove	-
249	Black Locust -- Robinia pseudoacacia	0.50	3	Moderate	Co-dominant stems at base. Part of a grouping of trees. Located within proposed development footprint.	Remove	-
250	Black Locust -- Robinia pseudoacacia	0.60	3	Moderate	Co-dominant stems at base. Part of a grouping of trees. Located within proposed development footprint.	Remove	-
251	Black Locust -- Robinia pseudoacacia	0.40	2.5	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
252	Black Locust -- Robinia pseudoacacia	0.90	4	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
253	Black Locust -- Robinia pseudoacacia	0.30	2.5	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
254	Black Locust -- Robinia pseudoacacia	0.50	3	Moderate	Co-dominant stems at base. Part of a grouping of trees. Located within proposed development footprint.	Remove	-
255	Black Locust -- Robinia pseudoacacia	0.30	2.5	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-

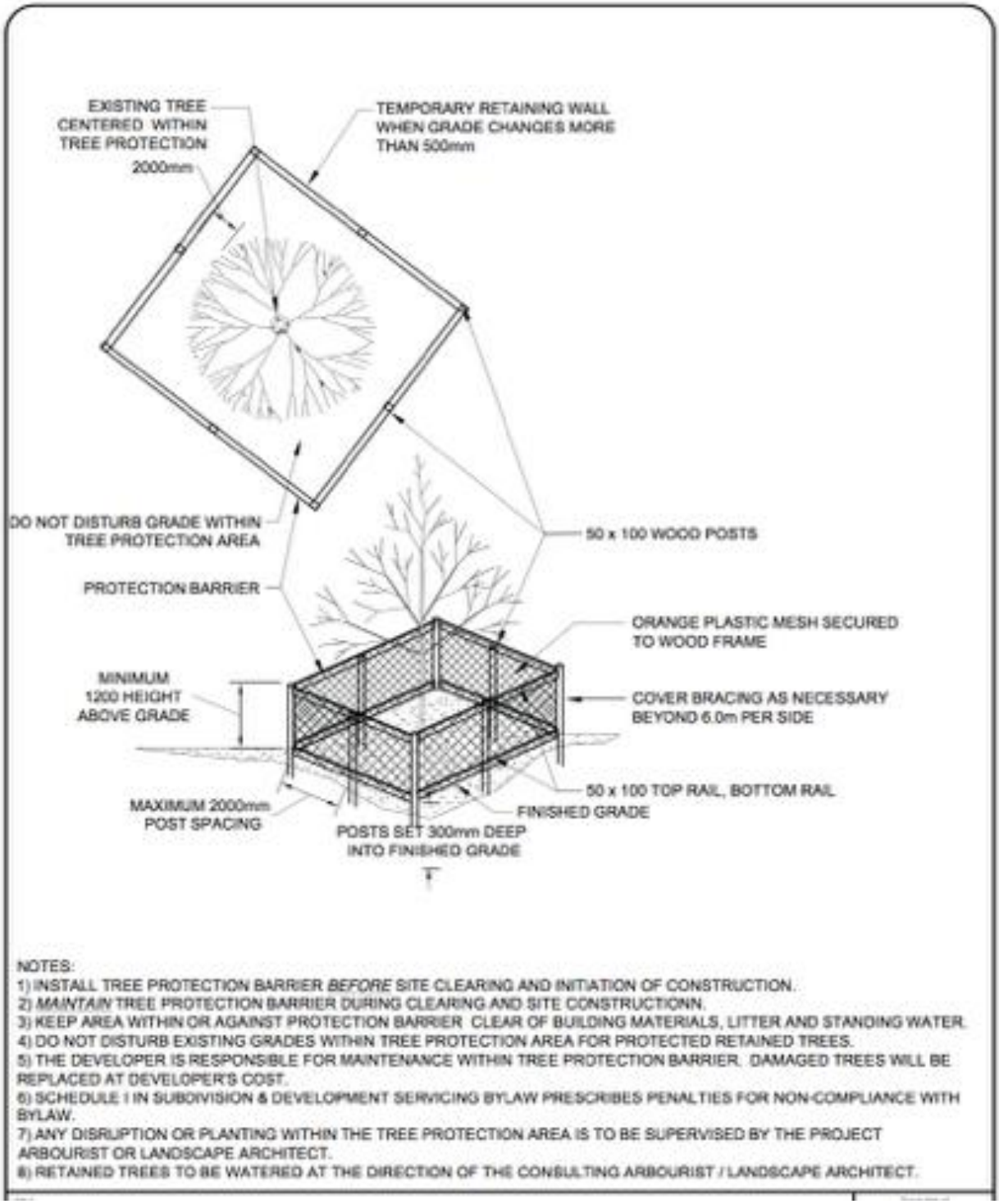
Tag #	Tree Species	DBH (m)	Canopy (m)	Rating: Structure/ Health	Condition / Comments	Retain/ Remove	TPZ (m)
256	Fruiting Plum -- Prunus (spp.)	0.40	3	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
257	Black Locust -- Robinia pseudoacacia	0.80	4	Moderate	Co-dominant stems at base. Part of a grouping of trees. Located within proposed development footprint.	Remove	-
258	Black Locust -- Robinia pseudoacacia	0.35	2	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
259	Black Locust -- Robinia pseudoacacia	0.55	3	Moderate	Co-dominant stems at base. Part of a grouping of trees. Located within proposed development footprint.	Remove	-
260	Black Locust -- Robinia pseudoacacia	0.50	3	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
261	Bitter Cherry Prunus emarginata	0.50	3	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
262	Black Locust -- Robinia pseudoacacia	0.45	3	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
263	Red Alder -- Alnus rubra	0.40	3	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
264	Red Alder -- Alnus rubra	0.30	2.5	Moderate	Part of a grouping of trees. Located within ALR setback. Impacted by proposed development.	Remove	-
265	Black Locust -- Robinia pseudoacacia	0.60	3.5	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
HR-1	Douglas Fir -- Pseudotsuga menziesii	0.45	3.5	Moderate	Hedge row of conifer trees. Located within proposed development footprint.	Remove	-
HR-2	Douglas Fir -- Pseudotsuga menziesii	0.40	3.5	Moderate	Hedge row of conifer trees. Located within proposed development footprint.	Remove	-
HR-3	Douglas Fir -- Pseudotsuga menziesii	0.25	3.5	Moderate	Hedge row of conifer trees. Located within proposed development footprint.	Remove	-
HR-4	Douglas Fir -- Pseudotsuga menziesii	0.40	3.5	Moderate	Hedge row of conifer trees. Located within proposed development footprint.	Remove	-
HR-5	Douglas Fir -- Pseudotsuga menziesii	0.45	3.5	Moderate	Hedge row of conifer trees. Located within proposed development footprint.	Remove	-
HR-6	Douglas Fir -- Pseudotsuga menziesii	0.25	3.5	Moderate	Hedge row of conifer trees. Located within proposed development footprint.	Remove	-
HR-7	Douglas Fir -- Pseudotsuga menziesii	0.40	3.5	Moderate	Hedge row of conifer trees. Located within proposed development footprint.	Remove	-
HR-8	Douglas Fir -- Pseudotsuga menziesii	0.30	3.5	Moderate	Hedge row of conifer trees. Located within proposed development footprint.	Remove	-

Tag #	Tree Species	DBH (m)	Canopy (m)	Rating: Structure/ Health	Condition / Comments	Retain/ Remove	TPZ (m)
HR-9	Douglas Fir -- Pseudotsuga menziesii	0.40	3.5	Moderate	Hedge row of conifer trees. Located within proposed development footprint.	Remove	-
HR-10	Douglas Fir -- Pseudotsuga menziesii	0.35	3.5	Moderate	Hedge row of conifer trees. Located within proposed development footprint.	Remove	-
HR-11	Douglas Fir -- Pseudotsuga menziesii	0.25	3.5	Moderate	Hedge row of conifer trees. Located within proposed development footprint.	Remove	-
HR-12	Douglas Fir -- Pseudotsuga menziesii	0.30	3.5	Moderate	Hedge row of conifer trees. Located within proposed development footprint.	Remove	-
HR-13	Douglas Fir -- Pseudotsuga menziesii	0.50	3.5	Moderate	Hedge row of conifer trees. Located within proposed development footprint.	Remove	-
HR-14	Douglas Fir -- Pseudotsuga menziesii	0.40	3.5	Moderate	Hedge row of conifer trees. Located within SPEA setback.	Retain	3.5
HR-15	Douglas Fir -- Pseudotsuga menziesii	0.45	3.5	Moderate	Hedge row of conifer trees. Located within SPEA setback.	Retain	3.5
266	Black Locust -- Robinia pseudoacacia	0.50	3	Moderate	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
267	Chamaecyparis -- Chamaecyparis (spp.)	0.45	3	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
268	Sitka Spruce -- Picea sitchensis	0.50	3.5	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
269	Pacific Madrone -- Arbutus menziesii	0.35	3	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
270	Pacific Madrone -- Arbutus menziesii	0.35	3	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
271	Western Red Cedar -- Thuja plicata	0.20	3	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
272	Douglas Fir -- Pseudotsuga menziesii	0.40	3	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
273	Western Red Cedar -- Thuja plicata	0.25	2	Moderate/ Good	Part of a grouping of trees. Located within proposed development footprint.	Remove	-
274	Douglas Fir -- Pseudotsuga menziesii	0.60	4	Moderate/ Good	Part of a grouping of trees. Located within SPEA setback.	Retain	4
275	Black Locust -- Robinia pseudoacacia	0.50	3.5	Moderate	Part of a grouping of trees. Located within ALR setback. Impacted by proposed development.	Remove	-

Tree Management Plan



Tree Protection Detail



NOTES:
1) INSTALL TREE PROTECTION BARRIER *BEFORE* SITE CLEARING AND INITIATION OF CONSTRUCTION.
2) *MAINTAIN* TREE PROTECTION BARRIER DURING CLEARING AND SITE CONSTRUCTIONN.
3) KEEP AREA WITHIN OR AGAINST PROTECTION BARRIER CLEAR OF BUILDING MATERIALS, LITTER AND STANDING WATER.
4) DO NOT DISTURB EXISTING GRADES WITHIN TREE PROTECTION AREA FOR PROTECTED RETAINED TREES.
5) THE DEVELOPER IS RESPONSIBLE FOR MAINTENANCE WITHIN TREE PROTECTION BARRIER. DAMAGED TREES WILL BE REPLACED AT DEVELOPER'S COST.
6) SCHEDULE I IN SUBDIVISION & DEVELOPMENT SERVICING BYLAW PRESCRIBES PENALTIES FOR NON-COMPLIANCE WITH BYLAW.
7) ANY DISRUPTION OR PLANTING WITHIN THE TREE PROTECTION AREA IS TO BE SUPERVISED BY THE PROJECT ARBOURIST OR LANDSCAPE ARCHITECT.
8) RETAINED TREES TO BE WATERED AT THE DIRECTION OF THE CONSULTING ARBOURIST / LANDSCAPE ARCHITECT.

Tree Preservation Summary

All the trees identified in the report and within the Tree Assessment Data Table have been assessed based on their current condition at the time of the site review. This report indicates suitability for retention/removal based on the current condition of the trees and based upon the proposed site plan as presented at the time of preparing this report.

All trees are to be preserved and protected throughout the development application process in accordance with the applicable tree protection by laws. Including trees identified in this report for removal as part of the approved development application process. Development application approvals vary considerably in duration of time from when the project arborist is retained to prepare an arborist report to Council approval for the development to proceed. The tree preservation summary and best practices below apply to both retained trees and trees recommended for removal up to such a time that they are removed as part of the approved development process.

Long-term tree preservation success is dependent on minimizing the impact caused during pre-construction clearing operations, construction, and post construction activities. Ongoing monitoring of any offsite trees with a drip line extending over the project site is essential for protection of these trees including maintaining tree protection barriers at the drip line.

Arborist presence will be required for any excavation or other site disturbances that would occur on the subject development site or where an off-site tree drip line extends over development site.

Tree removal and site clearing operations need to be undertaken by a qualified professional tree faller or in conjunction with the use of land clearing equipment occur with all parties involved having a full understanding and agreement of the tree retention/ protection protocols being utilized to prevent impact to any retained or off-site trees.

Arborist presence will be required for all construction activities that are occurring within 1 meter of a tree protection zone. The project arborist will assess impacts of proposed construction activities and provide recommendations as required for mitigating impacts on the retained trees. The findings and recommendations will be documented in a field report for submission to the Owner, Contractor and City as required.

Trees identified in this report and on the Tree Protection Plan are assessed for retention or removal based on the proposed development. Both documents are required for proper identification of trees in the field prior to proceeding with any approved tree removals.

Long-term tree preservation success is dependent on minimizing the impact caused during pre-construction clearing operations, construction, and post construction activities. Ongoing monitoring of any offsite trees with a drip line extending over the project site is essential for protection of these trees including maintaining tree protection barriers at the drip line.

Tree Protection – Best Practices

Prior to the commencement of any site activity such as site alteration, demolition or construction, the tree protection measures specified in this report and on the Tree Protection Plan must be undertaken to the satisfaction of the Consulting Arborist.
Once all tree/site protection measures have been installed, the Consulting Arborist must be contacted to arrange for an inspection of the site and approval of the tree/site protection requirements.

Tree protection barriers must remain in place and in good condition during demolition, construction and/or site disturbance, including landscaping, and must not be altered, moved or removed until authorized by the Consulting Arborist.

No construction activities including grade changes, surface treatments or excavation of any kind are permitted within the area identified on the Tree Protection Plan or Site Plan as a minimum tree protection zone (TPZ). No root cutting is permitted. No storage of materials or fill is permitted within the TPZ. No movement or storage of vehicles or equipment is permitted within the TPZ. The area(s) identified as a TPZ must be always protected and remain undisturbed.

If the minimum tree protection zone (TPZ) must be reduced to facilitate construction access, the tree protection barriers must be maintained at a lesser distance and the exposed portion of TPZ must be protected using a horizontal root protection method approved by the Consulting Arborist.

Any roots or branches which require pruning, as approved by the Consulting Arborist, must be undertaken by an arborist. All pruning of tree roots and branches must be in accordance with good arboricultural practice.

Roots that have received approval from the Consulting Arborist to be pruned must first be exposed using pneumatic (air) excavation, by hand digging or by a using low pressure hydraulic (water) excavation. The water pressure for hydraulic excavation must be low enough that root bark is not damaged or removed. This will allow a proper pruning cut and minimize tearing of the roots. The arborist retained to carry out crown or root pruning must contact the Consulting Arborist no less than three working days prior to conducting any specified work.

Prohibited Activities Within a TPZ
Except where authorized by the Consulting Arborist, any activity which could result in injury or destruction of a protected tree or alteration of grade is prohibited within a TPZ, including, but not limited to, any of the following examples:

Demolition, construction, replacement or alteration of permanent or temporary buildings or structures, parking pads, driveways, sidewalks, walkways, paths. Altering grade by adding or removing soil or fill, excavating, trenching, topsoil or fill scraping,compacting soil or fill, dumping or disturbance of any kind.

Storage of construction materials, equipment, wood, branches, leaves, soil or fill, construction waste or debris of any sort.

Application, discharge or disposal of any substance or chemical that may adversely affect the health of a tree.

Cutting, breaking, tearing, crushing, exposing or stripping tree's roots, trunk and branches.

Nailing or stapling into a tree, including attachment of fences, electrical wires or signs, stringing of cables or installing lights on trees.

Soil remediation, removal of contaminated fill.

The above-mentioned prohibitions are for area(s) designated as a TPZ. If possible, these prohibitions should also be implemented outside the TPZ in areas where tree roots are located. The roots of a tree can extend from the trunk to approximately 2-3 times the distance of the dripline.

Photos



Fig.2 – Subject property frontage on Sunshine Coast Highway



Fig.3 – Black Locust fronting highway with extensive ivy growth on tree trunks



Fig.4 – View north from mid point of property from just north of highway frontage



Fig.5 - View southwest from middle of subject property



Fig.6 - View east from middle of property just north of highway



Fig.7- Looking north from gravel parking area mid point east side of property



Fig. 8 - Looking west from gravel parking area mid point east side of property



Fig. 9 – Looking south from close to north property line



Fig. 10 – Looking south from mid point of north property line



Fig. 9 – Looking south from tree #86 north west of property



Fig. 9 – Looking south from trees, #113 & #114

Glossary of Key Terms

Abutment: A structure built to support the lateral pressure of an arch or span, e.g., at the ends of a bridge.

Adapted Trunk Diameter Method: This method uses the trees age and tolerance to construction damage to determine the factor that will be multiplied by the diameter to provide a sufficient tree protection zone given these factors.

Age: The relative age (young, intermediate, mature) within the particular stand of trees or forest.

ALR: The Agricultural Land Reserve in which agriculture is recognized as the priority.

Bole: The stem or trunk of a tree.

Chlorotic: Yellowing of plant tissues caused by nutrient deficiency &/or pathogen.

Co-dominant Leaders: Forked dominant stems nearly the same size in diameter, arising from a common junction.

Co-dominant Within Stand: Individual tree whose height is generally equal to trees (regardless of species) within the same stand.

Compaction: Compression of the soil that breaks down soil aggregates and reduces soil volume and total pore space, especially macropore space.

Conk: A fungal fruiting structure typically found on trunks and indicating internal decay.

Dead Standing: A tree that has died but is still standing erect.

DBH: The Diameter of the tree at 1.40 meters above the ground.

Dominant Within Stand: Individual tree whose height is significantly greater than adjacent trees (regardless of species) within the same stand.

Canopy: Canopy/crown radius, is the dripline measured from the edge of the trunk to the outermost branches of the crown.

CRZ: Critical Root Zone - The area between the trunk and to the end of the Drip Line.

Feeder Roots: The smaller roots responsible for water and nutrient absorption and gas exchange. These roots can extend far beyond the Drip Line (or outer canopy) of the tree.

Fungus (singular) / Fungi (plural): Unicellular, multicellular or syncytial spore-producing organisms that feed on organic matter (including molds, yeast, mushrooms and toadstools)

Girdling Root: Root that encircles all or part of the trunk of a tree or other roots and constricts the vascular tissue and inhibits secondary growth and the movement of water.

Hazardous: Significant hazard exists with a high risk of immediate failure; which could result in serious damage to property or person(s).

Height: Height of tree is approximate.

LCR: Live Crown Ratio – The ratio of crown length to total tree length.

Level 1 Limited Visual Assessment: Limited visual assessment looking for obvious defects such as, but not limited to dead trees, large cavity openings, large dead or broken branches, fungal fruiting structures, large cracks, and severe leans.

Level 2 Basic Visual Assessment: Detailed visual inspection (aboveground roots, trunk, canopy) of tree(s) may include the use of simple tools to perform assessment (i.e. sounding mallet, trowel, measuring tape, binoculars). The assessment does not include advanced resistance drilling of trunk.

Level 3 Advanced Assessment: To provide detailed information about specific tree parts, defects, targets, or side conditions. May included aerial inspection, resistance drilling of tree parts, laboratory diagnosis of fungal or plant tissue.

Mildew: Is a minute powdery or web-like fungi (of different colours) that is found on diseased or decaying substances.

No Disturbance Zone: (Trunk Diameter x 6) + Trunk Radius + (60 cm excavation zone). For example, a 50-cm diameter tree would have a No Disturbance Zone = 3.85 meters measured from the edge of the trunk.

Phototropic: Growth toward light source or stimulant.

Retain & Monitor: Monitor health and condition of tree every 12 months for signs of deterioration.

Root Crown: Also, called the root collar, it includes the flare at the base of the trunk and the initial roots that develop below the trunk. These roots generally taper and subdivide rapidly to form the root system of the tree.

SPEA: Streamside Protection and Enhancement Area

Spiral Decline: The health and condition of the tree is deteriorating.

Sub-dominant Within Stand: Individual tree whose height is significantly less than adjacent trees (regardless of species) within the same stand.

Suppressed: Individual tree whose growth, health and condition is negatively impacted by adjacent tree(s).

TPZ: Tree Protection Zone - The area between the trunk and the Tree Protection Barrier.

Wildlife Tree: A tree or a group of trees that are identified to be retained to provide future wildlife habitat. Wildlife habitat can exist in tree risks (cavities, dead snags, broken tops). Often times the tree risk to potential targets (people & property) is reduced by removing that part of the tree posing the risk of failure, but the tree (or portion of) is retained to provide future habitat.

Witches Broom: A dense mass of shoots growing from a single point, with the resulting structure resembling a broom or a bird's nest.

References

Bond, Jerry & Buchanan, Beth (2006) Best Management Practices: Tree Inventories, International Society of Arboriculture, Champaign, IL.

Dunster, Dr. Julian (2003) *Preliminary Species Profiles for Tree Failure Assessment*. ISA Pacific Northwest Chapter, Silverton, OR, USA

Dunster, Dr. Julian & Edmonds, Dr. R. (2014) Common Fungi Affecting Pacific Northwest Trees, ISA Pacific Northwest Chapter, Silverton, OR, USA

Fite, Kelby & Smiley, E. Thomas (2016) Best Management Practices: Managing Trees During Construction, International Society of Arboriculture, Champaign, IL.

Sibley, David Allen (2009) *The Sibley Guide to Trees*. Alfred A. Knopf, New York, NY

Smiley, E.T., Matheny, N., Lilly, S. (2011) Best Management Practises: Tree Risk Assessment. International Society of Arboriculture, Champaign, IL.

Assumptions and Limiting Conditions of Report / Assessment

It is the policy of Beechwood Landscape Services (BLS) to attach the following clauses regarding limitations. We do this to ensure that developers, owners, and approving officers are clearly aware of what is technically and professionally realistic in retaining trees.

This Assessment is based on the circumstances and observations as they existed at the time of the site inspection of the Client's Property and the tree(s) situate thereon by Beechwood Landscape Services and upon information provided by the Client to BLS. The opinions in this Assessment are given based on observations made and using generally accepted professional judgment, however, because trees and plants are living organisms and subject to change, damage and disease, the results, observations, recommendations, and analysis as set out in this Assessment are valid only as at the date any such testing, observations and analysis took place and no guarantee, warranty, representation or opinion is offered or made by BLS as to the length of the validity of the results, observations, recommendations and analysis contained within this Assessment.

As a result, the Client shall not rely upon this Assessment, save and except for representing the circumstances and observations, analysis and recommendations that were made as at the date of such inspections. It is recommended that the trees discussed in this Assessment should be re-assessed periodically. Only the subject tree(s) was inspected and no others.

Restriction of Assessment
Notwithstanding the recommendations and conclusions made in this Assessment, it must be realized that trees are living organisms, and their health and vigour constantly changes over time. They are not immune to changes in site conditions, or seasonal variations in the weather. The tendency of trees or parts of trees to fall due to environmental conditions and internal problems are unpredictable. Defects are often hidden within the tree or underground.

The Assessment carried out was restricted to the Property. No Assessment of any other trees or plants has been undertaken by BLS. Beechwood Landscape Services is not legally liable for any other trees or plants on the Property except those expressly discussed herein. The conclusions of this Assessment do not apply to any areas, trees, plants or any other property not covered or referenced in this Report. The conclusions of this Assessment does not imply or in any way infer that other trees on this site or near this site are sound and healthy.

While reasonable efforts have been made to ensure that the tree(s) recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or all parts of them, will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behavior of any single tree -- or group of trees --, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Although every effort has been made to ensure that this assessment is reasonably accurate, the tree(s) should be re-assessed periodically. In accordance with standard practice, the Assessment presented in this Report is valid at the time it was undertaken. It is not a guarantee of safety. It is the owner's responsibility to maintain the tree(s) and inspect the tree(s) to reasonable standards and to carry out recommendations for mitigation suggested in this Report.

Professional Responsibility
In carrying out this Assessment, Beechwood Landscape Services and any Assessor appointed for and on behalf of BLS to perform and carry out the Assessment has exercised a reasonable standard of care, skill and diligence as would be customarily and normally provided in carrying out this Assessment.

The Assessment of the tree(s) presented in this Report has been made using accepted arboricultural techniques. These include a visual examination of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of insect attack, discolored foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the current or planned proximity of property and people. Except where specifically noted in the Report, none of the trees examined were dissected, cored, probed, or climbed, and detailed root crown examinations involving excavation were not undertaken.

Without limiting the foregoing, no liability is assumed by Beechwood Landscape Services or its directors, officers, employers, contractors, agents or Assessors for:

a) any legal description provided with respect to the Property;
b) issues of title and or ownership respect to the Property;
c) the accuracy of the Property line locations or boundaries with respect to the Property; and
d) the accuracy of any other information provided to BLS by the Client or third parties;
e) any consequential loss, injury or damages suffered by the Client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and
f) the unauthorized distribution of the Report.

The total monetary amount of all claims or causes of action the Client may have as against BLS,

including but not limited to claims for negligence, negligent misrepresentation and breach of contract, shall be strictly limited solely to the total amount of fees paid by the Client to BLS.

Further, under no circumstance may any claims be initiated or commenced by the Client against Beechwood Landscape Services or any of its directors, officers, employees, contractors, agents or Assessors, in contract or in tort, more than 12 months after the date of this Assessment.

Assumptions
The Client is hereby notified and does hereby acknowledge and agree that where any of the facts and information set out and referenced in this Assessment are based on assumptions, facts or information provided to KUF by the Client and/or third parties and unless otherwise set out within this Assessment, BLS will in no way be responsible for the veracity or accuracy of any such information.

Further, the Client acknowledges and agrees that BLS has, for the purposes of preparing their Report, assumed that the Property, which is the subject of this Assessment is in full compliance with all applicable federal, provincial, municipal and local statutes, regulations, by-laws, guidelines and other related laws. BLS explicitly denies any legal liability for any and all issues with respect to non-compliance with any of the above-referenced statutes, regulations, bylaws, guidelines and laws as it may pertain to or affect the Property to which this Assessment applies.

Third Party Liability
This Report was prepared by Beechwood Landscape Services exclusively for the Client. The contents reflect BLS's best Assessment of the tree(s) and plant(s) situate on the Property in light of the information available to it at the time of preparation of this Assessment. Any use which a third party makes of this Assessment, or any reliance on or decisions made based upon this Assessment, are made at the sole risk of any such third parties. BLS accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the use or reliance of this Assessment by any such party.

Further Services
Notwithstanding the recommendations made in this Assessment, Beechwood Landscape Services accept no responsibility for the implementation of all or any part of this plan, unless we have specifically been requested to examine said implementation activities. Approval and implementation of this plan in no way implies any inspection or supervisory role on the part of Beechwood Landscape Services. In the event that inspection or supervision of all or part of the implementation of the plan is requested, said request shall be in writing and the details agreed to in writing by both parties. Any on-site inspection or supervisory work undertaken by Beechwood Landscape Services shall be recorded in written form and submitted to the client as a matter of record.

Beechwood Landscape Services nor any of its representatives shall be required to give testimony, or to act as an expert witness or to attend court by reason of this Report unless the Client has first made specific arrangements with respect to such further services, including, without limitation, providing the payment of Beechwood Landscape Services regular hourly billing fees.

Beechwood Landscape Services nor any of its representatives shall be required to provide any further consultation or services to the Client, save and except as already carried out in the

preparation of this Report unless the Client has first made specific arrangements with respect to such further services, including, without limitation, providing the payment of Beechwood Landscape Services regular hourly billing fees.

General
Any plans and/or illustrations in this Assessment are included only to help the Client visualize the issues in this Assessment and shall not be relied upon for any other purpose.

BLS shall not be held responsible for the manner of use of the interpretations that other parties may attach to the report. This report is not to be re-printed, copied, published or distributed without prior approval by Beechwood Landscape Services.

The Report shall be considered a whole, no sections are severable, and the Report shall be considered incomplete if any pages are missing.

This Report is best viewed in colour. Any copies printed in black and white may make some details difficult to properly understand. Beechwood Landscape Services accepts no liability for misunderstandings due to a black and white copy of the Report.

Sketches, drawings and photographs in this Report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural Report of surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is for the express purpose of co-ordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by Beechwood Landscape Services as to the sufficiency or accuracy of said information.

Publication
The Client acknowledges and agrees that all intellectual property rights and title, including without limitation, all copyright in this Report shall remain solely with Beechwood Landscape Services. Possession of this Report, or a copy thereof, does not entitle the Client or any third party to the right of publication or reproduction of the Report for any purpose save and except where BLSF has given its prior written consent. This Report may not be used for any other project or any other purpose without the prior written consent of Beechwood Landscape Services.

Unless required by law otherwise, 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, parties or agencies to whom it is addressed, without the prior expressed written consent of Beechwood Landscape Services.

Neither all nor any part of the contents of this Report shall be disseminated to the public through advertising, public relations, news, sales, the Internet or other media (including, without limitation, television, radio, print or electronic media) without the prior written consent of Beechwood Landscape Services.

If you have any further questions or concerns regarding this report, please contact the undersigned at 604-614-3517.

Sincerely,



Austin Peterson
Project Arborist
ISA Certified Arborist PN 1570A
ISA Tree Risk Assessment Qualified