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- Biological Assessment -

OAKVIEW ADDITION

29401 State Route 507 S.
Roy WA 98580

Prepared for: Roy Meadows Development Group LLC

Prepared by: Washington Forestry Consultants, Inc.

Date of Report: January 6, 2020

Introduction and Scope of Services

We have completed an inventory and assessment of the Oregon white oak (*Quercus garryana*) trees on and in the vicinity of the Roy Meadows Development LLC property in Roy, Washington.

The purpose of the evaluation was to determine if the Oregon white oak stands on and in the vicinity of the Oakview Addition project area are priority habitat as per Pierce County Municipal Code (PCMC) 18E.40.070 Appendix B, Washington Department of Fish and Wildlife guidelines, and as detailed in the publication by Larsen and Morgan[1].

Methods

The extent of the Oregon white oak stands on and in the vicinity of the Oakview Addition parcels were typed on aerial photos obtained from the Pierce County GIS website (see Attachments 1 and 2). Field reconnaissance was then performed to ground truth the extent of the stands, determine the species composition of the surrounding stands, and to determine the tree size, tree age, condition, wildlife usage, and the potential for the stands to qualify as priority habitat. A 100% inventory and examination of all Oregon white oaks was done for the 3 smaller groves on this parcel and immediately surrounding parcels. The largest stand of oaks was

[1] Larsen, E. M., and J. T. Morgan. 1998. Management recommendations for Washington's priority habitats: Oregon white oak woodlands. Wash. Dept. Fish and Wild., Olympia. 37pp.

evaluated using 8 variable radius forestry plots (BAF 20) installed on a systematic grid throughout the grove.
Priority habitat as it applies to this situation in the rural area of Pierce County is described by Larsen and Morgan as: "single oaks, or stands of oaks <0.4 ha (1 ac.), which may be considered a priority when found to be particularly valuable to fish and wildlife (i.e., they contain many cavities, have a large diameter at breast height (DBH), and are used by priority species, or have a large canopy". More specifically, Oregon white oak priority habitat is 1) where the oak/conifer association stand exceeds 1 acre in size, 2) where the oak component makes up at least 25% of the canopy of the stand, 3) stands of any size that average 15 inches DBH and larger, and 4) Individual oak trees that are 20 inches and larger DBH.

Observations

Site Description: The 38.36-acre site is a mostly rectangular property with an appendix that extends to the southeast. The property contains both flat and sloped portions. The slopes range up to 15% with a westerly aspect. There is a wetland area and associated buffer in the extreme southeast portion or the property. The project area is bordered by railroad rights-of-way to the west, residential subdivisions to the north and south, and low-density residential properties to the east and southeast. There is a communications tower and an old shed on the site.

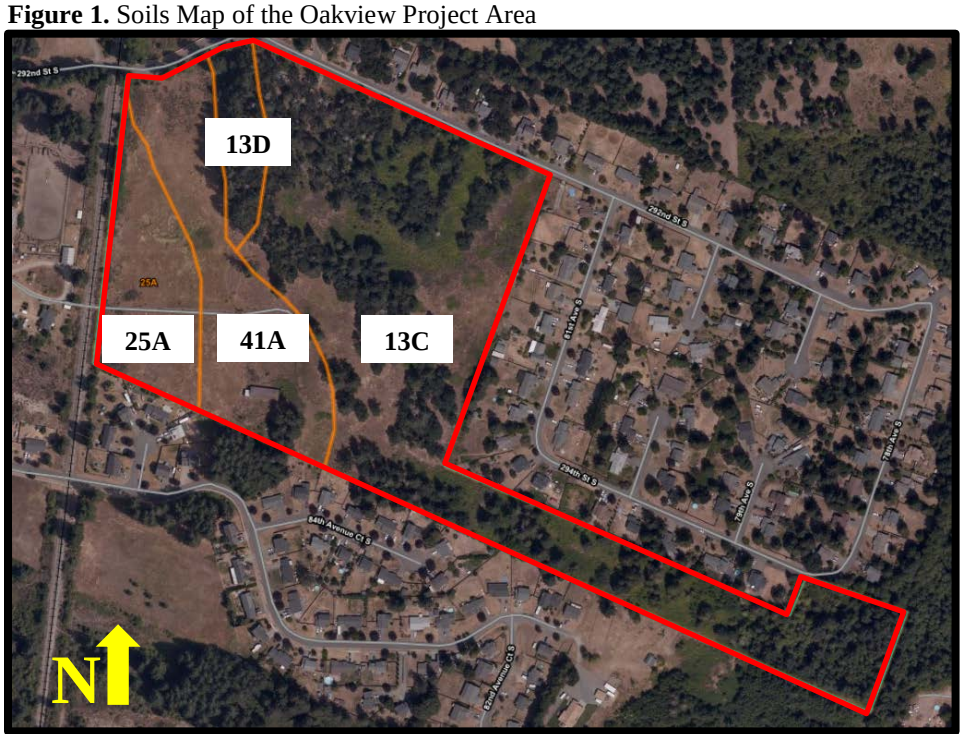
Soils Description: According to the USDA Natural Resource Conservation Service Web Soil Survey, there are three soil types in the project area: the Everett very gravelly sandy loam, the Nisqually loamy sand, and the Spanaway gravelly sandy loam. These are the soils that are typical of areas where Oregon white oaks occur in Pierce County.

The most abundant soils in the project area is the Everett very gravelly sandy loam, which is a very deep, somewhat excessively drained soil found on terraces and outwash plains. It formed in glacial outwash. Permeability is rapid. Plant available water capacity is low. The effective rooting depth is 60 inches or more and the hazard of runoff and erosion is slight. The potential for windthrow of trees is slight under normal conditions. Seedling mortality is severe and new trees require irrigation to establish.

Also present on the lower portions of the property is the Spanaway gravelly sandy loam, which is a very deep, somewhat excessively drained soil found on terraces. It is formed in glacial outwash and volcanic ash. Permeability is moderately rapid in the subsoil and very rapid in the substratum. Available water capacity is low. The effective rooting depth for trees is 48 inches or more. The potential for windthrow of trees is slight under normal conditions. New trees require irrigation for establishment.

The Nisqually loamy fine sand is found on the lowest portions of the project area. This soil is a very deep, somewhat excessively drained soil found on terraces. It is formed in sandy glacial outwash. Permeability is moderately rapid in the surface layer and very rapid in the substratum. Available water capacity is moderate. The effective rooting depth for trees is 60 inches or more. The potential for windthrow of trees is slight under normal conditions. New trees require irrigation for establishment.

Figure 1. Soils Map of the Oakview Project Area



Project Area Boundary
13C, 13D - Everett very gravelly sandy loam - 69.5%
41A - Spanaway gravelly sandy loam - 18.6%
25A - Nisqually loamy sand - 11.8%

Existing Forest Conditions: There are a total of 937 live trees currently growing on the site ranging in size from 9 to 60 inches DBH. The Oregon white oaks occur in 4 main groves with a Douglas-fir (*Pseudotsuga menziesii*) and a few western redcedar (*Thuja plicata*), bigleaf maple (*Acer macrophyllum*) and other deciduous trees mixed in. Scattered individual oak trees are also distributed across the site. The locations of these groves and scattered individual oaks are illustrated on the aerial photo in Attachment 1.

Table 1. Summary of Trees in at Oakview Project Area

Species	DBH Range (in.)	Condition Range	# of Healthy Trees	# of Unhealthy Trees	Total # of Trees	% Composition
Douglas-fir	12 - 54	'Very Poor' - 'Good'	172	67	239	25.5%
Oregon White Oak	9 - 46	'Poor' - 'Good'	634	15	649	69.3%
Western Redcedar	12 - 60	'Poor' - 'Good'	34	2	36	3.8%
Other Deciduous	14 - 37	'Good'	11	2	13	1.4%
Total			**851**	**86**	**937**	**100.00%**

Understory plants in the oak groves is dense and consists primarily of blackberry (*Rubus armeniacus*) and Scotch broom (*Cytisus scoparius*). Occasional native plants include trailing blackberry (*Rubus ursinus*), snowberry (*Symphoricarpos albus*), Oregon-grape (*Mahonia aquifolium*), ocean-spray, sword fern (*Polystichum munitum*), ocean-spray, bracken fern (*Pteridium aquilinum*), Indian-plum (*Oemleria cerasiformis*), western hazel (*Corylus cornuta*), grasses and broadleaved weeds.

Photo 1. View of oak trees in the Oakview project area. View looking north from interior of property.

Oregon white oak covers 10.1 acres in 4 unique groves in the central portion of the property. There are 649 significant oaks on this property:

Stand 1: 8.1 acres - 495 Oregon white oak trees
Stand 2: 0.5 acres - 36 Oregon white oak trees
Stand 3: 0.9 acres - 58 Oregon white oak trees
Stand 4: 0.6 acres - 28 Oregon white oak trees

Other: 32 Scattered individual white oak trees

Total # of Oaks: 649 Oregon white oak trees

Stand 1. - This 8.1 acre stand includes 495 Oregon white oaks. They range in size from 6 in. DBH to 45 inches DBH. Average DBH in the stand is 15.4 in, though many are multi-stemmed trees. They occupy a slope in the north-central portion of the project area. The canopy of Stand 1 is mostly contiguous, stand density is moderate and many trees with sparse foliage occur in this area. We saw no evidence of use by threatened or endangered species in this stand other than an eagle nest in a communications tower. Most of the trees could be long-term trees if protected. Blackberry (*Rubus armeniacus*) is growing in the vicinity of many trees, though native understory plants are still abundant and dominant throughout the stand.

Photo 2. View of trees in Stand 1. View looking east from perimeter of stand.

Stand 2. - This 0.5 acre stand includes 36 Oregon white oaks. Trees in this stand range in size from 12 in. DBH to 28 inches. Average DBH in the stand is 16.0 in. They occupy a slope in the northeast corner of the project area, separated from Stand 1 by a small clearing. The canopy of Stand 2 is mostly contiguous. We saw no evidence of use by threatened or endangered species in this stand. Most of the trees could be long-term trees if protected. There is little decadence in the contiguous portions of the stand. Blackberry, Scotch broom, and evergreen blackberry (*Rubus lacinatus*) also grow in the understory of this stand, codominant with native vegetation.

Photo 3. View of Stand 2. View looking south from perimeter of project area.

Stand 3. - This 0.9-acre stand includes 58 oak trees ranging in diameter from 9 to 24 inches DBH. Average DBH in this stand is 17.4 inches. Most of these trees are healthy and there is little sign of decay or decadence among the oaks in this stand. Native understory vegetation is mostly intact. We saw no evidence of use by threatened or endangered species in this stand.

Photo 4. Interior portion of Stand 3. View looking west from perimeter of stand.

Stand 4. - This 0.6-acre stand includes 28 oak trees along the southern boundary of the project area. These oaks range in diameter from 9 to 32 inches DBH. Average DBH in this stand is 20.3 inches. Blackberry is common in this stand. Most of these trees are healthy and there is little sign of decay or decadence in this stand. We saw no evidence of use by threatened or endangered species in this stand.

Photo 5. View of Stand 4. View looking southeast from perimeter of stand.

Surrounding Stands

The project area is surrounded almost entirely by other residential subdivisions. Two small stands and several scattered oaks occur on private property to the north of the project area.

Off-Site Stand #1 - This 0.3-acre stand occurs to the north of the project area. It contains 15 oaks ranging in size from 9 to 24. Most of these trees are healthy and there is little sign of decay or decadence in this stand. We saw no evidence of use by threatened or endangered species in this stand.

Photo 6. Interior portion of off-site Stand #1. View looking north from perimeter of stand.

Off-Site Stand #2 - This 0.9-acre stand occurs to the south of the project area. It contains 64 oaks ranging in size from 4 to 24 inches DBH, though average diameter is much smaller than other stands in the area. Most of these trees are healthy and there is little sign of decay or decadence in this stand. We saw no evidence of use by threatened or endangered species in this stand. A total of 6 isolated oak trees occur between these stands.

Photo 7. Interior portion of isolated tree near off-site Stand #2. View looking north from perimeter of stand.

The region where the project area occurs in Pierce County is on the southern side of Fort Lewis where gravelly prairies and oak habitats are known to occur. Human population density in this region is generally low relative to more urbanized portions of the county.

Conclusions

The Oregon white oak stands and individual trees in the vicinity of the Oakview property meet the definition or standard of 'Priority Oak Habitat' in this area in the following characteristics:

1. The average stand diameter is 15.7 inches, exceeding the 15 inch threshold.
2. Oaks make up over 25% of the forest stands on the project site.
3. There are 383 oak trees that are 20 inches DBH and larger, though few exhibit qualities or evidence of significant wildlife usage.
4. There is one contiguous stands of trees on site that exceed 1.0 acre in size. There are 10.1 acres of oak canopy including all 4 stands on site.

5. Occurrence of typical understory associates for 3 of the Oregon white oak stands (e.g. common snowberry, tall Oregon-grape, ocean-spray).

The characteristics that **do not** meet the standards for priority oak habitat are:

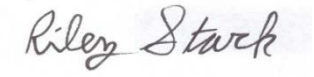
1. None of the individual oak trees that are 20 inches DBH and larger have significant signs of decadence (cavities, structure, large dead scaffold branches, or signs of wildlife use for nesting) in any of the 4 stands.
2. The site and stands of oaks are stocked with invasive blackberry. This significantly reduces the habitat quality where the plants are abundant.

In summary, even though some oak stand characteristics meet the standard for priority habitat, it is our professional opinion that the stands of Oregon white oak on this property **do not** qualify as 'Priority Habitat' due to the 1) the lack of any large decadent oaks that by themselves provide significant habitat, 2) the overgrowth of invasive weeds (both historical and ongoing), and 3) the lack of evidence of significant wildlife usage of the trees today.

Our determination for the proposed project with regard to the Oak Habitat and the species that use designated critical habitat is **'No Effect'.** Please let us know if you have further questions, or if we can be of further assistance.

Respectfully submitted,

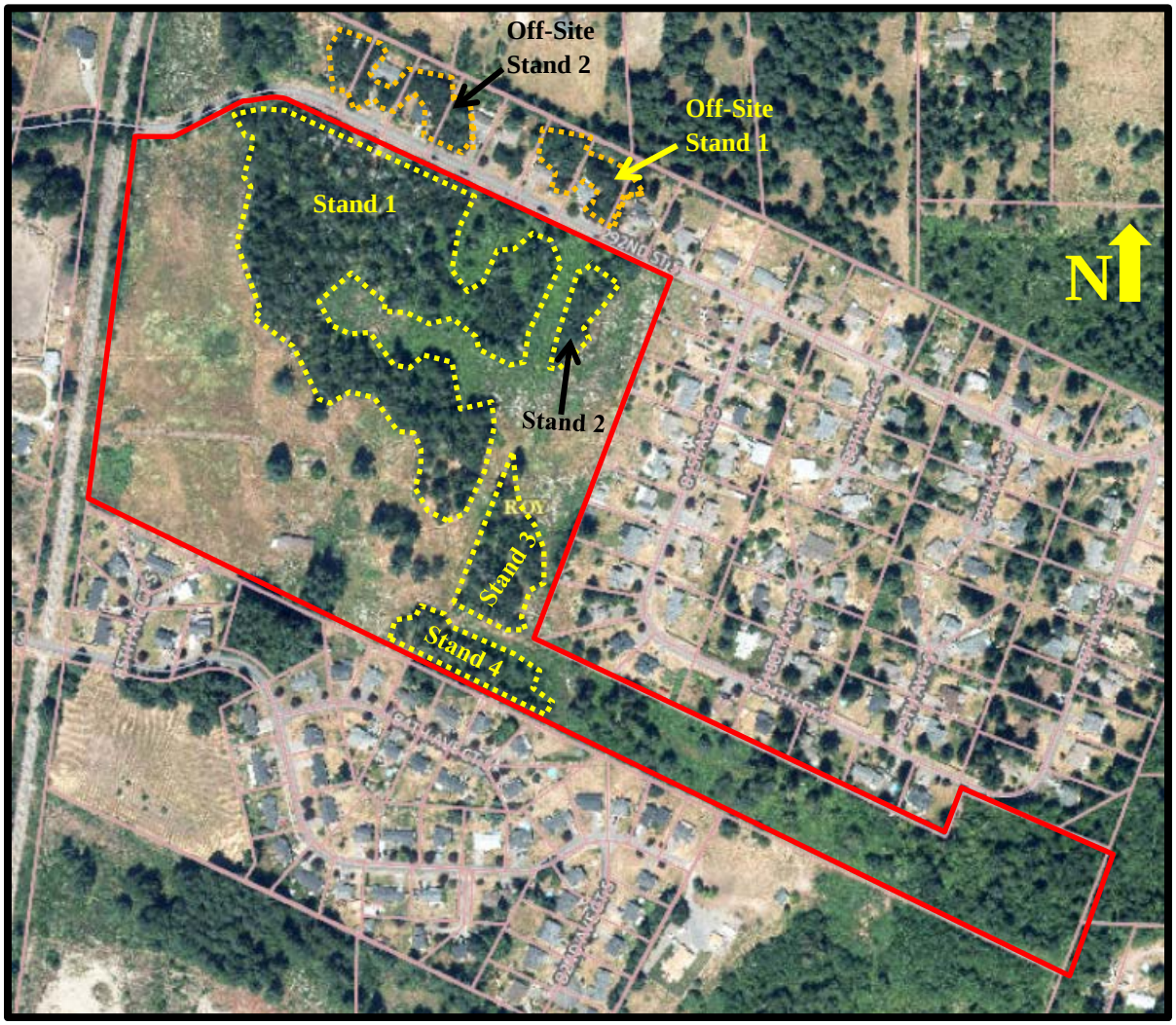
Galen M. Wright, ACF, ASCA
ISA Bd. Certified Master Arborist PN-129B
Certified Forester No. 44
ISA Tree Risk Assessor Qualified
ASCA Tree and Plant Appraisal Qualified



Riley Stark, Professional Forester
ISA Bd. Certified Master Arborist
Municipal Specialist, PN-7780BM
ISA Tree Risk Assessor Qualified

Attachment 1. Aerial Photo of Oakview Project Area
with On-Site Oak Groves Delineated

(2015 Pierce County Public GIS)



Project Area Boundary
On-Site Oak Grove
Off-Site Oak Grove

Attachment 2. List of Trees in Groves 2, 3, 4 and Isolated Oaks within Oakview Project Area

(4 Pages)

Tree #	Species	DBH (in.)	Condition	RPZ (ft. Radius, Direction to Grading)	Save Tree Based on Site Plans? Yes or No	Comment
34	Oregon White Oak	25	Good	20A	No	Isolated
37	Oregon White Oak	17	Fair	18E	No	Isolated
38	Oregon White Oak	33	Good	28N	No	Isolated
40	Oregon White Oak	30	Good	24A	No	Isolated
41	Oregon White Oak	27	Good	22A	No	Isolated
42	Oregon White Oak	32	Good	26A	No	Start Grove 4
43	Douglas-fir	39	Good	28A	No	
44	Oregon White Oak	23	Good	18A	No	
45	Oregon White Oak	23	Good	18A	No	
46	Oregon White Oak	28	Good	20A	No	
47	Douglas-fir	36	Fair	24A	No	
48	Oregon White Oak	18	Fair	16N	No	
49	Oregon White Oak	14	Fair	12S	No	
50	Oregon White Oak	15	Fair	12N	No	
51	Douglas-fir	28	Good	19A	No	
52	Douglas-fir	22	Fair	15A	No	
53	Douglas-fir	28	Fair	18N	Yes	By Fence
54	Oregon White Oak	7, 9	Fair	10N	Yes	By #53
55	Oregon White Oak	19, 14	Fair	20N	No	
56	Oregon White Oak	9, 6, 5	Fair	12A	No	
57	Douglas-fir	25	Poor - In Decline	-	No	
58	Douglas-fir	20	Poor - In Decline	-	No	Red Ring Rot
59	Douglas-fir	27	Fair	19A	No	
60	Oregon White Oak	14	Fair	12A	No	
61	Douglas-fir	19	Poor - In Decline	-	No	Stem Defect
62	Oregon White Oak	11	Fair	10N	No	
63	Oregon White Oak	15	Good	12NE	No	
64	Oregon White Oak	12	Fair	10A	No	
65	Oregon White Oak	17	Good	14A	No	
66	Oregon White Oak	11	Fair	9A	No	
67	Oregon White Oak	9	Poor - Whip	-	No	
68	Oregon White Oak	25	Fair	24A	No	
69	Oregon White Oak	14	Fair	12A	No	
70	Oregon White Oak	18	Good	14A	No	
71	Oregon White Oak	18	Fair	14N	No	
72	Douglas-fir	25	Poor - In Decline	-	No	
73	Douglas-fir	24	Poor - In Decline	-	No	
74	Oregon White Oak	15	Good	12N	No	
75	Oregon White Oak	12	Fair	10A	No	
76	Douglas-fir	27	Fair	19A	No	
77	Oregon White Oak	13	Fair	10A	No	
78	Oregon White Oak	13	Fair	10A	No	
79	Oregon White Oak	16	Good	14A	No	
80	Oregon White Oak	32	Good	26A	No	

Tree #	Species	DBH (in.)	Condition	RPZ (ft. Radius, Direction to Grading)	Save Tree Based on Site Plans? Yes or No	Comment
81	Oregon White Oak	26	Good	24A	No	End Grove 4
85	Oregon White Oak	10.5	Fair	8A	No	Isolated
86	Oregon White Oak	10	Fair	8A	No	Isolated
87	Oregon White Oak	11	Fair	8A	No	Isolated
88	Oregon White Oak	23	Good	16A	No	Isolated
91	Oregon White Oak	15	Fair	12A	No	Isolated
92	Oregon White Oak	11	Fair	9A	No	Isolated
93	Oregon White Oak	18	Good	14A	No	Isolated
108	Oregon White Oak	17.5	Good	14A	No	Isolated
109	Oregon White Oak	19	Good	15A	No	Isolated
152	Oregon White Oak	18	Good	16A	No	Isolated
153	Oregon White Oak	14	Good	12A	No	Isolated
156	Oregon White Oak	13	Fair	10A	No	Start Grove 3
157	Oregon White Oak	17.5	Fair	13A	No	
158	Oregon White Oak	22	Fair	15A	No	
159	Oregon White Oak	10, 4	Fair	9A	No	
160	Oregon White Oak	17	Fair	12A	No	
161	Oregon White Oak	11	Fair	8A	No	Like a 9 in DBH tree
162	Oregon White Oak	17	Good	12A	No	
163	Oregon White Oak	10, 7	Fair	10A	No	
164	Oregon White Oak	14	Good	11A	No	
165	Douglas-fir	21	Fair	14A	No	
166	Oregon White Oak	10	Fair	8A	No	
167	Oregon White Oak	16	Fair	10A	No	
168	Douglas-fir	18	Fair	11A	No	
169	Oregon White Oak	15	Good	11A	No	
170	Oregon White Oak	21	Good	14A	No	
171	Oregon White Oak	12, 8	Good	10A	No	
172	Oregon White Oak	13, 9	Good	11A	No	
173	Oregon White Oak	12	Good	9A	No	
174	Oregon White Oak	12	Good	9A	No	
175	Oregon White Oak	9	Fair	8A	No	
176	Oregon White Oak	9	Fair	8A	No	
177	Oregon White Oak	13	Fair	9A	No	
178	Oregon White Oak	9	Fair	8A	No	
179	Douglas-fir	33	Good	18A	No	
180	Douglas-fir	22	Fair	15A	No	
181	Oregon White Oak	14	Good	12A	No	
182	Oregon White Oak	20	Good	14A	No	
183	Oregon White Oak	9	Fair	8A	No	
184	Oregon White Oak	20	Good	14A	No	
185	Douglas-fir	36	Poor - Struck by Lightning	-	No	
186	Oregon White Oak	13	Fair	10A	No	
187	Oregon White Oak	24	Good	18A	No	
188	Oregon White Oak	11	Fair	9A	No	
189	Oregon White Oak	11	Fair	9A	No	
190	Oregon White Oak	18	Good	14A	No	

Tree #	Species	DBH (in.)	Condition	RPZ (ft. Radius, Direction to Grading)	Save Tree Based on Site Plans? Yes or No	Comment
191	Oregon White Oak	11	Fair	9A	No	
192	Oregon White Oak	21	Good	16A	No	
193	Douglas-fir	32	Good	18A	No	
194	Oregon White Oak	9	Fair	8A	No	Intermediate Crown Position
195	Oregon White Oak	20	Good	16A	No	
196	Oregon White Oak	19	Good	16A	No	
197	Oregon White Oak	22	Good	17A	No	
198	Oregon White Oak	11.5	Fair	9A	No	
199	Oregon White Oak	11, 11	Fair	12A	No	Like a 14 in. DBH tree
200	Oregon White Oak	13	Fair	10A	No	
201	Oregon White Oak	7,14	Fair	12A	No	
202	Oregon White Oak	9, 9, 10, 10, 20	Good	18A	No	
203	Oregon White Oak	14	Fair	10A	No	
204	Oregon White Oak	12	Fair	9A	No	
205	Oregon White Oak	17, 24	Good	20A	No	
206	Oregon White Oak	13	Fair	10A	No	
207	Oregon White Oak	14, 9	Fair	12A	No	Like a 16 in. DBH tree
208	Oregon White Oak	13	Fair	11A	No	
209	Oregon White Oak	20, 17	Fair	20A	No	
210	Oregon White Oak	16	Good	14A	No	
211	Douglas-fir	21	Poor - In Decline	-	No	
212	Douglas-fir	38	Good	24A	No	
213	Oregon White Oak	12	Good	10A	No	
214	Oregon Ash	13	Good	10A	No	
215	Oregon White Oak	9	Fair	8A	No	
216	Oregon White Oak	9	Fair	8A	No	
217	Oregon White Oak	12	Fair	8A	No	
218	Oregon White Oak	13	Fair	10A	No	
219	Oregon White Oak	12	Fair	10A	No	
220	Douglas-fir	38	Good	30A	No	
221	Oregon White Oak	23	Good	18A	No	
222	Douglas-fir	25, 15	Fair	18A	No	
223	Oregon White Oak	13	Fair	10A	No	
224	Douglas-fir	21	Fair	16A	No	
225	Douglas-fir	29	Good	20A	No	
226	Oregon White Oak	23	Good	18A	No	End Grove 3
236	Oregon White Oak	21	Good	18A	No	Isolated
237	Oregon White Oak	15	Good	13A	No	Isolated
240	Oregon White Oak	15.5	Fair	13A	No	Isolated
242	Oregon White Oak	18	Fair	15A	No	Isolated
244	Oregon White Oak	12	Fair	10A	No	Isolated
245	Oregon White Oak	18	Fair	16A	No	Isolated
246	Oregon White Oak	19	Fair	17A	No	Isolated
249	Oregon White Oak	20	Good	18A	No	Isolated
251	Oregon White Oak	14.5	Fair	12A	No	Isolated

Tree #	Species	DBH (in.)	Condition	RPZ (ft. Radius, Direction to Grading)	Save Tree Based on Site Plans? Yes or No	Comment
252	Oregon White Oak	21	Fair	19A	No	Isolated
253	Oregon White Oak	20	Good	18A	No	Isolated
254	Oregon White Oak	18	Good	16A	No	Start Grove 2
255	Douglas-fir	15	Very Poor - Falling Over	-	No	
256	Oregon White Oak	17.5	Fair	14A	No	
257	Oregon White Oak	18	Good	16A	No	
258	Oregon White Oak	13	Fair	11A	No	
259	Oregon White Oak	11	Fair	9A	No	
260	Oregon White Oak	13	Fair	11A	No	
261	Oregon White Oak	16	Fair	14A	No	
262	Oregon White Oak	10, 7	Fair	10A	No	
263	Oregon White Oak	15	Fair	13A	No	
264	Oregon White Oak	14	Fair	12A	No	
265	Oregon White Oak	22	Fair	19A	No	
266	Oregon White Oak	13	Fair	11A	No	
267	Oregon White Oak	22, 16	Fair	24A	No	
268	Oregon White Oak	17, 19	Good	23A	No	
269	Oregon White Oak	12	Fair	10A	No	
270	Oregon White Oak	11, 9	Fair	10A	No	
271	Oregon White Oak	9, 9	Fair	10A	No	
272	Oregon White Oak	16	Fair	14A	No	
273	Oregon White Oak	12	Fair	10A	No	
274	Oregon White Oak	16	Fair	14A	No	
275	Oregon White Oak	18, 9	Fair	17A	No	
276	Oregon White Oak	17	Fair	15A	No	
277	Oregon White Oak	12, 8, 8	Poor - Stem Defect	-	No	
278	Oregon White Oak	17, 8, 11	Fair	17A	No	
279	Oregon White Oak	13	Fair	11A	No	
280	Oregon White Oak	11	Fair	9A	No	
281	Oregon White Oak	14	Fair	12A	No	
282	Oregon White Oak	22	Fair	19A	No	
283	Oregon White Oak	15, 3	Fair	14A	No	
284	Oregon White Oak	17	Fair	15A	No	
285	Oregon White Oak	17	Fair	15A	No	
286	Oregon White Oak	17.5	Fair	15A	No	
287	Oregon White Oak	28	Good	24A	No	
288	Oregon White Oak	9	Fair	8A	No	
289	Oregon White Oak	17	Fair	15A	No	
290	Oregon White Oak	24	Good	22A	No	End Grove 2
291	Oregon White Oak	19	Good	17A	No	Isolated
292	Oregon White Oak	21	Good	18A	No	Isolated
293	Oregon White Oak	27	Good	24A	No	Isolated
294	Oregon White Oak	32.5	Good	28A	No	Isolated

Attachment 3. Summary of Trees by Diameter Class in Stand 1.

OK = Oregon White Oak
DF = Douglas-fir

TC TSTNDSUM

Stand Table Summary

Project MISC

T17N R02E S28 T0001

Twp	Rge	Sec	Tract	Type	Acres	Plots	Sample Trees
17N	02E	28	1	0001	8.05	8	56

T17N R02E S28 T0001
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Spc	S T	DBH	Sample Trees	FF 16'	Av Ht Tot	Trees/ Acre	BA/ Acre	Logs Acre	Average Log Net Cu.Ft.	Average Log Net Bd.Ft.	Tons/ Acre	Net Cu.Ft. Acre	Net Bd.Ft. Acre	Totals Tons	Totals Cunits	Totals MBF
DF		18	2	84	54	2.911	5.00									
DF		20	1	83	50	1.146	2.50									
DF		21	1	82	44	1.039	2.50									
DF		22	2	85	67	1.894	5.00									
DF		23	2	83	49	1.733	5.00									
DF		25	2	86	63	1.467	5.00									
DF		26	2	87	77	1.356	5.00									
DF		27	1	87	71	.629	2.50									
DF		28	2	86	62	1.169	5.00									
DF		29	1	88	87	.545	2.50									
DF		30	2	87	73	1.019	5.00									
DF		31	1	86	59	.477	2.50									
DF		33	2	87	72	.842	5.00									
DF		36	2	88	80	.707	5.00									
DF		54	1	88	88	.157	2.50									
DF		Totals	24	85	62	17.092	60.00									
OK		9	2	98	17	11.318	5.00									
OK		10	1	98	17	5.079	2.50									
OK		11	3	64	26	11.364	7.50									
OK		13	3	43	34	8.137	7.50									
OK		15	1	62	29	2.037	2.50									
OK		16	1	73	34	1.908	2.50									
OK		17	3	52	27	4.758	7.50									
OK		19	1	78	39	1.270	2.50									
OK		20	5	64	32	5.730	12.50									
OK		21	4	71	34	4.158	10.00									
OK		22	1	83	43	.947	2.50									
OK		23	3	78	38	2.599	7.50									
OK		26	2	79	37	1.356	5.00									
OK		28	1	86	48	.585	2.50									
OK		46	1	90	57	.217	2.50									
OK		Totals	32	72	28	61.462	80.00									
Totals			56	75	35	78.553	140.00									

Attachment 4. Assumptions and Limiting Conditions

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

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

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

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

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

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

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

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

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

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