Tree Plan for 9440 & 9400 SW Sagert St.

This Tree Plan is required in conjunction with a development permit application. Trees were inventoried by an ISA Certified Arborist and tree diameter measurements are consistent with industry standards. The tree removal approval criteria set forth in TDC 34.230 were used to choose trees to be cut on this property. Recommendations will be changed if conditions at the site warrant it. Please see the Tree Table for details.

Section 34.270 (Tree Protection During Construction) requires that any tree to be retained either through Architectural Review, Subdivision or Partition Review, or permit process that will be impacted by nearby construction activities must be protected in accordance with the Section TDC 73.250(2) which is copied below.

Section 73.250 Tree Preservation.
(1) Trees and other plant materials to be retained shall be identified on the landscape plan and grading plan.
(2) During the construction process:
(a) The owner or the owner's agents shall provide above and below ground protection for existing trees and plant materials identified to remain.
(b) Trees and plant materials identified for preservation shall be protected by chain link or other sturdy fencing placed around the tree at the drip line.
(c) If it is necessary to fence within the drip line, such fencing shall be specified by a qualified arborist as defined in TDC 31.060.
(d) Neither top soil storage nor construction material storage shall be located within the drip line of trees designated to be preserved.
(e) Where site conditions make necessary a grading, building, paving, trenching, boring, digging, or other similar encroachment upon a preserved tree's drip-line area, such grading, paving, trenching, boring, digging, or similar encroachment shall only be permitted under the direction of a qualified arborist. Such direction must assure that the health needs of trees within the preserved area can be met.
(f) Tree root ends shall not remain exposed.

The actual placement of tree protection fencing may be modified by the Project Arborist to include a larger area than the dripline of protected trees. The RPZ (Root Protection Zone) column in the Tree Table includes a suggested maximum radius to be used where feasible.

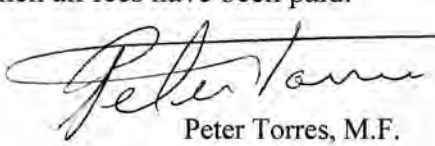
The goal of this Tree Plan is to meet the requirements of the tree preservation code and to observe all laws, rules, and regulations. Trees to be removed should be verified and marked and tree protection measures should be inspected and approved before any clearing or grading work begins. It is the owner’s responsibility to implement this tree plan and to monitor the construction process to its conclusion. Deviations can result in tree damage, liability, and violations of the City Code.

Multnomah Tree Experts, Ltd.

Assumptions and Limiting Conditions

Multnomah Tree Experts, Ltd. 8325 SW 42nd Ave. Portland, OR 97219
(503) 452-8160 Fax (503) 452-2921 peter@multnomahtree.com

1. Client warrants any legal description provided to the Consultant is correct and titles and ownerships to property are good and marketable. Consultant shall not be responsible for incorrect information provided by Client. Client agrees to defend, indemnify, and hold Consultant, its officers, directors, employees, and agents harmless from any claims or damages, including attorney fees, arising out of acts or omissions of Client in connection with work performed pursuant to this Agreement.
2. All data will be verified insofar as feasible; however, the Consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The Consultant shall not be required to give testimony or attend court or hearings by reason of this report unless subsequent contractual arrangements are made, including additional fees.
4. The report and any values expressed therein represent the opinion of the Consultant, and the Consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
5. Sketches, drawings and photographs in the report are intended as visual aids and may not be to scale. The reproduction of information generated by others will be for coordination and ease of reference. Inclusion of such information does not constitute a representation by the consulting arborist, or by Multnomah Tree Experts, Ltd., as to the sufficiency or accuracy of the information.
6. Unless expressed otherwise, information in the report covers only items that were examined, and reflects the condition of those items at the time of inspection. The inspection is limited to visual examination of accessible items without laboratory analysis, dissection, excavation, probing, or coring, unless otherwise stated.
7. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
8. The report is the completed work product. Any additional work, including production of a site plan, addenda and revisions, construction of tree protection measures, tree work, or inspection of tree protection measures, for example, must be contracted separately.
9. Loss or alteration of any part of the report invalidates the entire report. Ownership of any documents produced passes to the Client only when all fees have been paid.

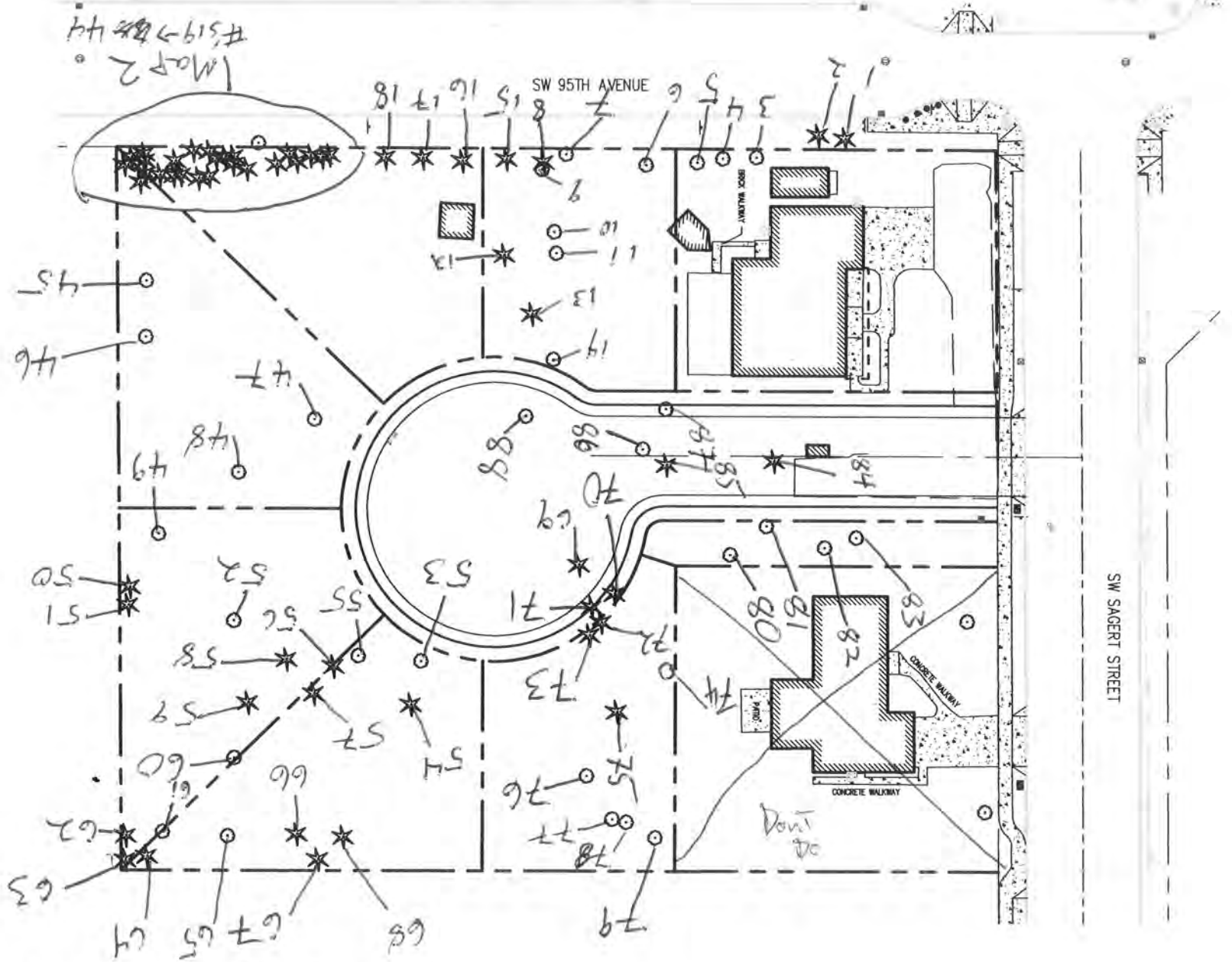


Peter Torres, M.F.

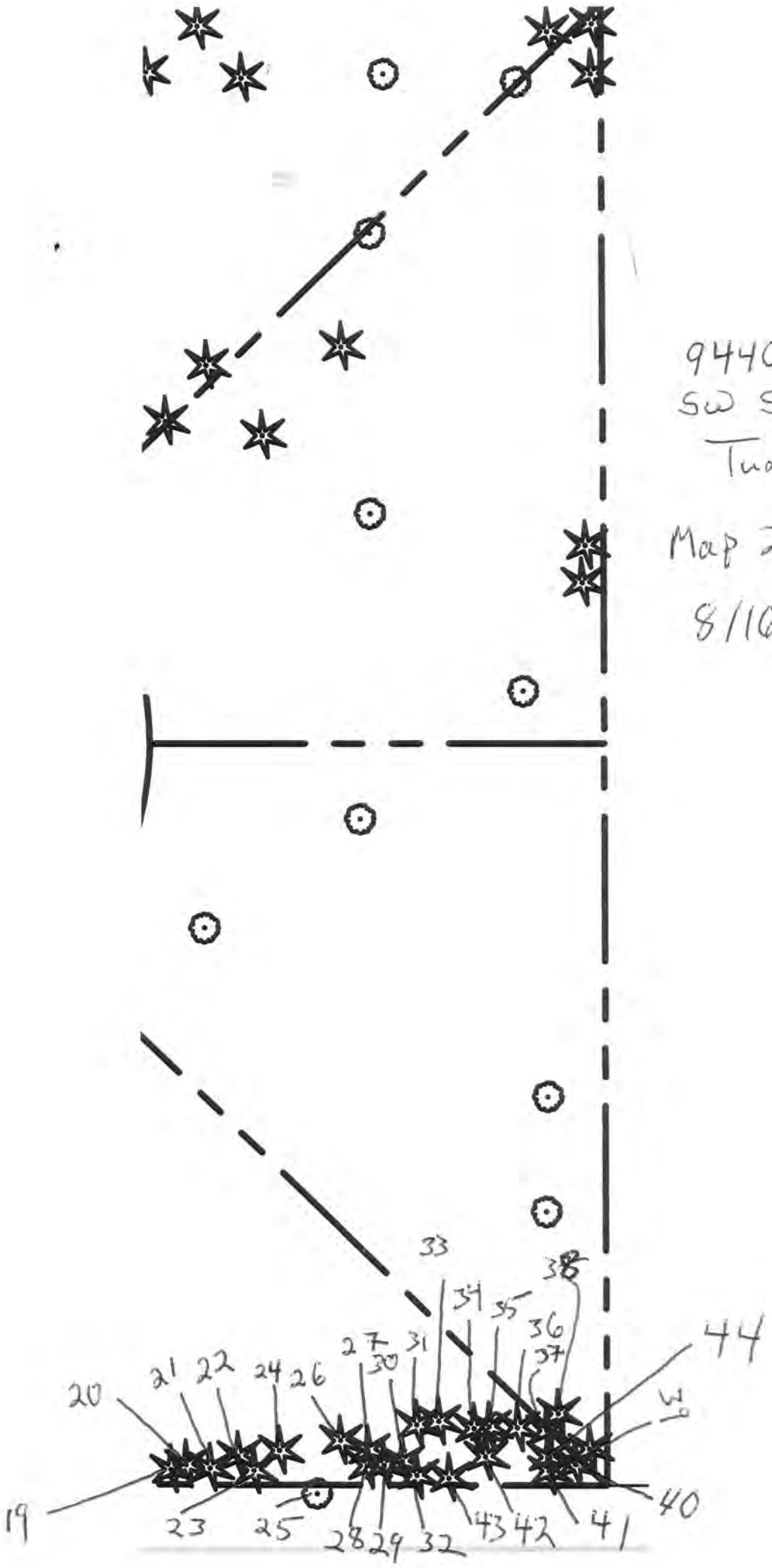
CCB# 154349 ASCA, RCA# 372 ISA Certified Arborist PN-0650B

9446 - 9400 SW Sagert St.

Trees 8" and larger at 4ft.



Map 1 8/16/10


9440-9400
SW Sagecrest
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Map 2
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No.	Species	[1]DBH	[2]DBH	Status	Remarks	Action	RPZ
1	western red cedar (Thuja plicata)	13	13		viable	preserve	12
2	western red cedar	11	0	diseased	decline; wood borer activity	cut	0
3	European birch (Betula pendula)	9	9		viable	preserve	8
4	sweet cherry (Prunus avium)	6,5	0	diseased	basal decay; decline	cut	0
5	weeping willow (Salix babylonica)	20	0	diseased	root disease; basal decay	cut	0
6	Norway maple (Acer platanoides)	10	10		viable; foliage fungus	preserve	10
7	Scouler willow (Salix scouleriana)	21	21		co-dominate; included at base	preserve	16
8	Douglas fir (Pseudotsuga menziesii)	19	19		viable	preserve	18
9	plum (Prunus sp.)	6	0		viable	preserve	6
10	sweet cherry (Prunus avium)	12	12		viable	cut	0
11	sweet cherry (Prunus avium)	15	15		viable	cut	0
12	western red cedar (Thuja plicata)	10	10		viable	preserve	10
13	Douglas fir (Pseudotsuga menziesii)	16	16		viable	cut	0
14	Norway maple (Acer platanoides)	9	9		viable	cut	0
15	Douglas fir (Pseudotsuga menziesii)	18	18		viable	preserve	18
16	Douglas fir (Pseudotsuga menziesii)	22	22		viable	preserve	22
17	Douglas fir (Pseudotsuga menziesii)	19	19		viable	preserve	18
18	Douglas fir (Pseudotsuga menziesii)	20	20		viable	preserve	20
19	Douglas fir (Pseudotsuga menziesii)	19	19		viable	preserve	18
20	Douglas fir (Pseudotsuga menziesii)	15	15		viable	preserve	14
21	Douglas fir (Pseudotsuga menziesii)	14	14		viable	preserve	14
22	Douglas fir (Pseudotsuga menziesii)	14	14		viable; suppressed	preserve	14
23	Douglas fir (Pseudotsuga menziesii)	12	12		viable	preserve	12
24	Douglas fir (Pseudotsuga menziesii)	14	14		viable	preserve	14
25	service berry (Amelanchier arborea)	6	0		viable	preserve	6
26	Douglas fir (Pseudotsuga menziesii)	20	20		viable	preserve	20
27	Douglas fir (Pseudotsuga menziesii)	7	0		viable	preserve	6
28	Douglas fir (Pseudotsuga menziesii)	11	11		viable	preserve	10
29	Douglas fir (Pseudotsuga menziesii)	10	10		viable; suppressed	preserve	10
30	Douglas fir (Pseudotsuga menziesii)	12	12		viable	preserve	12
31	Douglas fir (Pseudotsuga menziesii)	20	20		viable	preserve	20
32	Douglas fir (Pseudotsuga menziesii)	11	11		viable	preserve	10
33	Douglas fir (Pseudotsuga menziesii)	13	13		viable	preserve	12
34	Douglas fir (Pseudotsuga menziesii)	11	11		viable	preserve	10
35	Douglas fir (Pseudotsuga menziesii)	18	18		viable	preserve	18
36	Douglas fir (Pseudotsuga menziesii)	12	12		viable	preserve	12

No.	Species	[1]DBH	[2]DBH	Status	Remarks	Action	RPZ
37	ponderosa pine (Pinus ponderosa)	21	21		viable	preserve	20
38	Douglas fir (Pseudotsuga menziesii)	10	10		viable; suppressed	preserve	10
39	Douglas fir (Pseudotsuga menziesii)	26	26		viable	preserve	26
40	Douglas fir (Pseudotsuga menziesii)	11	0	diseased	red ring rot	cut	0
41	Douglas fir (Pseudotsuga menziesii)	18	0	diseased	no top; decay at lost top	cut	0
42	Douglas fir (Pseudotsuga menziesii)	14	14		viable	preserve	14
43	Douglas fir (Pseudotsuga menziesii)	15	15		viable	preserve	14
44	Douglas fir (Pseudotsuga menziesii)	6	0	small	dead	cut	0
45	Norway maple (Acer platanoides)	10	10		viable	preserve	10
46	Norway maple (Acer platanoides)	10	10		viable	preserve	10
47	apple (Malus sylvestris)	7,6	9		viable	cut	0
48	curly willow (Salix sp.)	26	0	hazard	excessive lean	cut	0
49	apple (Malus sylvestris)	15	15		viable	preserve	14
50	Douglas fir (Pseudotsuga menziesii)	22	22		viable	preserve	22
51	Douglas fir (Pseudotsuga menziesii)	23	23		viable	preserve	22
52	apple (Malus sylvestris)	17	0	diseased	topped; re-grown tops	cut	0
53	Norway maple (Acer platanoides)	13	13		viable	cut	0
54	lodgepole pine (Pinus contorta)	28	28		multiple tops	cut	0
55	Norway maple (Acer platanoides)	14	14		viable	cut	0
56	ponderosa pine (Pinus ponderosa)	34	34		viable	cut	0
57	ponderosa pine (Pinus ponderosa)	25	25		viable	cut	0
58	ponderosa pine (Pinus ponderosa)	28	28		viable	cut	0
59	ponderosa pine (Pinus ponderosa)	21	21		viable	cut	0
60	apple (Malus sylvestris)	15	0	diseased	cavity in base; topped; re-grown tops	cut	0
61	pear (Pyrus sp.)	8	8		viable	preserve	8
62	giant sequoia (Sequoia giganteum)	48	48		viable	preserve	30
63	dead	6	0		dead	preserve	6
64	incense cedar (Calocedrus decurrens)	15	15		viable	preserve	14
65	apple (Malus sylvestris)	20	0	hazard	trunk decay; excessive end-weight	cut	0
66	ponderosa pine (Pinus ponderosa)	19	19		viable	preserve	18
67	ponderosa pine (Pinus ponderosa)	30	30		viable	preserve	30
68	ponderosa pine (Pinus ponderosa)	25	25		viable	preserve	24
69	Scots pine (Pinus sylvestris)	20	20		viable	cut	0
70	ponderosa pine (Pinus ponderosa)	31	31		viable	cut	0
71	ponderosa pine (Pinus ponderosa)	19	19		viable	cut	0
72	ponderosa pine (Pinus ponderosa)	12	0	hazard	wind-throw hazard	cut	0

No.	Species	[1]DBH	[2]DBH	Status	Remarks	Action	RPZ
73	ponderosa pine (Pinus ponderosa)	34	34		viable	cut	0
74	ponderosa pine (Pinus ponderosa)	34	34		viable; added	preserve	30
75	ponderosa pine (Pinus ponderosa)	34	34		viable	cut	0
76	Scouler willow (Salix scouleriana)	12,10	15		included at base	cut	0
77	Portuguese laurel (Prunus lusitanica)	N/A	N/A		shrub species	cut	0
78	crab apple (Malus sp.)	11	0	diseased	terminal decline	cut	0
79	European birch (Betula pendula)	22	0	diseased	wood borers; terminal decline	cut	0
80	weeping willow (Salix babylonica)	36	0	hazard	root disease; basal decay; hazard	cut	0
81	Norway maple (Acer platanoides)	10	10		viable	preserve	10
82	Norway maple (Acer platanoides)	10	10		viable	preserve	10
83	European birch (Betula pendula)	12	12		viable	preserve	12
84	giant sequoia (Sequoia giganteum)	34	34		viable	cut	0
85	spruce (Picea sp.)	8	8		viable	cut	0
86	Norway maple (Acer platanoides)	7	0	small	viable	cut	0
87	sweet cherry (Prunus avium)	7	0	small	trunk decay; decline	cut	0
88	crab apple (Malus sp.)	6	0	small	decline	cut	0

RPZ means Root Protection Zone, a circle radius measured in feet

DBH[1] means Diameter at Breast Height for all trees. DBH[2] includes non-exempt trees only.

TDC 34.230(1) criteria have been used to evaluate all trees and recommend removal where applicable.

Action recommendations may be changed as proposed improvements are designed.