Greenforest Incorporated

Consulting Arborist

TO: Justin Lagers
NW Eastside Builders, LLC

REFERENCE: Exceptional Tree Removal

SITE ADDRESS: 4024 85th Ave SE, Mercer Island WA

DATE: January 27, 2025

PREPARED BY: Favero Greenforest, ISA Certified Arborist # PN -0143A
ISA Tree Risk Assessment Qualified
ASCA Registered Consulting Arborist® #379
ASCA Tree & Plant Appraisal Qualified

Favero Greenforest

Digitally signed by Favero Greenforest
Date: 2025.01.27 17:21:55 -08'00'

I visited the above referenced site 1/8/2025 and prepared a regulated tree inventory report for your use. Of note is exceptional tree #2 that stands four (4) feet from the foundation of the existing single-family residence. Upon demolition of this structure, the likelihood of this tree falling over increases, posing extreme risk to the existing house on the south abutting parcel, and to a new residence you proposed to build upon this site and the workers who construct it.

Tree 2 is a 35" DBH native Western red-cedar. Its current condition includes multiple leaders with included bark, in addition to the existing foundation preventing rootplate development. Though the bark inclusions can be mitigated with installation of dynamic support systems, the disruption of the rootplate caused by the removal of the existing foundation cannot. To avoid a high-risk scenario, the tree must be removed.

MICC 19.10.060(A)(3))

3. Retention of exceptional trees. Development proposals specified under subsection (a)(1) of this section shall retain exceptional trees with a diameter of 24 inches or more. Exceptional trees with a diameter of 24 inches or more that are retained shall be credited towards compliance with the retention requirements of subsection (A)(2) of this section. Removal of exceptional trees with a diameter of 24 inches or more, shall be limited to the following circumstances:

a. Retention of an exceptional tree(s) with a diameter of 24 inches or more will result in an unavoidable hazardous situation;

RISK ASSESSMENT

Likelihood of Failure

Imminent Failure has started or is most likely to occur in the near future (*once the existing structure is demolished*), even if there is no significant wind or increased loads.

Likelihood of Impacting a Target

High The failed tree or tree part is likely to impact the target. This is the case when there is a constant target, *with no protection factors*, and the direction of fall is toward the target.

Likelihood of Failure	Likelihood of Impacting Target			
	Very Low	**Low**	**Medium**	**High**
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Categorizing the Consequences of Failure

Severe consequences are those that could involve serious personal injury or death, damage to high-value property, or disruption of important activities.

Likelihood of Tree Failure and Impacting Target	Consequences			
	Negligible	**Minor**	**Significant**	**Severe**
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Tree Risk Rating

*The overall risk rating for this tree is **Extreme.*** The extreme-risk category applies in situations in which failure is *imminent* and there is a high likelihood of impacting the target, and the consequences of the failure are “severe”. The tree risk assessor should recommend mitigation measures be taken as soon as possible. In some cases, this may mean immediate restriction of access to the target zone area to avoid injury to people.

I recommend this tree be removed prior to or as the existing house is demolished.