



CITY OF KIRKLAND
Department of Public Works
123 Fifth Avenue, Kirkland, WA 98033 425.587.3800
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: John Burkhalter, Development Engineering Supervisor
Rob Jammerman, Development Engineering Manager
Kathy Brown, Public Works Director

Date: January 5, 2016

Subject: TEMPORARY LICENSE AGREEMENT FOR USE OF PETER KIRK PARK BY KPP DEVELOPMENT LLC (URBAN KIRKLAND DEVELOPMENT)

RECOMMENDATION:

It is recommended that City Council approve the resolution authorizing the City Manager to sign a Temporary License Agreement substantially in the form attached to the resolution. The Temporary License Agreement allows for the construction of public water and sewer utility lines, which will be permanently placed in the in the easterly edge of Peter Kirk Park. In addition, the Temporary License Agreement allows for temporary vehicular access for the customers of QFC, KPP's major tenant remaining during construction, along the easterly edge of Peter Kirk Park, and some limited construction access as approved by the Public Works Director.

BACKGROUND DISCUSSION:

This matter was brought before the Council at its December 8, 2015 meeting. At that meeting staff provided a presentation and answered City Council questions. The following is meant to answer the outstanding questions and highlight the details of the agreement:

- Valuation of the Temporary Access and Public Utility Easement: With Public Works staff's approval, KPP hired S. Murray Brackett, MAI, Senior Managing Director, Valbridge Property Advisors, to provide an appraisal of the value of the use of Peter Kirk Park for the temporary vehicular access and the permanent encumbrance of having the public water and sewer utilities on Park property to serve the Project. Mr. Brackett's appraisal is attached to this memo (Attachment A) and values the uses at \$270,037.
- Park Restoration Plan: The Park Restoration Plan will be approved through the permitting process, taking into consideration the comments and recommendations provided by the Neighborhoods, Committees, Park Board and City staff. To date the Plan has not been finalized, but the substantial components have been identified. The estimated cost of the added value to the park of the proposed Plan is \$183,807.

- Tree Protection and Arborist Report: KPP has submitted an Arborist Report (Attachment B) with their permit submittal for review by City Staff. City Staff will review the Plan and Report to mitigate any impacts to trees related to the construction work, and implement the arborist's report recommendations.

WAVE BROADBAND PARKING:

This is an issue unrelated to the Temporary License Agreement, but related to the Park Place Development construction. Wave Broadband has asked the City if the Downtown Employee Parking Program may be made available on a temporary basis. The Downtown Employee Parking Program issues free parking permits for parking in the library garage or Lake Avenue West, to employees of businesses located within the boundaries of the Central Business District (CBD) as defined in Kirkland Municipal Code (KMC) 12.45.010. The location of Wave Broadband in Park Place is zoned CBD 5A, which is excluded from the KMC definition for the CBD, so Park Place businesses like Wave Broadband are unable to take advantage of the Employee Parking Program benefits. To assist Wave Broadband during the Park Place construction, Public Works will issue Wave Broadband no more than 50 permits within the Downtown Employee Parking Program, on a temporary basis, for two years from the permit issuance date.

SUMMARY:

The comments and recommendations brought forth by the Park Board, Council Committees, Neighborhood Groups, and City staff have been addressed by KPP. The proposed Park improvements are valued at \$183,807; and the appraised value of the permanent encumbrance of the public water and sewer utilities to serve the Park Place Development and the temporary vehicular access as outlined in the Temporary License Agreement is \$270,037. The value of the utility encumbrance and temporary vehicular access exceeds the value of the Park improvements by \$86,230. This amount will be paid to the City prior to finalizing the Agreement. As the Park Restoration Plan is finalized the cost estimate will be revised and the payment will be adjusted as needed to reflect the changes.

Attachments:

Attachment A – Appraisal

Attachment B – Arborist Report

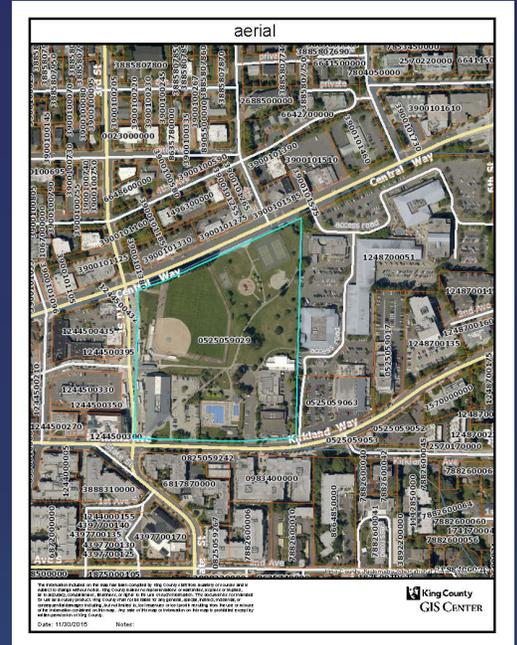


Valbridge

PROPERTY ADVISORS

Appraisal Report

Peter Kirk Park Easement Site
South Side of Central Way
Kirkland, WA

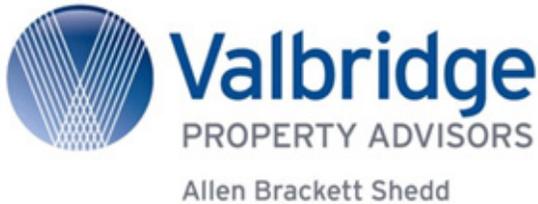


FOR
Mr. William Leedom
Talon Private Capital
720 Olive Way, Suite 1020
Seattle, WA 98101

Valbridge Property Advisors |
Allen Brackett Shedd

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December 2, 2015

Mr. William Leedom
Talon Private Capital
720 Olive Way, Suite 1020
Seattle, WA 98101

RE: APPRAISAL OF PROPOSED ROAD EASEMENT OVER A PORTION OF THE PETER KIRK PARK PROPERTY IN KIRKLAND, WASHINGTON (Our File #15-0354)

Dear Mr. Leedom:

In response to your request, we have completed an appraisal of the Peter Kirk Park property located in downtown Kirkland, Washington. The purpose of this report is to provide an opinion of market value for the property, relative to a proposed easement acquisition for road and utility purposes. The acquisition relates to the Client's development project at Kirkland Parkplace, which will require the use of an alternative ingress/egress to facilitate construction. The proposed acquisition will include an easement for subsurface utilities, as well as a temporary roadway easement (2.5 year), the effects of which are discussed in the following report.

The subject property is comprised of a single tax parcel. The property is currently improved with municipal facilities including a park, situated along the south side of Central Way. The proposed easements will impact an area in the northeasterly portion of the property, abutting the Kirkland Parkplace ownership. This Appraisal reflects only the underlying land, as discussed in the *Scope* section of the report.

This *Appraisal Report* was prepared in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP). Descriptions of properties used for comparison are included in this report, as well as our analyses and conclusions. The value conclusions herein are given subject to the specific assumptions and limiting conditions stated immediately following this transmittal letter.

Based on our investigation and analysis of all relevant data, it is our opinion the market value of the property, as of November 20, 2015, is:

| | |
|--|-----------------------|
| "Before" Condition | \$43,490,320 |
| "After" Condition | <u>(\$43,292,220)</u> |
| Permanent Utility Easement, (rnd) | \$200,000 |
| Temporary Construction Easement, (rnd) | \$70,037 |
| | (\$2,334.57/mo) |

Acknowledgement is hereby given to Diane K.W. Quinn, Research Associate, for assistance in the research and preparation of this report. If you have further questions not answered in the accompanying report, please do not hesitate to call.

Sincerely,

VALBRIDGE PROPERTY ADVISORS | ALLEN BRACKETT SHEDD



S. Murray Brackett, MAI

kr
Enclosures

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report was made after personal inspection of the property identified in this report. The conclusions in the report have been arrived at and are predicated upon the following conditions:

- a) No responsibility is assumed for matters, which are legal in nature, nor is any opinion rendered on title of land appraised. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
- b) Unless otherwise noted, the property has been appraised as though free and clear of all liens, encumbrances, encroachments, and trespasses.
- c) All maps, areas, and other data furnished your appraiser have been assumed to be correct; however, no warranty is given for its accuracy. If any error or omissions are found to exist, the appraiser reserves the right to modify the conclusions. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
- d) It is assumed there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
- e) It is assumed all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.
- f) The appraiser has no interest, present or contemplated, in the subject properties or parties involved.
- g) Neither the employment to make the appraisal nor the compensation is contingent upon the amount of the valuation report.
- h) To the best of the appraiser's knowledge and belief, all statements and information in this report are true and correct, and no important facts have been withheld or overlooked.
- i) Possession of this report, a copy, or any part thereof, does not carry with it the right of publication, nor shall the report or any part thereof be conveyed to the public through advertising, public relations, news, sales, or other media valuation conclusions, identity of the appraiser, or firm, and any reference made to the Appraisal Institute or any professional designation.
- j) There shall be no obligation required to give testimony or attendance in court by reason of this appraisal, with reference to the property in question, unless satisfactory arrangements are made in advance.
- k) This appraisal has been made in accordance with rules of professional ethics of the Appraisal Institute.
- l) The Valbridge Property Advisors office responsible for the preparation of this report is independently owned and operated by Allen Brackett Shedd. Neither Valbridge Property Advisors, Inc., nor any of its affiliates, has been engaged to provide this report. Valbridge Property Advisors, Inc., does not provide valuation services and has taken no part in the preparation of this report.
- m) No one other than the appraiser prepared the analysis, conclusions, and opinions concerning real estate that are set forth in the appraisal report.
- n) Statements or conclusion offered by the appraiser are based solely upon visual examination of exposed areas of the property. Areas of the structure and/or property, which are not exposed to the naked eye, cannot be inspected; and no conclusions, representations, or statements offered by the appraiser are intended to relate to areas not exposed to view. No obligation is assumed to discover hidden defects.

- o) Unless otherwise stated in this report, the existence of pollution and/or hazardous waste material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials or pollution may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
- p) Statements, representations, or conclusions offered by the appraiser do not constitute an express or implied warranty of any kind.
- q) Neither appraiser nor Allen Brackett Shedd shall be liable for any direct, special, incidental, or consequential damages whatever, whether arising in tort, negligence, or contract, nor for any loss, claim, expense, or damage caused by or arising out of its inspection of a property and/or structure.
- r) The *Americans with Disabilities Act* (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.
- s) With regard to prospective value opinions, future changes in market conditions necessitate an assumption that the appraiser cannot be held responsible for unforeseeable events that alter market conditions prior to the effective date of the appraisal or date of value.
- t) This report and any associated work files may be subject to evaluation by Valbridge Property Advisors, Inc., or its affiliates, for quality control purposes.

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Addenda

Qualifications of Appraisers

EXECUTIVE SUMMARY

Project: Peter Kirk Park Property – Proposed 2.5-year temporary easement for road purposes along with a permanent utility easement.

Location: South side of Central Way in Kirkland, Washington.

Site Size: 12.48 acres, according Assessor information.

Proposed Acquisition: Permanent Utility Easement – 9,905 sf
Temporary Road Easement - 9,188 sf

Improvements: The property is improved with park related improvements at this time. These are not considered in this report.

Utilities: Utilities available include power, natural gas, telephone, public water, and sanitary sewer.

Zoning: Park/Open Space (P), City of Kirkland. For purposes of this analysis the property is effectively assumed a zoning classification of CBD-1B (see zoning discussion)

Highest & Best Use: Mixed Use

Conclusion: Permanent Acquisition: \$200,000
2.5-Year Temporary Easement: \$70,037

Date of Valuation: November 20, 2015

Appraiser: S. Murray Brackett, MAI

File: 15-0354Rev

SUBJECT PROPERTY PHOTOGRAPHS



Northeast corner of subject, looking west along Central Way



At the northeast corner, looking south along proposed easement area

SUBJECT PROPERTY PHOTOGRAPHS



Northeast corner looking at adjacent Park Place property



East side of subject, looking north along proposed easement area near QFC

SUBJECT PROPERTY PHOTOGRAPHS

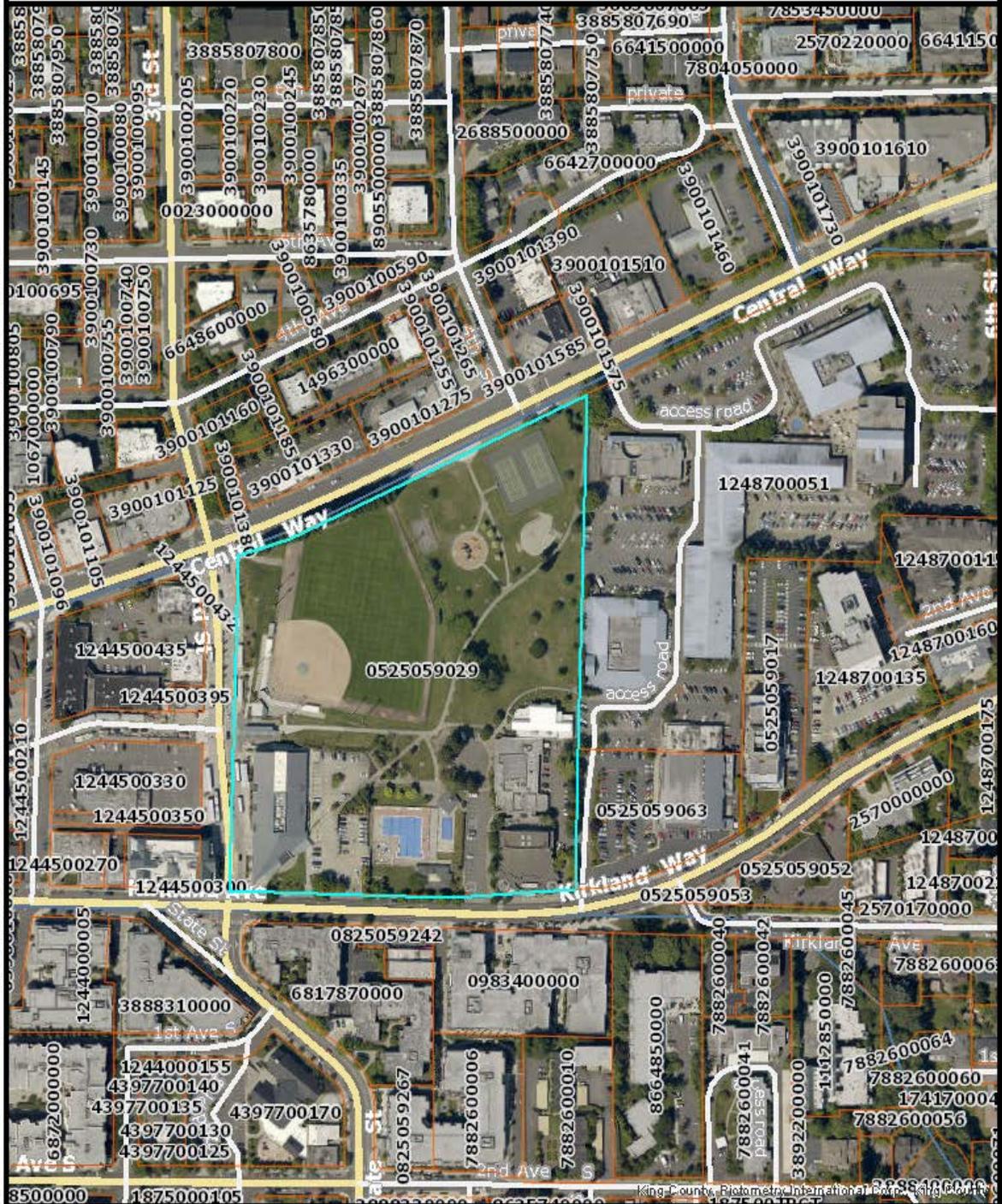


South side of subject, looking west along Kirkland Way



Looking southeasterly at the northwest corner of the site, from across Central Way

aerial



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or fitness for the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages (including, but not limited to, lost revenues or lost profits) resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 11/30/2015

Notes:

 King County
GIS CENTER

Aerial View



PART I - INTRODUCTION

Identification of the Subject Property

The subject of this appraisal is the Peter Kirk park property in Kirkland, Washington. The site contains a total of 12.48 acres of land and is currently improved with various park-related improvements, as well as municipal facilities. The appraisal is being conducted to assist in the potential acquisition of easements to accommodate redevelopment of an adjacent ownership.

Legal Description

No Legal Description was provided. The subject property is legally described according to King County Assessor Account number 052505-9029.

History and Ownership

The property is owned by the City of Kirkland. No ownership changes have occurred within the past three years, to the best of our knowledge.

Intended Use and Users

The function of this appraisal is to provide an opinion of value to assist in negotiations for proposed easement acquisitions by the Client. Intended users of the report include the Client and its representatives.

Date of Inspection/Valuation

The subject property was previously inspected on November 20, 2015 from the abutting sidewalk. The appraiser has not prepared appraisal/consulting services regarding the property within the past three years. The effective date of value of this assignment is November 20, 2015.

Purpose of the Appraisal

The purpose of this appraisal is to provide an opinion of the market value of the subject property, relative to the proposed acquisition of two easements, including a permanent subsurface easement and a 2-year temporary roadway easement. For purposes of this report, market value is defined as ¹

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this

¹ From *The Appraisal of Real Estate*, Fourteenth Edition, 2013, Appraisal Institute, page 59.

definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well-informed or well-advised and acting in what they consider their best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Property Rights Appraised

This appraisal sets forth an opinion regarding a fee simple interest (subject to existing easements and encumbrances). Fee simple interest is defined as:²

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

The proposed acquisition will take the form of an easement, which is generally defined as follows.

An easement is defined as follows:³

An interest in real property that transfers use, but not ownership, of a portion of an owner's property.

This definition may be expanded as:

...the right to perform a specific action on a particular parcel of property, or portion thereof, by the grantees who do not hold the underlying fee.⁴

The easement will be described subsequently.

Scope of the Appraisal

The scope of this appraisal includes consideration of all three approaches to value, including the Cost Approach, the Income Approach, and the Sales Comparison Approach. The project involves a relatively minor proposed easement acquisition on the east side of the property.

² From *The Appraisal of Real Estate*, Fourteenth Edition, 2013, Appraisal Institute, page 5

³ From *The Appraisal of Real Estate*, Fourteenth Edition, 2013, Appraisal Institute, page 74.

⁴ From *The Appraisal of Real Estate*, Fourteenth Edition, 2013, Appraisal Institute, page 75.

The proposed acquisitions may impact existing park improvements such as sidewalks. Based on the agreed scope of the assignment, we are evaluating only the land, with respect to a road easement. It is assumed that the Client will return the property in essentially similar condition upon termination of the temporary easement.

If additional relevant information or guidance is provided in the future, we reserve the right to revise our conclusions.

In valuing the subject, the applicable approach is the Sales Comparison Approach. Data was collected on comparable sales. In appraising the subject property, the appraisers did the following:

- Researched Metroscan, CoStar, and Commercial Brokers databases
- Researched Valbridge Property Advisors | Allen Brackett Shedd's existing database
- Confirmed all sales with buyers, sellers, their agents, Costar, and/or public records
- Inspected all comparable sales
- Inspected the subject property - streetside
- Reviewed all documents as cited throughout this report
- Discussed project issues with City of Kirkland Personnel

Larger Parcel Issue. The larger parcel determination considers the highest and best use, ownership, and physical relationship of the subject to other surrounding properties in order to render an opinion as to what overall property must be evaluated to fully evaluate the proposed acquisition. The subject property for this appraisal is comprised of a single site owned by the City. While the City owns property in the vicinity, we do not believe the larger parcel for this analysis extends beyond the defined tax parcel.

Extraordinary Assumptions/Hypothetical Conditions

An Extraordinary Assumption is an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraisers opinions or conclusions.

A Hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. It is noted that the use of a Hypothetical Condition may affect the results of an assignment.

— Hazardous Waste

We are not aware of any potential hazardous materials at the subject parcel. For purposes of this assignment, our analysis reflects an assumption that the subject

property is free of such contamination. This report assumes the absence of any and all hazardous waste on the subject property.

— Improvements

As noted previously we are evaluating only the land in this assignment. Thus, the site is assumed to be vacant.

— Proposed Project

As this assignment reflects a proposed acquisition, an analysis of the property requires the invocation of a Hypothetical Condition that the project acquisition has, in fact, occurred as proposed.

— Zoning

As will be discussed, the property is owned by the City of Kirkland and zoned P based on its ownership and current Public Use. For analysis purposes, we have assumed that the property is available for development as a typical, privately owned site would be. In speaking with Eric Shields, with the Kirkland Planning Department, it was determined that the most likely zoning if evaluated for surplus use would be CBD-1B. Thus, this report reflects the Hypothetical Condition that the property is zoned CBD-1B.

Personal Property

There is no personal property included in our analysis.

Exposure and Marketing Periods

The exposure and marketing periods are defined as those periods of time, before and after the date of value (respectively), which are necessary to achieve the value conclusion reported. The subject consists of commercial property (assumed) in a desirable Eastside location. The market in this vicinity was impacted by the general downturn in the economy, however, is considered to have largely recovered in the immediate vicinity. Exposure and marketing periods of 6 to 9 months are considered reasonable for the subject, if offered for sale at the appraised value (land only).

Regional Description

A specific analysis of the subject market is discussed below, with a complete *Regional Description* available upon request.

Area/Neighborhood Description

The subject is located in the center of downtown Kirkland. Uses in the immediate area include a mix of office, mixed use, retail and park/public services. The Kirkland CBD, has developed around the intersection of Central Way and Lake Washington Boulevard (also

known as Lake Street in the CBD), both of which are major thoroughfares. Lake Washington Boulevard connects Kirkland with Highway 520 and Bellevue to the south. Central Way connects the area with Interstate 405 (I-405) one-half mile east and the Juanita area lies northwest of the subject, and is reached via Market Street from the west end of Central Way.

In terms of land use, the CBD neighborhood is Kirkland's most complex area. The area contains a wide variety of land uses, including downtown retail businesses and office, a freeway interchange, industrial activities, offices, well-established single-family areas, large-scale multifamily development, a baseball facility, state-of-the-art library, performing arts facility, and a post office. It has a strong identity from its physical setting along the lakefront, distinctive topography sloping down from the north and east to the downtown core area creating views and diversity, and the scale of existing development. This is the historical center of the city incorporated in 1905. It is heavily pedestrian-oriented, as it was developed prior to parking requirements of modern times. Restaurants, delicatessens, and specialty retail shops, including fine apparel, gift shops, art galleries, import shops, marinas, and the like, constitute the use mix.

While the neighborhood is dominated by the commercial activities associated with Kirkland's downtown, there are considerable opportunities for residential development. This transition has been reflected over the last several years by the development of numerous mixed-use structures and multifamily projects to the east and southeast along Kirkland Way. Outside of the immediate downtown area, uses quickly transition to single-family residential.

— Market Analysis

The subject is zoned for Public use; however, we have discussed the issue with the Kirkland Planning department. Pursuant to our hypothetical condition, the subject property's potential zoning, were it vacant and available, would be CBD-1B. As such, a review of the multifamily market was conducted, including a review of data from the publications of Dupré + Scott Advisors. This information demonstrates some of the current trends in the multifamily residential marketplace.

Vacancy & Rents - Kirkland Multifamily Units - Current

| | All | Studio | 1 Bed | 2/1 Bath | 2/2 Bath | 3/2 Bath |
|------------------------|---------|---------|---------|----------|----------|----------|
| King - Eastside | | | | | | |
| Market Vacancy (%) | 3.9% | 4.6% | 3.6% | 3.7% | 3.9% | 4.5% |
| Actual Rent (\$) | \$1,674 | \$1,309 | \$1,468 | \$1,561 | \$1,869 | \$2,164 |
| Actual Rent/NRSF | \$1.85 | \$2.56 | \$2.05 | \$1.75 | \$1.73 | \$1.66 |
| Kirkland | | | | | | |
| Market Vacancy (%) | 5.8% | 6.9% | 4.9% | 4.4% | 6.7% | 9.3% |
| Actual Rent (\$) | \$1,986 | \$1,547 | \$1,674 | \$1,846 | \$2,333 | \$1,974 |
| Actual Rent/NRSF | \$2.21 | \$2.67 | \$2.35 | \$2.03 | \$2.13 | \$2.19 |

Source: Dupre & Scott Advisors, September 2015

One can see that vacancy rates are at a historical low, though Kirkland lags behind the "Eastside" which includes Bellevue and Redmond. Rates stand currently at between 4.4% and 9.3% depending upon unit size. Actual rents in every category exceed the Eastside average and are also reflected in the net rentable rent received per square foot.

In terms of market activity and construction the following chart shows the past 4-year trend:

Absorption - Eastside Multifamily Units

| | 3/2011 | 3/2012 | 3/2013 | 3/2014 | 3/2015 |
|------------------|--------|--------|--------|--------|--------|
| Existing Product | 37,308 | 37,680 | 38,835 | 39,255 | 40,390 |
| New Units Opened | 132 | 253 | 278 | 748 | 846 |
| Total | 37,440 | 37,933 | 39,113 | 40,003 | 41,236 |

Source: Dupre & Scott Advisors, September 2015

It is also interesting to note that Dupré & Scott projects an additional 2,128 units to be delivered to the overall Eastside market by September 2015.

The multifamily residential market, particularly apartments, remains strong in the close-in markets. As can be seen above, rents have been rising, and vacancies have been decreasing. The strength in this market segment is perceived to remain strong based on our interview of some market participants, as well as locally published reports reporting on this segment.

Condominium Sales Statistics

MLS Area 560 - Kirkland

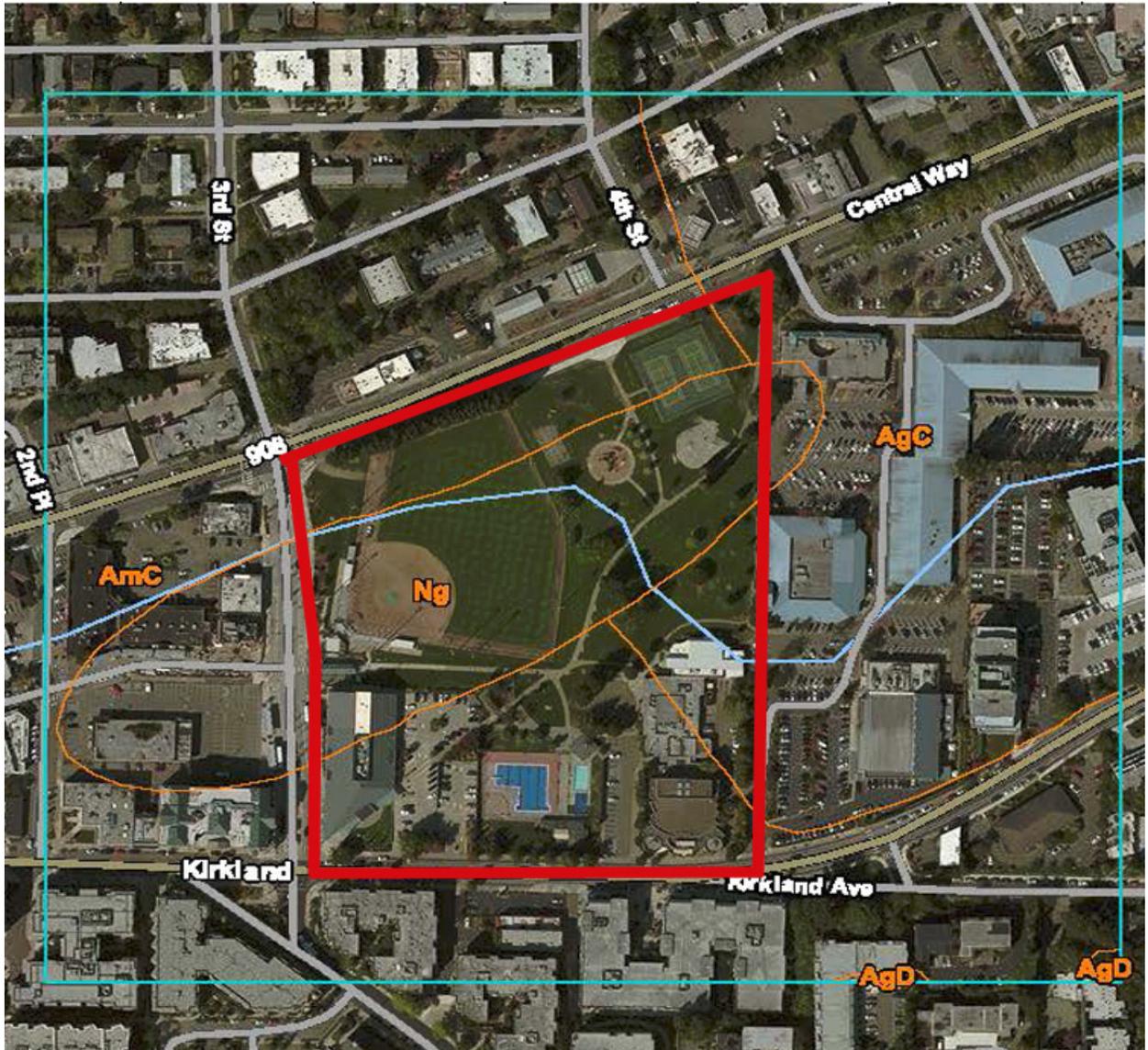
| | 2011 | 2012 | 2013 | 2014 | YTD 2015 | % Change 2011-2015 | Avg. Annual % change |
|-----------------------------------|-----------|-----------|-----------|-----------|-------------|-----------------------|-------------------------|
| <u>Avg. Sales Price</u> | | | | | | | |
| Resale Condo- | \$331,224 | \$372,811 | \$406,604 | \$477,845 | \$460,041 | 38.89% | 7.78% |
| New Construction Condo- | \$640,172 | \$863,863 | \$791,897 | \$811,699 | \$1,255,340 | 96.09% | 19.22% |
| <u>Avg. Days on Market</u> | | | | | | | |
| Resale Condo- | 76 | 79 | 33 | 38 | 32 | -57.89% | -11.58% |
| New Construction Condo- | 173 | 297 | 159 | 135 | 99 | -42.77% | -8.55% |
| <u>Total Sales</u> | | | | | | | |
| Resale Condo- | 301 | 350 | 407 | 434 | 418 | 38.87% | 7.77% |
| New Construction Condo- | 20 | 10 | 17 | 21 | 10 | -50.00% | -10.00% |

Source: NWMLS. Statistical data is year end data for each calendar year; YTD through October 2015

Average sales prices as well as volume of sales activity in the resale market has been trending up between 7% to 8% over the past four years. Simultaneously the average market time has been falling to just 32 days this year. The chart also indicates that average sales prices of new construction condominiums has risen markedly, nearly 20% on average over the recent time period, though the volume of activity appears to be slowing.

The multifamily residential market, particularly apartments, remains strong in the close-in markets. As can be seen above, rents have been rising, and vacancies have been decreasing. The condominium market is also very active, providing an entry level into ownership for many, due to rising single family home prices. The strength in this market segment is perceived to remain strong based on our interview of some market participants, as well as locally published reports reporting on this segment.

The subject property abuts Kirkland Park Place to the east. This existing 1.7-million-square-foot mall/commercial/retail complex has applied for a major redevelopment project. The new plan calls for a mixed-use, pedestrian oriented development containing roughly 300 residential units, 225,000 square feet of commercial space demised as follows; 155,000 square feet of general retail, including a relocated and enlarged 54,000-square-foot QFC, 3,000 square feet of restaurant space and 48,000 square feet of other retail; 40,000 square feet for a movie theatre; and 30,000 square feet for a health club. Some of this will be retained/remodeled from current improvements. The project required zoning text amendments to allow additional residential (including an affordable housing requirement); incentives for a movie theater; and a bank drive thru facility. It will also benefit from direct access to the public park, or subject property.



| | |
|------------------------------------|---|
| AgC | Alderwood gravelly sandy loam, 8 to 15 percent slopes |
| AgD | Alderwood gravelly sandy loam, 15 to 30 percent slopes |
| AmC | Arents, Alderwood material, 6 to 15 percent slopes |
| Ng | Newberg silt loam |
| Totals for Area of Interest | |

Soils Map



PART II – FACTUAL DATA

Description of the Subject Property

— Site

The subject property consists of a single tax parcel, within the downtown area of Kirkland, Washington. According to the Assessor information, the site carries the physical address of 406 Kirkland Avenue. The site enjoys excellent access within the downtown Kirkland area and is surrounded by commercial and mixed use development.

— Topography

The subject is generally level throughout.

— Access

Central Way abuts the property on the north side, providing excellent access to a well-travelled commercial arterial with multiple travel lanes and a center turn lane. Third Street provides access to the west and Kirkland Avenue provides frontage and access along the south side.

Central Way extends easterly, becoming 85th Street, providing access to I-405 and Redmond, further to the east. The subject is considered to have excellent access locally.

— Sensitive Areas and 100-Year Floodplain

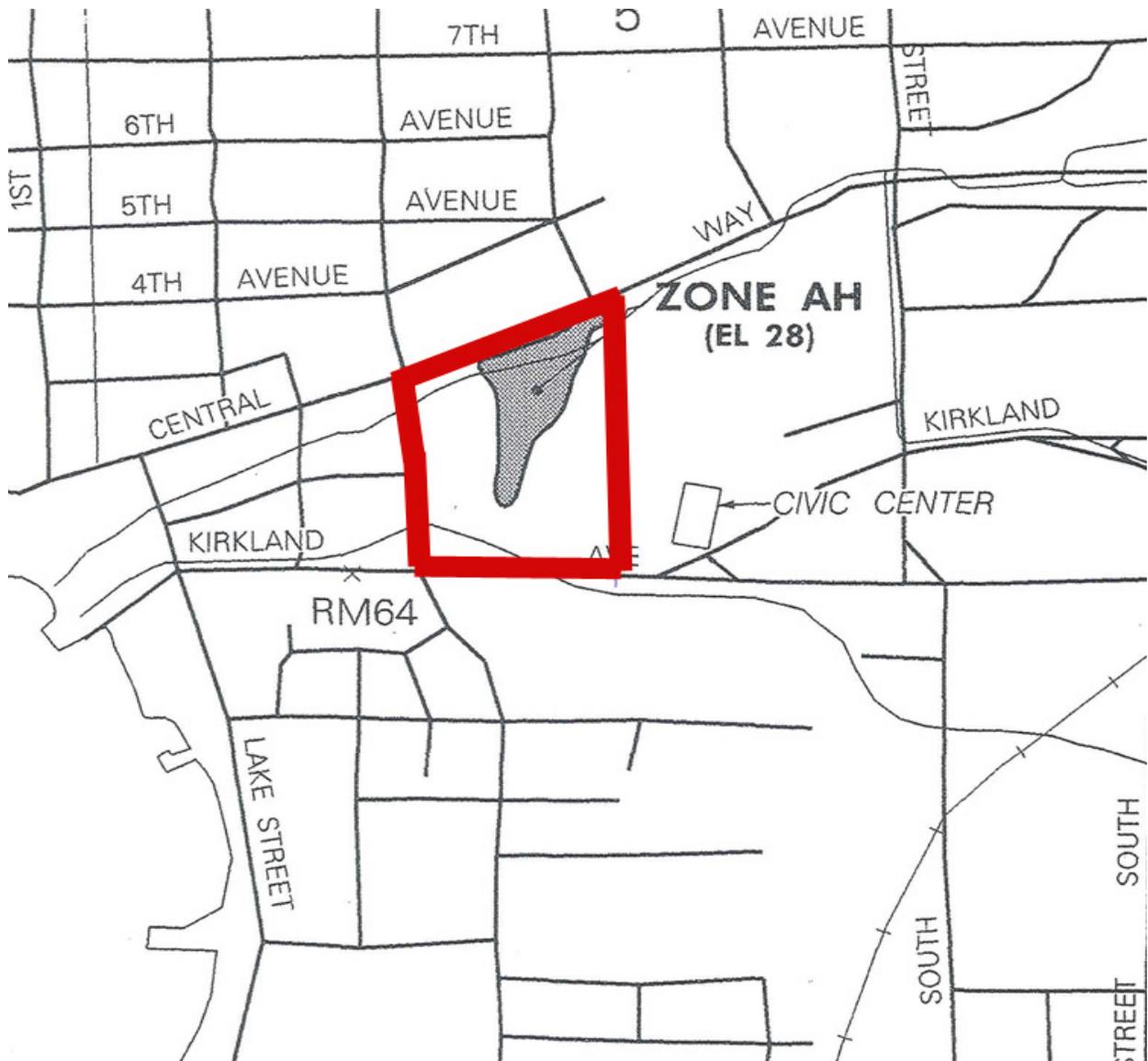
According to FEMA mapping (FIRM -0356), a portion the subject is encumbered by the 100-year flood hazard area. The site is classified as Zone AH, an area which can have flood depths of 1 to 3 feet, usually in a ponding fashion. It appears to be primarily in the northeastern portion of the site, thinning as it moves south, and lies relative to the existing ballfields and play areas. We refer the reader to the enclosed mapping.

— Soils

We have not received any specific studies regarding the subject property's soil content, but have reviewed the United States Department of Agricultural Web Soil Survey with respect to the subject property soils. This survey indicates two main soil types exist at the subject; Newberg Silt Loam (Ng) across the middle of the site, and Arents (AmC) surrounding to the south and west. Newberg soils are formed in floodplains, are well drained, with slopes of 0% to 2% and experience occasional flooding. The Arents soil is formed on till plains and is moderately well drained with slopes of 6% to 15% and little chance of flooding. We refer the reader to the enclosed mapping of the various soils locations on the subject site.

— Timber

There is no merchantable timber situated on the subject property.



FEMA Map



— Mineral

We have no information regarding the presence of marketable mineral reserves on the property, nor did the owner identify such. Thus, no mineral value is reflected in our conclusions.

— Utilities

All public utilities are currently available to the subject including power, phone, water, cable, sanitary sewer, and natural gas.

— Zoning

The subject property is currently zoned (P) by the City of Kirkland. For analysis purposes, however, we have considered the property to be zoned CBD-1B, the most likely zoning if offered for surplus. The CBD-1B zone is a mixed use downtown zoning classification. The following dimensional limitations are noted:

CBD-1B

| | |
|-----------------------|------|
| Minimum Lot Area (sf) | None |
| Maximum Height | 55' |
| Setbacks | |
| Front | 0' |
| Side | 0' |
| Rear | 0' |
| Maximum FAR | N/Av |
| Maximum Lot Coverage | 100% |

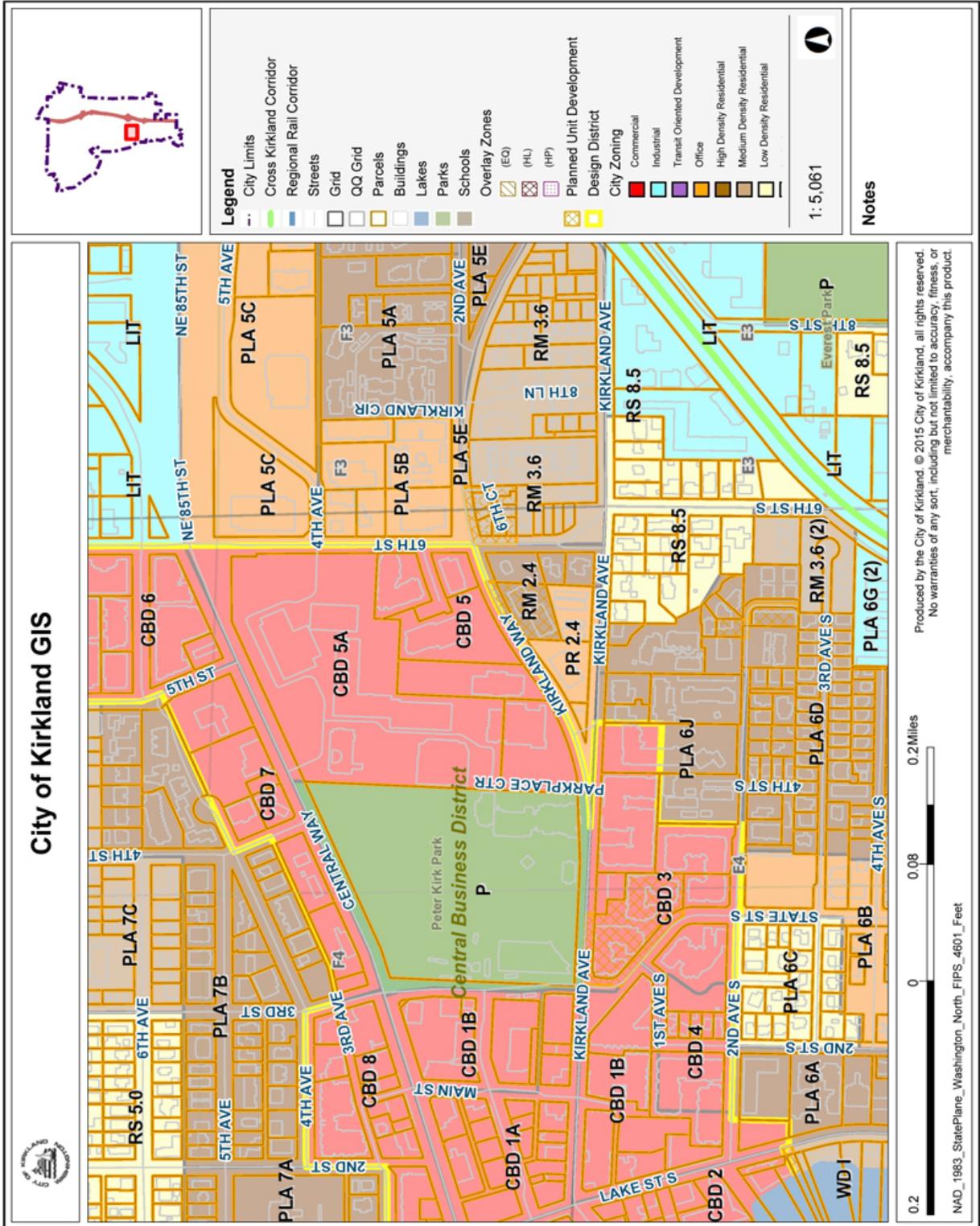
Permitted uses retail establishments, banking and financial services, hotel/motel, entertainment or recreation, office, stacked or attached residential, schools, public parks and residential suites.

— Easements and Encumbrances

We have not been provided with a Title Report. From our inspection it appears that the property is currently used as park area, with a sidewalk over a portion of the site. As noted previously, the park improvements are assumed to be replaced upon termination of the easement and thus are not quantified here. We have no information regarding the potential utilities on site.

— Assessed Value and Real Estate Taxes

The subject property, as defined for this assignment is publicly owned and has no assessed value or taxes at this time.



Zoning Map



— Description of Improvements

The subject property is currently improved with numerous park and municipal structures. These are excluded from this analysis as discussed previously.

— Site Improvements

The subject property has extensive site improvements; however, these are not considered in our analysis.

PART III – HIGHEST AND BEST USE

Highest and best use is defined as:⁵

The reasonably probable use of property that results in the highest value..... To be reasonably probable, a use must meet certain conditions.

A determination of highest and best use is guided by the following parameters: 1) physically possible; 2) legally permissible; 3) financially feasible; and 4) maximally productive. Highest and best use is analyzed both on an as vacant and as improved basis.

Physically possible uses require an analysis of both the improvements (existing or proposed), as well as the underlying land. Size, topography, shape, access, soil conditions, wetlands, and utilities are all factors that can affect the development potential of a given site. With regard to the improvements, obviously it must be physically possible to construct a building before it can be considered the highest and best use.

Legally permitted uses are those which fall within current zoning laws and are permitted by all agencies having jurisdiction. These may include federal, state, and local laws; zoning, as mentioned; private and deed restrictions; as well as the possibility for zoning changes and variances.

The *financially feasible* category analyzes those uses that are physically possible, legally permitted, and which provide an adequate investor return. For income properties, this return is measured monetarily, while non-income-producing properties provide a somewhat less tangible measure of return. Risk is a primary determinant in the assessment of adequate return.

Finally, the uses satisfying all of the above criteria can be analyzed. The one use providing the highest return is considered maximally productive, and thus, the highest and best use.

⁵ From *The Appraisal of Real Estate*, Fourteenth Edition, 2013, Appraisal Institute, page 332

As If Vacant

Physically Possible. Physically, the subject consists of 12.48 acres of land situated within the city limits of Kirkland. The site size is large and as a single development project, would be a significant acquisition. Recent developments in the immediate vicinity vary between roughly 10,000 square feet and roughly 1 acre in size. The subject has an irregular shape, and slopes are very mild across the property. Access is another physical characteristic affecting the highest and best use, and the subject is considered to have excellent legal and developed access from public roads on three sides. Finally, all utilities are available to service development of the site.

Legally Permissible. The subject is currently under City of Kirkland jurisdiction and is zoned for Public uses. In accordance with our Hypothetical Condition, we are evaluating the property based on CBD-1B zoning, which permits mixed use development. There is no specific FAR or unit limit; however, the height and design requirements dictate maximum development potential. Surrounding properties with similar zoning either have or are proposing mixed use projects roughly 5 stories in height, with ground floor retail typically.

Financially Feasible/Maximally Productive. The demand for similar properties in Kirkland has been strong this year, following the economic recovery which began several years ago. Uses likely at the subject could include a wide variety of commercial uses including office, retail, hotel, senior housing, and apartments or condominiums, subject to zoning requirements. The market for such uses in the vicinity appears to be strengthening somewhat recently. The highest and best use analysis considers all the physical, environmental, and legal considerations, as well as those that are considered financially feasible/maximally productive.

Surrounding uses consist of single level retail and commercial to the west and north, condominiums to the south and north and the Kirkland Parkplace development east of the subject. This is a significant project currently undergoing redevelopment and expansion (this project is the reason for the easement that is the subject of this appraisal). With several hundred new multifamily units proposed, this development is expected to continue to be the commercial center of downtown, having substantial retail, office, and residential square footage. Other projects reflect upscale apartments and condominiums on smaller lots.

Perhaps the biggest challenge to the subject is its large size. A single development would be a significant undertaking, with large quantities of residential units, for which there is substantial supply currently. Absorption would likely require phasing or outright subdivision into smaller, more marketable sites. Office and retail uses are also plentiful in the downtown area, when considering projects under construction or in the planning phase.

Given the size and the location within the city limits of Kirkland, the highest and best use, as vacant, is considered to be long term development of mixed use residential product, subject to the zoning limitations for the site.

As Improved

Our analysis does not consider improvements to the subject property, rather the site is valued as if vacant.

PART IV - ANALYSES AND CONCLUSIONS TO VALUE

Valuation

Approaches Used in the Valuation Process – The valuation is obtained by the proper use of three different approaches to the value conclusion: the Cost Approach, the Income Approach, and the Sales Comparison Approach. These three approaches are different in character, but related somewhat in the known facts they require to arrive at an opinion of value from each. The final conclusion of value is derived through a correlation process in which the appraiser weighs one approach against the other to determine the relative merits of each before coming to a conclusion.

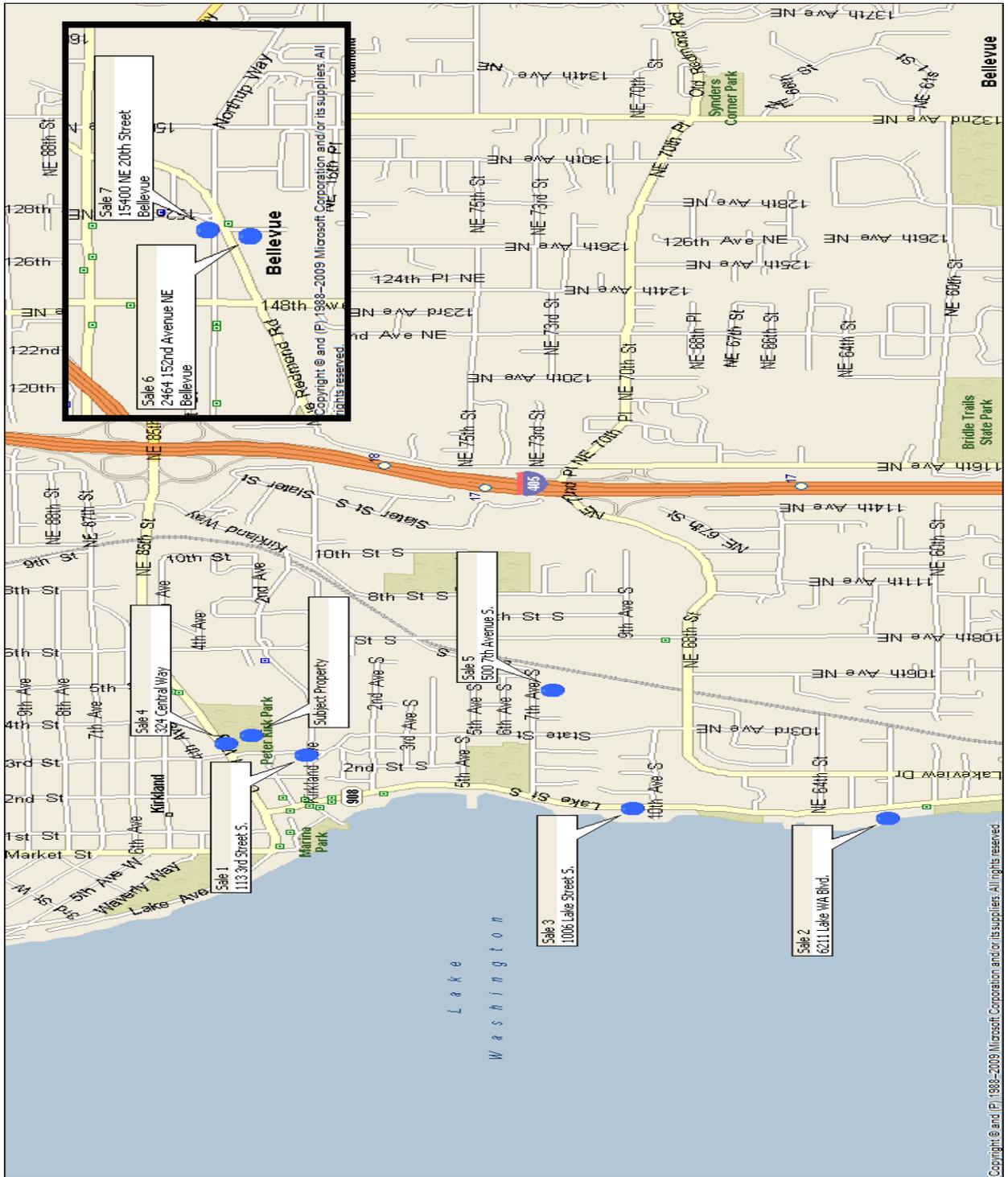
The Cost Approach to Value is the process of first generating an opinion of value for the subject land, to which is added the replacement cost new of the structure, less depreciation and the cost of land improvements. The sum of the costs is the indication of value by the Cost Approach.

The Income Approach to Value involves the estimation of a gross economic rental, which is then processed by subtracting an estimated vacancy and credit loss and operating expenses to obtain an estimated net operating income. The net operating income is then capitalized into a value conclusion by the appropriate capitalization rate derived from the market.

The Sales Comparison Approach to Value is utilized in several different methods. Sales of comparable buildings are analyzed to determine a sale price per square foot of building area. An alternative method deals with a gross income multiplier, which is an expression of the relationship between the gross income and value. For this assignment, the Sales Comparison Approach is used for the analysis of the underlying land only.

Final Correlation and Conclusion of Value – The various indications of value from the approaches are analyzed as to how they relate to one another, as well as to the market. The approach or approaches most appropriate are given the most consideration in arriving at a final opinion of value.

With consideration given to the highest and best use of the subject, the Sales Comparison Approach to value the underlying land will be utilized. Our analysis begins with an evaluation of the property in the existing condition. The After condition assumes the acquisition has taken place, allowing for a comparison of both the Before and After value conclusions.



Comparable Land Sales Map



Valuation of the Subject Property – Before Condition

The Sales Comparison Approach is useful when there has been sufficient sales activity of similar property to compare directly to the subject. A direct unit of comparison such as sales price per square foot, adjusted for variations in location, utility, access as well as other pertinent characteristics is applied to the subject's size to generate a value conclusion by this approach. The comparables are considered on a price per square foot basis. The following chart summarizes those sales that were considered most comparable to the subject:

Comparable Land Sales

| Sale | Identification | Sale Date | Sale Price | Land Area (sf) | Price/sf Land | Zoning | Proposed Units | Price Per Prop. Unit |
|---|--------------------------------|------------|--------------|----------------|---------------|-----------------|----------------|----------------------|
| <u>Primary Sales</u> | | | | | | | | |
| 1 | 113 3rd Street | 03/31/15 | \$12,000,000 | 41,943 | \$286.10 | CBD-1B | 125 | \$96,000 |
| 2 | 6211 Lake Washington | 09/19/14 | \$7,500,000 | 42,688 | \$175.69 | WD I | N/A | N/A |
| 3 | 1006 Lake Street S. | 1/11, 8/14 | \$8,300,000 | 54,509 | \$152.27 | BN | 59 | \$140,678 |
| 4 | 324 Central Way | 09/9/2013 | \$4,585,000 | 27,442 | \$167.08 | CBD7 | 76 | \$60,329 |
| 5 | 500 7th Avenue S., Kirkland | 09/13/13 | \$8,233,000 | 220,849 | \$37.28 | PLA 6G(2) | N/A | ¹ N/A |
| 6 | 2464 152nd Avenue NE, Bellevue | 03/15/13 | \$52,555,556 | 1,210,097 | \$43.43 | OV-4 | N/A | ² N/A |
| 7 | 15400 NE 20th Street | 08/21/12 | \$17,000,000 | 259,618 | \$65.48 | BR-CR | Unk. | N/A |
| <u>Other Comps Considered - Bellevue</u> | | | | | | | | |
| 8 | 10697 Main Street, Bellevue | 09/15/15 | \$12,290,000 | 46,662 | \$263.38 | DNTN-MU | 160 | \$76,813 |
| 9 | 2211 156th Avenue NE, Bellevue | 09/13/13 | \$14,250,000 | 191,664 | \$74.35 | BR-RC-3 | 450 | \$31,667 |
| 10 | 1899 120th Avenue NE, Bellevue | 09/03/13 | \$23,000,000 | 457,300 | \$50.30 | BR-OR-2 | N/A | N/A |
| <u>Other Comps Considered - Redmond</u> | | | | | | | | |
| 11 | 8338 160th Avenue NE | 12/13/12 | \$4,600,000 | 50,965 | \$90.26 | TSQ | 170 | \$27,059 |
| 12 | 15806 Bear Creek Parkway | Pending | \$6,200,000 | 55,509 | \$111.69 | RVBD | 206 | \$30,097 |
| Subject Property | | | | 543,629 | | (CBD-1B) | | |
| <small>1. FAR based on proposed office bldg 2. Based roughly on proposed sf allowed per development agreement recorded prior to closing.</small> | | | | | | | | |

— Discussion of Land Sales

Sale 1 is the proximate sale of a shy acre of land south of the subject. The property was put out for bid, and received 18 offers according to the Broker. Their target per unit acquisition price was \$75,000 to \$80,000, which translates to roughly 150 to 160 units. It is anticipated that the future development will consist mostly of apartments, but potentially some office as well. It closed for \$12,000,000 in March 2015, or \$286 per square foot of land.

Sale 2 is a waterfront site located on Lake Washington Blvd. It sold for \$7,500,000 to international investors in September 2014. It is registered in the planning department's project list as a proposed 13-unit condominium project. The sales price is indicative of \$175 per square foot of land or over \$576,000 per unit. Limited information was available for this sale, however the waterfrontage is clearly a superior feature.

Sale 3 is a project along Lake Street, at approximately 10th Avenue S. This reflects a two parcel assemblage, with the first half occurring in 2011 and the most recent in 2014. The combined price of \$8.3 million reflects an overall price of roughly \$152 per square

foot. The site sits across from the waterfront and will likely offer water views. The initial plan is for 59 units over ground floor retail. The project is known as Potala Village.

Sale 4 is another site located on Central Way proximate to the subject. It was a former gas station and carwash, and was sold with no entitlements or conditions in September 2013. There were some remediation and demolition expenses, estimated to be \$85,000. The site is zoned CBD-7 and is currently under construction with 76 units of apartments. The sales price of \$4,500,000 is adjusted to include the remediation costs by the buyer, for an analysis price of \$4,585,000, or \$167 per square foot of land.

Sale 5 is located at 500 7th Avenue S., in Kirkland. This is a mildly sloping site in the Kirkland marketplace, south of downtown Kirkland. The property abuts the pending Cross Kirkland trail and will be developed with an 180,000-square-foot office building by Google. This represents an expansion of the Google footprint in the vicinity. Our analysis reflects an additional \$400,000 for anticipated site cleanup costs by the buyer and results in a price per square foot of land to be \$37.28

Sale 6 is the former Group Health property located along 156th Avenue near the Microsoft campus between Bellevue and Redmond. The site has a good location and is generally level. The site will be developed with over 2 million square feet of residential, office, retail, and possibly a hotel. The overall development density was essentially determined prior to sale and there are considerable costs required by the buyer including demolition and significant infrastructure improvements in the form of stormwater and road work. These costs were estimated by the buyer to be in the range of \$20 million and this has been added to the sale price for analysis purposes.

Sale 7 is a previously improved site in the Bel-Red neighborhood. It is located at 15400 NE 20th and is known as the Sherwood Shopping Center. This property will generate interim income; however, redevelopment to a more intensive use is anticipated in the near future. The location is considered average in terms of retail appeal, and the zoning allows for an FAR of 2.0, considerably lower than that anticipated for the subject. Access is good within a neighborhood that is experiencing substantial redevelopment at this time

— Discussion of Adjustments

The first category of adjustments includes market conditions (time), financing and issues relating to the interests purchased. The subsequent category of adjustments reflects the physical features and locational differences. Our adjustments are applied relative to the usable land area for each of the comparables. In some cases it was necessary to estimate this, while in other cases the information was provided by a party to the transaction.

Rights Conveyed relates to the actual interests transferred. In terms of the rights conveyed the sales were considered to be reflective of fee simple sales, subject to

typical easements and encumbrances. No adjustments are applied to the sales for this category.

Conditions of Sale reflect adjustments for sales, which occurred under unusual and specific conditions. Many of the Sales had previous improvements requiring demolition by the buyer. Due to the developed locations, this is not uncommon and no adjustments are applied. Sale 7 provided significant interim income, for which a downward adjustment is applied.

The financing adjustments are necessary for sales that were financed with atypical terms. This includes seller financing with non-market interest rates or abnormal down payment levels; the theory being that a comparable figure for use in appraisal analysis should reflect a cash-equivalent price, or a price that is in line with existing market terms at the time of sale. No adjustments are necessary here.

In terms of adjustment support for time, we have reviewed the market for re-sales of mixed use commercial land. Our research revealed few recent sales that provide meaningful paired sale adjustment support comparison with the subject. Our discussions with brokers, as well as our observations of market activity lead us to conclude that the pace and pricing of sales for such properties has increased modestly as the region continues to emerge from the recessionary conditions. General sales activity is up relative to the 2012-2013 timeframe and some speculative development is re-emerging in certain sectors. The market analysis section of the report identifies trends in the CBD office submarket for which more sales data is available. The recent trends demonstrate support for trending in the past several years. Given the fact that our data is general in nature, we will consider the information qualitatively in our adjustment of the sales to the subject property. Accordingly, we have applied upward adjustments to all of the Sales that have occurred prior to 2015.

Physical characteristics, including differences in the intensity of use, location, access, view, and zoning or land use issues are reflected in the chart that follows. For the adjustments made, the notation includes an indication of whether the comparable is inferior or superior, followed by an opinion of the relative magnitude:

Adjustment Chart - Peter Kirk Park Property

| Actual Sale | Price/sf | Rights Conveyed | Conditions of Sale | Financ. | Market Cond. | Location | Size | Topog./ Site Char. | Use/Entitl./ Zoning | Access/ Exposure | Cumulative Indication |
|-------------|----------|-----------------|--------------------|---------|--------------|----------|----------|--------------------|---------------------|------------------|-------------------------------|
| 1 | \$286.10 | 0 | 0 | 0 | 0 | Similar | Sup(---) | No Adj. | No Adj. | No Adj. | Significantly Superior |
| 2 | \$175.69 | 0 | 0 | 0 | Inf(+) | Sup(-) | Sup(---) | No Adj. | Inf(+) | Sup(-) | Superior |
| 3 | \$152.27 | 0 | 0 | 0 | Inf(+) | Similar | Sup(---) | Sup(-) | Sup(--) | No Adj. | Superior |
| 4 | \$167.08 | 0 | 0 | 0 | Inf(++) | Similar | Sup(---) | No Adj. | No Adj. | Similar | Superior |
| 5 | \$37.28 | 0 | 0 | 0 | Inf(++) | Inf(+) | Sup(-) | Inf(+) | Inf(+) | Inf(+) | Inferior |
| 6 | \$43.43 | 0 | 0 | 0 | Inf(++) | Inf(+) | Inf(+) | No Adj. | Similar | Inf(+) | Inferior |
| 7 | \$65.48 | 0 | Sup(-) | 0 | Inf(++) | Inf(+) | Sup(-) | No Adj. | Inf(+) | Similar | Inferior |

— Conclusion of Value – Before Condition

As indicated, the identified comparables represent similarly zoned land recently sold in the surrounding market area. The sales used for comparison occurred in the 2012-2015 timeframe. Sale 5 clearly establishes the lower limit to value in the range of \$37 per square foot.

It is interesting to note that sales within the immediate market area suggest pricing significantly above that of the more distant sales. While location is considered a factor here, the large size of the subject warrants consideration of sales outside of the immediate vicinity to reflect the unique characteristics associated with a potential development of this size. The smaller sales reflect pricing well above \$100 per square foot, while the larger sales demonstrate prices in the \$37 to \$65 per square foot range, but are generally considered inferior. After discussions with market participants, the upper limit to value is demonstrated by sales of relatively small sites, with the potential for relatively efficient development and sale of the finished product, and a substantial adjustment is warranted relative to the subject property. Development of the subject would be well-received by the market in our opinion, however the likely development and absorption period may extend into the next market cycle, and increased risk therefore exists.

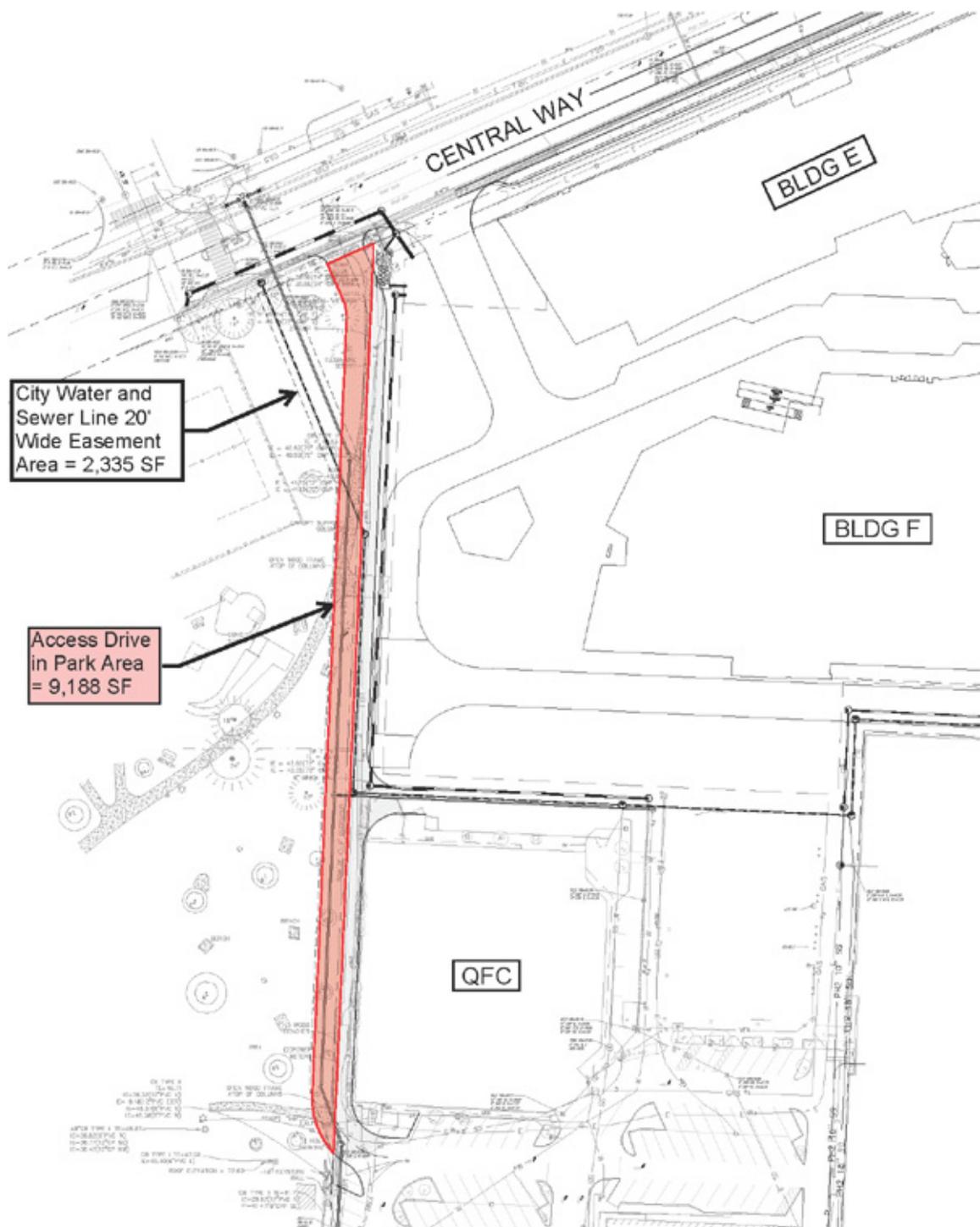
The subject benefits from its strong Eastside location, and fairly close proximity to I-405, as well as Bellevue's CBD and the redevelopment activities occurring nearby. After consideration of all adjustments, we believe a value of \$80 per square foot of land is considered supportable for the subject, and is summarized as follows:

$$543,629 \text{ sf} \times \$80/\text{sf} = \$43,490,320$$

This is within the range exhibited by the comparable sales.

— Site Improvements

No Site improvements are evaluated here.



COUGHLINPORTERLUNDEEN
STRUCTURAL CIVIL SEISMIC ENGINEERING

**Kirkland Park Place
Access Drive Areas
Exhibit**



1"=80' at 8.5x11

Proposed Access Easement Map



Description of Proposed Acquisition, Remainder, and Potential Damages

The proposed acquisitions from the subject are described as 1) a permanent subsurface utility easement, and 2) a temporary easement for road purposes over the northeasterly portion of the site. No permanent rights are being acquired for road purposes, and the access road serving the adjacent property is expected to be reconstructed on the adjoining property following construction.

The *utilities* easement allows for the extension of subsurface utilities from Central Way, through the subject site at an angle, eventually following the eastern property line. This easement measures roughly 20 feet wide and totals 9,905 square feet. Of this, 7,570 square feet is aligned underneath the proposed temporary road easement, along the eastern property line. Connecting to this is a 2,335-square-foot segment that connects at a diagonal from Central Way.

The *temporary easement* is expected to last 2.5 years and will allow for the Parkplace project construction. The easement area, as shown on the enclosed map, will encumber a total of 9,188 square feet and will be located at the eastern property line. No documents have been provided outlining specific easement rights; however, the rights are simply characterized as an access road. Thus, an ongoing surface use of the property is anticipated. No subsurface rights or aerial rights (beyond those necessary to accommodate road usage) are anticipated.

The easement acquisitions are not expected to impact the highest and best use or overall functionality of the City property aside from the uses noted above.

— General Property Description – After Condition

The total property size will remain unchanged.

In terms of utilities, there is expected to be no change in the availability of all utilities. We are aware of no known LID assessments in conjunction with this project.

— Highest and Best Use – Remainder As-If Vacant

Based on location, site size, and zoning, the After site will have virtually identical site utility in the after condition and no change is anticipated to the Highest and Best use, as vacant.

— Highest and Best Use – Remainder As Improved

Not Applicable.

Valuation in the “After” Condition

In the “After” situation, the subject will contain an identical site size of 543,629 square feet and will have similar overall functionality. The same land sales utilized in the before condition are appropriate in the After situation. Again, these are analyzed on a price per square foot basis, as this is the typical unit of comparison for commercial land. These are reiterated here for convenience.

Comparable Land Sales

| Sale | Identification | Sale Date | Sale Price | Land Area (sf) | Price/ sf Land | Zoning | Proposed Units | Price Per Prop. Unit |
|--|--------------------------------|------------|--------------|----------------|----------------|-----------------|----------------|----------------------|
| <u>Primary Sales</u> | | | | | | | | |
| 1 | 113 3rd Street | 03/31/15 | \$12,000,000 | 41,943 | \$286.10 | CBD-1B | 125 | \$96,000 |
| 2 | 6211 Lake Washington | 09/19/14 | \$7,500,000 | 42,688 | \$175.69 | WD I | N/A | N/A |
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| 5 | 500 7th Avenue S., Kirkland | 09/13/13 | \$8,233,000 | 220,849 | \$37.28 | PLA 6G(2) | N/A | ¹ N/A |
| 6 | 2464 152nd Avenue NE, Bellevue | 03/15/13 | \$52,555,556 | 1,210,097 | \$43.43 | OV-4 | N/A | ² N/A |
| 7 | 15400 NE 20th Street | 08/21/12 | \$17,000,000 | 259,618 | \$65.48 | BR-CR | Unk. | N/A |
| <u>Other Comps Considered - Bellevue</u> | | | | | | | | |
| 8 | 10697 Main Street, Bellevue | 09/15/15 | \$12,290,000 | 46,662 | \$263.38 | DNTN-MU | 160 | \$76,813 |
| 9 | 2211 156th Avenue NE, Bellevue | 09/13/13 | \$14,250,000 | 191,664 | \$74.35 | BR-RC-3 | 450 | \$31,667 |
| 10 | 1899 120th Avenue NE, Bellevue | 09/03/13 | \$23,000,000 | 457,300 | \$50.30 | BR-OR-2 | N/A | N/A |
| <u>Other Comps Considered - Redmond</u> | | | | | | | | |
| 11 | 8338 160th Avenue NE | 12/13/12 | \$4,600,000 | 50,965 | \$90.26 | TSQ | 170 | \$27,059 |
| 12 | 15806 Bear Creek Parkway | Pending | \$6,200,000 | 55,509 | \$111.69 | RVBD | 206 | \$30,097 |
| Subject Property | | | | 543,629 | | (CBD-1B) | | |
| ¹ FAR based on proposed office bldg ² Based roughly on proposed sf allowed per development agreement recorded prior to closing. | | | | | | | | |

— Discussion of Land Sales and Conclusion of Site Value – After Condition

A similar value is concluded as in the before condition, prior to consideration of the proposed easements. Thus, the property is considered to have a similar value of \$80 per square foot, applied to the 533,724 square feet unaffected by the permanent easement (543,629-9,905). The temporary easement will be discussed subsequently.

— Proposed Fee Acquisition

There is no Fee acquisition proposed.

— Easements Proposed for Acquisition

As noted, there will be a proposed easement for subsurface utilities over a total of 9,905 square feet of land. The majority of this abuts the eastern property line.

Support for Easement acquisition conclusions are derived in part, from ongoing surveys performed by our firm. The surveys involve interviews with numerous parties that either own significant corridors or right-of-ways and/or are active in obtaining and granting easements, licenses, permits, and other similar instruments. We have interviewed representatives of the Bonneville Power Administration (BPA), Puget Sound Energy (PSE), Seattle Public Utilities (SPU), and Snohomish County PUD, as well as employees at

various cities and utility districts in the Puget Sound region. The surveys revealed that the calculation of easement damages for subterranean easements may range generally from 10% to 50% with the lower end of the range for easements along the periphery of property boundaries, or within areas that are otherwise not buildable due to setbacks required by zoning. Aerial and surface easements tend to reflect increased discounts above 50%, and in some cases, close to 100%. This higher discount reflects the increased reduction in potential uses afforded to the underlying fee simple property owner by such easements.

The following are specific examples based on our surveys from various agencies for easements:

Summary of Easement Support Information

| Agency (User) | Easement Rights Granted | Use | Typical Discount From ATF Value/FMV/AV | Easements w/ Reversionary Interest |
|---|---------------------------------|---|---|---------------------------------------|
| <u>Bonneville Power Administration (BPA)</u> | Surface & Aerial | High Voltage Power Transmission Lines | 25% to 100% * | See Note 1 |
| <i>* Low end of range paid by BPA for esmts. in rural and agricultural areas; Higher end (75-100%) of range is in urban areas Note 1) Typically released to owners at no cost. Theory being BPA has reached full benefit of that easement. In cases where acquired, but surplus & never used, can be amt. BPA paid, or FMV times a discount. No specific examples were available.</i> | | | | |
| <u>City of Kenmore</u> | Surface | Slope Easements | 30% | |
| <i>As part of the SR-522 Highway Improvement project, City of Kenmore acquired various surface and subsurface easements for the project.</i> | | | | |
| <u>Puget Sound Energy (PSE)</u> | Surface, Subsurface & Aerial | Road & Utility Crossings | 50% * | No specific cases |
| | Subsurface | Linear Pipe | 25% to 50% (37.5% avg) ** 25% to 75% *** | |
| <i>*Discount applied by PSE for minor esmt. crossings in urban areas. For remote locations, a min. fee of \$500 is charged. **Granted by PSE to SPU for Tolt 2-water pipeline encumbering 30' of the 150' corridor *** Disc. Applied to the esmt area only for PSE acquired easements. Low end for esmts in required setbacks.</i> | | | | |
| <u>Snohomish County PUD (SnoPUD)</u> | Surface & Subsurface | Utility Crossings | 50-100% * 10-20% ** | No specific cases |
| <i>*Discount applied by SnoPUD for significant encumbrance. **Discount applied for less significant encumbrance, with low-end of discount pertaining to w/in setback areas.</i> | | | | |
| <u>Sammamish Water & Sewer</u> | Surface & Subsurface | Utility Crossings | 15-50% * | No specific cases |
| <i>*Discount applied by Samm Water based on either Appraisal or Assessed Value.</i> | | | | |
| <u>Seattle City Light</u> | Surface & Subsurface | Utility Crossings | 25-100% * | No specific cases See Note 1 |
| <i>*Discount applied by Seattle City: 25-50% for less significant encumbrances; 75-100% for Transmission Lines. Note 1) No specific case for reversionary interests; however, would likely perform in reverse of easement acquisition (i.e. sell back @ same discount).</i> | | | | |
| <u>Woodinville Water District</u> | Subsurface | Utility Crossings | 15-25% * | No specific cases |
| <i>*Discount applied by Woodinville Water: 15-25% for easement encumbrances; based on either Appraisal or Assessed Value.</i> | | | | |
| <u>Alderwood Water District</u> | Subsurface | Utility Crossings | 30-40% * | No specific cases |
| <i>*Discount applied by Alderwood Water: 30-40% depending on level of easement encumbrance.</i> | | | | |
| <u>King County DOT</u> | Surface & Subsurface | Road & Utility Crossings | 50-100% * | No specific cases |
| <i>*Discount applied by King County DOT with 1 of 3 classes: A Class Road (DOT Paid for it & maintain it): Discount applied at 100% of Appraised or Assessed Value. B Class Road (DOT didn't pay for it but maintain it): Discount applied at 75% of Appraised or Assessed Value. C Class Road (DOT didn't pay for it & don't maintain it): Discount applied at 50% of Appraised or Assessed Value.</i> | | | | |
| <u>Northshore Utility District (NUD)</u> | Subsurface | Water & Sewer Mains/Crossings | 25% to 50% * | |
| <i>*Low end of range paid by NUD using Assessed Value for esmt. in a yard setback; higher end reflecting site area outside of a required setback.</i> | | | | |

It is anticipated that no structures would be permitted to be constructed over subsurface easements. This is reflected in the overall "bundle of rights" associated with real property ownership. In circumstances where acquired easements do not significantly alter the highest and best use, impacts would tend toward the lower end of the range. The opposite is also true of more significant easements, extending to property beyond the actual affected area in certain cases. Another consideration in the

analysis of such impacts may be the ability to derive value from the affected area through the transfer of density, or contribution to overall development.

In addition to our survey and research, the following published information provides guidance for support of diminution in value for various easements:

Easement Rights Balance Sheet
Appraisal of Easements Under the State Rule, Appraisal Journal

| Extent of Encumbrance on Land Use | Interference with Owner's Private Usage | Change in Highest & Best Use | Intuitive % of Fee Value |
|-----------------------------------|---|---|--------------------------|
| Negligible Restrictions | None, ephemeral or occasional | No change to HBU or Larger Parcel | Nominal to 10% |
| Variable Restrictions | Physical joint use of surface | Variable change to HBU and/or Larger Parcel | 50% more or less |
| Exclusive Restrictions | Exclusion of owners private use | Substantial change in HBU; Severance from Larger Parcel | 90% to 100% |

The above chart was written by Donald Sherwood, SR/WA for the May/June 2006 Right-of-Way Journal. It has been included here as a general guide in examining the effect an easement may have on the total bundle of rights when considering the level of severity/impact of the easement, and whether or not there is a potential for change of the highest and best use of the site.

With consideration given to the proposed easements and the general utility of the subject property, we concluded a value reduction for the permanent utility easement to be 25% of fee value. Thus, the After value for this segment would equate to \$60 per square foot. The *After Value* is summarized as follows:

| | |
|---|---------------------|
| <u>Unaffected Area</u> | |
| 533,724 x \$80/sf = | \$42,697,920 |
| <u>Area Subject to Permanent Easement</u> | |
| Perm.esmt-Utility – 9,905 sf x \$60/sf: | \$594,300 |
| Total After Value - Land | \$43,292,220 |

Summary and Recapitulation

The "Before and After" value conclusions are presented as follows:

| | |
|--------------------|-----------------------|
| "Before" Condition | \$43,490,320 |
| "After" Condition | <u>(\$43,292,220)</u> |
| Value Difference, | \$198,100 |
| Rnd | \$200,000 |

A breakdown of total acquisition is as follows:

ALLOCATED AS FOLLOWS:

| | |
|--|-------------------------|
| VALUE OF PART TAKEN (LAND): | \$0 |
| VALUE OF PART TAKEN (SITE IMPS): | \$0 |
| DAMAGES TO REMAINDER: | |
| PERM.ESMT-UTILITY – 9,905 SF X \$20/SF: | \$198,100 |
| DAMAGES: IMPROVEMENTS | \$0 |
| LESS SPECIAL BENEFITS: | ____(\$0) |
| TOTAL OF ACQUISITION: | \$198,100 |
| | (RND): \$200,000 |

— [Discussion of Temporary Construction Easement](#)

The subject will also be encumbered by temporary easement (TE) for the 2.5-year construction phase. This is to be located at the northeast portion of the property. This area can be described as generally level land. The total area is 9,188 square feet, and while no specific dimensions were provided, the affected area appears to measure roughly 15' x 600' by our estimate.

Compensation for the Temporary Easement is generally calculated based on the underlying land value conclusion, multiplied by a rate of return. The areas impacted by the TE totals 9,188 square feet according to information provided. Payment for temporary easements typically reflect a rental rate for the use of the land, and range narrowly throughout the region, between 8% and 10%. This reflects the periodic rental of property based on its overall value. The duration and intensity of use is considered, and we have applied an 8% *annual* return to our land value for the TE.

The fact that the easement is aligned along the edge of the property, in an area typically affected by setbacks may impact the value if a permanent property right were acquired since the evaluation would be based on a Before/After analysis. Since this easement is temporary, the analysis reflects the average unit value for the land, based on the duration of temporary use.

The road easement affects only the surface rights, with no subsurface or additional aerial rights acquired, however a portion is being encumbered by a permanent utility easement, which impacts the underlying value for temporary rental purposes. In terms of the vertical interests associated with the temporary road easement, the rights acquired do not reflect 100% of the property. It is acknowledged, however, that a surface use often impacts property to a greater degree than other vertical interests. From our experience, easement rights for road or sidewalk purposes can range from

roughly 50% to 100% of the fee value, with the previously discussed data providing support.

The periodic rental rate will be applied to the area affected. Based on the characteristics of the proposed easement, including the location at the edge of the property, we have applied a figure of 60% to reflect the surface only use rights.

Of the 9,188 square feet of easement, 7,570 square feet was previously encumbered by a permanent utility easement, and the remainder unit value is \$60 square feet. The balance of the easement (1,618 sf) is evaluated using the \$80 square feet basis. Thus, the temporary easement compensation is derived as follows:

| | |
|--|-----------|
| Area Unencumbered by Permanent Utility Easement | |
| $\$80/\text{sf} \times 1,618\text{sf} \times 60\% \times 8\% \times 2.5 \text{ yrs} =$ | \$15,533 |
| Area Encumbered by Utility Easement | |
| $\$60/\text{sf} \times 7,570\text{sf} \times 60\% \times 8\% \times 2.5 \text{ yrs} =$ | \$54,504 |
| Total for 2.5-Year Duration: | \$70,037. |

The above figure equates to \$2,334.57 per month for the temporary easement described.

CERTIFICATION OF VALUE

I, the undersigned, do hereby certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report and upon which the opinions herein are based are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
- I have no interest, either present or prospective in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the subject property, or to the parties involved.
- My engagement in this assignment was in no way contingent upon developing or reporting predetermined results, nor was it based on a requested minimum valuation, a specific value, or the approval of a loan.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- I have not performed valuation or consulting services on this property in the past three years.
- I have made a personal inspection of the subject property.
- No one provided significant real property appraisal assistance to the person signing this certification, with the exception of the person(s) shown on additional certification(s), if enclosed.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the continuing education program for Designated member of the Appraisal Institute.



S. Murray Brackett, MAI
State Cert. #27011-1100853

Addenda

Qualification of Appraisers

Qualifications of S. Murray Brackett, MAI

Senior Managing Director

Valbridge Property Advisors | Allen Brackett Shedd

Education

Bachelor of Arts in Business Administration, Western Washington University, 1985, with an emphasis on real estate.

Professional Education

Appraisal Courses: All appraisal courses required for MAI designation.

Seminars and Continuing Education (abbreviated summary of coursework):

- Easement Valuation
- UASFLA Seminar (Yellow Book)
- Real Estate Law
- Appraising From Blueprints
- Complexities of Predevelopment Land
- The Appraiser as Expert Witness
- Litigation Skills for the Appraiser
- The New Frontier of Takings Law
- Partial Acquisitions Workshop
- Condemnation Appraisal & Mock Trial
- Conservation Easement Appraisal - Certificate Course

Professional Affiliation

Member, Appraisal Institute. Received MAI Designation May 2, 1997 (Member No. 11,258)

Past President (2003), Seattle Chapter of the Appraisal Institute

Member, International Right-of-Way Association

Associate Member, Washington Airport Manager's Association

Appraisal Experience

Principal with *Allen Brackett Shedd*. Responsibilities include the full range of residential, commercial and industrial real estate valuation. Appraisals have been prepared on such diverse properties such as airports and airport-related facilities, park lands, subdivisions and golf courses, as well as typical commercial and industrial improved property. Airport work has included valuation of entire airports to assist in determining lease rates, valuation of adjacent properties for airport expansion, aviation related improved properties and aviation easements. Improved and Unimproved valuations have been performed for acquisitions in fee, leased fee and leasehold interests, partial takings, as well as various partial interests including the following: conservation easements, utility easements, subsurface easements, air-rights/aviation easements, and minority interests. Numerous Appraisals have been prepared for use in litigation, including eminent domain dispute resolution, condemnation and inverse condemnations. UASFLA-compliant Appraisals have been prepared for a wide variety of agencies on a wide range of property types.

S. MURRAY BRACKETT, MAI (cont.)

Qualified as an expert witness in King, Kitsap and Pierce County Superior Courts, US District Court, and Federal Bankruptcy Court. Geographic experience includes assignments in Washington, California, Oregon, Idaho, Nebraska, Iowa, Kansas, South Dakota, Alaska, and British Columbia.

Other Experience

Instructor: Instructor, Income Property Appraisal, Lk Wa. Voc-Tec.
Qualified Level 3 Facilitator, IRWA

Presentations: October 2003 - WPMA Conference – “The Valuation of Non-Water Dependent Properties.”

September, 2009 - Valuation of Airport Properties, WAMA

December 9, 2010 - AI-Seattle Fall R.E. Conference – Panelist/presenter for Appraisal Issues relating to Partial Acquisitions in Eminent Domain cases.

Representative Client List

Cities/Counties

Cities of Bellevue, Burien, Kirkland, Seattle, Kent, Everett, Renton, Auburn, Arlington, Anacortes, Tacoma, North Bend, Snoqualmie, Lake Forest Park, Kenmore, Bothell, Lynnwood, Port Angeles, Maple Valley, Puyallup, Woodinville and SeaTac. Counties of King, Snohomish, Pierce, Kitsap, Thurston, and Skagit.

Government

Ports of Seattle, Everett, Olympia, Grays Harbor, Bremerton, Port Angeles, and Friday Harbor. Washington State Parks, WSDOT (Approved Appraiser List), DNR, Federal Aviation Administration, Internal Revenue Service, King County DNR, GSA, U.S. Navy, San Juan County Land Bank, Northshore School District, Snohomish School District, Sound Transit, USACE.

Financial Institutions

Bank of America, U.S. Bancorp, Key Bank, Wells Fargo Trust, Commerce Bank, Homestreet Bank, Banner Bank, Charter Bank, Union Bank.

Airports

Sea-Tac International Airport, Renton Municipal, Auburn Municipal, Snohomish County Airport (Paine Field), Arlington Municipal, Bellingham International, Olympia Airport, William Fairchild (Port Angeles), Spokane Int'l, Centralia/Chehalis, Bremerton National, Pullman Airport, and Friday Harbor Airport.

Corporations and Non Profits

Weyerhaeuser Company, WRECO, Tramco, Plum Creek, McDonalds Corporation, Gull Industries, Puget Sound Energy, Development Services of America (DSA), FSA, Winmar Company, Jr. Achievement, Lowe Enterprises, PACCAR, Inc., The Trust for Public Land, Cascade Land Conservancy, Fletcher General Construction, Manke Lumber Company, Simpson Timber Company, New Ventures Group, OTAK, American Forest Resources, HDR, Inc., Hancock Natural Resources Group, Sierra Pacific Industries, Quadrant, Port Blakely Communities, Lowe Enterprises, Parsons Brinckerhoff, CH2M-Hill.

S. MURRAY BRACKETT, MAI (cont.)

Attorneys

Hillis, Clark, Martin & Peterson; Kenyon Disend; Perkins Coie; Tousley Brain; Inslee Best; Graham and Dunn; Chmelik, Sitkin & Davis; Foster Pepper; Short Cressman; Davis Wright & Tremaine; Betts Patterson; Karr Tuttle Campbell; Anderson Hunter; Riddell Williams; Williams Kastner; Krutch Lindell; Curran Mendoza; Williams and Williams; and King County Prosecuting Attorney.

State Certification Number - General: 27011-1100853 **Expiration:** 11/21/17

(Revised 11/22/13)

— Brian K. Gilles —

4 2 5 - 8 2 2 - 4 9 9 4

EVALUATION OF SELECTED TREES AT

KIRKLAND PARK PLACE
6th Street & Central Way
Kirkland, WA 98033

Original Report August 30, 2010

Revised September 14, 2015

PREPARED FOR:

Talon Private Capital

Attn: William Leedom, Director – Investments

720 Olive Way

Suite 1020

Seattle, WA 98101

PREPARED BY:

GILLES CONSULTING

Brian K. Gilles, Consulting Arborist

ISA Certified Arborist # PN-0260A

ISA TRAQ Qualified

ISA TRAQ Certified Instructor

PNW-ISA Certified Tree Risk Assessor #148



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EXECUTIVE SUMMARY

The original report was done on August 30, 2010 and included 117 trees on and around the subject property. The same survey was used and the same 117 symbols of trees were re-evaluated in September of 2015. In addition, trees within Peter Kirk Park that are within the first 120 feet west of the west property line were included in this report. They can be summarized as follows:

| LOCATION SUMMARY | | |
|-------------------------|-------------------------|---------------|
| # | Location of Tree | % |
| 69 | Off Property | 52.7% |
| 25 | Right-of-Way | 19.1% |
| 37 | Subject Property | 28.2% |
| 131 | Total # of Trees | 100.0% |

| SIGNIFICANCE SUMMARY | | |
|-----------------------------|-------------------------|---------------|
| # | Status | % |
| 7 | Non-Significant | 5.3% |
| 124 | Significant | 94.7% |
| 131 | Total # of Trees | 100.0% |

| VIABILITY SUMMARY | | |
|--------------------------|-------------------------|---------------|
| # | Condition | % |
| 8 | Non-Viable | 6.1% |
| 123 | Viable | 93.9% |
| 131 | Total # of Trees | 100.0% |

ASSIGNMENT

William Leedom, of Talon Private Capital, contracted with Gilles Consulting to evaluate selected trees at Kirkland Park Place in downtown Kirkland. The property is located at the southwest corner of the intersection of 6th Street and Central Way. The property is bounded by Peter Kirk Park and the Kirkland Performing Arts Center on the west and private property to the south and east. The property is being considered for re-development and the City of Kirkland requires an analysis of the trees as part of the permit process. This report provides the analysis. The information in this report can be utilized to create a Tree Plan as required by Chapter 95 of the Kirkland Code.

METHODOLOGY

To evaluate the trees for risk, as well as to prepare this report, I drew upon my 30+ years of experience in the field of arboriculture and my formal education in natural resources management, dendrology, forest ecology, plant identification, and plant physiology. I followed the protocol of the International Society of Arboriculture (ISA) for tree risk assessment. Published in 2011, the *Best Management Practices, Tree Risk Assessment, ANSNI A300 Part 9* was developed to aid in the interpretation of professional standards and guide work practices based upon current science and technology. Using this process, now called the *Tree Risk Assessment Qualification*, or TRAQ for short, I performed a Level Two assessment which included looking at the overall health of the tree as well as the site conditions. This is a scientifically based process to look at the entire site, surrounding land and soil, as well as a complete look at the tree itself.

In examining each tree, I looked at such factors as: size, vigor, canopy and foliage condition, density of needles, injury, insect activity, root damage and root collar health, crown health, evidence of disease-causing bacteria, fungi or virus, dead wood and hanging limbs.

Tree Tags

The trees were tagged and numbered 101 through 217. The new trees in the park were tagged with numbers 168 through 182. The tags are made of shiny aluminum approximately one inch by three inches in size and are attached to the tree with staples and a one foot strip of brightly colored survey tape. The tags were placed as high as possible to minimize their removal and were generally placed on the backsides of the trees as inconspicuously as possible. Please refer to [Attachment 1, Site Plan](#) for an orientation to the site and the approximate location of the trees.

Missing Trees

There were a few trees that were not included on the survey. They were labeled with the next number in the sequence and then their approximate location was indicated on the included site plan. These trees may need to be surveyed to determine their exact location in relation to the proposed site improvements and their retainability.

There were a few trees that were added to the inventory because they were within a few feet of the trees in the delineated impact zone. They will likely require tree protection and the City of Kirkland will want the information about them. It was more efficient to pick up these few trees at the same time rather than have to go back and collect the data at a later time.

Photo # 1: A Google Earth image of the Park Place site dated 4/19/15.



OBSERVATIONS

The property is an irregularly shaped parcel bounded to the north by Central Way, to the east it is bounded by 6th Street and private property, to the south by private property with

access to Kirkland Avenue, and to the west by City of Kirkland property—namely the Kirkland Performance Center and Peter Kirk Park. Central Way and 6th Street are at a higher elevation than the building floors, drive lanes, and the parking lots. The north, south, and east sides have existing retaining walls to make the most efficient use of the property.

Almost all of the trees on the property appear to appear to have been installed as part of historic landscape plans. There is one Black Cottonwood and seven Red Alder trees in the southeast corner area that appear to have naturally seeded into the landscape.

In an effort to present the information and conclusions for each tree in a manner that is clear and easy to understand, as well as to save paper, (the ISA form is a two page form for each tree), I have included a detailed spreadsheet, [Attachment 2, Tree Inventory/Condition Spreadsheet](#). All the same information from the ISA Tree Hazard Form is included in this spreadsheet and the attached glossary. The descriptions on the spreadsheet were left brief in order to include as much pertinent information as possible and to make the report manageable. The attached glossary provides a detailed description of the terms used in the spreadsheet and in this report. It can be found in [Attachment 3, Glossary](#). A brief review of these terms and descriptions will enable the reader to rapidly move through the spreadsheet and better understand the information.

Additional Testing

The trees all presented signs and/or symptoms that were readily discernible using the TRAQ Level Two evaluation system. These signs and/or symptoms indicate extensive internal decay and/or structural defects in some trees and solid trunks and lack of disease in others. Therefore, no additional tests were performed during these site visits.

DISCUSSION

The tree data were sorted in multiple ways to derive a full picture of the trees that were included in this report. These sorted data include descriptions of:

- Species:
 - There are 30 different species represented on the property. They are:

| SPECIES SUMMARY | |
|------------------------|--|
| # | Species |
| 2 | <i>Austrian Black Pine, Pinus nigra</i> |
| 1 | <i>Blue Atlas Cedar, Cedrus atlantica</i> |
| 1 | <i>Black Cottonwood, Populus trichocarpa</i> |
| 1 | <i>Big Leaf Maple, Acer macrophyllum</i> |

| | |
|-----|---|
| 2 | Deodar Cedar, <i>Cedrus deodara</i> |
| 8 | Douglas Fir, <i>Pseudotsuga menziesii</i> |
| 1 | English Oak, <i>Quercus robur</i> |
| 5 | Giant Sequoia, <i>Sequoiadendron giganteum</i> |
| 4 | Incense Cedar, <i>Calocedrus decurrens</i> |
| 1 | Jacquemont Birch, <i>Betula jacquemontii</i> |
| 3 | Japanese Zelkova, <i>Zelkova serrata</i> |
| 1 | Kentucky Coffeetree, <i>Gymnocladus dioicus</i> |
| 2 | Leyland Cypress, x <i>Cupressocyparis leylandii</i> |
| 10 | Lombardy Poplar, <i>Populus nigra 'Italica'</i> |
| 25 | London Plane, <i>Platanus x acerifolia</i> |
| 1 | Norway Spruce, <i>Picea abies</i> |
| 4 | Pear, <i>Pyrus sp.</i> |
| 1 | Pyramidalis (Arborvitae), <i>Thuja occidentalis 'Pyramidalis'</i> |
| 2 | Port Orford Cedar, <i>Chamaecyparis lawsoniana</i> |
| 7 | Ponderosa Pine, <i>Pinus ponderosa</i> |
| 7 | Red Alder, <i>Alnus rubra</i> |
| 7 | Red Maple, <i>Acer rubrum</i> |
| 7 | Scots Pine, <i>Pinus sylvestris</i> |
| 1 | Spanish Fir, <i>Abies pinsapo</i> |
| 1 | Sweetgum, <i>Liquidambar styraciflua</i> |
| 2 | Sitka Spruce, <i>Picea sitchensis</i> |
| 1 | Thundercloud Plum, <i>Prunus cerasifera</i> |
| 1 | Tulip Tree, <i>Liriodendron tulipifera</i> |
| 1 | Western Hemlock, <i>Tsuga heterophylla</i> |
| 21 | Western Red Cedar, <i>Thuja plicata</i> |
| 131 | Total Number of Trees in the Report |

- Location of the Trees describes the property where the trees are growing:

| LOCATION SUMMARY | | |
|-------------------------|-------------------------|---------------|
| # | Location of Tree | % |
| 69 | Off Property | 52.7% |
| 25 | Right-of-Way | 19.1% |
| 37 | Subject Property | 28.2% |
| 131 | Total # of Trees | 100.0% |

Trees Status

Kirkland Code defines a *Significant Tree* as any tree greater than 6.0 inches in diameter measured at the standard 4.5 feet above the average ground level. Of the 131 trees included in this report, they can be summarized as:

| SIGNIFICANCE SUMMARY | | |
|-----------------------------|-------------------------|---------------|
| # | Status | % |
| 7 | Non-Significant | 5.3% |
| 124 | Significant | 94.7% |
| 131 | Total # of Trees | 100.0% |

Please be aware that of the 124 *Significant Trees*, six have been removed in the past five years leaving 119 actual *Significant Trees*.

Current Health Rating

Data is gathered on each individual tree in order to assign to it a current health rating. These ratings range from Dead, to Dying, to Poor, to Fair, to Good, to Very Good, to Excellent. Trees that have a Current Health Rating of Dead, Dying, or Poor are then rated as *Non-Viable Trees*. Trees that rate Fair, Good, Very Good, or Excellent are given a rating of *Viable*.

Again, the six trees that were cut in the last five years have been included in the “Dead” and *Non-Viable* ratings.

The 131 trees included in this report can be summarized as follows:

| VIABILITY SUMMARY | | |
|-------------------|-------------------------|---------------|
| # | Condition | % |
| 14 | Non-Viable | 10.7% |
| 117 | Viable | 89.3% |
| 131 | Total # of Trees | 100.0% |

Trees on Adjacent Properties

There are 69 trees on adjacent properties and the extension of the property line out to Kirkland Avenue.

Photo # 1: Panoramic photo of the trees along the west property line extension with vehicular access to Kirkland Way showing trees # 101 – 124 as they looked in August of 2010.



Trees 102 -- 124

Tree # 101 is in the Kirkland Avenue sidewalk and will need to be protected during construction



Photo # 2: West property line extension to Kirkland Way showing trees # 126—131 in August 2010.



Photo # 3: Tree # 183 west of the west property line in Peter Kirk Park



Photo # 4: The base of # 183 showing the open wound and the included bark—the wound appears to be well compartmentalized.

We evaluated and documented 12 trees within 120 feet west of the west property line in Peter Kirk Park. The all are rated as *Significant* and *Viable*.



Photo # 5: looking from near the west side of the QFC building looking northwest at four park trees, the tennis courts, the skateboard park, and the play area.

Trees on the Subject Property

There are 37 trees along the southern property line that are in this category. Sixteen of the 37 trees, numbers 138 through 153, are a row of Lombardy Poplars, *Populus nigra 'Italica.'* They are growing in a row between the parking garage structure and the block retaining wall that is holding up the parking lot on the adjacent property to the south. The majority are in declining condition. Given the drought of the last two years and the limited soil volume they have to exploit, it is not surprising that they have deteriorated in the last five years. They are now suffering from a canker disease that this cultivar is vulnerable to all across North America. While the row is not a problem today, they are in such a poor state that I judge that they will not likely tolerate the stress of demolition and

reconstruction of the site unless all construction activity can be kept to existing limits. And, only if the trees are treated with fungicide, fertilizer, beneficial microbes, and proper irrigation. Even with these treatments I do not believe that this row of majestic trees can be retained.



Photos # 5 & 6: showing the row of Lombardy Poplars from various views as they were in August of 2010. In the last five years they have deteriorated considerably.

Photo # 7: Looking south at the row of Lombardy Poplar trees from the parking area in August 2010.





Photo # 8: Showing the crowns of the Poplars today, 9/14/15, and their declining condition. Instead of having dense healthy canopies and crowns, the top 15% of the canopy, the foliage is thin, pale in color, and has a lot of dieback associated with the Poplar Canker.

Trees # 154 – 167 are along the eastern and southern boundaries as one moves from the parking garage towards 6th Street. There is a *Pyramidalis* hedge along the southern property line between the parking lot and the apartments to the south. They have been given the number 165 for the entire hedge which consists of 37 trees.

Photo # 8: Panoramic view of the *Pyramidalis* Hedge of 37 plants listed as # 165



Trees 159 – 167

Right-of-Way Trees

There is one tree in a four by four foot planter box in the Kirkland Way sidewalk immediately west of the entrance to the parking lot; it is tree # 101. It will likely require tree protection during construction.



Photos # 9 & 10: Looking east on Central Way at trees # 188 – 207

There are 31 trees on the Central Way right-of-way. There is a row of 21 London Plane trees in a grass covered planter strip between the curb and the sidewalk. South of the sidewalk is a flower bed with 10 additional trees, shrubs, and a large sign.



Photo #11: Looking west along Central way

Note the Elevation difference between the street and the parking lot

In the planter bed south of the sidewalk that parallels Central Way are trees # 208 to 217. They are growing in an area between the sidewalk and the retaining wall at the edge of the parking lot. There are some utilities and the Park Place sign is located there.

The site plan shows a tree symbol that was given the number 211. The tree was a pine but, judging from the oxidation of the stump that remains, it was cut down years ago. It is included in the inventory to account for the symbol on the site plan.



Photo # 12: trees # 208 – 210 and the sign in the northeast corner of the property



Photo # 13: the stump of # 211

- Condition:
 - Each tree was given a *Current Health Rating* that ranged from Dead, Dying, Poor, Fair, Good, Very Good, to Excellent.
 - An additional category was used in this re-evaluation because there are six trees that were cut down in the 5 years since the original report. Only the stumps remain.
 - They were noted as *No Longer Present* in Attachment 2, *Tree inventory/Condition Spreadsheet* below. An “X” was drawn through its symbol on the survey and the letters “NLP” were noted next to the symbol.
 - For the notations in the *Condition Rating* on Attachment 2, *Tree inventory/Condition Spreadsheet* below the six removed trees were noted as follows:
 - For Column 18 Current Health Rating:
 - They are listed as *Dead*.
 - For Column 19, Viability:
 - They are listed as *Non-Viable*.

| VIABILITY SUMMARY | | |
|--------------------------|-------------------------|---------------|
| # | Condition | % |
| 14 | Non-Viable | 10.7% |
| 117 | Viable | 89.3% |
| 131 | Total # of Trees | 100.0% |

Tree Protection Measures

In order for trees to survive the stresses placed upon them in the construction process, tree protection must be planned in advance of equipment arrival on site. If tree protection is not planned integral with the design and layout of the project, the trees will suffer needlessly and possibly die. With proper preparation, often costing little or nothing extra to the project budget, trees can survive and thrive after construction. This is critical for

tree survival because damage prevention is the single most effective treatment for trees on construction sites. Once trees are damaged, the treatment options available are limited.

The minimum Tree Protection Measures in [*Attachment 4, Tree Protection Measures*](#) are on three separate sheets that can be copied and introduced into all relevant documents such as site plans, permit applications and conditions of approval, and bid documents so that everyone involved is aware of the requirements. These Tree Protection Measures are intended to be generic in nature. They will need to be adjusted to the specific circumstances of your site that takes into account the location of improvements and the locations of the trees.

WAIVER OF LIABILITY

There are many conditions affecting a tree's health and stability, which may be present and cannot be ascertained, such as, root rot, previous or unexposed construction damage, internal cracks, stem rot and more which may be hidden. Changes in circumstances and conditions can also cause a rapid deterioration of a tree's health and stability. Adverse weather conditions can dramatically affect the health and safety of a tree in a very short amount of time. While I have used every reasonable means to examine these trees, this evaluation represents my opinion of the tree health at this point in time. These findings do not guarantee future safety nor are they predictions of future events.

The tree evaluation consists of an external visual inspection of an individual tree's root flare, trunk, and canopy from the ground only unless otherwise specified. The inspection may also consist of taking trunk or root soundings for sound comparisons to aid the evaluator in determining the possible extent of decay within a tree. Soundings are only an aid to the evaluation process and do not replace the use of other more sophisticated diagnostic tools for determining the extent of decay within a tree.

As conditions change, it is the responsibility of the property owners to schedule additional site visits by the necessary professionals to ensure that the long-term success of the project is ensured. It is the responsibility of the property owner to obtain all required permits from city, county, state, or federal agencies. It is the responsibility of the property owner to comply with all applicable laws, regulations, and permit conditions. If there is a homeowners association, it is the responsibility of the property owner to comply with all Codes, Covenants, and Restrictions (CC&R's) that apply to tree pruning and tree removal.

This tree evaluation is to be used to inform and guide the client in the management of their trees. This in no way implies that the evaluator is responsible for performing recommended actions or using other methods or tools to further determine the extent of

internal tree problems without written authorization from the client. Furthermore, the evaluator in no way holds that the opinions and recommendations are the only actions required to insure that the tree will not fail. A second opinion is recommended. The client shall hold the evaluator harmless for any and all injuries or damages incurred if the evaluator's recommendations are not followed or for acts of nature beyond the evaluator's reasonable expectations, such as severe winds, excessive rains, heavy snow loads, etc.

This report and all attachments, enclosures, and references, are confidential and are for the use of the client concerned. They may not be reproduced, used in any way, or disseminated in any form without the prior consent of the client concerned and Gilles Consulting.

Thank you for calling Gilles Consulting for your arboricultural needs.

Sincerely,

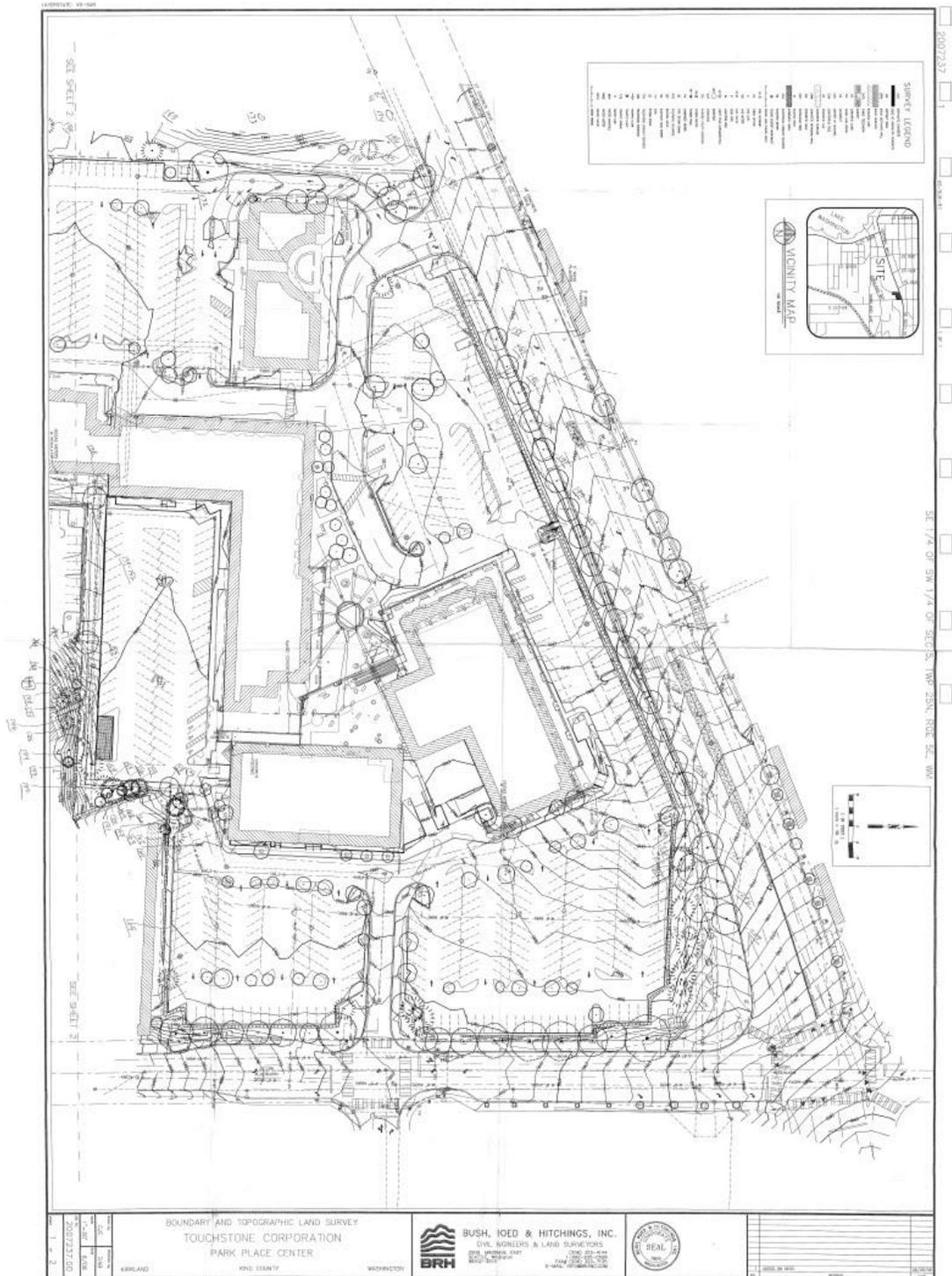


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ATTACHMENTS

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ATTACHMENT 1 - SITE PLAN



ATTACHMENT 2 - TREE INVENTORY/CONDITIONS SPREADSHEET

| ABBREVIATED LEGEND--SEE GLOSSARY IN REPORT ATTACHMENTS FOR GREATER DETAIL | | |
|---|--|---|
| #1 | off the Subject Property, or a Right-of-Way tree. | |
| #2 | Tree Location: Relative placement of the tree on the Subject Property. | |
| #3 | Tree #: The unique tag number of each tree. | |
| #4 | Species: | |
| | ABP/Pn | Austrian Black Pine, <i>Pinus nigra</i> |
| | BAC/Ca | Blue Atlas Cedar, <i>Cedrus atlantica</i> |
| | BCw/Pt | Black Cottonwood, <i>Populus trichocarpa</i> |
| | BLM/Am | Big Leaf Maple, <i>Acer macrophyllum</i> |
| | DC/Cd | Deodar Cedar, <i>Cedrus deodara</i> |
| | DF/Pm | Douglas Fir, <i>Pseudotsuga menziesii</i> |
| | EO/Or | English Oak, <i>Quercus robur</i> |
| | IC/Cd | Incense Cedar, <i>Calocedrus decurrens</i> |
| | GS/Sg | Giant Sequoia, <i>Sequoiadendron giganteum</i> |
| | JB/Bj | Jacquemont Birch, <i>Betula jacquemontii</i> |
| | JZ/ Zs | Japanese Zelkova, <i>Zelkova serrata</i> |
| | KC/Gd | Kentucky Coffeetree, <i>Gymnocladus dioica</i> |
| | LC/XCl | Leyland Cypress, x <i>Cupressocyparis leylandii</i> |
| | LP/Pxa | London Plane, <i>Platanus x acerifolia</i> |
| | LP/Pn 'I' | Lombardy Poplar, <i>Populus nigra 'Italica'</i> |
| | NS/Pa | Norway Spruce, <i>Picea abies</i> |
| | P/Psp. | Pear, <i>Pyrus sp.</i> |
| | POC/Cl | Port Orford Cedar, <i>Chamaecyparis lawsoniana</i> |
| | PP/Pp | Ponderosa Pine, <i>Pinus ponderosa</i> |
| | P/To 'P' | Pyramidalis (Arborvitae), <i>Thuja occidentalis 'Pyramidalis'</i> |
| | RA/Ar | Red Alder, <i>Alnus rubra</i> |
| | RW/Ar | Red Maple, <i>Acer rubrum</i> |
| | ScP/Ps | Scots Pine, <i>Pinus sylvestris</i> |
| | SF/Ap | Spanish Fir, <i>Abies pinsapo</i> |
| | SSp/Ps | Sitka Spruce, <i>Picea sitchensis</i> |
| | SG/Ls | Sweetgum, <i>Liquidambar styraciflua</i> |
| | TcP/Pc | Thundercloud Plum, <i>Prunus cerasifera</i> |
| | TT/Lt | Tulip Tree, <i>Liriodendron tulipifera</i> |
| | WH/Th | Western Hemlock, <i>Tsuga heterophylla</i> |
| | WRC/Tp | Western Red Cedar, <i>Thuja plicata</i> |
| #5 | DBH: Trunk diameter @ 4.5' above average ground level. | |
| #6 | Tree Credit: This is based upon Table 95.35.1, Page 12, Chapter 95 of the Kirkland Municipal Code. | |
| #7 | Drip Line: The radius, the distance from the trunk to the furthest branch tips. | |
| #8 | Limits of Disturbance: The boundary between the area of minimum protection around a tree and the allowable site disturbance as determined by a qualified professional. | |
| #9 | LCR: Live Crown Ratio - the amount of live canopy expressed as a % of the entire tree height | |
| #10 | Symmetry: General shape of canopy and weight distribution of the tree around the trunk. | |
| #11 | Foliage: General description of foliage density that indicates tree health and vigor. | |
| #12 | Crown Condition: The most important external indication of tree health and vigor. | |
| #13 | Trunk: Description of trunk condition or abnormalities if any. | |
| #14 | Root Collar: The base of the tree where the trunk flares into the roots--defectss are noted here. | |
| #15 | Roots: Root problems are noted here. | |
| #16 | Comments: Additional observations about the tree's condition. | |
| #17 | Significance: A "significant" tree is at least 6" in diameter measured at 4.5' above the average ground level. | |
| #18 | Current Health Rating: A description of general health ranging from dead, dying, poor, fair, good, very good, to excellent. | |
| #19 | Viability: A significant tree that is in good health with a low risk of failure due to structural defects, is relatively wind firm if isolated or remains as part of a grove, and is a species that is suitable for its location. | |
| #20 | Recommendation: This is an estimate of whether or not the tree is of sufficient health, vigor, and structure to consider retaining. | |
| Trees with portions of their data in red ink are those that are Non-Viable and are recommended for removal. | | |

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 -- LIMITS OF DISTURBANCE | | | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
|--------------|-------------------------|--------|---------|-------|-------------|-----------|----------------------------|--------------|---------|----------------------|-----|-----------|---------|-----------------|--------------|---------------------|------------|--|-----------------|-----------------------|-----------|---|
| PROPERTY | TREE LOCATION | TREE # | SPECIES | DBH | TREE CREDIT | DRIP LINE | North | South | East | West | LOR | SYMMETRY | FOLIAGE | CROWN CONDITION | TRUNK | ROOT COLLAR | ROOTS | COMMENTS | SIGNIFICANCE | CURRENT HEALTH RATING | VIABILITY | RECOMMENDATION |
| Off property | Adjacent to entry drive | 101 | EO/Qr | 8.5" | 0.0 | 14' | N/A | To curb | N/A | To Adjacent property | 75% | Gen. sym. | Dense | Healthy | Straight | No Apparent Defects | Restricted | Growing in 4-foot by 4-foot sidewalk cut-out. | Significant | Very good | Viable | Potential to retain with Tree Protection Measures |
| Off property | Adjacent to entry drive | 102 | IC/Cd | 15.1" | 0.0 | 12' | N/A | To Side walk | 12' | 12' | 98% | Gen. sym. | Dense | Healthy | Forked at 6' | No Apparent Defects | Restricted | Trunk diameters are 9.0", 10.1", & 6.8" = single trunk of 15.1". Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Very good | Viable | Potential to retain with Tree Protection Measures |
| Off property | Adjacent to entry drive | 103 | SG/Ls | 5.3" | 0.0 | 12' | N/A | To Side walk | 12' | 12' | 85% | Gen. sym. | Dense | Healthy | Typical | No Apparent Defects | Restricted | Growing in planter bed west of the drive lane and east of the parking lot. | Not Significant | Very good | Viable | Potential to retain with Tree Protection Measures |
| Off property | Adjacent to entry drive | 104 | IC/Cd | 10.2" | 0.0 | 10' | N/A | To Side walk | 10' | 10' | 90% | Gen. sym. | Dense | Healthy | Straight | No Apparent Defects | Restricted | Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Very good | Viable | Potential to retain with Tree Protection Measures |
| Off property | Adjacent to entry drive | 105 | IC/Cd | 14.3" | 0.0 | 12' | N/A | To Side walk | To curb | 12' | 98% | Gen. sym. | Dense | Healthy | Forked at 6" | No Apparent Defects | Restricted | Trunk Diameters are 9.7 and 10.5 inches = single trunk of 14.7". Next to a phone bollard. Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Very good | Viable | Potential to retain with Tree Protection Measures |

| 1 | 2 | 3 | 4 | 6 | 7 | 8 -- LIMITS OF DISTURBANCE | | | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | |
|--------------|-------------------------|--------|---------|-------|-------------|----------------------------|-------|-------|---------|--------------------------|-----|------------|---------|-----------------|--------------------------|---------------------|------------|---|--------------|-----------------------|-----------|---|
| PROPERTY | TREE LOCATION | TREE # | SPECIES | DBH | TREE CREDIT | DRIP LINE | North | South | East | West | LCR | SYMMETRY | FOLIAGE | CROWN CONDITION | TRUNK | ROOT COLLAR | ROOTS | COMMENTS | SIGNIFICANCE | CURRENT HEALTH RATING | VIABILITY | RECOMMENDATION |
| Off property | Adjacent to entry drive | 106 | IC/Cd | 14.7" | 0.0 | 15' | N/A | 15' | To curb | 15' | 98% | Gen. sym. | Dense | Healthy | Straight | No Apparent Defects | Restricted | Open wound northeast side 18 inches to 4.5 feet. 1 to 2 years of wound wood production. Bark beetle infestation. Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Very good | Viable | Potential to retain with Tree Protection Measures |
| Off property | Adjacent to entry drive | 107 | WR C/Tp | 12.0" | 0.0 | 14' | 14' | 14' | To curb | 14' | 98% | Min. Asym. | Average | Average | Forked at 1'. Center rot | No Apparent Defects | Restricted | Trunk diameters are 9.4 & 7.5 inches = single trunk of 12.0". Open wound west side 4" to 1'. Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Off property | Adjacent to entry drive | 108 | WR C/Tp | 9.3" | 0.0 | 12' | 12' | 12' | To curb | 12' | 98% | Min. Asym. | Average | Average | Straight | No Apparent Defects | Restricted | Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Off property | Adjacent to entry drive | 109 | WR C/Tp | 11.2" | 0.0 | 14' | 14' | 14' | To curb | 14' | 99% | Min. Asym. | Average | Average | Straight | No Apparent Defects | Restricted | Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Off property | Adjacent to entry drive | 110 | WR C/Tp | 10.2" | 0.0 | 14' | 14' | 14' | To curb | To edge of property line | 99% | Maj. Asym. | Average | Average | Bowed North | No Apparent Defects | Restricted | Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |

| 1 | 2 | 3 | 4 | 6 | 7 | 8 -- LIMITS OF DISTURBANCE | | | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | |
|--------------|-------------------------|--------|---------|-------|-------------|----------------------------|-------|-------|---------|--------------------------|-----|------------|---------|-----------------|---------------------------------------|---------------------|------------|--|--------------|-----------------------|------------|---|
| PROPERTY | TREE LOCATION | TREE # | SPECIES | DBH | TREE CREDIT | DRIP LINE | North | South | East | West | LCR | SYMMETRY | FOLIAGE | CROWN CONDITION | TRUNK | ROOT COLLAR | ROOTS | COMMENTS | SIGNIFICANCE | CURRENT HEALTH RATING | VIABILITY | RECOMMENDATION |
| Off property | Adjacent to entry drive | 111 | WR C/Tp | 7.6" | 0.0 | 12' | 12' | 12' | To curb | To edge of property line | 90% | Maj. Asym. | Average | Average | | No Apparent Defects | Restricted | Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Off property | Adjacent to entry drive | 112 | WR C/Tp | 8.3" | 0.0 | 12' | 12' | 12' | To curb | To edge of property line | 80% | Maj. Asym. | Average | Average | Center rot | Base rot | Restricted | Open wound on the west side from the base up to 10' with decay and early bark beetle infestation. Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Poor | Non-viable | Remove |
| Off property | Adjacent to entry drive | 113 | WR C/Tp | 10.1" | 0.0 | 14' | 14' | 14' | To curb | To edge of property line | 85% | Min. Asym. | Average | Average | Slight Bowe at base and then Straight | No Apparent Defects | Restricted | Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Off property | Adjacent to entry drive | 114 | WR C/Tp | 9.7" | 0.0 | 12' | 12' | 12' | To curb | To edge of property line | 90% | Min. Asym. | Average | Average | Center rot | Base rot | Restricted | Open wound on the west side from the base up to 13' with decay. Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Off property | Adjacent to entry drive | 115 | WR C/Tp | 13.7" | 0.0 | 16' | 16' | 16' | To curb | To edge of property line | 80% | Gen. sym. | Average | Average | Straight | No Apparent Defects | Restricted | Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |

| 1 | 2 | 3 | 4 | 6 | 7 | 8 -- LIMITS OF DISTURBANCE | | | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | |
|--------------|-------------------------|--------|---------|--------|-------------|----------------------------|-------|-------|---------|--------------------------|-------|------------|---------|-----------------|--|---------------------|------------|--|--------------|-----------------------|-----------|---|
| PROPERTY | TREE LOCATION | TREE # | SPECIES | DBH | TREE CREDIT | DRIP LINE | North | South | East | West | LCR | SYMMETRY | FOLIAGE | CROWN CONDITION | TRUNK | ROOT COLLAR | ROOTS | COMMENTS | SIGNIFICANCE | CURRENT HEALTH RATING | VIABILITY | RECOMMENDATION |
| Off property | Adjacent to entry drive | 116 | WR C/Tp | 17.1 " | 0 . 0 | 22' | 22' | 22' | To curb | To edge of property line | 9 0 % | Min. Asym. | Average | Average | Forked at 1.5'. Center rot | Base rot | Restricted | Trunk Diameters are 11.1 & 13.0 inches = single trunk of 17.1". Multiple open wounds on all sides of the base with decay and a bark beetle infestation. Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Off property | Adjacent to entry drive | 117 | WR C/Tp | 21.2 " | 0 . 0 | 18' | 18' | 18' | To curb | To edge of property line | 9 0 % | Min. Asym. | Dense | Average | Forked at 6" | No Apparent Defects | Restricted | Trunk Diameters are 14.5 & 15.4 inches = single trunk of 21.2". Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Off property | Adjacent to entry drive | 118 | WR C/Tp | 14.9 " | 0 . 0 | 18 | 18 | 18 | To curb | To edge of property line | 8 5 % | Min. Asym. | Dense | Healthy | Straight | No Apparent Defects | Restricted | Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Off property | Adjacent to entry drive | 119 | WR C/Tp | 20.1 " | 0 . 0 | 22' | 22' | 22' | To curb | To parking lot | 9 5 % | Min. Asym. | Dense | Healthy | Forked at 1' with included bark down to the base | No Apparent Defects | Restricted | Trunk diameters are 16.0 & 12.1 inches = single trunk of 20.1". One of the trunks has been cut off at 6". Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Off property | Adjacent to entry drive | 120 | WR C/Tp | 19.5 " | 0 . 0 | 20' | 20' | 20' | To curb | To parking lot | 9 5 % | Gen. sym. | Average | Average | Straight | No Apparent Defects | Restricted | Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |

| 1 | 2 | 3 | 4 | 6 | 7 | 8 -- LIMITS OF DISTURBANCE | | | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | |
|--------------|-------------------------|--------|---------|--------|-------------|----------------------------|-------|-------|---------|----------------|-------|------------|---------|-----------------|---|---|------------|--|--------------|-----------------------|-----------|---|
| PROPERTY | TREE LOCATION | TREE # | SPECIES | DBH | TREE CREDIT | DRIP LINE | North | South | East | West | LCR | SYMMETRY | FOLIAGE | CROWN CONDITION | TRUNK | ROOT COLLAR | ROOTS | COMMENTS | SIGNIFICANCE | CURRENT HEALTH RATING | VIABILITY | RECOMMENDATION |
| Off property | Adjacent to entry drive | 121 | WR C/Tp | 18.7 " | 0 . 0 | 20' | 20' | 20' | To curb | To parking lot | 9 5 % | Min. Asym. | Average | Average | Straight | No Apparent Defects | Restricted | Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Off property | Adjacent to entry drive | 122 | IC/Cd | 13.1 " | 0 . 0 | 11' | 11' | 11' | To curb | To parking lot | 9 5 % | Min. Asym. | Dense | Healthy | Forked at 3'. Included bark down to 2'. | No Apparent Defects | Restricted | Trunk diameters are 9.0 & 9.5 inches = single trunk of 13.1". Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Very good | Viable | Potential to retain with Tree Protection Measures |
| Off property | Adjacent to entry drive | 123 | WR C/Tp | 15.5 " | 0 . 0 | 14' | 14' | 14' | To curb | To parking lot | 9 5 % | Maj. Asym. | Average | Average | Straight | No Apparent Defects | Restricted | Callused wound on the south side from the base up 6'. Wound appears to be compartmentalized. Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Off property | Adjacent to entry drive | 124 | WR C/Tp | 17.4 " | 0 . 0 | 18' | 18' | 18' | To curb | To parking lot | 9 5 % | Maj. Asym. | Average | Average | Straight | No Apparent Defects | Restricted | Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Off property | Adjacent to entry drive | 125 | WR C/Tp | 20.9 " | 0 . 0 | 22' | 22' | 22' | To curb | To parking lot | 9 5 % | Gen. sym. | Average | Average | Forked at 4' with included bark down to the base. | No Apparent Defects. Internal Structural weakness | Restricted | Parking lot damaged on west side 2'-3'. The diameter of the tree was taken at 24" above ground level for a trunk diameter of 20.9". Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 -- LIMITS OF DISTURBANCE | | | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
|--------------|--|--------|----------|--------|-------------|-----------|----------------------------|---------|---------|----------------|------|------------|----------------|-----------------|---|---------------------|------------|---|--------------|-----------------------|------------|---|
| PROPERTY | TREE LOCATION | TREE # | SPECIES | DBH | TREE CREDIT | DRIP LINE | North | South | East | West | LCR | SYMMETRY | FOLIAGE | CROWN CONDITION | TRUNK | ROOT COLLAR | ROOTS | COMMENTS | SIGNIFICANCE | CURRENT HEALTH RATING | VIABILITY | RECOMMENDATION |
| Off property | Adjacent to entry drive | 126 | TcP/ Pc | 21.3 " | 0 . 0 | 22' | To curb | To curb | To curb | To parking lot | 90 % | Gen. sym. | Dense | Healthy | Forked at 4.5'. Typical | No Apparent Defects | Restricted | Trunk diameters are 9.1, 13.8, 9.0, & 10.0 inches = single trunk of 21.3". Next to fire hydrant. Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Very good | Viable | Potential to retain with Tree Protection Measures |
| Off property | Adjacent to entry drive | 127 | DC/ Cd | 24.7 " | 0 . 0 | 30' | To curb | To curb | To curb | To parking lot | 85 % | Gen. sym. | Dense | Healthy | Straight | No Apparent Defects | Restricted | There is an open wound on the east side from 6"-1'. The wound appears to have compartmentalized. Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Very good | Viable | Potential to retain with Tree Protection Measures |
| Off property | Near NE corner of performing arts center | 128 | WR C/ Tp | 16.3 " | 0 . 0 | 13' | To building | To curb | To curb | To sidewalk | 95 % | Gen. sym. | None. Trimming | Average | Straight | No Apparent Defects | Restricted | 3.5' SW of power transformer box. Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Off property | Near NE corner of performing arts center | 129 | WH/ Th | 11.1 " | 0 . 0 | NLP | To building | To curb | To curb | To sidewalk | NLP | NLP | NLP | NLP | Leans NW | No Apparent Defects | Restricted | No longer present. The tree is now a stump approximately 10" high and a 9.5" diameter. Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Poor | Non-viable | Remove |
| Off property | Near NE corner of performing arts center | 130 | WR C/ Tp | 17.3 " | 0 . 0 | 18' | To building | To curb | To curb | To curb | 90 % | Min. Asym. | Dense | Healthy | Forked at 10' with included bark down 2'. | No Apparent Defects | Restricted | Trunk has slight lean east. Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 -- LIMITS OF DISTURBANCE | | | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
|------------------|--|--------|---------|-------|-------------|-----------|----------------------------|---------|---------|-------------|-----|------------|-------------------|----------------------|-------------------------|---------------------|------------|--|-----------------|-----------------------|-----------|---|
| PROPERTY | TREE LOCATION | TREE # | SPECIES | DBH | TREE CREDIT | DRIP LINE | North | South | East | West | LCR | SYMMETRY | FOLIAGE | CROWN CONDITION | TRUNK | ROOT COLLAR | ROOTS | COMMENTS | SIGNIFICANCE | CURRENT HEALTH RATING | VIABILITY | RECOMMENDATION |
| Off property | Near NE corner of performing arts center | 131 | WR C/TP | 26.2" | 0.0 | 22' | To curb | To curb | To curb | To curb | 95% | Min. Asym. | Dense | Healthy | Forked at 6" | No Apparent Defects | Restricted | Trunk diameters are 16.2 & 20.6 inches = single trunk of 26.2". Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Subject property | Near SW corner of performing arts center | 132 | RM/Ar | 8.3" | 1.0 | 20' | To curb | To curb | To curb | To curb | 90% | Maj. Asym. | Average | Average | Leans North | Planted high | Restricted | Girdling and circling roots at base. Growing in planter bed west of the drive lane and east of the parking lot. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Off property | Peter Kirk Park | 133 | P/Ps p. | 4.7" | 0.0 | 7' | 7' | 7' | 7' | To sidewalk | 85% | Gen. sym. | Stressed. Average | Regenerating/Average | Typical | Base rot | Restricted | Open wound on the west side from the base to 4" with decay. Growing in the lawn west of the QFC building. | Not Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Off property | Peter Kirk Park | 134 | P/Ps p. | 4.9" | 0.0 | 12' | 12' | 12' | 12' | To sidewalk | 90% | Gen. sym. | Dense | Regenerating/Average | Straight | No Apparent Defects | Restricted | Growing in the lawn west of the QFC building. | Not Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Off property | Peter Kirk Park | 135 | P/Ps p. | 5.1" | 0.0 | 12' | 12' | 12' | 12' | 12' | 65% | Gen. sym. | Average | Regenerating/Average | Slight lean. Serpentine | No Apparent Defects | - | Growing in the lawn west of the QFC building. | Not Significant | Fair | Viable | Potential to retain with Tree Protection Measures |

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 -- LIMITS OF DISTURBANCE | | | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
|------------------|----------------------------------|--------|---------|-------|-------------|-----------|----------------------------|-------------------|---------|---------|-----|------------|---------------|-----------------|---------------------------|---------------------|------------|---|--------------|-----------------------|-----------|---|
| PROPERTY | TREE LOCATION | TREE # | SPECIES | DBH | TREE CREDIT | DRIP LINE | North | South | East | West | LCR | SYMMETRY | FOLIAGE | CROWN CONDITION | TRUNK | ROOT COLLAR | ROOTS | COMMENTS | SIGNIFICANCE | CURRENT HEALTH RATING | VIABILITY | RECOMMENDATION |
| Off property | Peter Kirk Park | 136 | GS/Sg | 26.6" | 0.0 | 12' | 12' | 12' | 12' | 12' | 99% | Gen. sym. | Average | Weak | Straight | No Apparent Defects | - | Growing in the lawn west of the QFC building. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Off property | Adjacent Property planter bed | 137 | DC/Cd | 12.7" | 0.0 | 18' | To curb | To curb | To curb | To curb | 90% | Gen. sym. | Average | Healthy | Bowed SW | No Apparent Defects | Restricted | Growing in planter bed by sidewalk and parking lot that is 17' by 16'. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Subject property | Near SW corner of parking garage | 138 | LP/Pn' | 40.1" | 16.0 | 26' | To structure | To retaining wall | 26' | 8' | 90% | Gen. sym. | Thin/necrotic | Healthy | Typical | No Apparent Defects | Restricted | Growing in strip between parking structure and block retaining wall. Dead branches found in the canopy along with canker. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Subject property | South of parking garage | 139 | LP/Pn' | 32.9" | 12.0 | 24' | To structure | To retaining wall | 24' | 24' | 65% | Min. Asym. | Thin/necrotic | Average | Forked at 4'. Typical | No Apparent Defects | Restricted | Trunk diameters are 27.3 & 18.3 inches + single trunk of 32.9". Growing in strip between parking structure and block retaining wall. Dead branches found in the canopy along with canker. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Subject property | South of parking garage | 140 | LP/Pn' | 21.5" | 6.0 | 24' | To structure | To retaining wall | 24' | 24' | 60% | Maj. Asym. | Thin/necrotic | Average | Slight lean east. Typical | No Apparent Defects | Restricted | Growing in strip between parking structure and block retaining wall. Dead branches found in the canopy along with canker. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |

| 1 | 2 | 3 | 4 | 6 | 7 | 8 -- LIMITS OF DISTURBANCE | | | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | |
|------------------|-------------------------|--------|------------|--------|-------------|----------------------------|--------------|-------------------|------|------|-------|------------|---------------|-----------------|---------------------|---------------------|------------|---|--------------|-----------------------|-----------|---|
| PROPERTY | TREE LOCATION | TREE # | SPECIES | DBH | TREE CREDIT | DRIP LINE | North | South | East | West | LCR | SYMMETRY | FOLIAGE | CROWN CONDITION | TRUNK | ROOT COLLAR | ROOTS | COMMENTS | SIGNIFICANCE | CURRENT HEALTH RATING | VIABILITY | RECOMMENDATION |
| Subject property | South of parking garage | 141 | LP/P n 'l' | 19.4 " | 5 . 0 | 22' | To structure | To retaining wall | 22' | 22' | 6 0 % | Maj. Asym. | Thin/necrotic | Average | Typical. Serpentine | No Apparent Defects | Restricted | Growing in strip between parking structure and block retaining wall. Dead branches found in the canopy along with canker. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Subject property | South of parking garage | 142 | LP/P n 'l' | 19.7 " | 5 . 0 | 22' | To structure | To retaining wall | 22' | 22' | 6 5 % | Gen. sym. | Thin/necrotic | Average | Typical | No Apparent Defects | Restricted | Growing in strip between parking structure and block retaining wall. Dead branches found in the canopy along with canker. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Subject property | South of parking garage | 143 | LP/P n 'l' | 17.6 " | 4 . 0 | 18' | To structure | To retaining wall | 18' | 18' | 7 5 % | Min. Asym. | Thin/necrotic | Average | Typical. Serpentine | No Apparent Defects | Restricted | Center rot and surface roots. Growing in strip between parking structure and block retaining wall. Dead branches found in the canopy along with canker. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Subject property | South of parking garage | 144 | LP/P n 'l' | 15.7 " | 3 . 0 | 16' | To structure | To retaining wall | 16' | 16' | 7 0 % | Min. Asym. | Thin/necrotic | Average | Typical | No Apparent Defects | Restricted | Callused wound on the south side at the base up to 1' with decay and surface roots. Growing in strip between parking structure and block retaining wall. Dead branches found in the canopy along with canker. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Subject property | South of parking garage | 145 | LP/P n 'l' | 12.8 " | 2 . 0 | 14' | To structure | To retaining wall | 14' | 14' | 6 5 % | Min. Asym. | Thin/necrotic | Average | Typical | No Apparent Defects | Restricted | Surface roots. Growing in strip between parking structure and block retaining wall. Dead branches found in the canopy along with canker. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 -- LIMITS OF DISTURBANCE | | | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
|------------------|-------------------------|--------|------------|--------|-------------|-----------|----------------------------|-------------------|------|------|-------|------------|---------------|-----------------|-------------|---------------------|---------------------|--|--------------|-----------------------|------------|---|
| PROPERTY | TREE LOCATION | TREE # | SPECIES | DBH | TREE CREDIT | DRIP LINE | North | South | East | West | LCR | SYMMETRY | FOLIAGE | CROWN CONDITION | TRUNK | ROOT COLLAR | ROOTS | COMMENTS | SIGNIFICANCE | CURRENT HEALTH RATING | VIABILITY | RECOMMENDATION |
| Subject property | South of parking garage | 146 | LP/P n 'l' | 14.5 " | 3 . 0 | 10' | To building | To retaining wall | 10' | 10' | 8 0 % | Gen. sym. | Thin/necrotic | Weak | Bowed south | No Apparent Defects | Restricted | Growing in strip between parking structure and block retaining wall. Surface roots with decay. Dead branches in the canopy and canker. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Subject property | South of parking garage | 147 | LP/P n 'l' | 15.1 " | 3 . 0 | 12' | To building | To retaining wall | 12' | 12' | 8 5 % | Min. Asym. | Thin/necrotic | Weak | Typical | Partially exposed | Restricted | Growing in strip between parking structure and block retaining wall. Surface roots with decay. Dead branches in the canopy and canker | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Subject property | South of parking garage | 148 | LP/P n 'l' | 15.6 " | 3 . 0 | 10' | To building | To retaining wall | 10' | 10' | 8 5 % | Min. Asym. | Thin/necrotic | Weak | Typical | No Apparent Defects | Restricted/ Surface | Growing in strip between parking structure and block retaining wall. Surface roots with decay. Dead branches in the canopy and canker | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Subject property | South of parking garage | 149 | LP/P n 'l' | 10.3 " | 1 . 0 | 10' | To building | To retaining wall | 10' | 10' | 8 0 % | Min. Asym. | Thin/necrotic | Weak | Serpentine | No Apparent Defects | Restricted | Growing in strip between parking structure and block retaining wall. Surface roots with decay. Dead branches in the canopy and canker | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Subject property | South of parking garage | 150 | LP/P n 'l' | 16.6 " | 0 . 0 | 14' | To building | To retaining wall | 14' | 14' | 8 5 % | Maj. Asym. | Spars e | Dead | Typical | No Apparent Defects | Restricted | Growing in strip between parking structure and block retaining wall. Surface roots with decay. Dead branches in the canopy and canker | Significant | Dying | Non-viable | Remove |

| 1 | 2 | 3 | 4 | 6 | 7 | 8 -- LIMITS OF DISTURBANCE | | | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | |
|------------------|--------------------------------------|--------|-----------|-------|-------------|----------------------------|-------------|-------------------|-------------------|-------------|-----|------------|---------------|-----------------|------------------|---------------------|------------|--|--------------|-----------------------|-----------|---|
| PROPERTY | TREE LOCATION | TREE # | SPECIES | DBH | TREE CREDIT | DRIP LINE | North | South | East | West | LCR | SYMMETRY | FOLIAGE | CROWN CONDITION | TRUNK | ROOT COLLAR | ROOTS | COMMENTS | SIGNIFICANCE | CURRENT HEALTH RATING | VIABILITY | RECOMMENDATION |
| Subject property | South of parking garage | 151 | LP/Pn 'I' | 20.1" | 6.0 | 14' | To building | To retaining wall | 14' | 14' | 80% | Min. Asym. | Thin/necrotic | Weak | Serpentine | No Apparent Defects | Restricted | Growing in strip between parking structure and block retaining wall. Surface roots with decay. Dead branches in the canopy and canker | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Subject property | South of parking garage | 152 | LP/Pn 'I' | 12.8" | 2.0 | 10' | To building | To retaining wall | 10' | 10' | 70% | Min. Asym. | Thin/necrotic | Weak | Typical | No Apparent Defects | Restricted | Growing in strip between parking structure and block retaining wall. Surface roots with decay. Dead branches in the canopy and canker | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Subject property | South of parking garage | 153 | LP/Pn 'I' | 27.7" | 9.0 | 16' | To building | To retaining wall | 16' | 16' | 95% | Gen. sym. | Thin/necrotic | Weak | Typical | No Apparent Defects | Restricted | Growing in strip between parking structure and block retaining wall. Surface roots with decay. Dead branches in the canopy and canker | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Subject property | South of SE corner of parking garage | 154 | ABP/Pn | 20.7" | 6.0 | 16' | To building | To sidewalk | To sidewalk | 16' | 95% | Min. Asym. | Thin/necrotic | Weak | Serpentine | Rot | Restricted | Growing in strip between parking structure and block retaining wall. Growing in 4' planter box between the sidewalk and building structure. Dead branches in the canopy. English ivy extends from the base up to 4'. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Subject property | East of SE corner of parking garage | 155 | ScP/Ps | 14.5" | 3.0 | 20' | 20' | 20' | To retaining wall | To sidewalk | 85% | Min. Asym. | Average | Average | Slight lean west | No Apparent Defects | Restricted | Growing in planter bed between sidewalk and rock retaining wall. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |

| 1 | 2 | 3 | 4 | 6 | 7 | 8 -- LIMITS OF DISTURBANCE | | | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | |
|------------------|------------------------|--------|---------|--------|-------------|----------------------------|---------|------------------|-------------------|-------------|-------|------------|---------|-----------------|---------------------------------|---------------------|------------|---|--------------|-----------------------|-----------|---|
| PROPERTY | TREE LOCATION | TREE # | SPECIES | DBH | TREE CREDIT | DRIP LINE | North | South | East | West | LCR | SYMMETRY | FOLIAGE | CROWN CONDITION | TRUNK | ROOT COLLAR | ROOTS | COMMENTS | SIGNIFICANCE | CURRENT HEALTH RATING | VIABILITY | RECOMMENDATION |
| Subject property | East of parking garage | 156 | DF/P m | 11.9 " | 1 . 0 | 16' | 16' | 16' | To retaining wall | To sidewalk | 8 5 % | Min. Asym. | Average | Average | Straight | English Ivy | Restricted | English Ivy extends up to 10'. Growing in planter bed between sidewalk and rock retaining wall. The base of the tree is 18" east of the sidewalk. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Subject property | East of parking garage | 157 | DF/P m | 10.4 " | 1 . 0 | 15' | 15' | 15' | To retaining wall | To sidewalk | 8 5 % | Min. Asym. | Average | Average | Straight | English Ivy | Restricted | The base of the tree is against the sidewalk. Growing in planter bed between sidewalk and rock retaining wall. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Subject property | East of parking garage | 158 | RM/Ar | 11.6 " | 1 . 0 | 20' | To curb | To sidewalk | To curb | 20' | 8 0 % | Min. Asym. | Average | Average | Slight lean west. Forked at 8'. | No Apparent Defects | Restricted | Tree is growing in a planter bed next to stairs, sidewalk, drive lane and fire hydrant. Surface roots | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Subject property | East of parking garage | 159 | RM/Ar | 8.0" | 1 . 0 | 20' | To curb | To property line | To curb | To curb | 7 5 % | Min. Asym. | Average | Average | Slight lean NW | No Apparent Defects | Restricted | Girdling root on the west side covering 10% of the circumference. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Subject property | East of parking garage | 160 | DF/P m | 13.3 " | 2 . 0 | 15' | 15' | To property line | 15' | 15' | 8 5 % | Min. Asym. | Dense | Healthy | Straight | No Apparent Defects | Restricted | Early bark beetle infestation. Surface roots in all directions. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |

| 1 | 2 | 3 | 4 | 6 | 7 | 8 -- LIMITS OF DISTURBANCE | | | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | |
|------------------|------------------------|--------|----------|-------|-------------|----------------------------|---------|------------------|---------|------|-----|------------|---------|-----------------|-----------------|---------------------|------------|---|-----------------|-----------------------|-----------|---|
| PROPERTY | TREE LOCATION | TREE # | SPECIES | DBH | TREE CREDIT | DRIP LINE | North | South | East | West | LCR | SYMMETRY | FOLIAGE | CROWN CONDITION | TRUNK | ROOT COLLAR | ROOTS | COMMENTS | SIGNIFICANCE | CURRENT HEALTH RATING | VIABILITY | RECOMMENDATION |
| Subject property | East of parking garage | 161 | RM/Ar | 7.9" | 1.0 | 18' | To curb | To property line | To curb | 18' | 85% | Maj. Asym. | Average | Average | Leans north | No Apparent Defects | Restricted | The base of the tree is 4' south of drive lane curb. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Subject property | East of parking garage | 162 | DF/Pm | 15.3" | 3.0 | 18' | To curb | To property line | To curb | 18' | 80% | Maj. Asym. | Average | Healthy | Slight bowed SW | No Apparent Defects | Restricted | Early bark beetle infestation. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Subject property | East of parking garage | 163 | BLM/Am | 7.4" | 1.0 | 14' | To curb | To property line | To curb | 14' | 40% | Maj. Asym. | Dense | Healthy | Leans south | No Apparent Defects | Restricted | | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Subject property | East of parking garage | 164 | DF/Pm | 11.9" | 1.0 | 15' | To curb | To property line | 15' | 15' | 80% | Maj. Asym. | Thin | Average | Bowed south | No Apparent Defects | Restricted | Early Bark beetle infestation. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Subject property | East of parking garage | 165 | P/To 'P' | 0.0" | 0.0 | 5' | To curb | To property line | 5' | 5' | 98% | Min. Asym. | Dense | Healthy | Typical | No Apparent Defects | Restricted | Row of 37 shrub/trees between the parking lot curb and the rock retaining wall. | Not Significant | Good | Viable | Potential to retain with Tree Protection Measures |

| 1 | 2 | 3 | 4 | 6 | 7 | 8 -- LIMITS OF DISTURBANCE | | | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | |
|--------------|------------------------|--------|---------|-------|-------------|----------------------------|-------------------|-------------|-------------------|------------------|-----|------------|---------|-----------------|-------------------------|---------------------|------------|---|--------------|-----------------------|------------|---|
| PROPERTY | TREE LOCATION | TREE # | SPECIES | DBH | TREE CREDIT | DRIP LINE | North | South | East | West | LCR | SYMMETRY | FOLIAGE | CROWN CONDITION | TRUNK | ROOT COLLAR | ROOTS | COMMENTS | SIGNIFICANCE | CURRENT HEALTH RATING | VIABILITY | RECOMMENDATION |
| Off property | East of parking garage | 166 | LC/X Cl | 8.2" | 0.0 | 10' | To retaining wall | To building | 10' | 10' | 85% | Gen. sym. | Dense | Healthy | Bowed at base | No Apparent Defects | Restricted | Original stake wire embedded in tree at 2'. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Off property | East of parking garage | 167 | LC/X Cl | 8.7" | 0.0 | 12' | To retaining wall | To fence | 12' | To transformer | 85% | Gen. sym. | Average | Healthy | Serpentine | No Apparent Defects | Restricted | Stake wire girdled at 2.5'. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Off property | East of parking garage | 168 | DF/P m | 6.4" | 0.0 | 0' | N/A | N/A | N/A | N/A | 0% | None | None | Dead | Straight | No Apparent Defects | Restricted | Girdling wire in steak at 3.5'. Growing the planter bed between the sidewalk and the rock retaining wall. | Significant | Dead | Non-viable | Remove |
| Off property | East of parking garage | 169 | DF/P m | 18.5" | 0.0 | 28' | 28' | 28' | To sidewalk | To property line | 80% | Gen. sym. | Average | Average | Straight | No Apparent Defects | Restricted | English Ivy extends up to 30' and early bark beetle infestation. Dead branches in canopy. Growing the planter bed between the sidewalk and the rock retaining wall. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Off property | East of parking garage | 170 | RA/Ar | 8.5" | 0.0 | 14' | 14' | 14' | To retaining wall | To sidewalk | 70% | Maj. Asym. | Average | Suppressed | Leans south. Serpentine | No Apparent Defects | Restricted | Growing the planter bed between the sidewalk and the rock retaining wall. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |

| 1 | 2 | 3 | 4 | 6 | 7 | 8 -- LIMITS OF DISTURBANCE | | | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | |
|--------------|-------------------------|--------|---------|-------|-------------|----------------------------|-------------|------------------|-------------------|-------------|-----|------------|---------|----------------------|---------------|---------------------|------------|--|--------------|-----------------------|-----------|---|
| PROPERTY | TREE LOCATION | TREE # | SPECIES | DBH | TREE CREDIT | DRIP LINE | North | South | East | West | LCR | SYMMETRY | FOLIAGE | CROWN CONDITION | TRUNK | ROOT COLLAR | ROOTS | COMMENTS | SIGNIFICANCE | CURRENT HEALTH RATING | VIABILITY | RECOMMENDATION |
| Off property | East of parking garage | 171 | BCw/Pt | 14.0" | 0.0 | 26' | 26' | 26' | To retaining wall | To sidewalk | 85% | Min. Asym. | Dense | Healthy | Serpentine | Partially exposed | Restricted | Growing the planter bed between the sidewalk and the rock retaining wall. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Off property | South of parking garage | 172 | RA/Ar | 9.3" | 0.0 | 26' | 26' | To property line | To retaining wall | 26' | 80% | Gen. sym. | Dense | Regenerating/Healthy | Bowed at base | Partially exposed | | | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Off property | South of parking garage | 173 | SS/PO | 7.5" | 0.0 | 13' | To sidewalk | To property line | 13' | 13' | 96% | Min. Asym. | Dense | Healthy | Straight | No Apparent Defects | Restricted | English Ivy extends up to 6' | Significant | Very good | Viable | Potential to retain with Tree Protection Measures |
| Off property | South of parking garage | 174 | LP/Pn'l | 20.5" | 0.0 | 32' | To sidewalk | To property line | 32' | 32' | 85% | Gen. sym. | Dense | Healthy | Typical | No Apparent Defects | Restricted | Callused wound on the south side from 1'-3'. Growing the planter bed between the sidewalk and the rock retaining wall. The base of the tree is 4' west of the parking lot. | Significant | Very good | Viable | Potential to retain with Tree Protection Measures |
| Off property | South of parking garage | 175 | PP/PP | 9.3" | 0.0 | 12' | 12' | To sidewalk | 12' | To stairs | 70% | Min. Asym. | Average | Average | Forked at 4' | No Apparent Defects | Restricted | The trunk diameters of 7.3 & 5.8 inches = single trunk of 9.3". Growing the planter bed between the sidewalk and the rock retaining wall. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 -- LIMITS OF DISTURBANCE | | | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
|------------------|-------------------------|--------|---------|-------|-------------|-----------|----------------------------|-------------|-----------|-----------|-----|------------|---------|-----------------|-------------|---------------------|------------|--|--------------|-----------------------|-----------|---|
| PROPERTY | TREE LOCATION | TREE # | SPECIES | DBH | TREE CREDIT | DRIP LINE | North | South | East | West | LCR | SYMMETRY | FOLIAGE | CROWN CONDITION | TRUNK | ROOT COLLAR | ROOTS | COMMENTS | SIGNIFICANCE | CURRENT HEALTH RATING | VIABILITY | RECOMMENDATION |
| Off property | South of parking garage | 176 | PP/Pp | 10.7" | 0.0 | 16' | To sidewalk | To sidewalk | 16' | To stairs | 90% | Min. Asym. | Average | Average | Leans north | No Apparent Defects | Restricted | Growing in the planter bed between the sidewalk and the rock retaining wall. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Off property | South of parking garage | 177 | PP/Pp | 9.8" | 0.0 | 14' | 14' | To building | To stairs | 14' | 65% | Min. Asym. | Average | Average | Straight | No Apparent Defects | Restricted | Growing in the planter bed between the sidewalk and the rock retaining wall. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Off property | South of parking garage | 178 | ScP/Ps | 12.8" | 0.0 | 14' | 15' | To building | To stairs | 15' | 65% | Gen. sym. | Average | Healthy | Straight | No Apparent Defects | Restricted | Growing in the planter bed between the sidewalk and the rock retaining wall. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Subject property | South of parking garage | 179 | ScP/Ps | 10.6" | 1.0 | 14' | 16' | To building | To stairs | 14' | 90% | Maj. Asym. | Thin | Average | Straight | No Apparent Defects | Restricted | Growing in the planter bed between the sidewalk and the rock retaining wall. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Off property | South of parking garage | 180 | ABP/Pn | - | 0.0 | | | | | | | | | | | | | No Longer Present. | | | | |

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 -- LIMITS OF DISTURBANCE | | | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
|--------------|-------------------------|--------|---------|-------|-------------|-----------|----------------------------|-------|----------------|------|-----|-----------|---------|-----------------|------------------------------|---------------------|------------|--|--------------|-----------------------|-----------|---|
| PROPERTY | TREE LOCATION | TREE # | SPECIES | DBH | TREE CREDIT | DRIP LINE | North | South | East | West | LCR | SYMMETRY | FOLIAGE | CROWN CONDITION | TRUNK | ROOT COLLAR | ROOTS | COMMENTS | SIGNIFICANCE | CURRENT HEALTH RATING | VIABILITY | RECOMMENDATION |
| Off property | South of parking garage | 181 | PP/Pp | - | 0.0 | | | | | | | | | | | | | No Longer Present. | | | | |
| Off property | South of parking garage | 182 | PP/Pp | - | 0.0 | | | | | | | | | | | | | No Longer Present. | | | | |
| Off property | Peter Kirk Park | 183 | NS/Pa | 25.1" | 0.0 | 20.0 | To sidewalk | 20' | To parking lot | 20' | 95% | Gen. sym. | Dense | Healthy | Forked at 2.5' with Sap flow | No Apparent Defects | Restricted | Trunk diameters of 19.8 & 15.4 inches = single trunk of 25.1". Open wound on the east side with decay. Wound appears to be compartmentalized | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Off property | Peter Kirk Park | 184 | GS/Sg | 23.9" | 0.0 | 14.0 | 14' | 14' | To sidewalk | 14' | 95% | Gen. sym. | Dense | Healthy | Straight | No Apparent Defects | | Growing in lawn between sidewalk on east and north sides and tennis courts. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Off property | Peter Kirk Park | 185 | GS/Sg | 21.2" | 0.0 | 12.0 | 12' | 12' | To sidewalk | 12' | 95% | Gen. sym. | Dense | Healthy | Straight | No Apparent Defects | | | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |

| 1 | 2 | 3 | 4 | 6 | 7 | 8 -- LIMITS OF DISTURBANCE | | | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | |
|--------------|-------------------|--------|---------|-------|-------------|----------------------------|-------------|-------------|-------------|-------------|-----|------------|---------|-----------------|----------|--------------------------------|-------------------------|--|--------------|-----------------------|-----------|---|
| PROPERTY | TREE LOCATION | TREE # | SPECIES | DBH | TREE CREDIT | DRIP LINE | North | South | East | West | LCR | SYMMETRY | FOLIAGE | CROWN CONDITION | TRUNK | ROOT COLLAR | ROOTS | COMMENTS | SIGNIFICANCE | CURRENT HEALTH RATING | VIABILITY | RECOMMENDATION |
| Off property | Peter Kirk Park | 186 | GS/Sg | 19.8" | 0.0 | 12.0 | To sidewalk | 12' | To sidewalk | 13' | 95% | Gen. sym. | Dense | Healthy | Straight | No Apparent Defects | | | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Right-of-way | SE of Central Way | 187 | LP/Pxa | 25.4" | 0.0 | 34.0 | To curb | To sidewalk | To curb | To sidewalk | 80% | Gen. sym. | Average | Average | Typical | Girdling root on the east side | Restricted on all sides | Growing in 6' planter bed between the curb and the sidewalk. Heavy anthracnose infection. Surface roots in all directions. | Significant | Very good | Viable | Potential to retain with Tree Protection Measures |
| Right-of-way | SE of Central Way | 188 | LP/Pxa | 15.6" | 0.0 | 30.0 | To curb | To sidewalk | 30' | 30' | 85% | Gen. sym. | Average | Weak | Typical | Partially exposed | Restricted | Growing in 6' planter bed between the curb and the sidewalk. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Right-of-way | SE of Central Way | 189 | LP/Pxa | 11.6" | 0.0 | 26.0 | To curb | To sidewalk | 26' | 26' | 80% | Min. Asym. | Thin | Weak | Typical | Partially exposed | Restricted | Growing in 6' planter bed between the curb and the sidewalk. Surface roots in all directions. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Right-of-way | SE of Central Way | 190 | LP/Pxa | 16.0" | 0.0 | 28.0 | To curb | To sidewalk | 28' | 28' | 85% | Gen. sym. | Average | Weak | Typical | Partially exposed | Restricted | Growing in 6' planter bed between the curb and the sidewalk. Surface roots in all directions. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 -- LIMITS OF DISTURBANCE | | | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
|--------------|-------------------|--------|---------|-------|-------------|-----------|----------------------------|--------------|------|------|-----|------------|---------|-----------------|---------|---------------------|------------|---|--------------|-----------------------|-----------|---|
| PROPERTY | TREE LOCATION | TREE # | SPECIES | DBH | TREE CREDIT | DRIP LINE | North | South | East | West | LCR | SYMMETRY | FOLIAGE | CROWN CONDITION | TRUNK | ROOT COLLAR | ROOTS | COMMENTS | SIGNIFICANCE | CURRENT HEALTH RATING | VIABILITY | RECOMMENDATION |
| Right-of-way | SE of Central Way | 191 | LP/Pxa | 0.0" | 0.0 | | | | | | | | | | | | | No longer present. | | | | |
| Right-of-way | SE of Central Way | 192 | LP/Pxa | 14.3" | 0.0 | 0.0 | To curb | To side walk | 30' | 30' | 80% | Gen. sym. | Average | Average | Typical | Partially Exposed | Restricted | 'Growing in 6' planter bed between the curb and the sidewalk. Surface roots in all directions | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Right-of-way | SE of Central Way | 193 | LP/Pxa | 13.7" | 0.0 | 0.0 | To curb | To side walk | 32' | 32' | 85% | Min. Asym. | Average | Average | Typical | No Apparent Defects | Restricted | Growing in 6' planter bed between the curb and the sidewalk. Dead branches found in the canopy. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Right-of-way | SE of Central Way | 194 | LP/Pxa | 15.4" | 0.0 | 0.0 | To curb | To side walk | 30' | 30' | 85% | Min. Asym. | Thin | Weak | Typical | No Apparent Defects | Restricted | 'Growing in 6' planter bed between the curb and the sidewalk. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Right-of-way | SE of Central Way | 195 | LP/Pxa | 17.4" | 0.0 | 0.0 | To curb | To side walk | 34' | 34' | 85% | Min. Asym. | Average | Average | Typical | Partially Exposed | Restricted | 'Growing in 6' planter bed between the curb and the sidewalk. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 -- LIMITS OF DISTURBANCE | | | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
|--------------|-------------------|--------|---------|-------|-------------|-----------|----------------------------|--------------|------|------|-----|------------|---------|-----------------|---------|---------------------|------------|---|--------------|-----------------------|-----------|---|
| PROPERTY | TREE LOCATION | TREE # | SPECIES | DBH | TREE CREDIT | DRIP LINE | North | South | East | West | LCR | SYMMETRY | FOLIAGE | CROWN CONDITION | TRUNK | ROOT COLLAR | ROOTS | COMMENTS | SIGNIFICANCE | CURRENT HEALTH RATING | VIABILITY | RECOMMENDATION |
| Right-of-way | SE of Central Way | 196 | LP/Pxa | 16.7" | 0.0 | 0.0 | To curb | To side walk | 32' | 32' | 85% | Min. Asym. | Average | Average | Typical | No Apparent Defects | Restricted | 'Growing in 6' planter bed between the curb and the sidewalk. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Right-of-way | SE of Central Way | 197 | LP/Pxa | 16.8" | 0.0 | 0.0 | To curb | To side walk | 26' | 26' | 89% | Min. Asym. | Average | Average | Typical | No Apparent Defects | Restricted | 'Growing in 6' planter bed between the curb and the sidewalk. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Right-of-way | SE of Central Way | 198 | LP/Pxa | 0.0" | 0.0 | 0.0 | | | | | | | | | | | | No longer present. | | | | |
| Right-of-way | SE of Central Way | 199 | LP/Pxa | 24.2" | 0.0 | 0.0 | To curb | To side walk | 40' | 40' | 95% | Gen. sym. | Average | Average | Typical | No Apparent Defects | Restricted | 'Growing in 6' planter bed between the curb and the sidewalk. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Right-of-way | SE of Central Way | 200 | LP/Pxa | 18.1" | 0.0 | 0.0 | To curb | To side walk | 34' | 34' | 90% | Min. Asym. | Average | Average | Typical | No Apparent Defects | Restricted | Growing in 6' planter bed between the curb and the sidewalk. Surface roots in all directions. Sidewalk and curb damage. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |

| 1 | 2 | 3 | 4 | 6 | 7 | 8 -- LIMITS OF DISTURBANCE | | | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | |
|--------------|-------------------|--------|---------|-------|-------------|----------------------------|---------|--------------|------|------|-----|------------|---------|-----------------|---------|----------------------|------------|---|--------------|-----------------------|-----------|---|
| PROPERTY | TREE LOCATION | TREE # | SPECIES | DBH | TREE CREDIT | DRIP LINE | North | South | East | West | LCR | SYMMETRY | FOLIAGE | CROWN CONDITION | TRUNK | ROOT COLLAR | ROOTS | COMMENTS | SIGNIFICANCE | CURRENT HEALTH RATING | VIABILITY | RECOMMENDATION |
| Right-of-way | SE of Central Way | 201 | LP/Pxa | 13.7" | 0.0 | 0.0 | To curb | To side walk | 30' | 30' | 85% | Min. Asym. | Thin | Weak | Typical | Partially exposed | Restricted | Growing in 6' planter bed between the curb and the sidewalk. Surface roots in all directions. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Right-of-way | SE of Central Way | 202 | LP/Pxa | 12.5" | 0.0 | 0.0 | To curb | To side walk | 24' | 24' | 85% | Min. Asym. | Thin | Weak | Typical | Girdling root | Restricted | Growing in 6' planter bed between the curb and the sidewalk. Surface roots in all directions. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Right-of-way | SE of Central Way | 203 | LP/Pxa | 12.5" | 0.0 | 0.0 | To curb | To side walk | 26' | 26' | 85% | Min. Asym. | Thin | Average | Typical | No Apparent Defects | Restricted | Growing in 6' planter bed between the curb and the sidewalk. Surface roots in all directions. Open wound on the East side from the base up to 4.5'. Possible accident 3 years ago with good wound wood production. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Right-of-way | SE of Central Way | 204 | LP/Pxa | 14.8" | 0.0 | 0.0 | To curb | To side walk | 22' | 22' | 85% | Min. Asym. | Weak | Weak | Typical | Girdling root on 40% | Restricted | 'Growing in 6' planter bed between the curb and the sidewalk. Girdling root. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Right-of-way | SE of Central Way | 205 | LP/Pxa | 17.4" | 0.0 | 0.0 | To curb | To side walk | 28' | 28' | 85% | Min. Asym. | None | Weak | Typical | Partially Exposed | Restricted | Growing in 6' planter bed between the curb and the sidewalk. Surface roots in all directions. Girdling root on the east side covering 15% of the circumference. Callused wound on the east side from 1'-5'. Cankers on trunk. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 -- LIMITS OF DISTURBANCE | | | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
|------------------|-------------------|--------|---------|-------|-------------|-----------|----------------------------|-------------------|------|---------|-----|------------|-----------|----------------------|------------------------------------|---------------------|-------------------|---|--------------|-----------------------|-----------|---|
| PROPERTY | TREE LOCATION | TREE # | SPECIES | DBH | TREE CREDIT | DRIP LINE | North | South | East | West | LCR | SYMMETRY | FOLIAGE | CROWN CONDITION | TRUNK | ROOT COLLAR | ROOTS | COMMENTS | SIGNIFICANCE | CURRENT HEALTH RATING | VIABILITY | RECOMMENDATION |
| Right-of-way | SE of Central Way | 206 | LP/Pxa | 19.7" | 0.0 | 0.0 | To curb | To side walk | 28' | 28' | 85% | Min. Asym. | Average | Weak | Wound with internal decay. Typical | Partially exposed | Restricted | Growing in 6' planter bed between the curb and the sidewalk. Surface roots in all directions. Cankers on trunk. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Right-of-way | SE of Central Way | 207 | LP/Pxa | 18.8" | 0.0 | 0.0 | To curb | To side walk | 24' | 24' | 85% | Min. Asym. | Thin/none | Average | Typical | Partially exposed | Partially exposed | Growing in 6' planter bed between the curb and the sidewalk. Surface roots in all directions. Callused wound on the east side from the base to 4.5'. Appears to be compartmentalized. Cankers on trunk. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Subject property | SE of Central Way | 208 | ScP/Ps | 15.7" | 3.0 | 0.0 | 16' | 16' | 16' | 16' | 95% | Gen. sym. | Dense | Regenerating/Healthy | Leans North | No Apparent Defects | Pulled | 'Growing in 6' planter bed between the curb and the sidewalk. Surface roots on the south side. | Significant | Very good | Viable | Potential to retain with Tree Protection Measures |
| Subject property | SE of Central Way | 209 | PP/PP | 19.4" | 5.0 | 18.0 | 18' | 18' | 18' | 18' | 95% | Min. Asym. | Average | Average | Straight | No Apparent Defects | Restricted | 'Growing in 6' planter bed between the curb and the sidewalk. Surface roots in all directions. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Subject property | SE of Central Way | 210 | PP/PP | 17.7" | 4.0 | 12.0 | 12' | To retaining wall | 12' | To sign | 90% | Min. Asym. | Average | Average | Forked at 6' | Partially exposed | Restricted | The base of the tree is 9' north of the rock retaining wall. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 -- LIMITS OF DISTURBANCE | | | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
|------------------|-------------------|--------|---------|-------|-------------|-----------|----------------------------|-------------------|------|------|-----|------------|---------|----------------------|-------------|---------------------|--------------------|--|--------------|-----------------------|------------|---|
| PROPERTY | TREE LOCATION | TREE # | SPECIES | DBH | TREE CREDIT | DRIP LINE | North | South | East | West | LCR | SYMMETRY | FOLIAGE | CROWN CONDITION | TRUNK | ROOT COLLAR | ROOTS | COMMENTS | SIGNIFICANCE | CURRENT HEALTH RATING | VIABILITY | RECOMMENDATION |
| Right-of-way | SE of Central Way | 211 | P/Ps | - | 0.0 | | | | | | | | | | | | | No longer present. Stump only | | | | |
| Right-of-way | SE of Central Way | 212 | SSp/Ps | 11.6" | 0.0 | 0.0 | To sidewalk | To retaining wall | 10' | 10' | 85% | Min. Asym. | Average | Regenerating/Weak | Leans north | No Apparent Defects | Restricted | Surface roots in all directions. Bark Beetle infestation. Girdling roots on the east side covering 10% of the circumference. | Significant | Poor | Non-viable | Remove |
| Right-of-way | SE of Central Way | 213 | SSp/Ps | 18.1" | 0.0 | 0.0 | To sidewalk | To retaining wall | 14' | 14' | 95% | Maj. Asym. | Average | Regenerating/Average | Typical | Partially exposed | Restricted | The base of the tree is 6' north of the retaining wall. Bark beetle infestation and sap sucker activity. | Significant | Poor | Non-viable | Remove |
| Right-of-way | SE of Central Way | 214 | LP/Pxa | 20.4" | 0.0 | 0.0 | To sidewalk | To retaining wall | 30' | 30' | 85% | Min. Asym. | Average | Average | Typical | No Apparent Defects | Restricted/Surface | The base of the tree is 2' south of the sidewalk. There are surface roots in all directions and popping bark on the trunk. Cankers on trunk. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Subject property | SE of Central Way | 215 | LP/Pxa | 19.4" | 5.0 | 0.0 | To sidewalk | To retaining wall | 28' | 28' | 85% | Min. Asym. | Thin | Weak | Typical | No Apparent Defects | Restricted/Surface | The base of the tree is 2.5' south of the sidewalk | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 -- LIMITS OF DISTURBANCE | | | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
|------------------|-------------------|--------|---------|-------|-------------|-----------|----------------------------|-------------------|------|------|-----|------------|---------|-----------------------|-------------------|---------------------|---------------------|---|-----------------|-----------------------|------------|---|
| PROPERTY | TREE LOCATION | TREE # | SPECIES | DBH | TREE CREDIT | DRIP LINE | North | South | East | West | LCR | SYMMETRY | FOLIAGE | CROWN CONDITION | TRUNK | ROOT COLLAR | ROOTS | COMMENTS | SIGNIFICANCE | CURRENT HEALTH RATING | VIABILITY | RECOMMENDATION |
| Subject property | SE of Central Way | 216 | DF/Pm | 18.3" | 5.0 | 0.0 | To sidewalk | To retaining wall | 18' | 18' | 96% | Min. Asym. | Dense | Healthy | Straight | Partially exposed | Restricted | Bark Beetle infestation and an apparent recent crown raise. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Subject property | SE of Central Way | 217 | LP/Pxa | 17.0" | 0.0 | 0.0 | To sidewalk | To retaining wall | 26' | 26' | 85% | Maj. Asym. | None | Weak | Typical | Partially exposed | Restricted | Surface roots in all Directions. | Significant | Poor | Non-viable | Remove |
| Off property | Peter Kirk Park | 168 | JZ/Zs | 5.4" | 0.0 | 0.0 | 12.0 | 12.0 | 12.0 | 12.0 | 65% | Gen. sym. | Dense | Healthy | Straight/ Typical | No Apparent Defects | No Apparent Defects | | Not Significant | Very good | Viable | Potential to retain with Tree Protection Measures |
| Off property | Peter Kirk Park | 169 | BAC/Ca | 4.4" | 0.0 | 0.0 | 12.0 | To building | 12.0 | 12.0 | 98% | Gen. sym. | Thin | Regenerating/ Average | Straight | No Apparent Defects | No Apparent Defects | | Not Significant | Fair | Viable | p\ |
| Off property | Peter Kirk Park | 170 | TT/Lt | 11.1" | 0.0 | 0.0 | 18.0 | To side walk | 18.0 | 18.0 | 95% | Gen. sym. | Dense | Healthy | Typical | No Apparent Defects | No Apparent Defects | | Significant | Very good | Viable | Potential to retain with Tree Protection Measures |

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 -- LIMITS OF DISTURBANCE | | | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
|------------------|--|--------|---------|-------|-------------|-----------|----------------------------|-------------|------------------|---------------------|-----|------------|---------|---------------------|---------------------|---------------------|---------------------|--|--------------|-----------------------|------------|---|
| PROPERTY | TREE LOCATION | TREE # | SPECIES | DBH | TREE CREDIT | DRIP LINE | North | South | East | West | LCR | SYMMETRY | FOLIAGE | CROWN CONDITION | TRUNK | ROOT COLLAR | ROOTS | COMMENTS | SIGNIFICANCE | CURRENT HEALTH RATING | VIABILITY | RECOMMENDATION |
| Off property | Peter Kirk Park | 171 | JZ/Zs | 9.3" | 0.0 | 0.0 | 20.0 | 20.0 | 20.0 | 20.0 | 70% | Gen. sym. | Dense | Healthy | Center rot/ Typical | Base rot | No Apparent Defects | Callused wound on the south side from the base up to 9". Appears to have been compartmentalized. | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Subject property | SW of Bank | 172 | LP/Pxa | 28.9" | 1.0 | 0.0 | 36.0 | To sidewalk | To property line | To sidewalk | 98% | Gen. sym. | Dense | Healthy | Straight | Partially exposed | Restricted/ Surface | | Significant | Good | Viable | Potential to retain with Tree Protection Measures |
| Off property | Peter Kirk Park | 173 | JB/Bj | 7.6" | 0.0 | 0.0 | 15.0 | 15.0 | 15.0 | To the tennis court | 80% | Gen. sym. | Average | Regenerating/ Dying | Center rot/ Typical | No Apparent Defects | No Apparent Defects | Bronze birch borer exit hole. Rot pockets/ branch collar wound. | Significant | Dying | Non-viable | Remove |
| Off property | Peter Kirk Park. Between the NE corner of the tennis court and the sidewalk. | 174 | ScP/Ps | 14.5" | 0.0 | 0.0 | To sidewalk | 18' | 18' | 18' | 70% | Min. Asym. | Average | Regenerating/ Fair | Slightly serpentine | No Apparent Defects | Restricted | The base of the tree is 1" south of the sidewalk. Appears to be sap sucker activity. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 -- LIMITS OF DISTURBANCE | | | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
|--------------|-----------------|--------|---------|--------|-------------|-----------|----------------------------|--------------|------|-------------|-------|-----------|---------|-----------------------|---------------------|---------------------|---------------------|--|--------------|-----------------------|-----------|---|
| PROPERTY | TREE LOCATION | TREE # | SPECIES | DBH | TREE CREDIT | DRIP LINE | North | South | East | West | LCR | SYMMETRY | FOLIAGE | CROWN CONDITION | TRUNK | ROOT COLLAR | ROOTS | COMMENTS | SIGNIFICANCE | CURRENT HEALTH RATING | VIABILITY | RECOMMENDATION |
| Off property | Peter Kirk Park | 175 | ScP/ Ps | 15.3 " | 0 . 0 | 14.0 | To sidewalk | 14.0 | 14.0 | 14.0 | 8 5 % | Gen. sym. | Average | Flagging | Slightly serpentine | No Apparent Defects | Restricted | The base of the tree is approximately 7' south of the sidewalk. Signs of sap sucker activity. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Off property | Peter Kirk Park | 176 | ScP/ Ps | 15.6 " | 0 . 0 | 17.0 | To sidewalk | 17' | 17' | 17' | 8 0 % | Gen. sym. | Average | Flagging | Slightly serpentine | No Apparent Defects | No Apparent Defects | Growing in small circular cut out in the sidewalk. | Significant | Fair | Viable | Potential to retain with Tree Protection Measures |
| Off property | Peter Kirk Park | 177 | RM/ Ar | 6.1" | 0 . 0 | 14.0 | 14.0 | To side walk | 14.0 | To sidewalk | 7 5 % | Gen. sym. | Dense | Healthy | Typical | No Apparent Defects | Restricted | Growing southwest of the skateboard park in front of the sidewalk and just west of the park bench. | Significant | Excellent | Viable | Potential to retain with Tree Protection Measures |
| Off property | Peter Kirk Park | 178 | POC /Cl | 21.6 " | 0 . 0 | 13.0 | To sidewalk | To side walk | 13' | 13' | 8 5 % | Gen. sym. | Dense | Regenerating/ Average | Straight | No Apparent Defects | Restricted | Growing in the lawn between the sidewalk and the skate park. | Significant | Very good | Viable | Potential to retain with Tree Protection Measures |
| Off property | Peter Kirk Park | 179 | POC /Cl | 26.8 " | 0 . 0 | 17.0 | To sidewalk | 17.0 | 17.0 | 17.0 | 9 5 % | Gen. sym. | Dense | Healthy | Straight | No Apparent Defects | Restricted | The base of the tree is approximately 4' south of the sidewalk. | Significant | Very good | Viable | Potential to retain with Tree Protection Measures |

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 -- LIMITS OF DISTURBANCE | | | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
|--------------|-----------------|--------|---------|-------|-------------|---|----------------------------|------------------|------------------|------------------|-----|-----------|---------|-----------------|----------------|---------------------|---------------------|--|--------------|-----------------------|-----------|---|
| PROPERTY | TREE LOCATION | TREE # | SPECIES | DBH | TREE CREDIT | DRIP LINE | North | South | East | West | LCR | SYMMETRY | FOLIAGE | CROWN CONDITION | TRUNK | ROOT COLLAR | ROOTS | COMMENTS | SIGNIFICANCE | CURRENT HEALTH RATING | VIABILITY | RECOMMENDATION |
| Off property | Peter Kirk Park | 180 | KC/Gd | 7.4" | 0.0 | 18.0 | Around sculpture | Around sculpture | Around sculpture | Around sculpture | 85% | Gen. sym. | Dense | Healthy | Bowed/ Typical | No Apparent Defects | No Apparent Defects | | Significant | Very good | Viable | Potential to retain with Tree Protection Measures |
| Off property | Peter Kirk Park | 181 | JZ/Zs | 11.9" | 0.0 | 24.0 | 24.0 | 24.0 | 24.0 | 24.0 | 90% | Gen. sym. | Dense | Healthy | Typical | No Apparent Defects | No Apparent Defects | Located north of the performing arts center. | Significant | Excellent | Viable | Potential to retain with Tree Protection Measures |
| 1,574 | | | | | | Total number of <i>Tree Credits</i> of the subject property trees included in this report. | | | | | | | | | | | | | | | | |

ATTACHMENT 3 - GLOSSARY

Terms Used in This Report, on the Tree Condition / Inventory Spreadsheet, and Their Significance

Terms Used in This Report, on the Tree Condition / Inventory Spreadsheet, and Their Significance

In an effort to clearly present the information for each tree in a manner that facilitates the reader's ability to understand the conclusions I have drawn for each tree, I have collected the information in a spreadsheet format. This spreadsheet was developed by Gilles Consulting based upon the *Tree Risk Assessment in Urban Areas and the Urban/Rural Interface* course manual and the *Tree Risk Assessment Form*, both sponsored by the Pacific Northwest Chapter of the International Society of Arboriculture, and the *Hazard Tree Evaluation Form* from the book, *The Evaluation of Hazard Trees in Urban Areas*, by Matheny and Clarke. The descriptions were left brief on the spreadsheet in an effort to include as much pertinent information as possible, to make the report manageable, and to avoid boring the reader with infinite levels of detail. However, a review of these terms and descriptions will allow the reader to rapidly move through the report and understand the information.

- 1) **PROPERTY**—Whether the tree is on or off the Subject Property, or a Right-of-Way tree.
- 2) **TREE LOCATION**—Relative placement of the tree.
- 3) **TREE #**—the unique tag number of each tree.
- 4) **SPECIES**—this describes the species of each tree with both most readily accepted common name and the officially accepted scientific name.
- 5) **DBH**—Diameter Breast Height. This is the standard measurement of trees taken at 4.5 feet above the average ground level of the tree base.
 - i) Occasionally it is not practical to measure a tree at 4.5 feet above the ground. The most representative area of the trunk near 4.5 feet is then measured and noted on the spreadsheet. For instance, a tree that forks at 4.5 feet can have an unusually large swelling at that point. The measurement is taken below the swelling and noted, e.g. '28.4" at 36"'.
 - ii) Trees with multiple stems are listed as a "clump of x," with x being the number of trunks in the clump. Measurements may be given as an average of all the trunks, or individual measurements for each trunk may be listed.
 - (1) Every effort is made to distinguish between a single tree with multiple stems and several trees growing close together at the bases.
- 6) **TREE CREDIT**—Tree Credit based on Trunk Diameter
- 7) **DRIP LINE**— the radius, the distance from the trunk to the furthest branch tips.
- 8) **LIMITS OF DISTURBANCE**— The boundary between the area of minimum protection around a tree and the allowable site disturbance as determined by a qualified professional. Distances from the center of the trunk were derived on a case

by case basis looking at the unique circumstances of each property and each tree on that property.

- 9) **% LCR**—Percentage of Live Crown Ratio. The relative proportion of green crown to overall tree height. This is an important indication of a tree's health. If a tree has a high percentage of Live Crown Ratio, it is likely producing enough photosynthetic activity to support the tree. If a tree has less than 30% to 40% LCR, it can create a shortage of needed energy and can indicate poor health and vigor.
- 10) **SYMMETRY**—is the description of the form of the canopy, i.e., the balance or overall shape of the canopy and crown. This is the place I list any major defects in the canopy shape, e.g. does the tree have all its foliage on one side or in one unusual area? Symmetry can be important if there are additional defects in the tree such as rot pockets, cracks, loose roots, weak crown, etc. Symmetry is generally categorized as Generally Symmetrical, Minor Asymmetry or Major Asymmetry:
- i) **Gen. Sym.**—Generally Symmetrical. The canopy/foliage is generally even on all sides with spacing of scaffold branches typical for the species, both vertically and radially.
 - ii) **Min. Asym.**—Minor Asymmetry. The canopy/foliage has a slightly irregular shape with more weight on one side, but appears to be no problem for the tree.
 - iii) **Maj. Asym.**—Major Asymmetry. The canopy/foliage has a highly irregular shape for the species with the majority of the weight on one side of the tree. This can have a significant impact on the tree's stability, health and hazard potential—especially if other defects are noted such as cracks, rot, or root defects.
- 11) **FOLIAGE/BRANCH**—describes the foliage of the tree in relation to a perfect specimen of that particular species. First the branch growth and foliage density is described, and then any signs or symptoms of stress and/or disease are noted. The condition of the foliage, or the branches and buds for deciduous trees in the dormant season, are important indications of a tree's health and vigor.
- i) For Deciduous trees in the dormant season:
 - (1) The structure of the deciduous tree is visible.
 - (2) The quantity and quality of buds indicates health, and is described as good bud set, average bud set, or poor bud set. These are abbreviated in the spreadsheet as: gbs, abs, or pbs.
 - (3) The amount of annual shoot elongation is visible and is another major indication of tree health and vigor. This is described as:
 - a) Excellent, Good, Average, or Short Shoot Elongation. These are abbreviated in the spreadsheet as ESE, GSE, ASE, or SSE.
 - ii) For evergreen trees year round and deciduous trees in leaf, the color and density of the foliage indicates if the tree is healthy or stressed, or if an insect infestation, a bacterial, fungal, or viral infection is present. Foliage is categorized on a scale from:
 - (1) **Dense**—extremely thick foliage, an indication of healthy vigorous growth,

- (2) Good—thick foliage, thicker than average for the species,
- (3) Normal/Average—thick foliage, average for the species, an indication of healthy growth,
- (4) Thin or Thinning—needles and leaves becoming less dense so that sunlight readily passes through; an indication that the tree is under serious stress that could impact the long-term survivability and safety of the tree,
- (5) Sparse—few leaves or needles on the twigs, an indication that the tree is under extreme stress and could indicate the future death of the tree,
- (6) Necrosis—the presence of dead twigs and branchlets. This is another significant indication of tree health. A few dead twigs and branches are reasonably typical in most trees of size. However, if there are dead twigs and branchlets all over a certain portion of the tree, or all over the tree, these are indications of stress or attack that can have an impact on the tree's long-term health.
- (7) Hangers—a term to describe a large branch or limb that has broken off but is still hanging up in the tree. These can be particularly dangerous in adverse weather conditions.

- 12) **CROWN CONDITION**—the crown is uppermost portion of the tree, generally considered the top 10 to 20% of the canopy or that part of the canopy above the main trunk in deciduous trees and above the secondary bark in evergreen trees.
- i) The condition of the tree's crown is a reflection of the overall health and vigor of the entire tree. The crown is one of the first places a tree will demonstrate stress and pathogenic attack such as root rot.
 - ii) If the **Crown Condition** is healthy and strong, this is a good sign. If the crown condition is weak, broken out, or shows other signs of decline, it is an indication that the tree is under stress. It is such an important indication of health and vigor that this is the first place a trained forester or arborist looks to begin the evaluation of a tree. Current research reveals that, by the time trees with root rot show significant signs of decline in the crown, fully 50% or more of the roots have already rotted away. **Crown Condition** can be described as:
 - (1) Healthy Crown—exceptional growth for the species.
 - (2) Average Crown—typical for the species.
 - (3) Weak Crown—thin spindly growth with thin or sparse needles.
 - (4) Flagging Crown—describes a tree crown that is weak and unable to grow straight up.
 - (5) Dying Crown—describes obvious decline that is nearing death.
 - (6) Dead Crown—the crown has died due to pathological or physical injury. The tree is considered to have significant stress and/or weakness if the crown is dead.
 - (7) Broken out—a formerly weak crown condition that has been broken off by adverse weather conditions or other mechanical means.

- (8) Regenerated or Regenerating—formerly broken out crowns that are now growing back. Regenerating crowns may appear healthy, average, or weak and indicate current health of the tree.
- (9) Suppressed—a term used to describe poor condition of an entire tree or just the crown. Suppressed crowns are those that are entirely below the general level of the canopy of surrounding trees which receive no direct sunlight. They are generally in poor health and vigor. Suppressed trees are generally trees that are smaller and growing in the shade of larger trees around them. They generally have thin or sparse needles, weak or missing crowns, and are prone to insect attack as well as bacterial and fungal infections.
- 13) **TRUNK**—this is the area to note any defects that can have an impact on the tree's stability or hazard potential. Typical things noted are:
- i) FORKED—bifurcation of branches or trunks that often occur at a narrow angle.
 - ii) INCLUDED BARK—a pattern of development at branch or trunk junctions where bark is turned inward rather than pushed out. This can be a serious structural defect in a tree that can and often does lead to failure of one or more of the branches or trunks, especially during severe, adverse weather conditions.
 - iii) EPICORMIC GROWTH—this is generally seen as dense thick growth near the trunk of a tree. Although this looks like a healthy condition, it is, in fact the opposite. Trees with Epicormic Growth have used their reserve stores of energy in a last ditch effort to produce enough additional photosynthetic surface area to produce more sugars, starches and carbohydrates to support the continued growth of the tree. Generally speaking, when conifers in the Pacific Northwest exhibit heavy amounts of Epicormic Growth, they are not producing enough food to support their current mass and are already in serious decline.
 - iv) INTERNAL STRUCTURAL WEAKNESS—a physical characteristic of the tree trunk, such as a **kink, crack, rot pocket, or rot column** that predisposes the tree trunk to failure at the point of greatest weakness.
 - v) BOWED—a gradual curve of the trunk. This can indicate an Internal Structural Weakness or an overall weak tree. It can also indicate slow movement of soils or historic damage of the tree that has been corrected by the curved growth.
 - vi) KINKED—a sharp angle in the tree trunk that indicates that the normal growth pattern is disrupted. Generally this means that the internal fibers and annual rings are weaker than straight trunks and prone to failure, especially in adverse weather conditions.
 - vii) GROUND FLOWER—an area of deformed bark near the base of a tree trunk that indicates long-term root rot.

- 14) **ROOT COLLAR**—this is the area where the trunk enters the soil and the buttress roots flare out away from the trunk into the soil. It is here that signs of rot, decay, insect infestation, or fungal or bacterial infection are noted. **NAD** stands for **No Apparent Defects**.
- 15) **ROOTS**—any abnormalities such as girdling roots, roots that wrap around the tree itself that strangle the cambium layer and kill the tree, are noted here.
- 16) **COMMENTS**—this is the area to note any additional information that would not fit in the previous boxes or attributes about the tree that have bearing on the health and structure of the tree.
- 17) **SIGNIFICANCE**—a “significant” tree is at least 6” in diameter measured at 4.5’ above the average ground level.
- 18) **CURRENT HEALTH RATING**— a description of general health ranging from dead, dying, poor, senescent, suppressed, fair, good, very good, to excellent.
- 19) **VIABILITY**— a significant tree that is in good health with a low risk of failure due to structural defects, is relatively wind firm if isolated or remains as part of a grove, and is a species that is suitable for its location.
 - (1) Please note that many trees may be listed as “Non-Viable” due to poor health, poor structure, or the tree may be below the size threshold for a “Viable Tree.” However, it is worth examining the Non-Viable Trees to determine if any or all of them can be left on the property. They can add significant benefit to the landscape and contribute to wildlife habitat.
- 20) **RECOMMENDATION**— this is an estimate of whether or not the tree is of sufficient health, vigor, and structure that it is worth retaining. Specific recommendations for each tree are included in this column. They may include anything from pruning dead wood, mulching, aerating, injecting tree-based fertilizer into the root system, shortening into a habitat tree or wildlife snag, or to completely removing the tree.
 - i) **Monitor:** “Monitor” is a specific recommendation that the tree be re-evaluated on a routine basis to determine if there are any significant changes in health or structural stability. “Monitor annually” (or bi-annually, tri-annually, etc.)” means the tree should be looked at once every year (or every 2 or 3 years, etc.) This yearly monitoring can be a quick look at the trees to see if there are any significant changes. Significant changes such as storm damage, loss of crown, partial failure of one or more roots, etc. require that a full evaluation be done of the tree at that time.
 - ii) **Potential to retain with tree protection measures:** means that the tree appears to have the internal resources, the health and vigor, structural stability, and the wind firmness to be able to withstand the stresses of construction if development requirements and construction requirements allow.
 - iii) **Habitat or Remove:** means that the tree has a high potential to fail and cause either personal injury or property damage—in other words the tree has been declared a hazard tree and should be dealt with prior to the next large storm.

If it is at all possible the recommendation is to leave some of the trunk standing for wildlife habitat and some of the trunk on the ground as a nurse log. The height of the standing habitat tree depends upon the size of the tree, the condition of the tree, and the distance to a probable target. It should be short enough so that when it does fail years in the future it will not cause personal injury or property damage. Nurse logs can be laid horizontally across the slope to aid with erosion control and to provide microenvironments for new plantings. The nurse logs may need to be staked in place to prevent their movement and potential harm to people. If for some reason this is not possible that should be removed for safety.

NOTE: TREES WITH THE SAME DESCRIPTION AND DIFFERENT RATINGS:

Two trees may have the same descriptions in the matrix boxes, one may be marked “Significant,” while another may be marked “Non-Significant.” The difference is in the degree of the description, i.e., “early necrosis” versus “advanced necrosis” for instance. Another example is “center rot” or “base rot”. In a Western Red Cedar tree, the presence of low or even moderate rot is not significant and does not diminish the strength of the tree. However, low levels of rot in the base of a Douglas Fir tree, in an area known to have virulent pathogens present, is highly significant and predisposes that tree to windthrow.

ATTACHMENT 4 - TREE PROTECTION MEASURES

In order for trees to survive the stresses placed upon them in the construction process, tree protection must be planned in advance of equipment arrival on site. If tree protection is not planned integral with the design and layout of the project, the trees will suffer needlessly and will possibly die. With proper preparation, often costing little, or nothing extra to the project budget, trees can survive and thrive after construction. This is critical for tree survival because damage prevention is the single most effective treatment for trees on construction sites. Once trees are damaged, the treatment options available are limited.

The following minimum Tree Protection Measures are included on three separate sheets so that they can be copied and introduced into all relevant documents such as site plans, permit applications and conditions of approval, and bid documents so that everyone involved is aware of the requirements. These Tree Protection Measures are intended to be generic in nature. They will need to be adjusted to the specific circumstances of your site that takes into account the location of improvements and the locations of the trees.

TREE PROTECTION MEASURES:

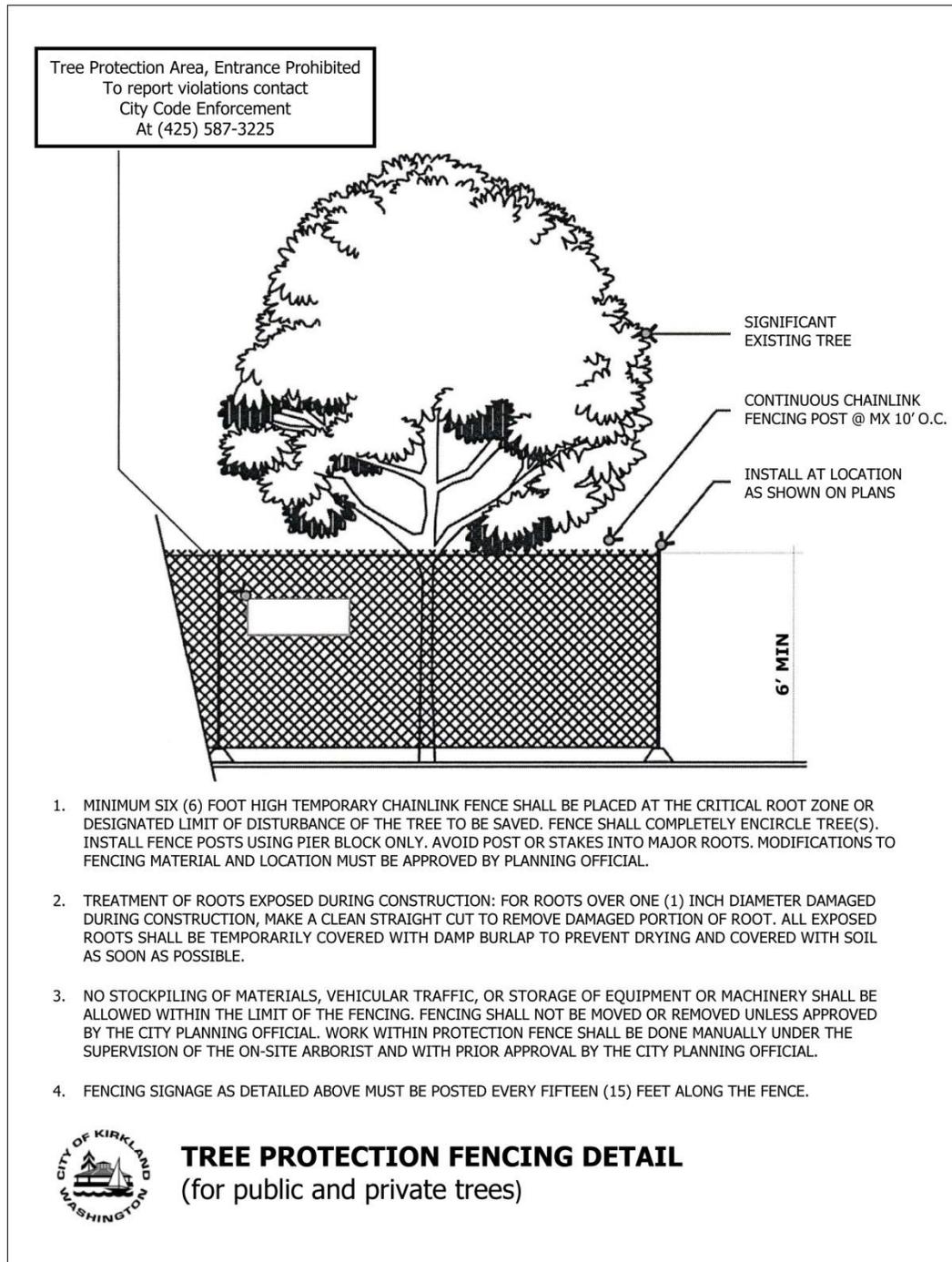
1. Tree Protection Fences will need to be placed around each tree or group of trees to be retained.
 - a. Tree Protection Fences are to be placed according to the attached drawing and as noted in the attached Tree Inventory/Conditions Spreadsheet, Column 6 - Limits of Disturbance.
 - b. Tree Protection Fences must be inspected prior to the beginning of any construction work/activities.
 - c. Nothing must be parked or stored within the Tree Protection Fences—no equipment, vehicles, soil, debris, or construction supplies of any sorts.
2. Cement trucks must not be allowed to deposit waste or wash out materials from their trucks within the Tree Protection Fences.
3. The Tree Protection Fences need to be clearly marked with the following or similar text in four inch or larger letters:

TREE PROTECTION AREA, ENTRANCE PROHIBITED

**To report violations contact
City Code Enforcement at
425-587-3225**

4. The area within the Tree Protection Fencing must be covered with wood chips, hog fuel, or similar materials to a depth of 8 to 10 inches. The materials should be placed prior to beginning construction and remain until the Tree Protection Fencing is taken down.
5. When excavation occurs near trees that are scheduled for retention, the following procedure must be followed to protect the long term survivability of the tree:
 - a. An International Society of Arboriculture, (ISA) Certified Arborist must be working with all equipment operators.
 - i. The Certified Arborist should be outfitted with a shovel, hand pruners, a pair of loppers, a handsaw, and a power saw (a “sawsall” type reciprocating saw is recommended).
 - b. The hoe must be placed to “comb” the material directly away from the trunk as opposed to cutting across the roots.
 - i. Combing is the gradual excavation of the ground cover plants and soil in depths that only extend as deep as the tines of the hoe.
 - c. When any roots of one inch diameter or greater, of the tree to be retained, is struck by the equipment, the Certified Arborist should stop the equipment operator.
 - d. The Certified Arborist should then excavate around the tree root by hand/shovel and cleanly cut the tree root.

- i. The Certified Arborist should then instruct the equipment operator to continue.
6. Putting Utilities Under the Root Zone:
 - a. Boring under the root systems of trees (and other vegetation) shall be done under the supervision of an ISA Certified Arborist. This is to be accomplished by excavating a limited trench or pit on each side of the critical root zone of the tree and then hand digging or pushing the pipe through the soil under the tree. The closest pit walls shall be a minimum of 7 feet from the center of the tree and shall be sufficient depth to lay the pipe at the grade as shown on the plan and profile.
 - b. Tunneling under the roots of trees shall be done under the supervision of an ISA Certified Arborist in an open trench by carefully excavating and hand digging around areas where large roots are exposed. No roots 1 inch in diameter or larger shall be cut.
 - c. The contractor shall verify the vertical and horizontal location of existing utilities to avoid conflicts and maintain minimum clearances; adjustment shall be made to the grade of the new utility as required.
7. Watering:
 - a. The trees will require significant watering throughout the summer and early fall in order to survive long-term. An easy and economical watering can be done using soaker hoses placed three feet from the trunk of the tree and spiraled around the tree. One 75-foot soaker hose per tree is adequate. It is best to place the soakers using landscape staples, (available from HD Fowler in Bellevue for pennies apiece) then cover the area with two to three inches composed materials. The composted material will act as a mulch to minimize evaporation and will also stimulate the microbial activity of the soil which is another benefit to the health of the tree.
 - b. Water the tree to a depth of 18 to 20 inches. I recommended leaving the water on the soaker hoses for six to eight hours and then digging down to determine how deep your water is penetrating. Then adjust accordingly. It may take a good two days of watering to reach the proper depth.
 - c. Once the water reaches the proper depth, turn off the hoses for four weeks and then water again. Water more often when temperatures increase—every three weeks when temperatures exceed 80 degrees and every two weeks when temperatures exceed 90 degrees. This drying out of the soil in between watering is important to prevent soil pathogens from attacking the trees.



TREE PROTECTION AREA

Entrance Prohibited

To report violations contact

City Code Enforcement

At (425) 587-3225

ATTACHMENT 5 - REFERENCES

1. Brockman, C. Frank, *Trees of North America, A Guide to Field Identification*. New York: Golden Press, 1979.
2. Brenzel, Kathleen Norris. *Western Garden Book*. Sunset Publishing Corporation, 2001.
3. Dirr, Michael A. *Manual of Woody Landscape Plants, Their Identification, Ornamental Characteristics, Culture, Propagation, and Uses*. Champaign: Stipes Publishing Company, 1990.
4. Dunster, Dr. Julian A., R.P.F., M.C.I.P. *Documenting Evidence, Practical Guidance for Arborists*, First Choice Books, Victoria, BC, Canada. 2014.
5. Harris, Richard W, James Clark, and Nelda Matheny. *Arboriculture, Integrated Management of Landscape Trees, Shrubs, and Vines*. 4th ed. Upper Saddle River: Prentice Hall, 2004.
6. Matheny, Nelda P. and Clark, James R. *Evaluation of Hazard Trees*. 2nd ed. Savoy: The International Society of Arboriculture Press, 1994.
7. Matheny, Nelda P. and Clark, James R. *Trees & Development, A Technical Guide to Preservation of Trees During Land Development*. Savoy: The International Society of Arboriculture Press, 1998.
8. Mathews, Daniel. *Cascade -- Olympic Natural History*. Portland, Oregon: Raven Editions with the Portland Audubon Society, 1992.
9. Mattheck, Claus and Breloer, Helge. *The Body Language of Trees, A Handbook for Failure Analysis*. London: HMSO, 1994.
10. Pacific Northwest Chapter-ISA. *Tree Risk Assessment in Urban Areas and the Urban/Rural Interface*. Course Manual. Release 1.5. PNW-ISA: Silverton, Oregon, 2011.
11. Scharpf, Robert F. *Diseases of Pacific Coast Conifers*. Albany, California: USDA Forest Service, Agriculture Handbook 521, rev. June 1993.
12. Sinclair, Wayne A., Lyon, Howard H., and Johnson, Warren T. *Diseases of Trees and Shrubs*. Ithaca, New York: Cornell University Press, 1987.

13. Smiley, E. Thomas, Nelda Matheny, and Sharon Lilly, *Tree Risk Assessment Best Management Practices, ANSI A300 Part 9: Tree, Shrub, and Other Woody Plant Management—Standard Practices (Tree Risk Assessment a. Tree Structure Assessment)*. The International Society of Arboriculture Press. Champaign. IL. 2011.
14. Watson, Gary W., and Neely, Dan, eds. *Trees & Building Sites*. Savoy: The International Society of Arboriculture Press, 1995.

RESOLUTION R-5177

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND AUTHORIZING THE CITY MANAGER TO SIGN A TEMPORARY LICENSE AGREEMENT WITH KPP DEVELOPMENT LLC FOR THE TEMPORARY USE OF CITY PROPERTY FOR THE PURPOSE OF ACCESS TO CENTRAL WAY DURING THE CONSTRUCTION OF THE PARKPLACE PROJECT AND THE CONSTRUCTION OF PUBLIC UTILITIES TO BE PERMANENTLY LOCATED IN THE EASTERLY EDGE OF PETER KIRK PARK.

1 WHEREAS, the City owns the real property known as the Peter
2 Kirk Park generally located at 406 Kirkland Avenue, Kirkland (City
3 Property); and

4
5 WHEREAS, KPP Development LLC (KPP) owns or controls
6 approximately 11.07 acres of real property immediately east of and
7 adjacent to the City Property known as the Parkplace Property and
8 generally located at 457 Central Way, Kirkland (Parkplace Property); and

9
10 WHEREAS, KPP intends to develop the Parkplace Property as a
11 mixed use development (the Project) in accordance with the
12 Development Agreement dated August 24, 2015, between the City and
13 KPP recorded at King County Recording Number 20150827000785; and

14
15 WHEREAS, the development plan calls for approximately 1.175
16 million square feet of development with 650,000 square feet of office;
17 225,000 square feet of retail/fitness/entertainment; and 300,000 square
18 feet of residential (250-300 units); and

19
20 WHEREAS, KPP's goals for the Project are to develop a thriving
21 commercial, retail and commercial center, for a return on investment
22 and quality public infrastructure and service; and

23
24 WHEREAS, the City's goals in the development of the Project
25 include implementing its comprehensive plan, producing positive
26 economic impacts to the City, promoting environmental quality, and
27 mitigation of Project impacts; and

28
29 WHEREAS, in connection with KPP's construction of the Project,
30 KPP has requested that the City grant KPP a temporary license over,
31 under, across, through and upon a portion of the City Property for the
32 purposes of access to Central Way and construction of public water and
33 sewer utility lines which will be permanently placed in the easterly edge of
34 Peter Kirk Park; and

35
36 WHEREAS, in consideration of the City's grant of a temporary
37 license, KPP shall construct and install pedestrian pathways, landscaping
38 and other improvements to Peter Kirk Park; and

39 WHEREAS, in view of the public benefits to be gained by the City
40 through construction and installation of improvements to the Park and
41 development of the Project, the City is willing to grant a temporary
42 license upon the terms and conditions set forth in the Temporary
43 License Agreement.

44
45 NOW, THEREFORE, be it resolved by the City Council of the City
46 of Kirkland as follows:

47
48 Section 1. The City Manager is authorized to sign a Temporary
49 License Agreement substantially in the form of the Temporary License
50 Agreement attached to this Resolution.

51
52 Passed by majority vote of the Kirkland City Council in open
53 meeting this ____ day of _____, 2016.

54
55 Signed in authentication thereof this ____ day of _____,
56 2016.

MAYOR

Attest:

City Clerk

DRAFT TEMPORARY LICENSE AGREEMENT

Grantor: City of Kirkland

Grantee: KPP Development LLC

Legal description (abbreviated): Grantor Property: Portion of Government Lot 5 and portion of SE Quarter of SW Quarter Section 5, Township 25 North, Range 5 East, WM, King County (as described in Lot Consolidation, recording number 20010619001842)
(See Exhibit A for complete legal description)

Grantee Property: Lots 1 – 17, Block 174, Burke & Farrar's Kirkland Addition, Volume 33, Page 36; and portion of Southwest Quarter, Section 5, Township 25 North, Range 5 East, WM, King County (See Exhibit B for complete legal description)

Assessor's Tax Parcel #s: 052505-9029 (Grantor)
124870-0051 (Grantee)

TEMPORARY LICENSE AGREEMENT

THIS TEMPORARY LICENSE AGREEMENT ("Agreement"), is made and entered into this ___ day of _____, 2016, by and between the CITY OF KIRKLAND ("City"), a Washington municipal corporation, and KPP DEVELOPMENT LLC, a Delaware limited liability company (together with its successors and assigns, "KPP").

RECITALS

WHEREAS, the City owns the real property known as the Peter Kirk Park generally located at 406 Kirkland Avenue, Kirkland, Washington, legally described in Exhibit A attached hereto ("City Property"); and

WHEREAS, KPP owns or controls approximately 11.07 acres of real property immediately east of and adjacent to the City Property known as the Parkplace Property and generally located at 457 Central Way, Kirkland, legally described in Exhibit B attached hereto ("Parkplace Property"); and

WHEREAS, KPP intends to develop the Parkplace Property as a mixed use development (the "Project") in accordance with the Development Agreement dated August 24, 2015, between the City and KPP recorded at King County Recording Number 20150827000785; and

WHEREAS, in connection with KPP's construction of the Project, the City has agreed to grant to KPP a temporary license over, under, across, through and upon a portion of the City Property for the purposes of access to Central Way and construction activities, upon the terms and conditions hereinafter set forth.

AGREEMENT

NOW, THEREFORE, in consideration of the covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.
2. Consideration. The consideration for the City's grant of the Licenses shall be a combination of monetary consideration and KPP's construction and installation of pedestrian pathways, landscaping and other improvements ("Park Improvements") within that portion of the

City Property legally described in Exhibit C attached hereto ("License Area") and as further described in Section 5 below. The Park Improvements are generally depicted in Exhibit D attached hereto. The monetary consideration shall be the difference between the value of the proposed Park Improvements and: 1) the appraised value of the permanent encumbrance of public water and sewer utilities to serve the Park Place Project; plus 2) the appraised value of the temporary roadway and construction access as further described in Section 3 below. Any such monetary consideration shall be dedicated to Peter Kirk Park.

3. Grant of Licenses

3.1 Temporary Roadway License. City hereby grants to KPP a temporary license over, across, through and upon that portion of the License Area legally described in Exhibit E attached hereto ("Roadway Area"), for ingress and egress to and from the Parkplace Property and Central Way, for all vehicular and pedestrian access purposes necessary or desirable (a) for use and occupation of the QFC supermarket (and any successor businesses and uses) located on the Parkplace Property and (b) for KPP's construction of the Project, but shall not be permitted as an entrance or exit for truck hauling, point of access for regular material deliveries to the site or as a laydown or material storage area. Construction work may be permitted in the Roadway Area if the work is approved in writing by the City and is limited in scope.

3.2. Temporary Construction Access License. City hereby grants to KPP a temporary license over, under, across, through and upon the License Area for construction and maintenance activities in connection with the Project as described in this Subsection. The Temporary Construction Access License shall include the right by KPP, its successors, assigns, employees, agents and contractors to enter upon and use the License Area for the construction, installation, maintenance and repair of (a) a temporary roadway in the Roadway Area, (b) utilities for the Project and other neighboring properties ("Utilities"), as further described in Section 5 below and (c) the Park Improvements. The temporary roadway shall be constructed in accordance with design plans approved in writing by the City's Public Work Director or her designee.

4. City and Public's Use. The City may use the License Area for any purpose that does not interfere with the purposes of the Temporary Roadway License and the Temporary Construction Access License described above (collectively the "Licenses"); provided, however, that the City acknowledges and agrees that KPP shall have the right to close and physically block the License Area from the City's and/or public's use from time to time. Prior to any closure of the License Area from the City's and/or public's use, notification and plans for the same shall be submitted, in writing, to the City, at the address provided in Section 11.12 below. No closure of access shall occur without the Kirkland Fire Department's prior written approval which shall not be unreasonably withheld: Provided, that in the event of an emergency or for safety requiring immediate by KPP for the protection of its facilities or other persons or property, KPP shall have the right to close and physically block the License Area for such time and upon such notice to the City as is reasonable under the circumstances.

5. Park Improvements; Utilities. KPP shall install and construct the Park Improvements and the Utilities on or before the Termination Date (as defined in Section 8 below) substantially in accordance with Exhibit D. The design of the Park Improvements and the Utilities shall be approved through the permitting process for which KPP shall have the right to secure permits from City of Kirkland for the installation and construction of the Park Improvements and the Utilities on the City Property. If the City requests, KPP shall provide assurance of performance satisfactory to the City prior to KPP's commencement of the Park Improvements. Upon completion of the Park Improvements, KPP shall dedicate to the City, and the City shall accept, the Park Improvements and the Utilities constructed on the City Property. Until such time as the Park Improvements and the Utilities are dedicated to the City, KPP shall maintain all improvements constructed by KPP in the License Area in good and safe condition, at KPP's sole expense.

6. Restoration; Use; Liens

6.1 KPP will be solely responsible for repair and remediation of any damage to the City Property, including any improvements thereon, caused by KPP's exercise of its rights under this Agreement.

6.2 In no event shall KPP's use of the License Area and activities associated with its construction activities cause any material disruption in the use by City and the public on that portion of the City Property that lies outside the License Area.

6.3 KPP shall use good faith efforts to perform all construction on the City Property diligently and continuously to completion in a safe and workmanlike manner.

6.4 KPP shall keep the City Property free and clear of all liens, charges, and other monetary encumbrances arising out of the use of the License Area that may be claimed or asserted by any third party. KPP agrees to hold the City harmless for any loss or expense, including reasonable attorneys' fees and costs, arising from any such liens which might be filed against the City Property.

6.5 Upon completion of the construction of the Utilities, KPP shall restore the area above the Utilities to a condition which will permit the public to use and enjoy the area. The restoration shall include the reestablishment of grass and construction of temporary paths to be used until the final restoration described in Subsection 6.6.

6.6 Upon termination or revocation of this Agreement in any manner provided in this Agreement, KPP at its own cost and expense, shall abandon its use of the License Area, remove the temporary roadway in the Roadway Area and restore the License Area, including the Roadway Area, to like or better condition than it was prior to the construction of the temporary roadway in the Roadway Area.

6.7. If the City requests, KPP shall provide assurance of performance satisfactory to the City for the cost of repair, remediation and restoration of the City Property.

7. Compliance with Laws. KPP shall comply with all applicable laws and codes in connection with its activities performed under this Agreement and its use of the License Area and shall obtain all necessary permits and approvals for all such work at KPP's expense.

8. Term. KPP's rights with respect to the Licenses shall terminate on June 30, 2018 ("Termination Date"). If KPP has not abandoned the use of the License Area, removed the temporary roadway from the Roadway Area and restored the Roadway Area and License Area as described in Section 6 by the Termination Date, KPP shall pay the City an amount equal to 400 percent of the per day appraised value as established by the Valbridge Property Advisors Appraisal Report as of November 20, 2015, which equates to \$311 per day, until KPP has fully vacated and restored the License Area and Roadway Area..

9. Assignment. The Licenses and all rights and obligations of KPP in this Agreement are not assignable without the prior written consent of the City to the proposed assignment, which consent shall not be unreasonably withheld.

10. Insurance. During the term of this Agreement, KPP and the Permitted Assignees shall, at its or their own expense, maintain on file with the City prior to exercising any rights under this Agreement currently effective and satisfactory certification of primary Comprehensive General Liability insurance with limits of liability incident to KPP's exercise of rights under this Agreement of not less than \$1,000,000 each occurrence, \$2,000,000 general aggregate. Such policy must specifically include "the City of Kirkland" as an additional insured for primary and non-contributory limits of liability incident to KPP's exercise of rights under this Agreement.

11. General Provisions

11.1 Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Washington.

11.2 Severability. If any provision of this Agreement shall be held to be invalid or unenforceable, the rest of the Agreement shall be enforced without the invalid or the unenforceable provision.

11.3 Authority. Each party respectively represents and warrants that it has the power and authority and is duly authorized to enter into this Agreement on the terms and conditions herein stated, and to deliver and perform its obligations under this Agreement.

11.4 Exhibits Incorporated. Exhibits A, B, C, D and E are incorporated herein by this reference as if fully set forth.

11.5 Headings. The headings in this Agreement are inserted for reference only and shall not be construed to expand, limit or otherwise modify the terms and conditions of this Agreement.

11.6 Time of the Essence. Time is of the essence of this Agreement and of every provision hereof. Unless otherwise set forth in this Agreement, the reference to “days” shall mean calendar days. If any time for action occurs on a weekend or legal holiday in the State of Washington, then the time period shall be extended automatically to the next business day.

11.7 Entire Agreement and Amendment. This Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof and neither this Agreement nor any provision hereof may be waived, modified, amended or terminated except by a written agreement signed by all parties hereto.

11.8 Notice of Default. No party shall be in default under this Agreement unless it has failed to perform as required under this Agreement for a period of thirty (30) days after written notice of default from any other party. Each notice of default shall specify the nature of the alleged default and the manner in which the default may be cured satisfactorily. If the nature of the alleged default is such that it cannot be reasonably cured within the thirty (30) day period, then commencement of the cure within such time period and the diligent prosecution to completion of the cure shall be deemed a cure.

11.9 Enforcement. In the event of a breach of any of the covenants or agreements set forth in this Agreement, the parties hereto shall be entitled to any and all remedies available at law or in equity, including but not limited to the equitable remedies of specific performance or mandatory or prohibitory injunction issued by a court of appropriate jurisdiction.

11.10 Revocation. The City may terminate KPP’s rights under this Agreement if after notice of default under Section 11.8 KPP has not effected a cure; provided, no act of the City other than giving notice to KPP with express statement of termination shall terminate this Agreement.

11.11 Attorneys’ Fees. In any action to enforce or determine a party’s rights under this Agreement, the prevailing party shall be entitled to attorney’s fees and costs.

11.12 Notices. All communications, notices, and demands of any kind that a party under this Agreement requires or desires to give to any other party shall be in writing and either (i) delivered personally or by reputable overnight courier (such as Federal Express), (ii) sent by facsimile with an additional copy mailed first class, or (iii) deposited in the U.S. mail, certified mail postage prepaid, return receipt requested, and addressed as follows:

If to the City: City of Kirkland
Attn: _____
123 Fifth Avenue
Kirkland, WA 98033
Facsimile: _____

If to KPP: KPP Development LLC
c/o CBRE, Inc.
1420 Fifth Avenue, Suite 1700
Seattle, WA 98101

With copies to: Prudential Real Estate Investors
4 Embarcadero Center, Suite 2700
San Francisco, CA 94111
Attention: Prisa II Asset Manager

Talon Private Capital
720 Olive Way, Suite 1020
Seattle, WA 98101
Attention: Kirkland Urban Asset Manager

Notice by hand delivery or facsimile shall be effective upon receipt, provided that notice by facsimile shall be accompanied by mailed notice as set forth herein and shall be evidenced by a printed confirmation of receipt. If sent by overnight courier, notice shall be deemed delivered on the next business day after deposited with the courier. If deposited in the mail, certified mail, return receipt requested, notice shall be deemed delivered forty-eight (48) hours after deposited. Any party at any time by notice to the other party may designate a different address or person to which such notice or communication shall be given.

11.13 Delays. If either party is delayed in the performance of its obligations under this Agreement due to Force Majeure, then performance of those obligations shall be excused for the period of delay. For purposes of this Agreement, economic downturns, loss in value of KPP assets, inability to obtain or retain financing, do not constitute a force majeure event.

11.14 Indemnification and Release. KPP shall protect, defend, indemnify and hold harmless the City, its officers, officials, employees and volunteers from and against any and all claims, actions, suits or liabilities for injury or death of any person, or for loss or damage to property, which arises directly or indirectly on account of or out of acts or omissions of KPP or KPP's servants, agents, employees and contractors in the exercise of its rights under this Agreement; except for injuries or damages caused by the sole negligence of the City.

This indemnity with respect to claims during the term of this Agreement shall survive the termination or revocation of this Agreement.

[INTENTIONAL PAGE BREAK]

11.15. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but which together shall constitute one instrument.

Exhibits

| | |
|-----------|---|
| Exhibit A | Legal Description of City Property |
| Exhibit B | Legal Description of Parkplace Property |
| Exhibit C | Legal Description of License Area |
| Exhibit D | Park Improvements |
| Exhibit E | Legal Description of Roadway Area |

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed, effective on the day and year set forth on the first page hereof.

CITY OF KIRKLAND, a Washington municipal corporation

By: _____
Print name: _____
Title: _____

KPP, LLC, a Delaware limited liability company

By: _____
Print name: _____
Title: _____

EXHIBIT A

CITY PROPERTY
LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 5 AND OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANT NORTH 89°39'00" EAST ALONG THE SOUTH LINE OF SAID SECTION 1511.50 FEET AND NORTH 00°21'00" WEST 30 FEET FROM THE MEANDER CORNER COMMON TO SECTIONS 5 AND 8 OF SAID TOWNSHIP AND RANGE;

THENCE SOUTH 89°39'00" WEST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 5, A DISTANCE OF 721.50 FEET;

THENCE NORTH 00°21'00" WEST A DISTANCE OF 623.14 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF CENTRAL AVENUE IN KIRKLAND TERRACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 21 OF PLATS, PAGE 42, IN KING COUNTY, WASHINGTON (FORMERLY LAKE AVENUE IN THE PLAT OF THE TOWN OF KIRKLAND ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGE 53, IN KING COUNTY, WASHINGTON);

THENCE NORTH 70°04'15" EAST ALONG THE SOUTHERLY LINE OF SAID CENTRAL AVENUE A DISTANCE OF 141.12 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE;

THENCE NORTH 63°26'15" EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 656.01 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH 00°21'00" WEST FROM THE POINT OF BEGINNING;

THENCE SOUTH 00°21'00" EAST A DISTANCE OF 960.20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF KIRKLAND WAY (ALSO KNOWN AS KIRKLAND AVENUE), AS IT EXISTED ON MAY 7, 1980.

(SAID LEGAL DESCRIPTION IS SET FORTH IN LOT CONSOLIDATION RECORDED AT KING COUNTY RECORDING NUMBER 20010619001842.)

EXHIBIT B

PARKPLACE PROPERTY
LEGAL DESCRIPTION

PARCEL A:

LOTS 1 THROUGH 17, INCLUSIVE, IN BLOCK 174 OF BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE DIVISION 39, AS PER PLAT RECORDED IN VOLUME 33 OF PLATS, PAGE 36, RECORDS OF KING COUNTY, WASHINGTON;

AND THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 25 NORTH, RANGE 5 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 89°39'00" WEST ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 708.00 FEET;

THENCE NORTH 00°21'00" WEST A DISTANCE OF 317.71 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°46'25" WEST A DISTANCE OF 2.87 FEET;

THENCE SOUTH 89°34'30" WEST A DISTANCE OF 166.54 FEET;

THENCE NORTH 00°25'30" WEST A DISTANCE OF 0.58 FEET;

THENCE SOUTH 89°46'25" WEST A DISTANCE OF 160.59 FEET;

THENCE NORTH 00°21'00" WEST A DISTANCE OF 488.34 FEET;

THENCE SOUTH 63°26'15" WEST A DISTANCE OF 0.72 FEET;

THENCE NORTH 00°21'00" WEST A DISTANCE OF 184.39 FEET TO THE SOUTHERLY MARGIN OF CENTRAL WAY AND A POINT THAT BEARS NORTH 89°39'00" EAST A DISTANCE OF 1,511.50 FEET ALONG THE SECTION LINE AND NORTH 00°21'00" WEST A DISTANCE OF 990.20 FEET FROM THE CORNER OF FRACTIONAL SECTIONS 5 AND 8, TOWNSHIP 25 NORTH, RANGE 5 EAST W.M., SAID POINT BEING ON THE SOUTHERLY MARGIN OF CENTRAL WAY;

THENCE NORTH 63°26'15" EAST ALONG SAID MARGIN A DISTANCE OF 60 FEET TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 174, OF SAID

AFOREMENTIONED PLAT;

THENCE SOUTH 00°21'00" EAST ALONG SAID LOT 1, A DISTANCE OF 183.91 FEET TO THE SOUTHWEST CORNER OF LOT 1;

THENCE NORTH 63°26'15" EAST ALONG THE SOUTHERLY LINE OF LOT 1, LOT 2 AND LOT 3, TO THE SOUTHEAST CORNER OF LOT 3 AND ITS INTERSECTION WITH THE WEST LINE OF LOT 4, A DISTANCE OF 161.48 FEET;

THENCE SOUTH 00°21'00" EAST ALONG THE WEST LINE OF LOT 4, A DISTANCE OF 194.10 FEET TO THE SOUTHWEST CORNER OF LOT 4;

THENCE NORTH 89°39'00" EAST ALONG THE SOUTHERLY LINE OF LOT 4 AND

LOT 5, A DISTANCE OF 132.00 FEET TO A POINT IN LOT 5 THAT BEARS NORTH 00°21'00" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00°21'00" EAST A DISTANCE OF 392.43 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN INGRESS AND EGRESS AS GRANTED BY INSTRUMENT RECORDED JULY 20, 1990, UNDER RECORDING NO. 9007200568, IN KING COUNTY, WASHINGTON.

PARCEL C:

AN EASEMENT FOR INGRESS, EGRESS AND PARKING AS GRANTED IN THAT CERTAIN "GRANT OF MUTUAL EASEMENTS" RECORDED JUNE 27, 1985 UNDER RECORDING NO. 8506270132, AS MODIFIED BY AWARD ON ARBITRATION FILED OCTOBER 30, 1990, IN KING COUNTY SUPERIOR COURT CAUSE NO. 90-2-02367-2 AND AMENDMENT RECORDED MARCH 22, 1996 UNDER RECORDING NO. 9603220640, IN KING COUNTY, WASHINGTON.

EXHIBIT C

LICENSE AREA
LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS NORTH 89°39'00" EAST A DISTANCE OF 1511.50 FEET ALONG THE SECTION LINE AND NORTH 00°21'00" WEST A DISTANCE OF 990.20 FEET FROM THE CORNER OF FRACTIONAL SECTIONS 5 AND 8, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., SAID POINT BEING ON THE SOUTHERLY MARGIN OF CENTRAL WAY;
THENCE SOUTH 00°21'00" EAST 184.32 FEET;
THENCE NORTH 63°26'15" EAST 0.72 FEET;
THENCE SOUTH 00°21'00" EAST 419.23 FEET;
THENCE NORTH 22°50'31" WEST 45.63 FEET;
THENCE NORTH 00°20'31" WEST 317.28 FEET;
THENCE NORTH 67°05'19" WEST 6.95 FEET;
THENCE NORTH 00°24'18" WEST 96.82 FEET;
THENCE NORTH 25°19'30" WEST 119.20 FEET, TO SAID MARGIN;
THENCE NORTH 63°27'48" EAST, ALONG SAID MARGIN, 81.98 FEET, TO THE POINT OF BEGINNING.

EXHIBIT D
PROPOSED PARK IMPROVEMENTS

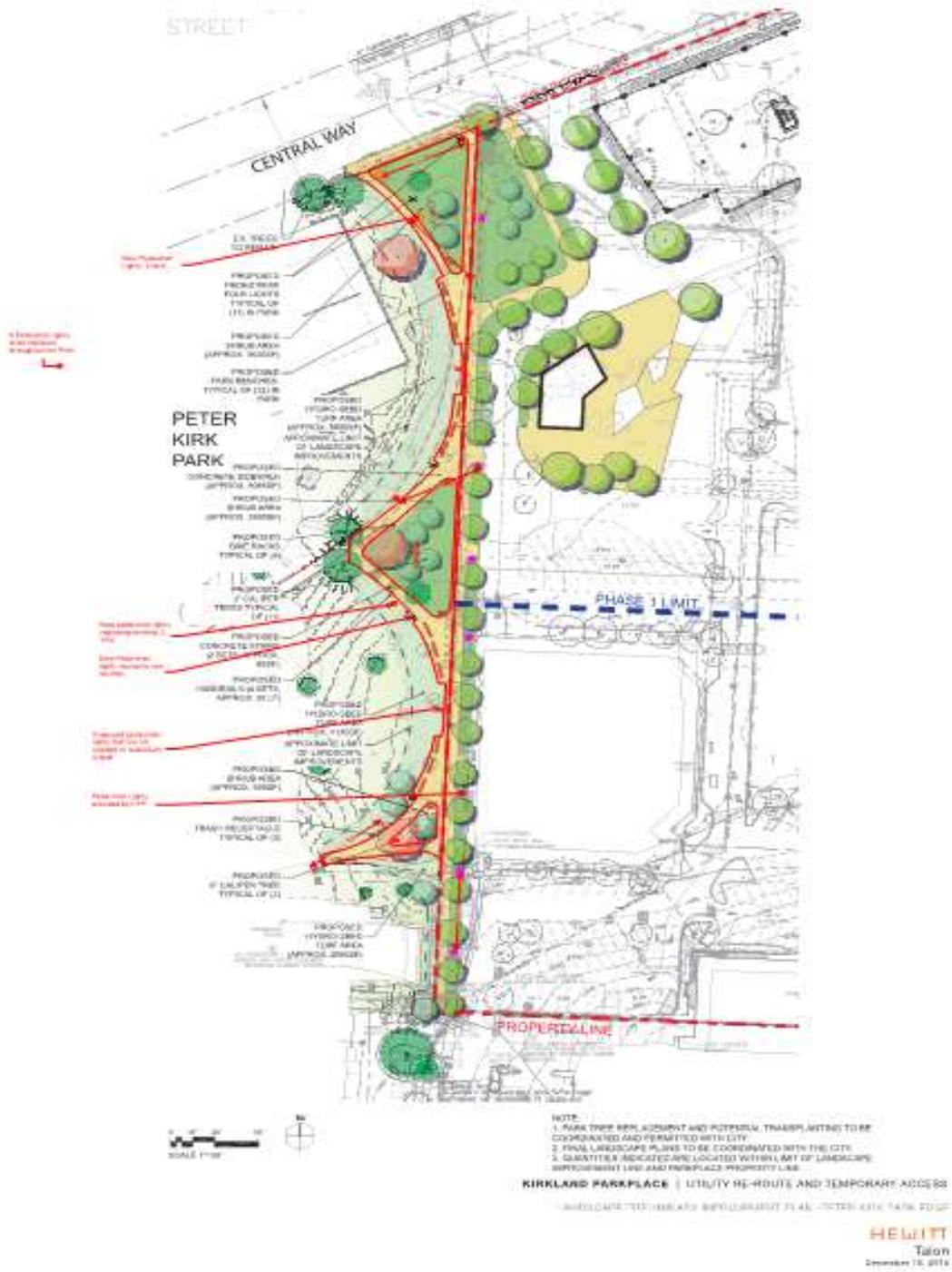


EXHIBIT E

ROADWAY AREA
LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 25 NORTH, RAGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS NORTH 89°39'00" EAST A DISTANCE OF 1511.50 FEET ALONG THE SECTION LINE AND NORTH 00°21'00" WEST A DISTANCE OF 990.20 FEET FROM THE CORNER OF FRACTIONAL SECTIONS 5 AND 8, TOWNSHIP 25 NORTH, RAGE 5 EAST, W.M., SAID POINT BEING ON THE SOUTHERLY MARGIN OF CENTRAL WAY;
THENCE SOUTH 00°21'00" EAST 184.32 FEET;
THENCE NORTH 63°26'15" EAST 0.72 FEET;
THENCE SOUTH 00°21'00" EAST 405.14 FEET, TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, THE CENTER OF WHICH BEARS NORTH 43°17'31" EAST;
THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°18'12", AN ARC DISTANCE OF 40.41 FEET, TO A POINT OF TANGENCY;
THENCE NORTH 00°24'18" WEST 503.76 FEET, TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 24.50 FEET;
THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°07'54", AN ARC DISTANCE OF 11.17 FEET, TO A POINT OF TANGENCY;
THENCE NORTH 26°32'12" WEST 26.64 FEET, TO SAID MARGIN;
THENCE NORTH 63°27'48" EAST, ALONG SAID MARGIN, 32.99 FEET, TO THE POINT OF BEGINNING.