



March 29, 2022

2 Robinson Property Limited Partnership
88 Albert Street
Ottawa, ON
K1P 5E9

RE: TREE CONSERVATION REPORT FOR 2 ROBINSON AVENUE, OTTAWA

This report details a pre-construction tree conservation report (TCR) for the above-noted property in Ottawa. The need for this TCR is related to the proposed re-development of the subject property. Such reports are required for all plans of subdivision and site plan control applications for properties on which trees of 10 centimetres diameter or greater are present.

The approval of this TCR by the City of Ottawa and the issuing of a permit by them authorize the removal of approved trees. **Importantly, although this report may be used to support the application for a city tree removal permit, it does not by itself constitute permission to remove trees or begin site clearing activities. No such work should occur before a tree removal permit is issued by the City of Ottawa. Further, any shared trees or trees located on adjacent properties will require permission from neighbouring owners prior to removal.**

The inventory in this report details the assessment of all individual trees of at least 10cm diameter on and directly adjacent to the subject property. Field work for this report was completed in January 2021. Although covered by snow at the time, it was obvious that a sizable building had recently been removed from the site. Some damage from demolition activities was noted on surrounding trees.

The construction proposed for the site includes four multi-storey residential buildings with associated surface and underground parking. The combined foot print of the buildings in addition to the excavation necessary for the underground parking will result in the removal of the majority of trees on the property. The majority of trees on adjacent City of Ottawa lands will also be retained as will a portion of the wooded area on the northern edge of the subject property (see the accompanying tree conservation plan). All trees fully on adjacent private property will be retained. The tree preservation and protection measures cited in this report will be followed to ensure the survival of trees proposed for retention.

TREE SPECIES, CONDITION, SIZE AND STATUS

In general terms tree health throughout the site is good. Notable instances of poor health are generally related to age – older senescent trees, both individual seeded and planted amenity trees



which are declining in health due to age. Other trees are suffering from biotic factors such as heavy vine growth (*Vitus* spp.), especially on edge trees, elms (*Ulmus americana*) killed by Dutch elm disease (*Ophiostoma ulmi/novo-ulmi*) and ash (*Fraxinus* spp.) killed by emerald ash borer (*Agrilus planipennis*).

Table 1 below details the species, condition, size (diameter) and status of individual and groups of trees on the subject property. Each of these is referenced by the numbers plotted on the accompanying tree conservation plan. Their status (*i.e.* to be removed or retained) is highlighted on the plan.

Table 1. Species, condition, size (diameter) and age of trees at 2 Robinson Avenue

Tree No.	Tree Species	DBH (cm) ¹	Tree condition, age class & health condition notes/ Status (to be removed or preserved and protected)	Reason for removal (if applicable)
1	Red oak (<i>Quercus rubra</i>)	24	Co-dominant leaders at 3.5m from grade; maturing; salt spray damage to crown/ to be preserved and protected	Not applicable
2	Red oak	19	Tri-dominant leaders at 3m from grade; maturing/ to be removed	Conflicts with construction
3	Red oak	23	Salt spray damage to crown; maturing/ to be preserved and protected	NA
4	Red oak	20	Divergent form; maturing/ to be removed	Conflicts with construction
5	Red oak	20	Sweep in main stem at 4m from grade; maturing/ to be removed	Conflicts with entranceway
6	Red oak	24	Frost crack in main stem from grade to 2.5m; maturing/ to be removed	Conflicts with entranceway
7	Honey-locust (<i>Gleditsia triacanthos</i>)	28	Encroaching on light standard; mature/ to be removed	Conflicts with entranceway
8	Honey-locust	15	Stem divergent at 1m from grade/ to be removed	Conflicts with entranceway
9	Honey-locust	16	Minor salt spray damage/ to be preserved and protected	NA
10	Honey-locust	24	Broad crown; maturing epicormic shoot at 1m from grade/ to be preserved and protected	NA
11	Honey-locust	18	Good condition/ to be preserved and protected	NA
12	Honey-locust	25	Good condition/ to be preserved and protected	NA
13	Honey-locust	25	Good condition/ to be preserved and protected	NA
14	Honey-locust	20	Epicormic growth at 1m from grade/ to be preserved and protected	NA



15	Honey-locust	11 avg.	Tri-stemmed from grade/ to be preserved and protected	NA
16	Honey-locust	23	Good condition/ to be preserved and protected	NA
17	Honey-locust	22	Good condition/ to be preserved and protected	NA
18	Honey-locust	26	Good condition/ to be preserved and protected	NA
19	Freeman maple (<i>Acer x freemanii</i>)	10	Co-dominant leaders at 4m from grade/ to be preserved and protected	NA
20	Freeman maple	9	Co-dominant leaders at 2m from grade/ to be preserved and protected	NA
21	Red oak	7	Divergent leader/ to be preserved and protected	NA
22	Red oak	7	Divergent leader/ to be preserved and protected	NA
23	Red oak	5	Low vigour, heavy basal damage/ to be preserved and protected	NA
24	Honey-locust	27	Good condition/ to be preserved and protected	NA
25	Norway maple	37	Multiple leaders at 2m from grade, branch cluster/ to be removed	Conflicts with construction
26	Norway maple	24	Co-dominant stem at 2m from grade, included bark union/ to be removed	Conflicts with grade changes
27	Colorado spruce	31	Good condition/ to be removed	Conflicts with grade changes
28	Norway maple	32	Branch cluster at 2m from grade/ to be removed	Conflicts with grade changes
29	Norway maple	33	Co-dominant stems at 2.5m from grade/ to be removed	Conflicts with grade changes
30	Norway maple	25	Tri-dominant stems at 2.5m from grade/ to be removed	Conflicts with construction
31	Austrian pine	33	Significant sap sucker damage/ to be removed	Conflicts with construction
32	Austrian pine	40	Asymmetrical/ to be removed	Conflicts with construction
33	Austrian pine	36	Good condition/ to be removed	Conflicts with construction
34	Colorado spruce	31	Visible signs of pitch mass borer/ to be removed	Conflicts with construction
35	Colorado spruce	31	Good condition/ to be removed	Conflicts with construction

36	Austrian pine	37	Sap sucker damage/ to be removed	Conflicts with construction
37	Colorado spruce	31	Good condition/ to be removed	Conflicts with construction
38	Colorado spruce	33	Good condition/ to be removed	Conflicts with construction
39	Colorado spruce	43	Good condition/ to be removed	Conflicts with construction
40	Norway maple	24	Good condition/ to be removed	Conflicts with construction
41	Norway maple	34	4 competing stems at 4m from grade/ to be removed	Conflicts with construction
42	Colorado spruce	27	Mild sweep/ to be removed	Conflicts with construction
43	Colorado spruce	28	Mild sweep/ to be removed	Conflicts with construction
44	Colorado spruce	21	Mild sweep/ to be removed	Conflicts with construction
45	Colorado spruce	21	Mild sweep/ to be removed	Conflicts with construction
46	Colorado spruce	26	Mild sweep/ to be removed	Conflicts with construction
47	Colorado spruce	20	Good condition/ to be removed	Conflicts with construction
48	Colorado spruce	33	Good condition/ to be removed	Conflicts with construction
49	Colorado spruce	33	Competing parallel stems at 2.5m from grade/ to be removed	Conflicts with grade changes
50	Norway maple	10	Good condition/ to be removed	Conflicts with construction
51	Norway maple	24	Severely decayed stem from grade to 4m/ to be removed	Conflicts with construction
52	Norway maple	20	Significant lower deadwood/ to be removed	Conflicts with construction
53	Norway maple	27	Severely decayed from grade to 2.5m/ to be removed	Conflicts with construction
54	Honey-locust	21	Asymmetrical/ to be removed	Conflicts with construction
55	Honey-locust	29	Good condition/ to be removed	Conflicts with construction
56	Honey-locust	22	Good condition/ to be removed	Conflicts with construction
57	Honey-locust	17	Low vigour/ to be removed	Conflicts with construction

58	Honey-locust	36	Major physical basal damage/ to be removed	Conflicts with construction
59	Eastern cottonwood (<i>Populus deltoides</i>)	14	Good condition/ to be removed	Conflicts with construction
60	Eastern cottonwood	20	Good condition/ to be removed	Conflicts with construction
61	Trembling aspen (<i>Populus tremuloides</i>)	14	Good condition/ to be removed	Conflicts with construction
62	Eastern cottonwood	13	Good condition/ to be removed	Conflicts with construction
63	Eastern cottonwood	13	Good condition/ to be removed	Conflicts with construction
64	Eastern cottonwood	11	Good condition/ to be removed	Conflicts with construction
65	Eastern cottonwood	19	Good condition/ to be removed	Conflicts with construction
66	Balsam poplar (<i>Populus balsamifera</i>)	14	Divergent/ to be removed	Conflicts with construction
67	Siberian elm (<i>Ulmus pumila</i>)	17 & 10	Divergent/ to be removed	Conflicts with retaining wall
68	Eastern cottonwood	32 & 40	Double stems from grade, infested with wild grape vine, growing into chain link fence/ to be removed	Conflicts with retaining wall
69	American elm (<i>Ulmus americana</i>)	17 & 20	Double stem from grade/ to be removed	Conflicts with retaining wall
70	Manitoba maple (<i>Acer negundo</i>)	13 avg.	4 stemmed at grade/ to be removed	Conflicts with retaining wall
71	Balsam poplar	13 & 17	Double stem at 0.3m from grade, heavily divergent/ to be removed	Conflicts with pathway
72	Manitoba maple	17	Divergent/ to be removed	Conflicts with retaining wall
73	Manitoba maple	17	Upright form, encroaching on chain link fence/ to be removed	Conflicts with retaining wall
74	Manitoba maple	17 avg.	4 stemmed at grade/ to be removed	Conflicts with retaining wall
75	Crab apple (<i>Malus spp.</i>)	10 avg.	5 stemmed at grade/ to be removed	Conflicts with retaining wall
76	Manitoba maple	12 avg.	7 stemmed at grade/ to be removed	Conflicts with retaining wall

77	Manitoba maple	10 avg.	Tri-stemmed at grade/ to be removed	Conflicts with retaining wall
78	Manitoba maple	14 avg.	9 stemmed at grade/ to be removed	Conflicts with retaining wall
79	Manitoba maple	16 avg.	6 stemmed at grade, infested with wild grape vine/ to be removed	Conflicts with retaining wall
80	Eastern cottonwood	13	Good condition/ to be removed	Conflicts with construction
81	Eastern cottonwood	29	Infested with wild grape vine/ to be removed	Conflicts with pathway
82	Siberian elm	12 & 15	Co-dominant stems at 0.5m/ to be removed	Conflicts with retaining wall
83	Manitoba maple	10	Divergent/ to be removed	Conflicts with retaining wall
84	Siberian elm	14 & 11	Stems growing on either side of chain link fence/ to be removed	Conflicts with retaining wall
85	Eastern cottonwood	23	Slightly divergent/ to be removed	Conflicts with retaining wall
86	Eastern cottonwood	15	Divergent/ to be removed	Conflicts with retaining wall
87	Siberian elm	16	Good condition/ to be removed	Conflicts with grade changes
88	Siberian elm	16	Good condition/ to be preserved and protected	NA
89	Eastern cottonwood	10	Co-dominant leaders/ to be preserved and protected	NA
90	Manitoba maple	12	Strongly divergent/ to be removed	Conflicts with grade changes
91	Siberian elm	17	Good condition/ to be removed	Conflicts with grade changes
92	Siberian elm	18	Good condition/ to be removed	Conflicts with grade changes
93	Eastern cottonwood	14	Divergent/ to be removed	Conflicts with grade changes
94	Siberian elm	10 & 12	Double stem at 0.2m from grade/ to be removed	Conflicts with pathway
95	Siberian elm	20	Good condition/ to be removed	Conflicts with pathway
96	Siberian elm	12	Good condition/ to be removed	Conflicts with grade changes
97	Eastern cottonwood	19	Divergent/ to be preserved and protected	NA
98	Eastern cottonwood	14	Divergent/ to be preserved and protected	NA

99	Eastern cottonwood	15 & 15	Double stem at grade, divergent/ to be preserved and protected	NA
100	Manitoba maple	13 & 13	Double stem at grade/ to be preserved and protected	NA
101	Siberian elm	17	Good condition, upright/ to be preserved and protected	NA
102	Manitoba maple	14 avg.	4 stemmed at grade/ to be preserved and protected	NA
103	Eastern cottonwood	15	Slight divergence/ to be preserved and protected	NA
104	Eastern cottonwood	21	Slight divergence/ to be preserved and protected	NA
105	Eastern cottonwood	18	Good condition/ to be preserved and protected	NA
106	Eastern cottonwood	12	Slight divergence/ to be preserved and protected	NA
107	Eastern cottonwood	15	Slight divergence/ to be preserved and protected	NA
108	Eastern cottonwood	11	Slight divergence/ to be preserved and protected	NA
109	Eastern cottonwood	11	Slight divergence/ to be preserved and protected	NA
110	Eastern cottonwood	13	Good condition/ to be removed	Conflicts with grade changes
111	Eastern cottonwood	10 & 10	Co-dominant stems at grade/ to be preserved and protected	NA
112	Largetooth aspen (<i>Populus grandidentata</i>)	13 & 10	Double stem at grade/ to be preserved and protected	NA
113	Eastern cottonwood	12	Good condition/ to be preserved and protected	NA
114	Largetooth aspen	17	Good condition/ to be preserved and protected	NA
115	Eastern cottonwood	13	Divergent/ to be preserved and protected	NA
116	Eastern cottonwood	15	Good condition/ to be preserved and protected	NA
117	Largetooth aspen	18	Sap sucker damage/ to be removed	Conflicts with grade changes
118	Eastern cottonwood	15 & 17	Double stemmed at grade, good condition, upright/ to be removed	Conflicts with grade changes
119	Eastern cottonwood	18 & 13	Double stemmed at grade/ to be removed	Conflicts with grade changes

120	Eastern cottonwood	19	Good condition, upright/ to be removed	Conflicts with construction
121	Eastern cottonwood	14	Slight divergence/ to be removed	Conflicts with construction
122	Eastern cottonwood	16	Slight divergence/ to be removed	Conflicts with construction
123	Eastern cottonwood	19	Good condition, upright/ to be removed	Conflicts with construction
124	Eastern cottonwood	12 avg.	5 stemmed at grade/ to be removed	Conflicts with construction
125	Eastern cottonwood	21	Good condition/ to be removed	Conflicts with construction
126	Large-tooth aspen	10	Good condition/ to be removed	Conflicts with construction
127	Eastern cottonwood	14	Slight divergence/ to be removed	Conflicts with construction
128	Siberian elm	13 & 18	Double stem at grade, stems growing on either side of fence/ to be removed	Conflicts with grade changes
129	Red oak	32	Good condition/ to be removed	Conflicts with underground garage
130	Siberian elm	35	Co-dominant leaders at 2.5m from grade/ to be removed	Conflicts with grade changes
131	Manitoba maple	16	Divergent/ to be preserved and protected	NA
132	Manitoba maple	30	Heavily divergent/ to be preserved and protected	NA
133	Manitoba maple	15	Divergent leader/ to be preserved and protected	NA
134	American elm	17	Good condition/ to be preserved and protected	NA
135	Manitoba maple	22	Heavily divergent/ to be preserved and protected	NA
136	American elm	14	Thin canopy, overshadowed/ to be preserved and protected	NA
137	Manitoba maple	32	Heavily divergent/ to be preserved and protected	NA
138	American elm	26	Good condition/ to be preserved and protected	NA
139	American elm	29	Divergent/ to be preserved and protected	NA
140	American elm	20	Good condition/ to be preserved and protected	NA

141	American elm	28	Divergent leader/ to be preserved and protected	NA
142	American elm	13	Divergent/ to be preserved and protected	NA
143	American elm	22	Divergent leader at 3m from grade/ to be preserved and protected	NA
144	Siberian elm	35	In advanced decline/ to be removed	Poor condition
145	Siberian elm	26	In advanced decline/ to be removed	Poor condition
146	Siberian elm	27	In advanced decline/ to be removed	Poor condition
147	Siberian elm	17	In advanced decline/ to be removed	Poor condition
148	American elm	12	Slightly divergent/ to be preserved and protected	NA
149	Manitoba maple	56	Co-dominant leader at 2m from grade, divergent leaders/ to be preserved and protected	NA
150	American elm	14	Slightly divergent/ to be preserved and protected	NA
151	American elm	17	Slightly divergent/ to be preserved and protected	NA
152	Siberian elm	16	Slightly divergent/ to be preserved and protected	NA
153	Manitoba maple	24	Major crown dieback/ to be preserved and protected	NA
154	Siberian elm	45	Co-dominant leaders from grade/ to be preserved and protected	NA
155	Siberian elm	37	Co-dominant leaders from grade/ to be preserved and protected	NA
156	Manitoba maple	24	Fair condition, deadwood in crown/ to be removed	Conflicts with underground garage
157	Manitoba maple	10	Heavily divergent/ to be removed	Conflicts with underground garage
158	Manitoba maple	11	Co-dominant leader/ to be removed	Conflicts with underground garage
159	Manitoba maple	13	Slightly divergent/ to be preserved and protected	NA
160	Manitoba maple	12	Heavily divergent/ to be preserved and protected	NA
161	Siberian elm	13	Slightly divergent/ to be preserved and protected	NA
162	Siberian elm	19	Good condition/ to be preserved and protected	NA

163	Siberian elm	14	Good condition/ to be preserved and protected	NA
164	Siberian elm	12	Good condition/ to be preserved and protected	NA
165	Siberian elm	12	Good condition/ to be preserved and protected	NA
166	Manitoba maple	12	Good condition/ to be preserved and protected	NA
167	Siberian elm	36	Co-dominant leaders at grade/ to be preserved and protected	NA
168	Siberian elm	19	Slightly divergent, deadwood in crown/ to be preserved and protected	NA
169	Siberian elm	21	Slightly divergent, deadwood in crown/ to be preserved and protected	NA
170	Siberian elm	35	Slightly divergent, deadwood in crown/ to be preserved and protected	NA
171	Manitoba maple	12	Heavily divergent, co-dominant leaders at grade/ to be preserved and protected	NA
172	American elm	28	Good condition/ to be preserved and protected	NA
173	Manitoba maple	26	Slightly divergent, co-dominant leader/ to be preserved and protected	NA
174	American elm	19	Good condition/ to be preserved and protected	NA
175	American elm	10	Overshadowed, divergent/ to be preserved and protected	NA
176	Manitoba maple	29	Heavily divergent/ to be preserved and protected	NA
177	Manitoba maple	26	Heavily divergent/ to be preserved and protected	NA
178	Manitoba maple	46	Co-dominant leaders at 0.5m from grade/ to be preserved and protected	NA
179	American elm	17	Leader has been removed - topped/ to be preserved and protected	NA
180	American elm	19	Divergent leader/ to be preserved and protected	NA
181	Siberian elm	39	Divergent/ to be preserved and protected	NA
182	American elm	22	Divergent/ to be preserved and protected	NA
183	Siberian elm	19	Leader has been removed - topped/ to be preserved and protected	NA
184	Siberian elm	13	In advanced decline/ to be removed	Poor condition

185	American elm	23	Good condition/ to be preserved and protected	NA
186	American elm	10	Good condition/ to be preserved and protected	NA
187	American elm	12	Good condition/ to be removed	Conflicts with proposed path
188	American elm	14	Good condition/ to be removed	Conflicts with proposed path
189	Siberian elm	10	Good condition/ to be removed	Conflicts with proposed path
190	Manitoba maple	30	Heavily divergent/ to be removed	Conflicts with proposed path
191	Manitoba maple	29	Co-dominant leaders at 0.5m from grade/ to be removed	Conflicts with proposed path
192	Buckthorn (<i>Rhamnus</i> spp.)	10	Divergent/ to be preserved and protected	NA
193	Siberian elm	48	Divergent/ to be preserved and protected	NA
194	Manitoba maple	23	Divergent leader/ to be preserved and protected	NA
195	Manitoba maple	13	Divergent/ to be removed	Conflicts with proposed path
196	Siberian elm	53	In advanced decline/ to be removed	Poor condition
197	Manitoba maple	33.5	Four stems from grade, heavily divergent/ to be preserved and protected	NA
198	Manitoba maple	28	Co-dominant stems at grade, heavily divergent/ to be preserved and protected	NA
199	Siberian elm	21	Good condition/ to be preserved and protected	NA
200	Manitoba maple	42.3	Four stems from grade, heavily divergent, topped stem/ to be preserved and protected	NA
201	Manitoba maple	25	Heavily divergent/ to be preserved and protected	NA
202	Siberian elm	25	Overshadowed, crown dieback/ to be preserved and protected	NA
203	Manitoba maple	15	Heavily divergent, co-dominant leaders at grade/ to be preserved and protected	NA
204	Manitoba maple	10	Divergent/ to be removed	Conflicts with proposed path
205	Manitoba maple	10	Divergent/ to be preserved and protected	NA
206	American elm	43	Good condition/ to be removed	Conflicts with proposed path

207	Manitoba maple	18	Slight divergence/ to be preserved and protected	NA
208	Siberian elm	16	Good condition/ to be preserved and protected	NA
209	Manitoba maple	10	Good condition/ to be preserved and protected	NA
210	Manitoba maple	10	Good condition/ to be removed	Conflicts with proposed path

¹Diameter at breast height, or 1.4m from grade.

Pictures 1 through 8 on pages 14 to 17 of this report show selected individual trees and tree groupings on the subject property.

FEDERAL AND PROVINCIAL REGULATIONS

Federal and provincial regulations can be applicable to trees on private and public property. In particular, the following two regulations have been considered for this property:

- 1) Endangered Species Act (2007): No butternuts (*Juglans cinerea*) were identified on the subject or adjacent properties. This species of tree is listed as threatened under the Province of Ontario's Endangered Species Act (2007) and so is protected from harm.
- 2) Migratory Bird Convention Act (1994): In the period between April and August of each year nest surveys are required to be performed by a suitably trained person no more than five (5) days before trees or other similar nesting habitat are to be removed.

TREE PRESERVATION AND PROTECTION MEASURES

Preservation and protection measures intended to mitigate damage during construction will be applied for trees retained on the subject and adjacent property. The following measures are the minimum required by the City of Ottawa to ensure tree survival during and following construction:

1. As per the City of Ottawa's tree protection barrier specification, erect a fence as close as possible to the critical root zone (CRZ¹) of the tree(s);
2. Do not place any material or equipment within the CRZ of the tree(s);
3. Do not attach any signs, notices or posters to any tree;
4. Do not raise or lower the existing grade within the CRZ without approval;
5. Tunnel or bore instead of trenching within the CRZ of any tree;
6. Do not damage the root system, trunk or branches of any tree;
7. Ensure that exhaust fumes from all equipment are NOT directed towards any tree's canopy.

¹ The critical root zone (CRZ) is established as being 10 centimetres from the trunk of a tree for every centimetre of trunk Diameter at breast height (DBH). The CRZ is calculated as DBH x 10 cm.

I trust this report satisfies your requirements. Please do not hesitate to contact the undersigned with any questions or comments you may have.

This report is subject to the attached Limitations of Tree Assessments to which the reader's attention is directed.

Yours,



Andrew K. Boyd, B.Sc.F, R.P.F. (#1828)
Certified Arborist #ON-0496A and TRAQualified
Consulting Urban Forester



Picture 1. Dead ash trees at 2 Robinson Avenue



Picture 2. Poplars resulting from root sprouts at 2 Robinson Avenue



Picture 3. Seeded Siberian elms and Manitoba maples at 2 Robinson Avenue



Picture 4. Poplars along western property line of 2 Robinson Avenue



Picture 5. Planted grouping of Colorado spruce at 2 Robinson Avenue



Picture 6. Line of planted honey-locust at 2 Robinson Avenue



Picture 7. Line of planted Colorado spruce (centre) and Norway maples at 2 Robinson Avenue



Picture 8. Planted grouping of Colorado spruce at 2 Robinson Avenue

LIMITATIONS OF TREE ASSESSMENTS & LIABILITY

GENERAL

It is the policy of *IFS Associates Inc.* to attach the following clause regarding limitations. We do this to ensure that our clients are clearly aware of what is technically and professionally realistic in assessing trees for retention.

This report was carried out by *IFS Associates Inc.* at the request of the client. The information, interpretation and analysis expressed in this report are for the sole benefit and exclusive use of the client. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the client to whom it is addressed. Unless otherwise required by law, neither all or any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through public relations, news or other media, without the prior expressly written consent of the author, and especially as to value conclusions, identity of the author, or any reference to any professional society or institute or to any initialed designation conferred upon the author as stated in his qualifications.

This report and any values expressed herein represent the opinion of the author; his fee is in no way contingent upon the reporting of a specified value, a stipulated result, nor upon any finding to be reported.

Details obtained from photographs, sketches, *etc.*, are intended as visual aids and are not to scale. They should not be construed as engineering reports or surveys. Although every effort has been made to ensure that this assessment is reasonably accurate, the tree(s) should be reassessed at least annually. The assessment presented in this report is valid at the time of the inspection only. The loss or alteration of any part of this report invalidates the entire report.

LIMITATIONS

The information contained in this report covers only the tree(s) in question and no others. It reflects the condition of the assessed tree(s) at the time of inspection and was limited to a visual examination of the accessible portions only. *IFS Associates Inc.* has prepared this report in a manner consistent with that level of care and skill ordinarily exercised by members of the forestry and arboricultural professions, subject to the time limits and physical constraints applicable to this report. The assessment of the tree(s) presented in this report has been made using accepted arboricultural techniques. These include a visual examination of the above-ground portions of each tree for structural defects, scars, cracks, cavities, external indications of decay such as fungal fruiting bodies, evidence of insect infestations, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the proximity of people and property. Except where specifically noted in the report, the tree(s) examined were not dissected, cored, probed or climbed to gain further evidence of their structural condition. Also, unless otherwise noted, no detailed root collar examinations involving excavation were undertaken.

While reasonable efforts have been made to ensure that the tree(s) proposed for retention are healthy, no warranty or guarantee, expressed or implied, are offered that these trees, or any parts of them, will remain standing. This includes other trees on or off the property not examined as part of this assignment. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree or groups of trees or their

component parts in all circumstances, especially when within construction zones. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of root loss due to excavation and other construction-related impacts. This risk can only be eliminated through full tree removal (which is recommended in this case).

Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site conditions, or seasonal variations in the weather. It is a condition of this report that *IFS Associates Inc.* be notified of any changes in tree condition and be provided an opportunity to review or revise the recommendations within this report.

Recognition of changes to a tree's condition requires expertise and extensive experience. It is recommended that *IFS Associates Inc.* be employed to re-inspect the tree(s) with sufficient frequency to detect if conditions have changed significantly.

ASSUMPTIONS

Statements made to *IFS Associates Inc.* in regards to the condition, history and location of the tree(s) are assumed to be correct. Unless indicated otherwise, all trees under investigation in this report are assumed to be on the client's property. A recent survey prepared by a Licensed Ontario Land Surveyor showing all relevant trees, both on and adjacent to the subject property, will be provided prior to the start of field work. The final version of the grading plan for the project will be provided prior to completion of the report. Any further changes to this plan invalidate the report on which it is based. *IFS Associates Inc.* must be provided the opportunity to revise the report in relation to any significant changes to the grading plan. The procurement of said survey and grading plan, and the costs associated with them both, are the responsibility of the client, not *IFS Associates Inc.*

LIABILITY

Without limiting the foregoing, no liability is assumed by *IFS Associates Inc.* for:

- 1) any legal description provided with respect to the property;
- 2) issues of title and/or ownership with respect to the property;
- 3) the accuracy of the property line locations or boundaries with respect to the property;
- 4) the accuracy of any other information provided by the client or third parties;
- 5) any consequential loss, injury or damages suffered by the client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and,
- 6) the unauthorized distribution of the report.

Further, under no circumstances may any claims be initiated or commenced by the client against *IFS Associates Inc.* or any of its directors, officers, employees, contractors, agents or assessors, in contract or in tort, more than 12 months after the date of this report.

ONGOING SERVICES

IFS Associates Inc. accepts no responsibility for the implementation of any or all parts of the report, unless specifically requested to supervise the implementation or examine the results of activities recommended herein. In the event that examination or supervision is requested, that request shall be made in writing and the details, including fees, agreed to in advance.