



Name of Project:	Knollwood Mobile Estates
Location or Address:	37600 sunset St. #58, Sandy, OR 97055

Map & Tax Lot #	T:	R:	Section:	Tax Lot (s):
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Request:	Removal of 1 alder & 1 maple that are hazard trees.

I am the (check one) owner lessee of the property listed above, and the statements and information contained herein are in all respects true, complete and correct to the best of my knowledge and belief.

Applicant (if different than owner) Allison Hansm	Owner
Address 37600 sunset St. #52	Address
City/State/Zip Sandy, OR 97055	City/State/Zip
Email knollwoodestates@hotmail.com	Email
Phone 971-313-2190	Phone
Signature Allison Hansm	Signature

Staff Use Only

File #: 24-001 TRC	Date: 1/5/24	Fee\$: 116	Planner: P. Depu
Type of review:	Type I <input checked="" type="checkbox"/>	Type II <input type="checkbox"/>	Type III <input type="checkbox"/> Type IV <input type="checkbox"/>
Has applicant attended a pre-app?	Yes <input type="checkbox"/> No <input type="checkbox"/>	If yes, date of pre-app meeting: N/A	

SITE PLAN

90
Home # 95
p 8 # 98

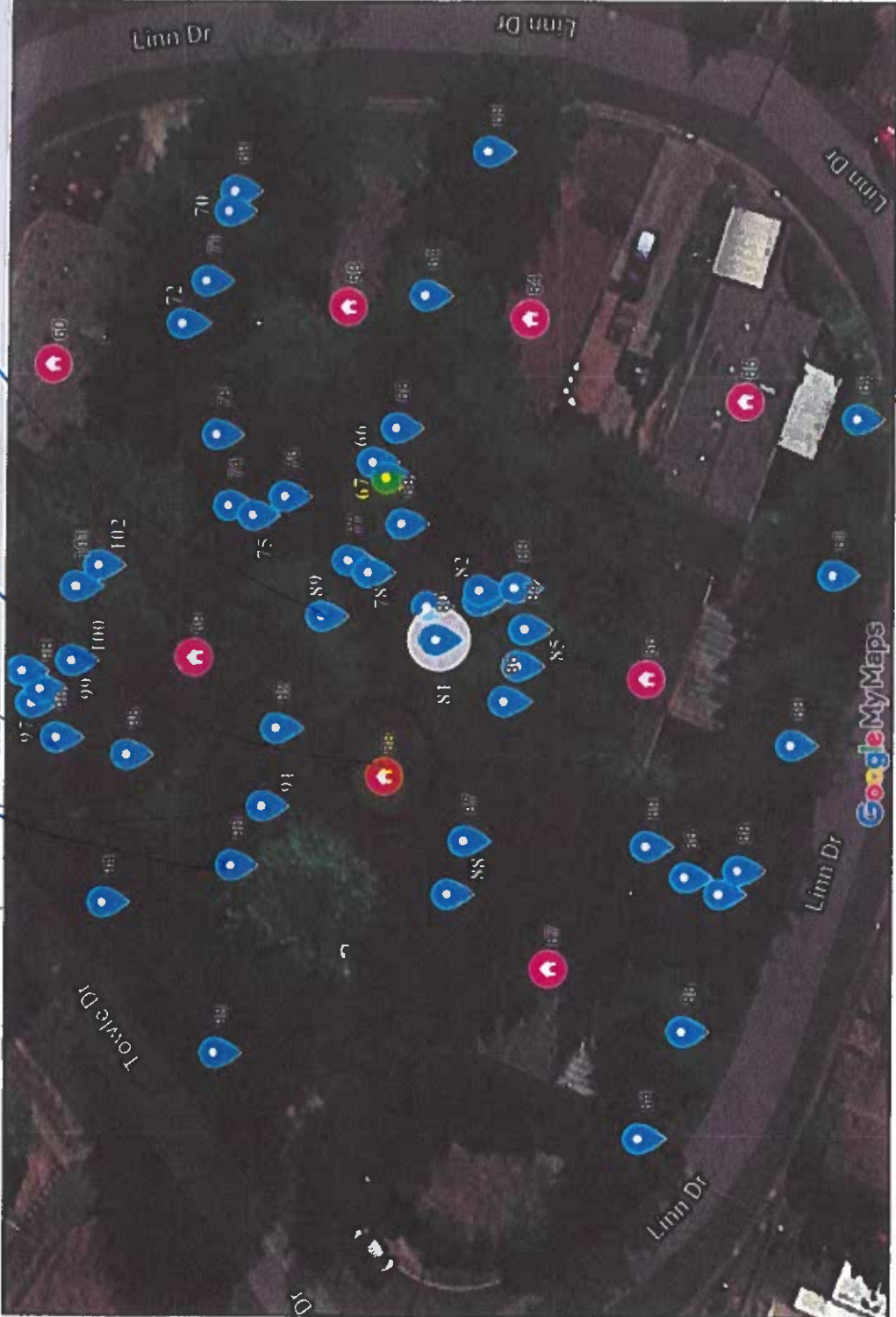


Figure 5 Linn Dr. Trees 54-102.

Teragan & Associates, Inc.
3145 Westview Circle, Lake Oswego, OR 97034
E: info@teragan.com | O: 503.697.1975

ESTIMATE

Sylvan Tree Care
17790 Towle dr
Sandy, OR 97055

sylvantree@outlook.com
+1 (503) 307-0117
CCB#243900. Licensed, Bonded, and Insured



Knollwood Estates

Bill to

Knollwood Estates
Sandy, Or

Estimate details

Estimate no.: 1205

Estimate date: 01/02/2024

#	Product or service	SKU	Qty	Rate	Amount
1.	Tree removal Remove hazardous maple tree in front yard of unit 58. Tree has a hazardous structure, a bad main union with included bark, a bifurcation (separation) in main union that goes to ground level, a heavy leaning co-dominant trunk that is larger than 2nd vertical stem, signs of decay next to main union, and a damaged/decaying exposed root system. Cut all large trunk wood into 16-17" firewood lengths and leave in yard. Chip and haul all limbs/debris with full clean up, rake and blow off work area.			\$1,600.00	\$1,600.00
				Total	\$1,600.00

Note to customer

Thank you for contacting Sylvan Tree Care. CCB# 243900, licensed, bonded, and insured. If you have any questions or concerns please give us call at 503-668-8293. We look forward to working with you!

Tree #89 on inventory list

ESTIMATE

Sylvan Tree Care
17790 Towle dr
Sandy, OR 97055

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+1 (503) 307-0117
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Knollwood Estates

Bill to

Knollwood Estates
Sandy, Or

Estimate details

Estimate no.: 1204
Estimate date: 01/02/2024

#	Product or service	SKU	Qty	Rate	Amount
1.	Tree removal Remove decaying/declining alder tree on hillside below unit 58 down to about ground level. Tree has lost its top, has severe decay at base and mid-trunk, and has been dropping large dead limbs onto home below. Cut large trunk wood into 16-17" firewood lengths and leave in yard and along driveway. Chip and haul all limbs/debris with full clean up, rake and blow off work area.			\$1,000.00	\$1,000.00
Total					\$1,000.00

Note to customer

Thank you for contacting Sylvan Tree Care. CCB# 243900, licensed, bonded, and insured. If you have any questions or concerns please give us call at 503-668-8293. We look forward to working with you!

Tree #90 on inventory list



MEMORANDUM

DATE: October 5, 2021
TO: Allison Hanson, Knollwood Estates
FROM: Christine Johnson, ISA Certified Arborist, PN-8730A
RE: 2021 Knollwood Estates Tree Inventory

Summary

Teragan & Associates, Inc. was contacted by Ms. Allison Hanson (Knollwood Estates) to update a 2017 tree inventory for the Knollwood Estates property (37600 Sunset St, Sandy, OR 97055). One site visit was made on September 27, 2021. The following information was collected for every tree over 8-inches in diameter: tree number, common name, scientific name, DBH (diameter at breast height), health, structural condition, pertinent comments and location (Appendix 3). Trees were not tagged. A site map of tree locations is provided in Appendix 4. A total of 202 trees were inventoried.

Sincerely,

Christine Johnson

Christine Johnson, MS
ISA Certified Arborist, PN-8730A
Member, American Society of Consulting Arborists
E: christine@teragan.com | C: 971.978.9381

Enclosures:

- Appendix 1: Certification of Performance
- Appendix 2: Assumptions and Limiting Conditions
- Appendix 3: Tree Inventory
- Appendix 4: Tree Map

Appendix 1: Certification of Performance

I, Christine Johnson, certify:

- That a representative of Teragan & Associates, Inc., has inspected the tree(s) and/or the property referred to in this report. The extent of the evaluation is stated in the attached report.
- That Teragan & Associates, Inc. has no current or prospective interest in the vegetation of the property that is the subject of this report, and Teragan & Associates, Inc. has no personal interest or bias with respect to the parties involved.
- That Teragan & Associates, Inc.'s compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.
- That the analysis, opinions, and conclusions that were developed as part of this report have been prepared according to commonly accepted arboricultural practices.
- That a Board-Certified Master Arborist has overseen the gathering of data.

Appendix 2: Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Teragan and Associates, Inc. checked the species identification and tree diameters in the field.
2. It is assumed that this property is not in violation of any codes, statutes, ordinances, or other governmental regulations.
3. The consultant is not responsible for information gathered from others involved in various activities pertaining to this project. Care has been taken to obtain information from reliable sources.
4. Loss or alteration of any part of this delivered report invalidates the entire report.
5. Drawings and information contained in this report may not be to scale and are intended to be used as display points of reference only.
6. The consultants' role is only to make recommendations. Inaction on the part of those receiving the report is not the responsibility of the consultant.



Appendix 3: Tree Inventory -Knollwood Estates
Conducted on 9/27/2021

Tree No.	Unit/Location	Common Name	Botanical Name	DBH* (in)	Condition**	Structure**	Comments
1	N/A	western redcedar	<i>Thuja plicata</i>	24	Fair	Good	Thin, discolored foliage.
2	1	European white birch	<i>Betula pendula</i>	13	Very poor	Poor	Thin, heavy sap sucker holes, in decline.
3	1	Japanese maple	<i>Acer palmatum</i>	9	Fair	Fair	Mechanical damage at trunk base: diameter measured at 0.5' AGL.
4	1	dogwood	<i>Cornus florida</i>	6	Good	Good	Codominant leaders: 4,4.
5	Street	purple leaf plum	<i>Prunus cerasifera</i>	13	Good	Poor	Topping history: crossing branches, fungus.
6	1	western redcedar	<i>Thuja plicata</i>	25	Fair	Good	Thin, discolored foliage.
7	1	Douglas fir	<i>Pseudotsuga menziesii</i>	28	Good	Good	
8	1	Pine	<i>Pinus sp.</i>	20	Good	Good	5 needles per cluster: 2-3" long, long cone.
9	2	Douglas fir	<i>Pseudotsuga menziesii</i>	19	Good	Good	
10	2	Douglas fir	<i>Pseudotsuga menziesii</i>	17	Good	Poor	Lost top at 30' AGL.
11	2	Douglas fir	<i>Pseudotsuga menziesii</i>	21	Good	Good	
12	2	Douglas fir	<i>Pseudotsuga menziesii</i>	14	Good	Fair	Horizontal bulging at 12' AGL.
13	2	Douglas fir	<i>Pseudotsuga menziesii</i>	26	Good	Good	
14	2	Douglas fir	<i>Pseudotsuga menziesii</i>	19	Good	Good	
15	2	bigleaf maple	<i>Acer macrophyllum</i>	12	Good	Fair	Multiple leaders:9,6,4.
16	3	European white birch	<i>Betula pendula</i>	20	Good	Good	
17	3	bigleaf maple	<i>Acer macrophyllum</i>	14	Good	Fair	Unbalanced to N.
18	3	Douglas fir	<i>Pseudotsuga menziesii</i>	15	Good	Fair	Unbalanced to the NW.
19	4	bigleaf maple	<i>Acer macrophyllum</i>	37	Good	Fair	Codominant leaders:22,17.
20	4	bigleaf maple	<i>Acer macrophyllum</i>	8	Good	Fair	Unbalanced to W: boundary tree.
21	4	bigleaf maple	<i>Acer macrophyllum</i>	27	Good	Fair	Codominant leaders:17,17,12,5: unbalanced to W, starts on neighboring property.
22	4	red alder	<i>Alnus rubra</i>	15	Poor	Poor	Dying from top down, multiple trunk cavities.
23	5	red maple	<i>Acer rubrum</i>	15	Good	Fair	Trunk damage.
24	5	bigleaf maple	<i>Acer macrophyllum</i>	17	Good	Good	
25	5	bigleaf maple	<i>Acer macrophyllum</i>	16	Good	Fair	Unbalanced to the W, 7" mountain ash to the S.
26	5	bigleaf maple	<i>Acer macrophyllum</i>	13	Good	Fair	Unbalanced to the W, bark discoloration.
27	6	western redcedar	<i>Thuja plicata</i>	11	Good	Fair	Lost top.
28	6	western redcedar	<i>Thuja plicata</i>	60	Good	Fair	Codominant leaders:18,16.
29	6	western redcedar	<i>Thuja plicata</i>	11	Good	Fair	Large lateral leader.
30	6	western redcedar	<i>Thuja plicata</i>	19	Good	Fair	Codominant leaders:17,9.
31	6/7	Douglas fir	<i>Pseudotsuga menziesii</i>	18	Good	Good	
32	7	western redcedar	<i>Thuja plicata</i>	43	Good	Good	Mechanical injury on S side of trunk.
33	8	bigleaf maple	<i>Acer macrophyllum</i>	17	Good	Good	
34	8	bigleaf maple	<i>Acer macrophyllum</i>	19	Good	Fair	Unbalanced to the N.
35	8	bigleaf maple	<i>Acer macrophyllum</i>	44	Good	Fair	Three codominant leaders:30,25,20(approx): growth oddities at base of trunk.
36	9	Japanese maple	<i>Acer palmatum</i>	12	Fair	Fair	Three codominant leaders:9,7,3: thin, basal cavity.
37	9	Douglas fir	<i>Pseudotsuga menziesii</i>	36	Good	Good	
38	9	bigleaf maple	<i>Acer macrophyllum</i>	20	Good	Fair	Unbalanced to E: trunk wound on N and E sides.
39	9	Douglas fir	<i>Pseudotsuga menziesii</i>	41	Good	Good	
40	9	Douglas fir	<i>Pseudotsuga menziesii</i>	33	Good	Good	



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Tree No.	Unit/Location	Common Name	Botanical Name	DBH ¹ (in)	Condition ²	Structure ³	Comments
41	9	coast redwood	<i>Sequoia sempervirens</i>	12	Good	Good	
42	9	shore pine	<i>Pinus contorta</i>	15	Good	Fair	Codominant leaders: 13, 7.
43	9	Douglas fir	<i>Pseudotsuga menziesii</i>	15	Good	Good	
44	9	Douglas fir	<i>Pseudotsuga menziesii</i>	14	Good	Good	
45	9	Douglas fir	<i>Pseudotsuga menziesii</i>	12	Good	Good	
46	9	horsechestnut	<i>Aesculus hippocastanum</i>	7	Good	Fair	Codominant leaders: 5, 5.
47	7	Japanese maple	<i>Acer palmatum</i>	8	Good	Good	Diameter measured at trunk base.
48	7	Japanese maple	<i>Acer palmatum</i>	8	Good	Fair	Diameter measured at trunk base; large mechanical wound.
49	10	black pine	<i>Pinus nigra</i>	18	Good	Fair	Codominant leaders at 15' AGL.
50	10	Spruce	<i>Picea sp.</i>	10	Good	Good	Tree 52.?
51	11	cherry	<i>Prunus sp.</i>	8	Good	Fair	Epicormic growth, unbalanced to W.
52	11	European white birch	<i>Betula pendula</i>	8	Fair	Very Poor	Topped at 5.5' AGL.
53	Street	flowering cherry	<i>Prunus serrulata</i>	22	Fair	Poor	Fungus; turkey trot; mower damage; recent sidewalk replacement.
54	57	shore pine	<i>Pinus contorta</i>	13	Good	Fair	High crown.
55	57	Douglas fir	<i>Pseudotsuga menziesii</i>	22	Good	Good	
56	57	western redcedar	<i>Thuja plicata</i>	18	Good	Good	
57	57/57	western redcedar	<i>Thuja plicata</i>	8	Good	Good	
58	56	shore pine	<i>Pinus contorta</i>	18	Good	Fair	Diameter measured at 2.5' AGL; three leaders at 6'; inclusion.
59	56	shore pine	<i>Pinus contorta</i>	17	Fair	Fair	Extreme phototropism to the N.
60	56	Douglas fir	<i>Pseudotsuga menziesii</i>	22	Good	Good	
61	56	Douglas fir	<i>Pseudotsuga menziesii</i>	22	Good	Good	
62	55	Katsura	<i>Corethrobyllum japonicum</i>	7	Good	Good	
63	54	western redcedar	<i>Thuja plicata</i>	46	Good	Fair	Codominant leaders: 25, 8, 20, 20, 25 (approx).
64	54	western redcedar	<i>Thuja plicata</i>	28	Fair	Fair	Codominant leaders: 12, 25; thin; some discoloration.
65	54	Douglas fir	<i>Pseudotsuga menziesii</i>	29	Good	Good	
66	54	Douglas fir	<i>Pseudotsuga menziesii</i>	21	Good	Fair	Unbalanced to the N; lean N.
67	54	Douglas fir	<i>Pseudotsuga menziesii</i>	8	Fair	Poor	Suppressed
68	54	Douglas fir	<i>Pseudotsuga menziesii</i>	26	Good	Good	
69	53/60	Douglas fir	<i>Pseudotsuga menziesii</i>	24	Good	Good	Adjacent
70	53/60	Douglas fir	<i>Pseudotsuga menziesii</i>	25	Good	Good	Adjacent
71	53/60	Douglas fir	<i>Pseudotsuga menziesii</i>	22	Good	Fair	Lean to N.
72	53/60	Douglas fir	<i>Pseudotsuga menziesii</i>	21	Good	Fair	Lean to S.
73	53	ash	<i>Fraxinus pennsylvanica</i>	12	Good	Fair	High crown.
74	59	Douglas fir	<i>Pseudotsuga menziesii</i>	21	Good	Good	
75	59	Douglas fir	<i>Pseudotsuga menziesii</i>	18	Good	Good	
76	59	Douglas fir	<i>Pseudotsuga menziesii</i>	16	Good	Fair	High crown.
77	58	bigleaf maple	<i>Acer macrophyllum</i>	25	Good	Fair	Four codominant leaders: 15, 14, 12, 8.
78	58	bigleaf maple	<i>Acer macrophyllum</i>	18	Good	Fair	Codominant leaders: 18, 8.
79	58	western redcedar	<i>Thuja plicata</i>	7	Good	Fair	
80	58	western redcedar	<i>Thuja plicata</i>	10	Good	Good	Codominant leaders: 5, 5.



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Tree No.	Unit/Location	Common Name	Botanical Name	DBH' (in)	Condition **	Structure **	Comments
81	58	bigleaf maple	<i>Acer macrophyllum</i>	17	Good	Good	Codominant leader split at 17' AGL.
82	58	bigleaf maple	<i>Acer macrophyllum</i>	23	Good	Fair	Fused codominant leaders:15,12,12.
83	Intersection	Douglas fir	<i>Pseudotsuga menziesii</i>	35	Good	Good	DBH approx.
84	56	Douglas fir	<i>Pseudotsuga menziesii</i>	24	Good	Good	
85	56	Douglas fir	<i>Pseudotsuga menziesii</i>	17	Good	Good	
86	56	Douglas fir	<i>Pseudotsuga menziesii</i>	21	Good	Good	
87	57	Douglas fir	<i>Pseudotsuga menziesii</i>	20	Good	Good	
88	57	Douglas fir	<i>Pseudotsuga menziesii</i>	25	Good	Good	
89	58	red maple	<i>Acer rubrum</i>	25	Good	Fair	Codominant leaders:18,17
90	58/59	red alder ¹	<i>Alnus rubra</i>	22	Good	Good	
91	58	Douglas fir	<i>Pseudotsuga menziesii</i>	28	Good	Good	
92	59	Douglas fir	<i>Pseudotsuga menziesii</i>	18	Good	Good	
93	Street/58	golden chain tree	<i>Laburnum x watereri</i>	14	Good	Good	Diameter measured at 4.0' AGL, suckers, crossing branches, multiple leaders
94	Street/59	golden chain tree	<i>Laburnum x watereri</i>	12	Good	Poor	History of topping, trunk decay.
95	59	spruce	<i>Picea sp.</i>	7	Good	Good	
96	59	Douglas fir	<i>Pseudotsuga menziesii</i>	19	Good	Good	
97	59	Douglas fir	<i>Pseudotsuga menziesii</i>	19	Good	Good	
98	59	Douglas fir	<i>Pseudotsuga menziesii</i>	16	Good	Good	
99	59	Douglas fir	<i>Pseudotsuga menziesii</i>	16	Good	Good	
100	59	bigleaf maple	<i>Acer macrophyllum</i>	23	Good	Good	
101	59	bigleaf maple	<i>Acer macrophyllum</i>	20	Good	Good	
102	59	bigleaf maple	<i>Acer macrophyllum</i>	16	Good	Fair	Trunk decay, S side, crossing branch with 102.
103	60/landscape bed	shore pine	<i>Pinus contorta</i>	16	Fair	Fair	Sparse foliage, high crown.
104	60/landscape bed	Douglas fir	<i>Pseudotsuga menziesii</i>	23	Good	Good	DBH approx.
105	60/landscape bed	Douglas fir	<i>Pseudotsuga menziesii</i>	29	Good	Good	DBH approx.
106	60/landscape bed	Douglas fir	<i>Pseudotsuga menziesii</i>	30	Good	Good	
107	Street	purple leaf plum	<i>Prunus cerasifera</i>	10	Good	Fair	History of topping.
108	Mailboxes	Douglas fir	<i>Pseudotsuga menziesii</i>	24	Good	Good	
109	Mailboxes	shore pine	<i>Pinus contorta</i>	12	Good	Good	
110	Mailboxes	Douglas fir	<i>Pseudotsuga menziesii</i>	26	Good	Good	
111	Playground	European white birch	<i>Betula pendula</i>	21	Good	Fair	Sweeping trunk
112	Playground	ash	<i>Fraxinus pennsylvanica</i>	14	Good	Good	
113	Playground	red maple	<i>Acer rubrum</i>	16	Good	Good	
114	Playground	Colorado blue spruce	<i>Pinus pungens</i>	14	Good	Good	
115	Playground	European white birch	<i>Betula pendula</i>	19	Good	Good	
116	51	cherry	<i>Prunus sp.</i>	9	Good	Good	
117	51	red alder	<i>Alnus rubra</i>	15	Good	Good	
118	51	shore pine	<i>Pinus contorta</i>	19	Good	Good	
119	51	Japanese maple	<i>Acer palmatum</i>	8	Good	Good	Five codominant leaders:5,4,3,3,2.
120	49	Japanese maple	<i>Acer palmatum</i>	9	Good	Good	Diameter measured at ground level



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Tree No.	Unit/Location	Common Name	Botanical Name	DBH ¹ (in)	Condition ²	Structure ³	Comments
121	49	flowering cherry	<i>Prunus serrulata</i>	9	Fair	Fair	Grafted, topped tree to the N.
122	48	spruce	<i>Picea sp.</i>	7	Good	Good	Stomatal blooms on all sides, bluish tint; DBH approx.
123	48	spruce	<i>Picea sp.</i>	9	Good	Fair	Diameter measured at 2' AGL, codominant leaders.
124	48	spruce	<i>Picea sp.</i>	10	Good	Fair	Diameter measured at 2' AGL, codominant leaders.
125	46	European white birch	<i>Betula pendula</i>	19	Good	Fair	Multiple leaders: 12, 11, 9, 5.
126	46	Douglas fir	<i>Pseudotsuga menziesii</i>	25	Good	Fair	Codominant leaders at 25' AGL.
127	46	Douglas fir	<i>Pseudotsuga menziesii</i>	28	Good	Fair	Codominant leaders: 23, 16.
128	46	red alder	<i>Ahms rubra</i>	16	Good	Good	
129	46	western redcedar	<i>Thuja plicata</i>	17	Good	Fair	Codominant leaders at 30' AGL.
130	46	Douglas fir	<i>Pseudotsuga menziesii</i>	20	Good	Good	
131	46	Douglas fir	<i>Pseudotsuga menziesii</i>	26	Good	Good	
132	46	Douglas fir	<i>Pseudotsuga menziesii</i>	22	Good	Good	
133	46	red alder	<i>Ahms rubra</i>	19	Fair	Poor	Codominant leaders fused, one leader dead, basal cavity, trunk cavities.
134	46	shore pine	<i>Pinus contorta</i>	12	Good	Fair	Unbalanced to the S.
135	46	red alder	<i>Ahms rubra</i>	8	Good	Good	
136	46	red alder	<i>Ahms rubra</i>	16	Good	Good	
137	46	red alder	<i>Ahms rubra</i>	18	Good	Good	
138	46	cottonwood	<i>Populus trichocarpa</i>	21	Good	Good	
139	46	red alder	<i>Ahms rubra</i>	22	Good	Poor	Codominant leaders: 18, 12; trunk decay in E leader.
140	46	red alder	<i>Ahms rubra</i>	17	Good	Good	Three leaders, separate: 3, 11, 10, tucked behind cottonwood.
141	45	cherry	<i>Prunus sp.</i>	17	Good	Fair	Codominant leaders: 15, 9.
142	45	red alder	<i>Ahms rubra</i>	23	Good	Fair	Codominant leaders: 18, 14.
143	44	Douglas fir	<i>Pseudotsuga menziesii</i>	24	Good	Good	Ivy.
144	44	shore pine	<i>Pinus contorta</i>	19	Good	Fair	Ivy, large lateral leader at 6' AGL.
145	44	Douglas fir	<i>Pseudotsuga menziesii</i>	27	Good	Good	
146	44	western redcedar	<i>Thuja plicata</i>	19	Good	Good	
147	44	bigleaf maple	<i>Acer macrophyllum</i>	29	Good	Fair	Fused trunks.
148	40	plum	<i>Prunus sp.</i>	8	Good	Good	Possibly chokecherry; multistem; diameter measured at ground level.
149	40	cockscrew willow	<i>Salix muscadina</i> Tortuosa	15	Good	Fair	Codominant leaders: 13, 7; fused in two locations, embedded objects.
150	37	ilac	<i>Syringa sp.</i>	11	Good	Fair	Seven codominant leaders: 6, 5, 4, 4, 3, 3, 2.
151	36	sweet cherry	<i>Prunus avium</i>	15	Good	Fair	Multiple leaders: 11, 8, 4, 3, 3; boundary tree.
152	34	plum	<i>Prunus sp.</i>	Avg. 4	Good	Good	12 leaders averaging 4" diameter.
153	33	shore pine	<i>Pinus contorta</i>	14	Good	Fair	Codominant leaders at 20' AGL.
154	33	cherry	<i>Prunus sp.</i>	6	Good	Fair	Codominant leaders: 5, 4.
155	34	service berry	<i>Amelanchier sp.</i>	9	Good	Fair	Two main leaders: 8, 5, heavy ivy load, boundary tree, species approx.
156	34	shore pine	<i>Pinus contorta</i>	20	Good	Fair	Three leaders: 18/inschl. 9.
157	32	Colorado blue spruce	<i>Pinus pungens</i>	15	Good	Good	
158	32	western redcedar	<i>Thuja plicata</i>	25	Good	Good	
159	32	spruce	<i>Picea sp.</i>	8	Good	Fair	
160	32/31	European white birch	<i>Betula pendula</i>	17	Good	Good	Codominant leaders at 5' AGL.



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Tree No.	Unit/Location	Common Name	Botanical Name	DBH* (in)	Condition **	Structure **	Comments
161	32/31	European white birch	<i>Betula pendula</i>	14	Good	Fair	Slight lean to S.
162	32	cherry	<i>Prunus sp.</i>	7	Good	Fair	High crown.
163	32	Douglas fir	<i>Pseudotsuga menziesii</i>	40	Good	Fair	Boundary tree; DBH approx.: codominant leaders at 40' AGL.
164	31	cherry	<i>Prunus sp.</i>	15	Good	Fair	Codominant leaders:12,9.
165	31	spruce	<i>Picea sp.</i>	13	Good	Fair	Codominant leaders:10, 9; cultivated spruce.
166	31	Plum	<i>Prunus sp.</i>	8	Good	Fair	Two main leaders:6,6.
167	ROW North	Douglas fir	<i>Pseudotsuga menziesii</i>	27	Good	Fair	Codominant leaders:24, 12.
168	ROW North	bigleaf maple	<i>Acer macrophyllum</i>	Avg. 3	Good	Poor	Large sprout from old stump; crossing leaders.
169	ROW North	shore pine	<i>Pinus contorta</i>	14	Fair	Fair	High crown.
170	ROW North	red alder	<i>Alnus rubra</i>	13	Good	Good	
171	ROW North	red alder	<i>Alnus rubra</i>	15	Good	Good	
172	ROW North	red alder	<i>Alnus rubra</i>	19	Good	Fair	Codominant leaders:14, 13.
173	ROW North	western redcedar	<i>Thuja plicata</i>	8	Good	Good	
174	ROW North	western redcedar	<i>Thuja plicata</i>	12	Good	Good	
175	ROW North	western redcedar	<i>Thuja plicata</i>	11	Good	Good	
176	ROW North	red alder	<i>Alnus rubra</i>	16	Good	Fair	Sweeping trunk.
177	ROW North	red alder	<i>Alnus rubra</i>	20	Good	Fair	Sweeping trunk.
178	ROW South	western redcedar	<i>Thuja plicata</i>	15	Good	Good	
179	ROW South	red alder	<i>Alnus rubra</i>	23	Good	Good	
180	ROW South	western redcedar	<i>Thuja plicata</i>	8	Good	Good	
181	ROW South	red alder	<i>Alnus rubra</i>	19	Good	Good	
182	ROW South	red alder	<i>Alnus rubra</i>	16	Good	Fair	Sweeping trunk.
183	ROW South	red alder	<i>Alnus rubra</i>	17	Good	Fair	Codominant leaders:12, 12.
184	ROW South	Douglas fir	<i>Pseudotsuga menziesii</i>	19	Good	Good	
185	ROW South	willow	<i>Salix sp.</i>	19	Good	Fair	Codominant leaders:15, 13; unbalanced to the S; species is approx. Suppressed.
186	30	Douglas fir	<i>Pseudotsuga menziesii</i>	7	Fair	Good	
187	30	western redcedar	<i>Thuja plicata</i>	8	Good	Fair	T trunk wound on E side.
188	30	western redcedar	<i>Thuja plicata</i>	17	Good	Good	
189	30	Douglas fir	<i>Pseudotsuga menziesii</i>	22	Good	Good	
190	30	Douglas fir	<i>Pseudotsuga menziesii</i>	19	Good	Good	
191	30	bigleaf maple	<i>Acer macrophyllum</i>	34	Good	Fair	Four codominant leaders: 18, 17, 17, 17(approx); ivy.
192	28	ash	<i>Fraxinus pennsylvanica</i>	23	Good	Good	Diameter measured at 4' AGL.
193	28	vine maple	<i>Acer circinnatum</i>	8	Good	Fair	Diameter measured at ground level; twisting and crossing branches.
194	27	spruce	<i>Picea sp.</i>	8	Good	Fair	Codominant leaders:6,5.
195	26	dogwood	<i>Cornus florida</i>	6	Good	Fair	Codominant leaders:5,4; splits at 2' AGL.
196	24	quaking aspen	<i>Populus tremuloides</i>	16	Good	Fair	Three codominant leaders: 10,9,9.
197	19	Douglas fir	<i>Pseudotsuga menziesii</i>	21	Good	Good	
198	19	mountain ash	<i>Sorbus americana</i>	12	Good	Fair	Three fused codominant leaders'10,6,4.
199	19/18	cherry	<i>Prunus sp.</i>	6	Good	Fair	Codominant leaders at 2' AGL. 5,4.
200	17	doodar cedar	<i>Cedrus deodara</i>	12	Good	Good	



Appendix 3: Tree Inventory -Knollwood Estates
 Conducted on 9/27/2021

Tree No.	Unit/Location	Common Name	Botanical Name	DBH ¹ (in)	Condition ²	Structure ²	Comments
201	15	red maple	<i>Acer rubrum</i>	19	Good	Good	
202	15	ash	<i>Fraxinus pennsylvanica</i>	26	Good	Fair	Limbs have been topped

¹ DBH (Diameter at Breast Height). The trunk diameter measured at industry standard, 4-5 feet above ground

² Condition and Structure ratings range from Good, Fair, Poor, Very Poor, to Dead.

Appendix 4: Tree Map

An interactive map is available via Google MyMaps: https://www.google.com/maps/d/edit?mid=1_T3cx2wk2GNA1TEen7ic4VRNDtU34bcX&usp=sharing

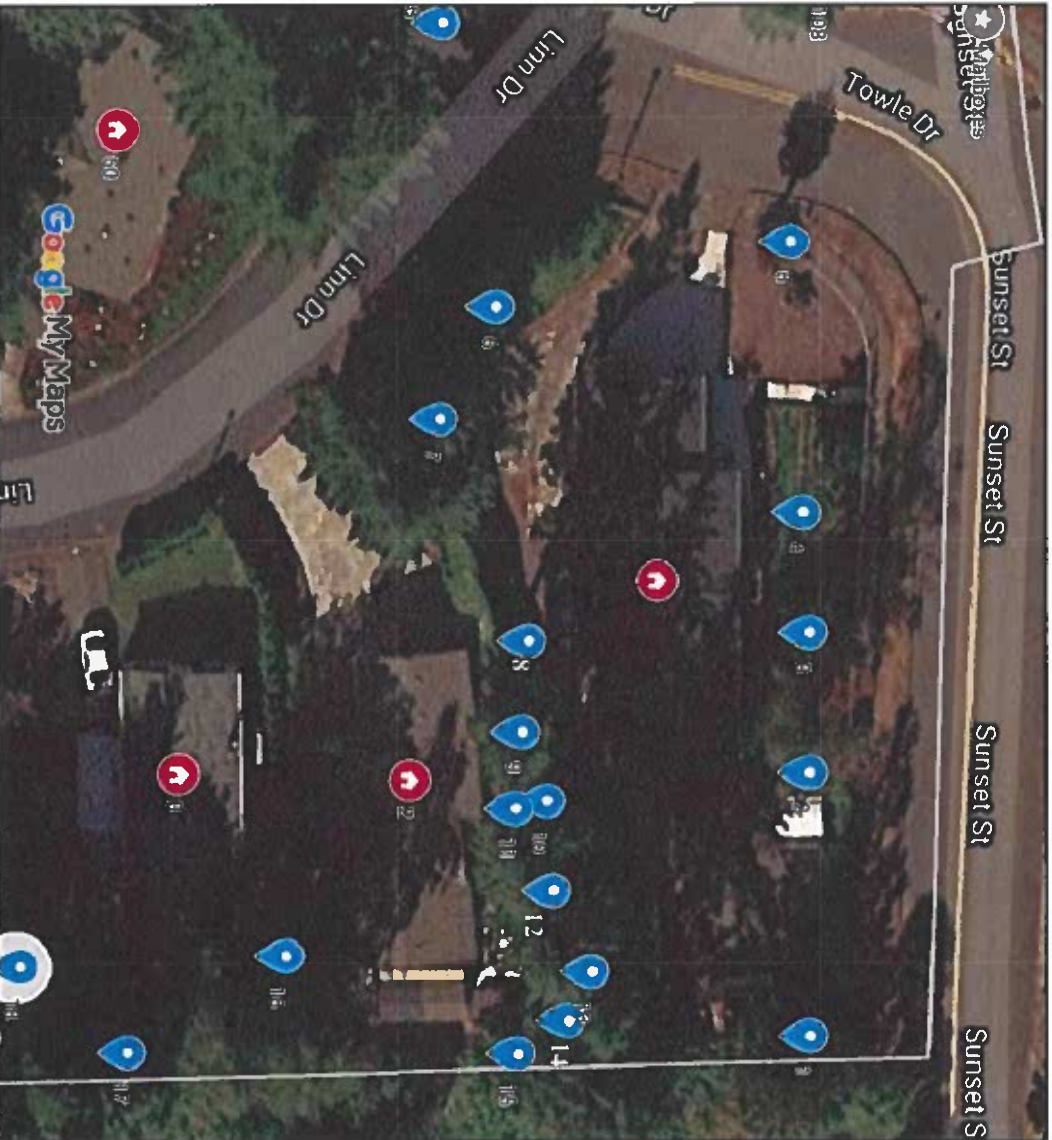


Figure 1 Northeast property lines. Trees 1-18.

Teragan & Associates, Inc.
3145 Westview Circle, Lake Oswego, OR 97034
E: info@teragan.com | O: 503.697.1975

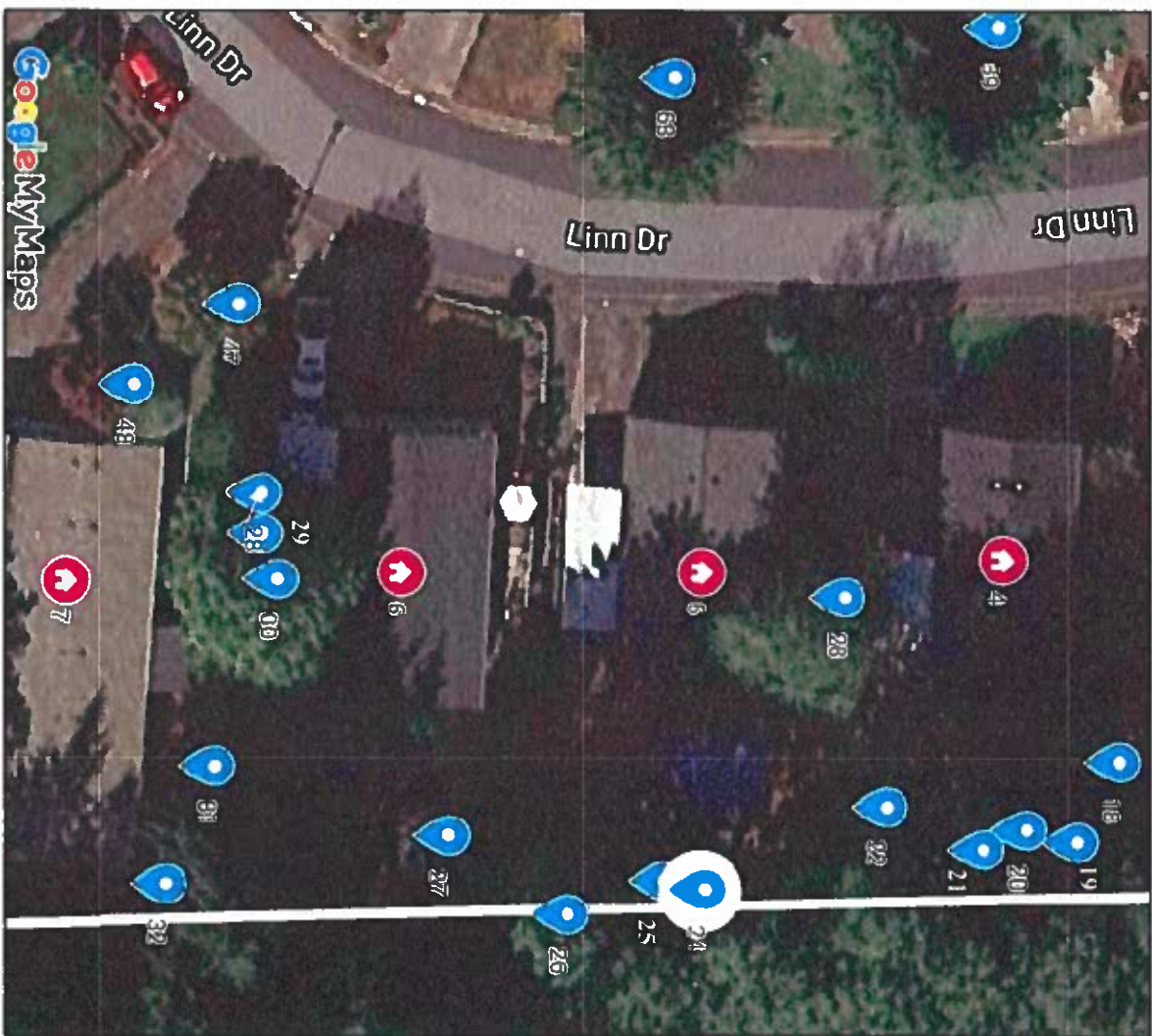


Figure 2 East property line. Trees 18-32, 47 and 48.

Teragan & Associates, Inc.
3145 Westview Circle, Lake Oswego, OR 97034
E: info@teragan.com | O: 503.697.1975



Figure 3 Southeast property lines. Trees 32-52.

Teragan & Associates, Inc.
3145 Westview Circle, Lake Oswego, OR 97034
E: info@teragan.com | O: 503.697.1975



Figure 4 South property line. Trees 52-61.

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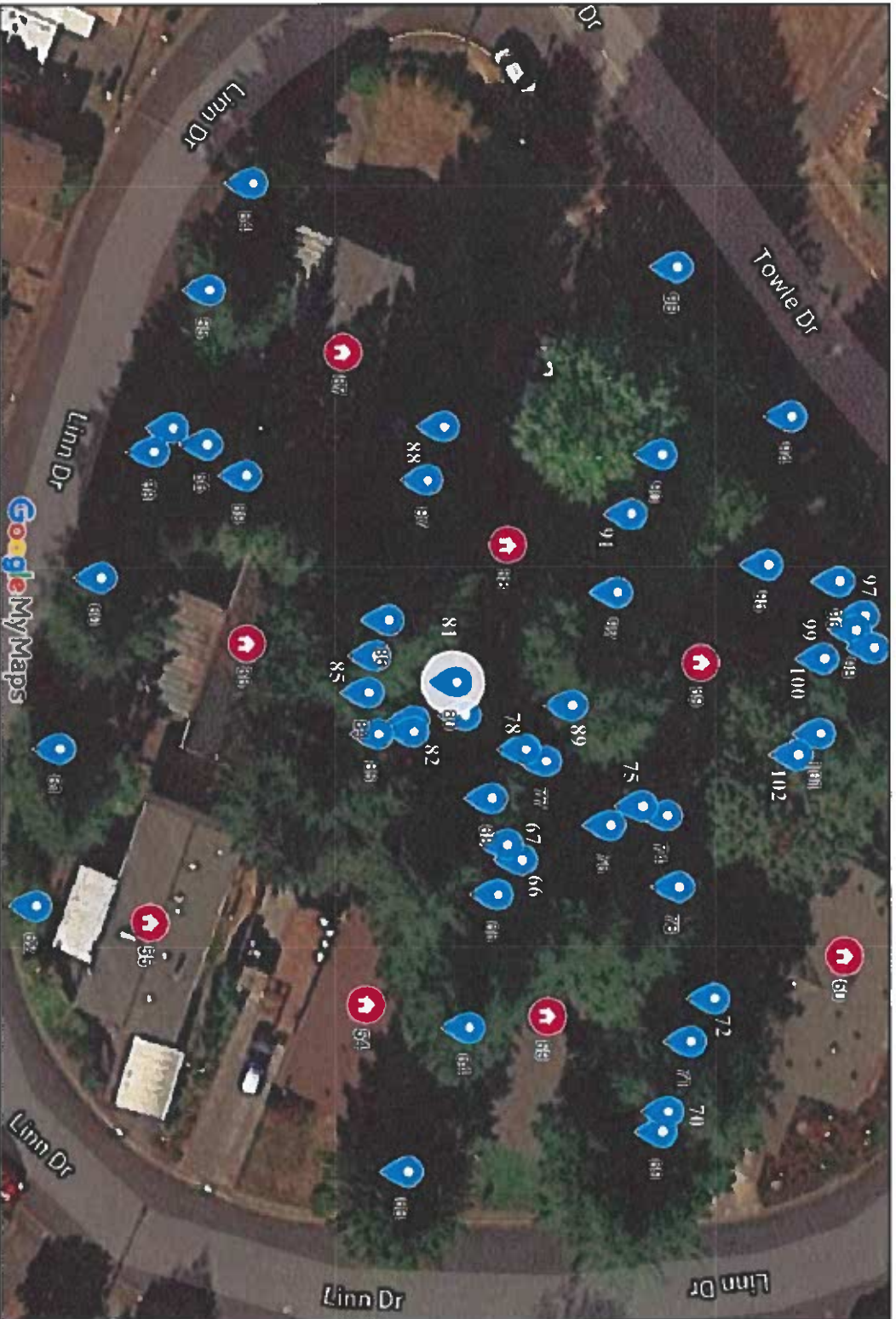


Figure 5 Linn Dr. Trees 54-102.

Teragan & Associates, Inc.
3145 Westview Circle, Lake Oswego, OR 97034
E: info@teragan.com | O: 503.697.1975

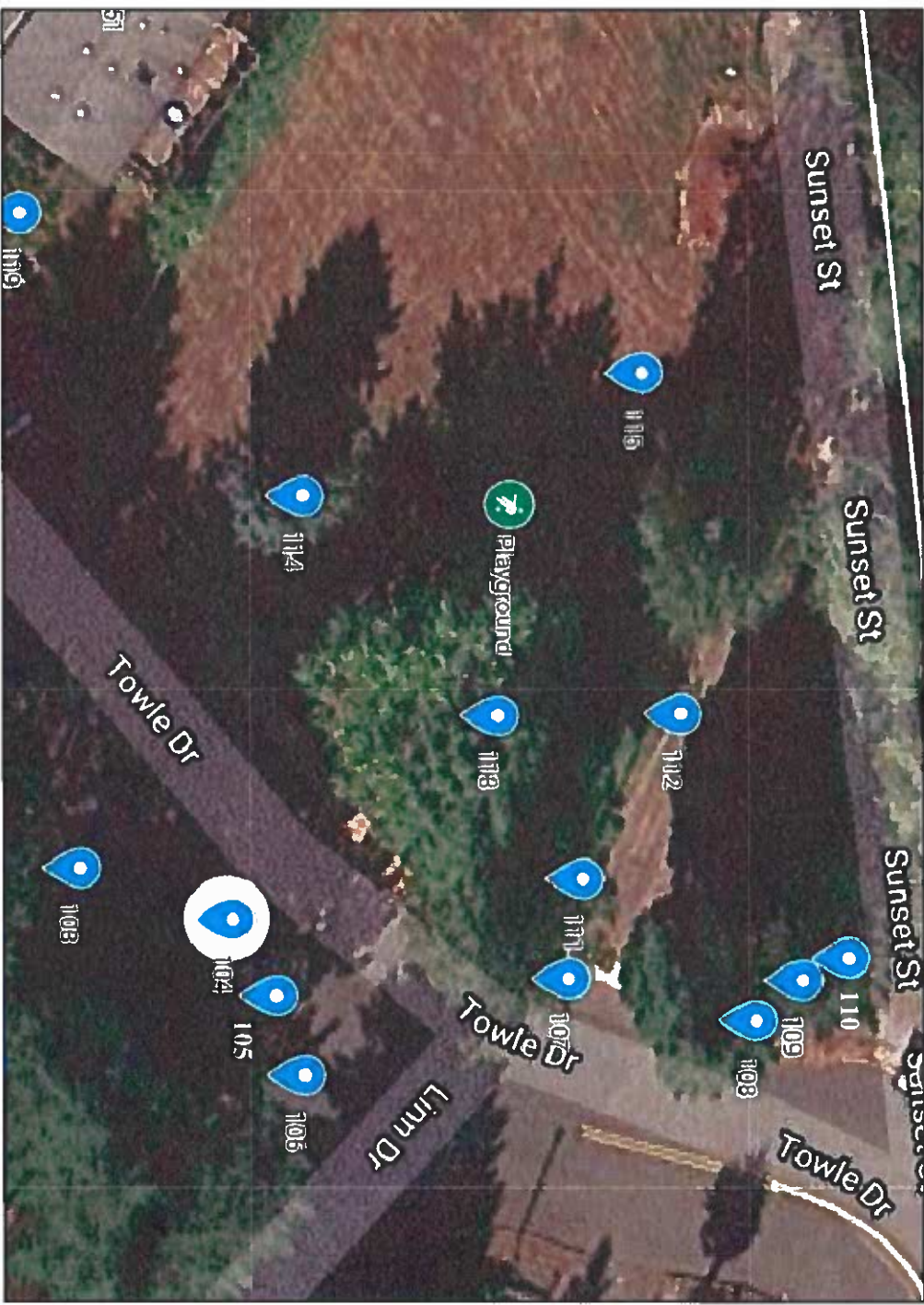


Figure 6 Intersection of Towle Dr, Linn Dr, and Sunset St. Trees 103-115.

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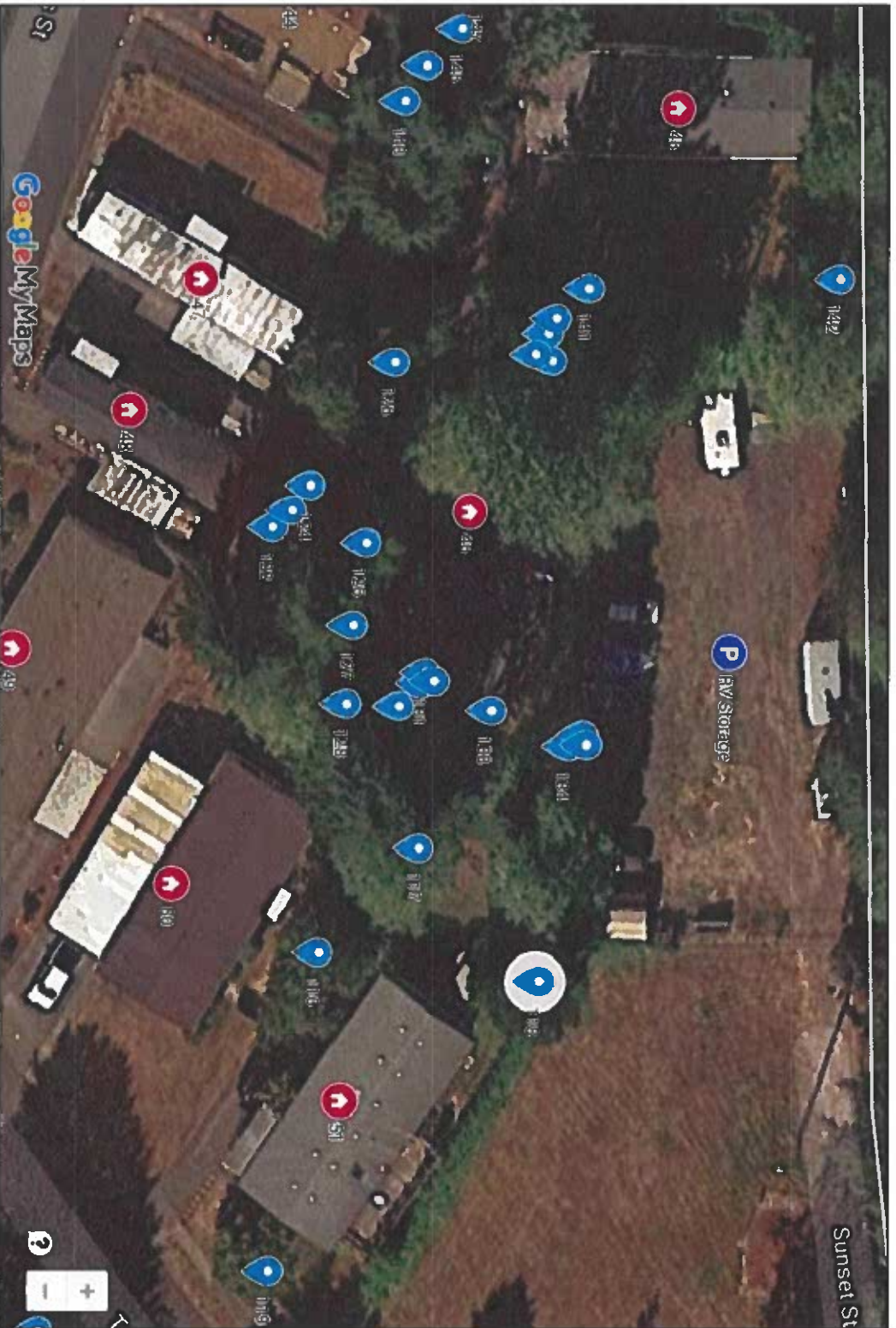


Figure 7 Near RV Storage. Trees 116-145.

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Figure 8 North property line. Trees 143-150.



Figure 9 Northwest and west property line. Trees 150-195.



Figure 10 South property line. Trees 195-199.

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Figure 11 South property line. Trees 199-202, 120 and 121.

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