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January 14, 2017

For Highbury Asset Management c/o Richard Kiers

1003 Chamberlain St. Victoria BC V8R-1C5

Site visit: Wednesday December 21, 2016

Conditions: Sunny and Calm. 6°C

Summary

There are 5 Garry oak trees addressed in this report. It is recommended that all five be retained and monitored. Heavy structural pruning is recommended on one of the oaks.

Scope of Work

Assess five Garry oak trees on the property at 1003 Chamberlain St. for risk and overall health.

Site Observations

The Garry oaks are located on a landscaped residential lot. Four of the trees are located on the Brighton side of the property (south) and one is located on the Chamberlain side (northwest corner). BC Hydro primary lines run along the south side of the property.



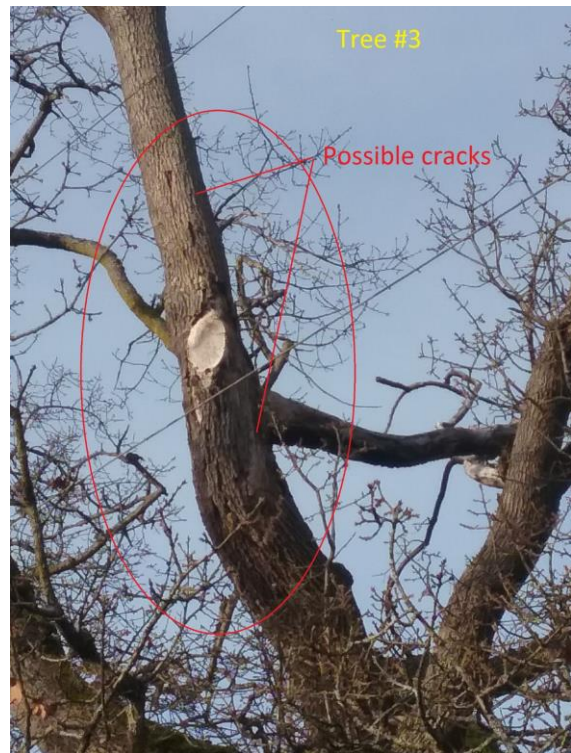
Visual Assessments

For the purpose of this report the trees are numbered simply 1-5.

Tree #1 is a Garry Oak (*Quercus garryana*) measuring 64.5cm/dbh and approximately 21m high. It has a single stem and leans eastward. The trunk has average taper and the flare at the base is visible. The canopy of the tree begins at approximately 12m. There has been some poor pruning in the past resulting in various stages of compartmentalization.

Tree #2 is a co-dominant Garry Oak (*Quercus garryana*) measuring 70.5cm/dbh and approximately 13m high. It leans to the east. The trunk taper is average and the flare is visible but partially obscured. There is an abundance of dieback in the crown and the appearance of canker. It appears to have weak bud set and poor shoot tip elongation.

Tree #3 is a Garry Oak (*Quercus garryana*) measuring 83cm/dbh and approximately 22m high. The tree leans southwest toward the primary line. The trunk taper is average and the flare at the base is visible. The tree has been pruned poorly in the past and compartmentalization is poor in places. There is a large dominant stem that has mostly died back on the northerly side of the canopy, likely girdled by decay from a large poor pruning wound. Cracks in the stem are appearing above and below this wound. The southerly stem has poor architecture but healthy bud set and good shoot tip elongation.



Tree #4 is a co-dominant Garry Oak (*Quercus garryana*) measuring 94cm/dbh and approximately 17m high. The tree leans south and west over the road and under the primary line. The trunk has average taper and the flare at the base is visible. Bud set and shoot tip elongation are average. There is an abundance of smaller deadwood in the canopy.

Tree #5 is a co-dominant Garry Oak (*Quercus garryana*) measuring 90.5cm/dbh and approximately 17m high. The trunk taper is average and the flare at the base is visible. The stems lean northward and southward. There is a wide angle of attachment between the two stems that appears sound on the west and top side. The east side of the union reveals that the bark ridge descends in to the soil at grade there is some surface decay in this area and some bark has sloughed off. The canopy appears healthy overall with good bud set and shoot tip elongation.

Recommendations

Tree #1- Retain and monitor. Crown clean and regular pruning as required.

Tree #2- Retain and monitor. Tree appears to be in decline. Deadwood only to be removed.

Tree #3- Remove. The top portion is largely dead, and cracking at or near the point of attachment, threatening the primary wires. A reduction of this component would remove more than half of the tree and may affect the stability, vigour and vitality of the tree.

Tree #4- Retain and monitor. Crown clean and deadwood as required.

Tree #5- Retain and monitor. Crown clean and deadwood as required.

A permit from the City of Victoria will be required to carry out work on all 5 trees.

Thank you for the opportunity to comment on these trees.

Should any issues arise from this report, I am available to discuss them by phone, email or in person.

Regards,

Darryl Clark

Certified Arborist PN-6523A

ISA Tree Risk Assessor CTRA 459

Disclosure Statement

An arborist uses their education, training and experience to assess trees and provide prescriptions that promote the health and wellbeing, and reduce the risk of trees.

The prescriptions set forth in this report are based on the documented indicators of risk and health noted at the time of the assessment and are not a guarantee against all potential symptoms and risks.

Trees are living organisms and subject to continual change from a variety of factors including but not limited to disease, weather and climate, and age. Disease and structural defects may be concealed in the tree or underground. It is impossible for an arborist to detect every flaw or condition that may result in failure, and an arborist cannot guarantee that a tree will remain healthy and free of risk.

To live near trees is to accept some degree of risk. The only way to eliminate the risks associated with trees is to eliminate all trees.

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