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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

May 30, 2025

Andrew Glass BES
Director, Development & Acquisitions
The Properties Group Management Ltd.
236 Metcalfe Street
Ottawa, ON
K2P 1R3

RE: TREE CONSERVATION REPORT FOR 1746 CARLING AVENUE, OTTAWA

This Tree Conservation Report (TCR) was prepared on behalf of The Properties Group in support of their zoning and site plan application in relation to the development of 1746 Carling Avenue in Ottawa. The need for this report is related to trees protected under the City of Ottawa's Tree Protection By-law (By-law No. 2020-340). The proposed development includes three multi-storey buildings with surface and underground parking.

Under the Tree Protection By-law, a TCR is required for all plans of subdivision, site plan control applications, common elements condominium applications, and vacant land condominium applications where there is a tree of 10 cm in diameter at breast height (DBH) or greater on a site and/or if there is a tree on an adjacent site that has a critical root zone (CRZ) extending onto a development site. Trees of any size on adjacent city land must also be documented in a TCR. A "tree" is defined in the By-law as any species of woody perennial plant, including its root system, which has reached or can reach a minimum height of at least 450 cm at physiological maturity. The CRZ is calculated as DBH x 10 cm.

The approval of this TCR by the by the City's General Manager and the issuing of a permit authorizes 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 authorizing the injury or destruction of a tree in accordance with the By-law. Further, the removal of any trees shared with or fully on neighbouring properties will require written permission of the adjacent landowner.*

The inventory in this report details the assessment of all individual trees fully on the subject property and those on neighbouring private and adjacent public (City of Ottawa) property. Field work for this report was completed in April and May 2025.

TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 on pages 5 through 9 of this report details the species, condition, size (diameter) and status of individual and groups of trees on the subject property, adjacent private neighbouring property and nearby City of Ottawa property. Each of these is referenced by the numbers plotted on the tree conservation plans on pages 10, 11 and 12 of this report.

FEDERAL AND PROVINCIAL REGULATIONS

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

1) Endangered Species Act (2007): No butternuts *(Juglans cinerea)* or black ash *(Fraxinus nigra)* were identified on the subject or adjacent properties. These species of tree are both listed as threatened under the Province of Ontario's Endangered Species Act (2007) and so are 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 three (3) 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 the trees to be retained on and adjacent to the subject 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 (included on page 4), erect a fence as close as possible to the CRZ[1] of the trees.
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] critical root zone (CRZ) is established as being 10 centimetres from the trunk of a tree for every centimetre of DBH. The CRZ is calculated as DBH x 10 cm.

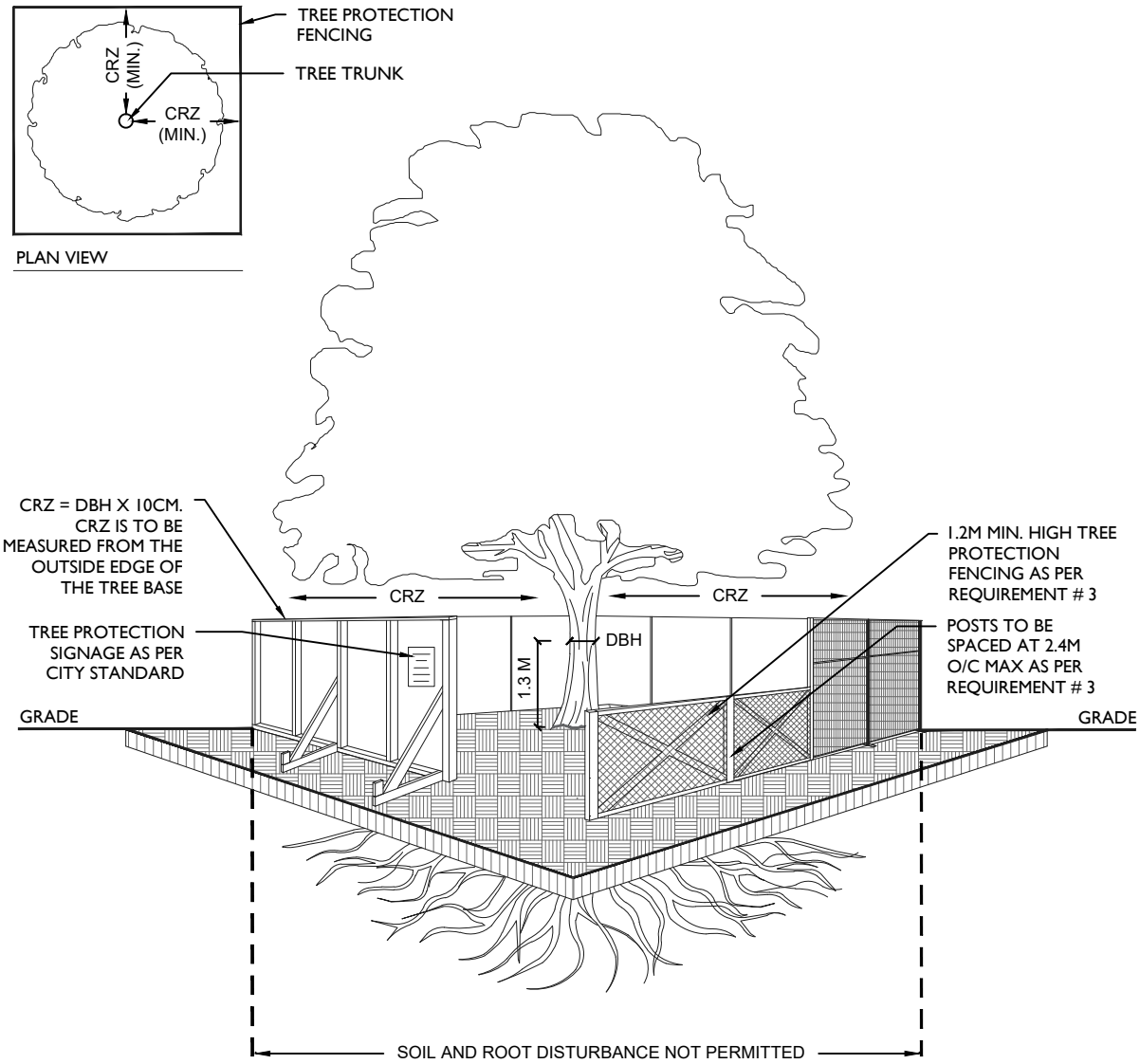
IFS ASSOCIATES

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

Please do not hesitate to contact the undersigned with any questions concerning this report.

Yours,

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



TREE PROTECTION REQUIREMENTS:

1. PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
   - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
   - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
   - DO NOT RAISE OR LOWER THE EXISTING GRADE;
   - TUNNEL OR BORE WHEN DIGGING;
   - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
   - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
   - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
3. TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"X4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
4. THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE INFORMATION REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
5. IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

THE CITY'S TREE PROTECTION BY-LAW, 2020-340 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO WWW.OTTAWA.CA/TREEBYLAW FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.

ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST

Ottawa

TREE PROTECTION SPECIFICATION

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

SCALE:	NTS
DATE:	MARCH 2021
DRAWING NO.:	1 of 1

TABLE 1: TREE LOCATONS

TREE ID	UTM NAD 83	SPECIES	DBH (cm)					AVG DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS	OWNERSHIP
1	18 T 441092 5025202	Siberian Elm	13					13	1.3	Good	Single Stem; **to be removed**	Proponent
2	18 T 441092 5025201	Largetooth Aspen	18					18	1.8	Good	Single Stem; **to be removed**	Proponent
3	18 T 441091 5025199	Largetooth Aspen	10					10	1	Good	Single Stem; **to be removed**	Proponent
4	18 T 441095 5025194	Largetooth Aspen	11					11	1.1	Good	Single Stem; **to be removed**	Proponent
5	18 T 441102 5025171	Siberian Elm	14					14	1.4	Good	Single Stem; **to be removed**	Proponent
6	18 T 441103 5025164	Largetooth Aspen	23					23	2.3	Good	Single Stem; **to be removed**	Proponent
7	18 T 441082 5025141	Siberian Elm	24	13	15			17.33333333	1.733333333	Good	Multistem; **to be removed**	Proponent
8	18 T 441083 5025143	Manitoba Maple	19					19	1.9	Good	Single Stem; **to be removed**	Proponent
9	18 T 441083 5025138	Siberian Elm	11					11	1.1	Good	Single Stem; **to be removed**	Proponent
10	18 T 441081 5025138	Siberian Elm	18	12				15	1.5	Good	Multistem; **to be removed**	Proponent
11	18 T 441085 5025131	Siberian Elm	10	23				16.5	1.65	Good	Multistem; **to be removed**	Proponent
12	18 T 441090 5025122	Manitoba Maple	33	34				33.5	3.35	Poor	Branch dieback. Multistem; **to be removed**	Proponent
13	18 T 441089 5025119	Siberian Elm	51					51	5.1	Poor	Branch dieback, one branch cut. Single Stem; **to be removed**	Proponent
14	18 T 441089 5025114	Siberian Elm	20					20	2	Good	Single Stem; **to be removed**	Proponent
15	18 T 441090 5025111	Manitoba Maple	36	18				27	2.7	Poor	Branch dieback. Multistem; **to be removed**	Proponent
16	18 T 441092 5025109	Freeman's Maple	25					25	2.5	Good	Single Stem; **to be removed**	Proponent
17	18 T 441095 5025105	Manitoba Maple	41	29				35	3.5	Good	Multistem; **to be removed**	Proponent
18	18 T 441098 5025102	Freeman's Maple	16					16	1.6	Good	Single Stem; **to be removed**	Proponent

TREE ID	UTM NAD 83	SPECIES	DBH (cm)					AVG DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS	OWNERSHIP
19	18 T 441097 5025098	Manitoba Maple	32					32	3.2	Good	Minor branch dieback starting; **to be removed**	Proponent
20	18 T 441099 5025097	Siberian Elm	15	11				13	1.3	Good	Some branch pruning due to overhead power lines. Multistem; **to be removed**	Proponent
21	18 T 441119 5025113	Manitoba Maple	34	25	21	19	22	24.2	2.42	Good	Some branch pruning due to overhead power lines. Multistem; **to be removed**	Proponent
22	18 T 441124 5025117	Freeman's Maple	22					22	2.2	Good	Single Stem; **to be removed**	Proponent
23	18 T 441137 5025125	Freeman's Maple	42	16	24			27.33333333	2.733333333	Good	Some branch pruning due to overhead power lines. Multistem; **to be removed**	Proponent
24	18 T 441139 5025122	Manitoba Maple	28	18				23	2.3	Good	Some branch pruning due to overhead power lines. Multistem; **to be removed**	Proponent
25	18 T 441144 5025127	Apple	15	16				15.5	1.55	Good	Multistem; **to be removed**	Proponent
26	18 T 441148 5025130	Manitoba Maple	23	20				21.5	2.15	Good	Some branch pruning due to overhead power lines. Multistem; **to be removed**	Proponent
27	18 T 441153 5025132	Manitoba Maple	29					29	2.9	Good	Some branch pruning due to overhead power lines. Single Stem; **to be removed**	Proponent
28	18 T 441155 5025135	Siberian Elm	30					30	3	Poor	Branch dieback. Single Stem; **to be removed**	Proponent
29	18 T 441042 5025139	Manitoba Maple	30	29				29.5	2.95	Good	One branch cut. Multistem; **to be removed**	Proponent

TREE ID	UTM NAD 83	SPECIES	DBH (cm)					AVG DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS	OWNERSHIP
30	18 T 441030 5025160	Red Cedar	15					15	1.5	Good	Planted within concrete garden box. Single Stem; **to be preserved**	Proponent
31	18 T 441025 5025166	Red Cedar	18					18	1.8	Good	Planted within concrete garden box. Single Stem; **to be preserved**	Proponent
32	18 T 441028 5025167	Red Cedar	19					19	1.9	Good	Planted within concrete garden box. Single Stem; **to be preserved**	Proponent
33	18 T 441089 5025092	Siberian Elm	35	28	18	16		24.25	2.425	Good	Minor branch dieback starting. Multistem; **to be removed**	Proponent
34	18 T 441084 5025087	Manitoba Maple	23	13	28			21.33333333	2.133333333	Good	Minor branch dieback starting. Multistem; **to be preserved**	Proponent
35	18 T 441082 5025086	Freeman's Maple	11					11	1.1	Good	Single Stem; **to be preserved**	Proponent
36	18 T 441080 5025084	Freeman's Maple	12					12	1.2	Good	Single Stem; **to be preserved**	Proponent
37	18 T 441077 5025082	Siberian Elm	29	22	25			25.33333333	2.533333333	Poor	Branch dieback. Multistem; **to be preserved**	Proponent
38	18 T 441070 5025078	Manitoba Maple	24					24	2.4	Good	One branch cut. Single Stem; **to be preserved**	Proponent
39	18 T 441067 5025079	Manitoba Maple	34	40	35			36.33333333	3.633333333	Good	One branch cut. Multistem; **to be removed**	Proponent
40	18 T 441062 5025083	Manitoba Maple	16					16	1.6	Good	Single Stem; **to be removed**	Proponent
41	18 T 441064 5025083	Manitoba Maple	27					27	2.7	Good	Single Stem; **to be removed**	Proponent
42	18 T 441062 5025085	Freeman's Maple	15					15	1.5	Good	Single Stem; **to be removed**	Proponent
43	18 T 441064 5025087	Manitoba Maple	23					23	2.3	Dead	No live branches, no bark. Single Stem; **to be removed**	Proponent
44	18 T 441061 5025088	Freeman's Maple	12					12	1.2	Good	Single Stem; **to be removed**	Proponent

TREE ID	UTM NAD 83	SPECIES	DBH (cm)					AVG DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS	OWNERSHIP
45	18 T 441061 5025091	Manitoba Maple	27					27	2.7	Poor	Branch dieback. Single Stem; **to be removed**	Proponent
46	18 T 441060 5025095	Manitoba Maple	25					25	2.5	Good	Single Stem; **to be removed**	Proponent
47	18 T 441060 5025094	Basswood	15					15	1.5	Good	Single Stem; **to be removed**	Proponent
48	18 T 441058 5025099	Manitoba Maple	19					19	1.9	Good	Single Stem; **to be removed**	Proponent
49	18 T 441057 5025102	Siberian Elm	10					10	1	Good	Single Stem; **to be removed**	Proponent
50	18 T 441056 5025104	Manitoba Maple	18	21				19.5	1.95	Good	Multistem; **to be removed**	Proponent
51	18 T 441053 5025106	Manitoba Maple	18					18	1.8	Good	Single Stem; **to be removed**	Proponent
52	18 T 441054 5025106	Manitoba Maple	14					14	1.4	Good	Single Stem; **to be removed**	Proponent
53	18 T 441054 5025110	Siberian Elm	21	23				22	2.2	Good	Multistem; **to be removed**	Proponent
54	18 T 441051 5025112	Siberian Elm	28					28	2.8	Good	Single Stem	Proponent
55	18 T 441048 5025109	Siberian Elm	16					16	1.6	Dead	Broken at 4m. Single Stem; **to be removed**	Proponent
56	18 T 441045 5025109	Siberian Elm	14	20				17	1.7	Poor	Leaning, branch dieback. Multistem; **to be removed**	Proponent
57	18 T 441042 5025110	Siberian Elm	17					17	1.7	Good	Some branch pruning due to overhead power lines. Single Stem; **to be removed**	Proponent
58	18 T 441042 5025109	Siberian Elm	17	17				17	1.7	Good	Some branch pruning due to overhead power lines. Multistem; **to be removed**	Proponent
59	18 T 441041 5025107	Siberian Elm	29					29	2.9	Good	Single Stem; **to be removed**	Proponent
60	18 T 441038 5025110	Siberian Elm	35	20	25	15		23.75	2.375	Poor	Branch dieback. Single Stem; **to be removed**	Proponent
61	18 T 441037 5025108	Siberian Elm	32	27	28			29	2.9	Good	On private property. Multistem; **to be removed**	Private

TREE ID	UTM NAD 83	SPECIES	DBH (cm)					AVG DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS	OWNERSHIP
62	18 T 441039 5025109	Manitoba Maple	16					16	1.6	Good	Single Stem; **to be removed**	Proponent
63	18 T 441032 5025107	White Cedar	11					11	1.1	Good	Single Stem; **to be removed**	Proponent
64	18 T 441031 5025106	Siberian Elm	29					29	2.9	Good	Single Stem; **to be preserved**	Proponent
65	18 T 441027 5025106	Siberian Elm	14					14	1.4	Good	Single Stem; **to be preserved**	Proponent
66	18 T 441028 5025104	Siberian Elm	21	24				22.5	2.25	Good	Some branch pruning due to overhead power lines. Multistem; **to be preserved**	Proponent
67	18 T 441017 5025102	Siberian Elm	45					45	4.5	Poor	On private property, cut at 2m but live shoots. Single Stem; **to be preserved**	Private
68	18 T 441016 5025104	Siberian Elm	17					17	1.7	Poor	On private property, cut at 2m but live shoots. Single Stem; **to be preserved**	Private
69	18 T 441004 5025100	Siberian Elm	25					25	2.5	Good	On private property. Single Stem; **to be preserved**	Private
70	18 T 440997 5025099	Siberian Elm	26					26	2.6	Good	Single Stem; **to be preserved**	Proponent
71	18 T 440993 5025098	Manitoba Maple	27	29	29			28.33333333	2.833333333	Good	Some branch pruning due to overhead power lines. Multistem; **to be preserved**	Proponent
72	18 T 440985 5025098	Siberian Elm	19	20				19.5	1.95	Good	Multistem; **to be preserved**	Proponent
73	18 T 440986 5025098	Siberian Elm	35					35	3.5	Good	On private property. Single Stem; **to be preserved**	Private
74	18 T 440984 5025095	Siberian Elm	23					23	2.3	Good	Some branch pruning due to overhead power lines. Single Stem; **to be preserved**	Proponent
75	18 T 440982 5025093	Siberian Elm	29	10				19.5	1.95	Good	Multistem; **to be preserved**	Proponent
76	18 T 440979 5025095	Siberian Elm	24					24	2.4	Good	Single Stem; **to be preserved**	Proponent

TREE ID	UTM NAD 83	SPECIES	DBH (cm)					AVG DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS	OWNERSHIP
77	18 T 440980 5025096	Siberian Elm	26	24				25	2.5	Good	Some branch pruning due to overhead power lines. Multistem; **to be preserved**	Proponent
78	18 T 440973 5025093	Manitoba Maple	10					10	1	Good	One stem historically cut at the base. Single Stem; **to be preserved**	Proponent
79	18 T 440969 5025092	White Cedar	10					10	1	Good	On private property. Single Stem; **to be preserved**	Private
80	18 T 440971 5025091	White Cedar	10					10	1	Good	On private property. Single Stem; **to be preserved**	Private
81	18 T 440968 5025091	Siberian Elm	61	35	15			37	3.7	Poor	A lot of branch pruning due to overhead power lines. Multistem; **to be preserved**	Proponent
82	18 T 440962 5025090	Siberian Elm	58	27				42.5	4.25	Poor	A lot of branch pruning due to overhead power lines. Multistem; **to be preserved**	Proponent
83	18 T 440960 5025087	Manitoba Maple	12					12	1.2	Good	On private property. Single Stem; **to be preserved**	Private
84	18 T 440961 5025087	Siberian Elm	36					36	3.6	Poor	On private property. A lot of branch pruning due to overhead power lines. Single Stem; **to be preserved**	Private
85	18 T 440956 5025093	Freeman's Maple	11	8	8			9	0.9	Good	Planted along the roadway. Multistem; **to be preserved**	City

GENERAL NOTES

Maxar, Microsoft

LEGEND

- SUBJECT LANDS
- TREE SURVEY
- BUTTERNUT AND BLACK ASH SURVEY

Species

- APPLE
- BASSWOOD
- FREEMAN'S MAPLE
- LARGETOOTH ASPEN
- MANITOBA MAPLE
- RED CEDAR
- SIBERIAN ELM
- WHITE CEDAR
- CRITICAL ROOT ZONE

N

0 5 10 20 Meters

DRAWING:
Tree Conservation Plan

PROJECT:
1746 CARLING AVENUE
CITY OF OTTAWA

IFS ASSOCIATES
613-850-2475
Andrew K. Boyd, R.P.F

SCALE:	1:440
DATE:	2025-05-06
DRAWN BY:	SS
SHEET NO.	1

DRAWING NO.
1746

GENERAL NOTES

PLANS COMPLETED BY RLA ARCHITECTURE (01/04/25)

LEGEND

- SUBJECT LANDS
- TREE SURVEY
- BUTTERNUT AND BLACK ASH SURVEY

Species

- APPLE
- BASSWOOD
- FREEMAN'S MAPLE
- LARGETOOTH ASPEN
- MANITOBA MAPLE
- RED CEDAR
- SIBERIAN ELM
- WHITE CEDAR
- CRITICAL ROOT ZONE

0 5 10 20 Meters

N

DRAWING: Tree Conservation Plan

PROJECT: 1746 CARLING AVENUE
CITY OF OTTAWA

IFS ASSOCIATES
613-850-2475
Andrew K. Boyd, R.P.F

SCALE:	1:440
DATE:	2025-05-06
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SHEET NO.	1
DRAWING NO.	1746

GENERAL NOTES

PLANS COMPLETED BY RLA ARCHITECTURE (01/04/25)

LEGEND

- TREE SURVEY
- BUTTERNUT AND BLACK ASH SURVEY
- TREE TO BE RETAINED
- CRITICAL ROOT ZONE
- TREE TO BE REMOVED
- CRITICAL ROOT ZONE

0 5 10 20 Meters

N

DRAWING: Tree Conservation Plan

PROJECT: 1746 CARLING AVENUE
CITY OF OTTAWA

IFS ASSOCIATES
613-850-2475
Andrew K. Boyd, R.P.F

SCALE:	1:440
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SHEET NO.	1
DRAWING NO.	1746

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.
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 of 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 activates 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.