

**Tree Inventory and Preservation Plan Report
5510 Mavis Road
Mississauga, Ontario**

prepared for

**Yee Hong Centre for Geriatric Care
c/o Yee Hong Seniors Living
Mr. Andy Bicanic, CDO
1600 – 2300 Yonge Street
Toronto, ON
M4P 1E4**

prepared by



**KUNTZ
FORESTRY
CONSULTING Inc.**

146 Lakeshore Road West
PO Box 1267 Lakeshore W PO
Oakville ON L6K 0B3
t: 289.837.1871
e: consult@kuntzforestry.ca

Tree Inventory conducted on 2 December 2020
Report dated 04 June 2021, revised 22 July 2021

KUNTZ FORESTRY CONSULTING Inc. Project P2589

Introduction

Kuntz Forestry Consulting Inc. was retained by Yee Hong Seniors Living to complete a Tree Inventory and Preservation Plan in support of a development application for the property located at 5510 Mavis Road in Mississauga, Ontario. The subject property is located west of Mavis Road and south of Father D'Souza Drive within a residential area.

The work plan for this tree preservation study included the following:

- Prepare inventory of the tree resources over 10cm on and within six metres of the proposed development and trees of all sizes within the road right-of-way;
- Evaluate potential tree saving opportunities based on proposed development plans; and,
- Document the findings in a Tree Inventory and Preservation Plan Report.

Methodology

Tree Inventory and Preservation Plan

Trees measuring over 10cm DBH on and within six metres of the proposed development and trees of all sizes within the road right-of-way were identified in the tree inventory. Trees were located using the topographic survey provided and aerial imagery. The City of Mississauga requires dripline as the limit of protection and as such the dripline of each tree was measured in field. Trees on the subject property were tagged with the numbers 1280 – 1349. Trees on neighbouring properties or within the City right-of-way were identified as N1 – N10. Where trees were located in groups and were not surveyed individually, they were inventoried as a tree polygon. Tree polygons are denoted with a 'P' prefix.

Tree resources were assessed utilizing the following parameters:

Tree # - number assigned to tree that corresponds to Figure 1.

Species - common and botanical names provided in the inventory table.

DBH - diameter (centimeters) at breast height, measured at 1.4 metres above the ground.

Condition - condition of tree considering trunk integrity, crown structure, and crown vigour. Condition ratings include poor (P), fair (F) and good (G).

Dripline – radius (metres) of the tree crown, measured from the stem to the outer branches of the crown.

Crown Dieback – percentage of crown that has died.

Comments - additional relevant detail.

Refer to Figure 1 for the tree locations and Table 1 for the results of the tree inventory. The results of the evaluation are provided below.

Tree Valuation

A valuation was calculated for all trees within the City right-of-way. Refer to Table 2 for the individual tree value computations. See below for the methodology used to calculate the appraised value of the trees. The value was calculated using the Trunk Formula Technique. This method is described in the Guide for Plant Appraisal, 10th Edition (CTLA 2018). The Ontario Supplement (2003) provides regionally relevant data pertaining to basic costs for trees.

Trunk Formula Technique

This method is used for trees that are larger than what is commonly available for transplant from a nursery. The Unit Tree Cost of the replacement tree is derived from a survey of nurseries or supplied by the Regional Plant Appraisal Council and published within the Ontario Supplement (2003). For Ontario, the unit tree cost has been set at \$6.51/cm² within the Supplement and this value has been used for the calculation.

The Basic Tree Cost is calculated by multiplying the unit tree cost by the cross-sectional area of the subject tree. For multi-stemmed trees, the appraised trunk area considers the cross-sectional area of all stems. The Appraised Value is calculated by multiplying the Basic Reproduction Cost by the three depreciation factors (Condition Rating, Functional Limitation Rating, and External Limitation Rating, as described in the Guide).

The appraised value is therefore calculated using the following equation:

Basic Tree Cost = Appraised Tree Trunk Area X Unit Tree Cost

Appraised Value = Basic Tree Cost X Condition Rating X Functional Limitation Rating X External Limitation Rating

Functional Limitation Ratings and External Limitation Ratings are calculated according to the methods outlined in the guide. Condition ratings were calculated based on the assessed condition of the trees on the site and in accordance with the guide.

Tree Removal Compensation Plantings

Calculations for the number of trees required as compensation were based on the following guidelines set out by the City of Mississauga:

- One replacement tree is required if a healthy tree is removed that is 0 – 49 cm DBH.
- Two replacement trees are required if a healthy tree is removed that is 50 cm DBH or greater.

For the purposes of the study, healthy trees were defined as trees that were not identified for removal due to poor condition.

Existing Site Conditions

The subject area is currently occupied by vacant land and a parking lot serving an existing long-term care centre. Tree resources exist in the form of landscape trees and natural regeneration. Refer to Figure 1 for the existing site conditions.

Tree Resources

The tree inventory was conducted on 02 December 2020. The tree inventory documented 79 trees and two tree polygons on and within six metres of the proposed development and within the City right-of-way. Refer to Table 1 for the detailed tree inventory and Figure 1 for the location of trees reported in the tree inventory. Refer to the photographic appendix (in the attached folder) for photographs of the inventoried trees.

Tree resources were composed of Freeman Maple (*Acer x freemani*), Horsechestnut (*Aesculus hippocastanum*), Hawthorn species (*Crataegus* sp.), White Ash (*Fraxinus americana*), Honey Locust (*Gleditsia triacanthos*), White Mulberry (*Morus alba*), White Spruce (*Picea glauca*), Blue Spruce (*Picea pungens*), Scots Pine (*Pinus sylvestris*), Poplar species (*Populus* sp.), Callery Pear (*Pyrus calleryana*), White Oak (*Quercus alba*), Columnar English Oak (*Quercus robur* 'Fastigiata'), Red Oak (*Quercus rubra*), American Mountain-Ash (*Sorbus americana*), Eastern White Cedar (*Thuja occidentalis*), and Accolade Elm (*Ulmus* 'Morton').

Proposed Development

The proposed development includes the construction of an 18-storey retirement home and 13 storey life lease building with associated underground and above-ground parking, sidewalks, and landscaped areas. Vehicular access will be permitted from Father D'Souza Drive. Refer to Figure 1 for the proposed site plan.

Discussion

The following sections provide a discussion and analysis of tree impacts and tree preservation relative to the proposed work and existing conditions.

Development Impacts / Tree Removal

The removal of Trees 1280, 1291 – 1293, 1297 – 1299, 1307, 1309, 1310, 1312, 1314, 1317 – 1319, 1345, 1348, 1349, N8, and five trees within P1290 will be required to accommodate the proposed development. Trees 1280, 1310, 1348, and 1349 conflict with the proposed walkways. Trees 1291 – 1293, 1297 – 1299, 1309, and 1317 – 1319 conflict with the proposed parking lot. Trees 1307, 1312, 1314, and N8 are located close to the proposed parking lot / vehicular entranceway such that their roots would be significantly impacted by construction. A portion of Polygon P1290 and 1345 require removal to accommodate the installation of transformers in these locations. Trees 1280 – 1289, 1298, 1310, 1311, 1319 – 1321, 1324 – 1327, and 1346 – 1349 are in poor condition or dead and their removal is advised regardless of the site plan.

Trees 1280, 1284 – 1286, 1288, 1289, P1290, 1291, 1292, 1297 – 1299, 1307, 1309 – 1312, 1314, 1318, 1320, 1321, and 1324 – 1327 are greater than 15cm DBH, therefore a permit will be required prior to their removal. Tree N8 is located partially within the City right-of-way therefore a permit will be required prior to its removal.

Tree Preservation

The preservation of 42 trees, one tree polygon, and a portion of P1290 will be possible with the use of appropriate tree protection measures as indicated on Figure 1. Tree protection fencing has not been prescribed for trees over six metres from the proposed development, as these trees will not be impacted by the proposed work. Tree protection measures must be implemented prior to the proposed work to ensure tree resources designated for retention are not impacted by the proposed development. Refer to Figure 1 for the location of required tree preservation fencing, tree preservation fencing details, and general Tree Protection Plan Notes. Special mitigation measures have been prescribed for Trees P1290, 1294 – 1296, 1300-1302, 1305, and 1306, as described below.

P1290

The retention of two trees within P1290 will be possible with the appropriate tree protection measures, as indicated on Figure 1. The removal of five trees within P1290 will be required, as the trees conflict with the proposed transformer or their root system will be significantly impacted by construction of the proposed vehicular entranceway. These trees are located on the northern and eastern side of P1290 as labelled as 'Remove' on Figure 1. Vertical tree protection fencing should be installed around the dripline of the remaining trees within P1290, as shown in Figure 1 to protect them during the proposed works.

Trees 1294 – 1296, 1300, and 1301

Encroachment into the driplines of Trees 1294 – 1296, 1300, and 1301 will be required to accommodate the deconstruction of the existing parking lot. If the following protection and mitigation measures are employed before, during and after construction, long-term adverse effects are not anticipated to these trees.

1. Vertical tree protection fencing should be installed along the existing parking lot edge within the driplines of Trees 1294 – 1296, 1300, and 1301, as shown in Figure 1.
2. The removal of the existing asphalt parking lot within the driplines of Trees 1294 – 1296, 1300, and 1301 should be conducted with minimal impact by hand or using small equipment (i.e. a skidsteer). Asphalt debris should be removed by pulling away radially from the trunk. Any roots damaged through the process of removing asphalt should be hand pruned by a Certified Arborist in accordance with Good Arboricultural Standards.
3. The aggregate substrate material underneath the existing parking lot should be left in place during parking lot upgrades.
4. Following parking lot construction, sod installation should be conducted with minimal impact by hand within the driplines of Trees 1294 – 1296, 1300, and 1301.
5. All works should be supervised by a Certified Arborist in accordance with Good Arboricultural Standards.

Trees 1294, 1302, 1305, and 1306

A swale is proposed within the driplines of Trees 1294, 1302, 1305, and 1306. The swale through these areas should be installed by hand through these areas, under the supervision of a certified Arborist. Any roots that require pruning should be pruned in accordance with Good Arboricultural Standards.

Tree Valuation

Refer to Table 2 for the detailed tree valuation of City-owned trees. The total value of all City-owned trees is \$8818.16.

Tree Removal Compensation Plantings

A total of 17 trees will be required as compensation for the proposed tree removals. Refer to Table 1 for the replacement tree calculations.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by Yee Hong Centre for Geriatric Care c/o Yee Hong Seniors Living to complete a Tree Inventory and Preservation Plan in support of a development application for the subject property located at 5510 Mavis Road in Mississauga, Ontario. A tree inventory was conducted on 2 December 2020 and reviewed in the context of the proposed site plan.

The findings of the study indicate a total of 79 trees and two tree polygons (P1290 and P1323) on and within six metres of the proposed development and within the City right-of-way. The removal of 37 trees and a portion of one tree polygon is required to accommodate the proposed development and / or due to condition. All other trees can be saved provided proper tree protection is installed as per Figure 1.

The following recommendations are suggested to minimize impacts to trees identified for preservation. Refer to Figure 1 for tree protection fencing locations and general Tree Protection Plan Notes.

- Tree protection barriers and fencing should be erected at locations as prescribed on Figure 1. All tree protection measures should follow the guidelines as set out in the tree preservation plan notes and the tree preservation fencing detail.
- No construction activity including surface treatments, excavations of any kind, storage of materials or vehicles, unless specifically outlined above, is permitted within the area identified on Figure 1 as a tree protection zone (TPZ) at any time during or after construction.
- Branches and roots that extend beyond prescribed tree protection zones that require pruning must be pruned by a qualified Arborist or other tree professional. All pruning of tree roots and branches must be in accordance with Good Arboricultural Standards.
- Site visits, pre, during and post construction is recommended by either a certified consulting arborist (I.S.A.) or registered professional forester (R.P.F.) to ensure proper utilization of tree protection barriers. Trees should also be inspected for damage incurred during construction to ensure appropriate pruning or other measures are implemented.

Respectfully Submitted,

Kuntz Forestry Consulting Inc.

Kimberly Dowell

Kimberly Dowell, Urban Forestry Specialist
Master of Forest Conservation, ISA Certified Arborist #PN-8858

Celine Batterink

Celine Batterink, H.B.Sc. Ecology
Associate Ecologist, ISA Certified Arborist #ON1546-A
Email: cbatterink@kuntzforestry.ca
Phone: 289-837-1871 ext 18

Table 1. Tree Inventory

Location: 5510 Mavis Road, Mississauga

Date: 02 December 2020 Surveyors: KD

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	DL	Comments	Owner	Action	Replacement Trees
1280	White Ash	<i>Fraxinus americana</i>	~15	-	-	-	-	-	Dead	Private	Remove (Condition)	-
1281	White Ash	<i>Fraxinus americana</i>	~10	-	-	-	-	-	Dead	Private	Remove (Condition)	-
1282	White Ash	<i>Fraxinus americana</i>	~10	-	-	-	-	-	Dead	Private	Remove (Condition)	-
1283	White Ash	<i>Fraxinus americana</i>	~10	-	-	-	-	-	Dead	Private	Remove (Condition)	-
1284	White Ash	<i>Fraxinus americana</i>	~15	-	-	-	-	-	Dead	Private	Remove (Condition)	-
1285	White Ash	<i>Fraxinus americana</i>	~15	-	-	-	-	-	Dead	Private	Remove (Condition)	-
1286	White Ash	<i>Fraxinus americana</i>	~15	-	-	-	-	-	Dead	Private	Remove (Condition)	-
1287	White Ash	<i>Fraxinus americana</i>	~10	-	-	-	-	-	Dead	Private	Remove (Condition)	-
1288	White Ash	<i>Fraxinus americana</i>	~15	-	-	-	-	-	Dead	Private	Remove (Condition)	-
1289	White Ash	<i>Fraxinus americana</i>	~15	-	-	-	-	-	Dead	Private	Remove (Condition)	-
P1290	White Ash	<i>Fraxinus americana</i>	~20	F	F	F		3.5	1 tree, evidence of EAB --> Monitor	Private	Partially retain	5
	White Spruce	<i>Picea glauca</i>	10 - 15	F-G	F-G	F-G		2.0	6 trees			
1291	White Oak	<i>Quercus alba</i>	20	F-G	F-G	F-G		4.0	Pruning wounds (M), epicormic branching (L)	Private	Remove	1
1292	Honey Locust	<i>Gleditsia triacanthos</i>	15	G	G	G		3.0		Private	Remove	1
1293	Honey Locust	<i>Gleditsia triacanthos</i>	12	F-G	F-G	F-G		2.5	Stem wound (L) at base, pruning wounds (L)	Private	Remove	1
1294	White Oak	<i>Quercus alba</i>	20	G	G	G		3.5	Pruning wounds (L)	Private	Retain	-
1295	Scots Pine	<i>Pinus sylvestris</i>	24	F-G	G	G		3.5	Growth deficit (L) at 1.25 metres	Private	Retain	-
1296	Scots Pine	<i>Pinus sylvestris</i>	23	F	F	F	10	3.0	Top-down dieback, asymmetrical crown (M), sweep (L), sapsucker activity (H)	Private	Retain	-
1297	Blue Spruce	<i>Picea pungens</i>	~25	G	G	G	5	1.5	Deadwood (L)	Private	Remove	1
1298	Blue Spruce	<i>Picea pungens</i>	~25	-	-	-	-	-	Dead	Private	Remove (Condition)	-
1299	Blue Spruce	<i>Picea pungens</i>	~25	G	G	G	5	2.0	Deadwood (L)	Private	Remove	1
1300	Blue Spruce	<i>Picea pungens</i>	~10	G	G	G		1.5		Private	Retain	-
1301	Blue Spruce	<i>Picea pungens</i>	~20	G	G	G		1.5		Private	Retain	-
1302	Blue Spruce	<i>Picea pungens</i>	~15	F	G	F	20	1.0	Top-down dieback, deadwood (M)	Private	Retain	-
1303	Blue Spruce	<i>Picea pungens</i>	~20	G	G	G		1.5	Sparse crown (L)	Private	Retain	-
1304	Hawthorn species	<i>Crataegus</i> sp.	15	F-G	F-G	G		1.5	Broken branches (L), pruning wounds (L)	Private	Retain	-
1305	Hawthorn species	<i>Crataegus</i> sp.	16	F-G	F-G	G		2.0	Coppice growth (H)	Private	Retain	-
1306	Hawthorn species	<i>Crataegus</i> sp.	18	F-G	F-G	G		2.0	Asymmetrical crown (L), lean (L)	Private	Retain	-
1307	Hawthorn species	<i>Crataegus</i> sp.	17	F	F-G	G		2.0	Coppice growth (L), bark peeling (L)	Private	Remove	1
1308	Hawthorn species	<i>Crataegus</i> sp.	18	G	G	G		2.0		Private	Retain	-
1309	Honey Locust	<i>Gleditsia triacanthos</i>	16	F	G	G		3.0	Stem wound (L) at base	Private	Remove	1
1310	White Ash	<i>Fraxinus americana</i>	~15	-	-	-	-	-	Dead	Private	Remove (Condition)	-
1311	White Ash	<i>Fraxinus americana</i>	~15	-	-	-	-	-	Dead	Private	Remove (Condition)	-

1312	Blue Spruce	<i>Picea pungens</i>	~35	G	G	G		1.5	Deadwood (L)	Private	Remove	1
1313	Blue Spruce	<i>Picea pungens</i>	~20	G	F-G	F	15	2.0	Deadwood (M)	Private	Retain	-
1314	Blue Spruce	<i>Picea pungens</i>	~30	G	G	G		2.0	Deadwood (L)	Private	Remove	1
1315	Blue Spruce	<i>Picea pungens</i>	~30	G	G	G		2.5		Private	Retain	-
1316	Blue Spruce	<i>Picea pungens</i>	~30	G	G	F-G	5	2.0	Deadwood (L)	Private	Retain	-
1317	American Mountain-Ash	<i>Sorbus americana</i>	10	G	F	F	20	1.5	Deadwood (M), asymmetrical crown (M)	Private	Remove	1
1318	American Mountain-Ash	<i>Sorbus americana</i>	16, 15	F	F	P-F	40	3.0	Co-dominant stems at base, stem previously pruned at base, deadwood (M), branch decay (M)	Private	Remove	1
1319	American Mountain-Ash	<i>Sorbus americana</i>	10	P-F	F	P	70	1.0	Stem wound (H) from base to 0.5 metres	Private	Remove (Condition)	-
1320	White Ash	<i>Fraxinus americana</i>	~25	P	G	P		3.0	Evidence of EAB	Private	Remove (Condition)	-
1321	White Ash	<i>Fraxinus americana</i>	~25	P	G	P		3.0	Evidence of EAB	Private	Remove (Condition)	-
1322	White Spruce	<i>Picea glauca</i>	~10	G	F-G	G		1.5	Sparse crown (L), asymmetrical crown (L)	Private	Retain	-
P1323	Eastern White Cedar	<i>Thuja occidentalis</i>	5 - 10 (Average:8)	G	G	F-G		1.0	11 trees, many multi-stem at base, chlorosis (L)	Private	Retain	-
1324	White Ash	<i>Fraxinus americana</i>	~15	-	-	-	-	-	Dead	Private	Remove (Condition)	-
1325	White Ash	<i>Fraxinus americana</i>	~15	-	-	-	-	-	Dead	Private	Remove (Condition)	-
1326	White Ash	<i>Fraxinus americana</i>	~20	-	-	-	-	-	Dead	Private	Remove (Condition)	-
1327	White Ash	<i>Fraxinus americana</i>	~15	-	-	-	-	-	Dead	Private	Remove (Condition)	-
1328	White Oak	<i>Quercus alba</i>	17	G	G	F	15	2.5	Deadwood (M)	Private	Retain	-
1329	Blue Spruce	<i>Picea pungens</i>	~30	G	G	G		2.0		Private	Retain	-
1330	Blue Spruce	<i>Picea pungens</i>	~20	F-G	G	F-G		1.0	Sweep (L)	Private	Retain	-
1331	Blue Spruce	<i>Picea pungens</i>	~30	G	G	G		2.0		Private	Retain	-
1332	Callery Pear	<i>Pyrus calleryana</i>	10	F	G	F	30	1.0	Deadwood (M)	Private	Retain	-
1333	Callery Pear	<i>Pyrus calleryana</i>	11	F	G	F	30	1.0	Deadwood (M)	Private	Retain	-
1334	Callery Pear	<i>Pyrus calleryana</i>	12	F-G	F-G	F-G	15	1.0	Deadwood (L), asymmetrical crown (L)	Private	Retain	-
1335	Honey Locust	<i>Gleditsia triacanthos</i>	21	F-G	G	G		4.0		Private	Retain	-
1336	Columnar English Oak	<i>Quercus robur</i> 'Fastigiata'	~20	G	G	G		1.0		Private	Retain	-
1337	Blue Spruce	<i>Picea pungens</i>	~25	G	G	G		2.0	Asymmetrical crown (L)	Private	Retain	-
1338	Blue Spruce	<i>Picea pungens</i>	~15	F-G	G	F		1.0	Sparse crown (L)	Private	Retain	-
1339	Blue Spruce	<i>Picea pungens</i>	~20	G	G	F-G		1.5	Sparse crown (L)	Private	Retain	-
1340	Blue Spruce	<i>Picea pungens</i>	~20	G	G	G	5	2.0	Deadwood (L)	Private	Retain	-
1341	Blue Spruce	<i>Picea pungens</i>	~25	G	G	G		2.0	Deadwood (L)	Private	Retain	-
1342	Red Oak	<i>Quercus rubra</i>	17	F	F-G	F		3.0	Frost crack (M) from base to 1.5 metres, epicormic branching (M), pruning wounds (L)	Private	Retain	-
1343	Red Oak	<i>Quercus rubra</i>	16	F	F-G	F		4.0	Frost crack (L) from base to 0.5 metres, epicormic branching (M), pruning wounds (L)	Private	Retain	-
1344	Red Oak	<i>Quercus rubra</i>	21	F-G	F-G	F-G		4.0	Stem wound (L) at base, pruning wounds (L), epicormic branching (L), asymmetrical crown (L)	Private	Retain	-
1345	Horsechestnut	<i>Aesculus hippocastanum</i>	5 - 12	F-G	G	G		2.5		Private	Remove	-
1346	White Ash	<i>Fraxinus americana</i>	5 - 10	-	-	-	-	-	Dead	Private	Remove (Condition)	-
1347	White Ash	<i>Fraxinus americana</i>	~10	-	-	-	-	-	Dead	Private	Remove (Condition)	-
1348	White Ash	<i>Fraxinus americana</i>	~10	-	-	-	-	-	Dead	Private	Remove (Condition)	-
1349	White Ash	<i>Fraxinus americana</i>	~10	-	-	-	-	-	Dead	Private	Remove (Condition)	-

N1	Accolade Elm	<i>Ulmus 'Morton'</i>	22	G	G	F-G	10	2.5	Epicormic branching (L)	City	Retain	-
N2	Accolade Elm	<i>Ulmus 'Morton'</i>	26	G	G	F		3.0	Broken branches (L)	City	Retain	-
N3	Accolade Elm	<i>Ulmus 'Morton'</i>	23	G	G	F		3.0	Stem wound (L) at base	City	Retain	-
N4	Accolade Elm	<i>Ulmus 'Morton'</i>	25	G	G	F-G		3.0	Epicormic branching (L)	City	Retain	-
N5	Accolade Elm	<i>Ulmus 'Morton'</i>	24	G	G	F-G	10	3.0	Deadwood (L), girdling roots (L), broken branches (L)	City	Retain	-
N6	Accolade Elm	<i>Ulmus 'Morton'</i>	15	G	G	F	10	2.5	Epicormic branching (L)	City	Retain	-
N7	Accolade Elm	<i>Ulmus 'Morton'</i>	19	F-G	F-G	F	10	2.5	Deadwood (L)	City	Retain	-
N8	Poplar species	<i>Populus sp.</i>	24	G	G	G		3.0	Deadwood (L)	Shared	Remove	1
N9	Freeman Maple	<i>Acer x freemanii</i>	6	G	G	F		0.5	Sparse crown (M)	City	Retain	-
N10	White Mulberry	<i>Morus alba</i>	1 - 10	F-G	F	F-G		1.5	Multi-stem at base	Neighbour	Retain	-

Codes		
DBH	Diameter at Breast Height	(cm)
TI	Trunk Integrity	(G, F, P)
CS	Crown Structure	(G, F, P)
CV	Crown Vigor	(G, F, P)
CDB	Crown Die Back	(%)
DL	Dripline (radius)	(m)

~ = estimate; (VL) = very light; (L) = light; (M) = moderate;
 (H) = heavy

Table 2. Tree Valuation of City-owned Trees

Location: 5510 Mavis Street, Mississauga				Appraised Trunk Area (cm ²)	Unit Tree Cost (RPAC)	Basic Tree Cost (\$)	Depreciation			Appraised Tree Value
							Condition Rating (%)	Functional Limitation Rating (%)	External Limitation Rating (%)	
Tree #	Common Name	DBH	OC							
N1	Accolade Elm	22	F-G	380	6.51	\$ 2,474.67	0.75	0.6	1	\$ 1,113.60
N2	Accolade Elm	26	F	531	6.51	\$ 3,456.36	0.5	0.6	1	\$ 1,036.91
N3	Accolade Elm	23	F	415	6.51	\$ 2,704.75	0.5	0.6	1	\$ 811.43
N4	Accolade Elm	25	F-G	491	6.51	\$ 3,195.60	0.75	0.6	1	\$ 1,438.02
N5	Accolade Elm	24	F-G	452	6.51	\$ 2,945.06	0.75	0.6	1	\$ 1,325.28
N6	Accolade Elm	15	F	177	6.51	\$ 1,150.41	0.5	0.6	1	\$ 345.12
N7	Accolade Elm	19	F	284	6.51	\$ 1,845.78	0.5	0.6	1	\$ 553.73
N8	Poplar species	24	G	452	6.51	\$ 2,945.06	0.9	0.8	1	\$ 2,120.44
N9	Freeman Maple	6	F	28	6.51	\$ 184.07	0.5	0.8	1	\$ 73.63
										\$ 8,818.16