



Arborist Report
Visual Tree Assessment
December 20, 2024

Project Location: Little Whale Cove Homeowners Association
P.O. Box 49
Depoe Bay, OR 97341

Prepared By: John White, Certified Arborist
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ISA Member
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Report Valid: December 20, 2024 – December 20, 2025



Assignment

We were contacted by Little Whale Cove Homeowners Association (LWC) and Don Johnson and asked to perform a visual inspection on several potentially hazardous trees as well as on trees that were marked before our arrival.

Observations and Recommendations

The arborist agrees with the assessment in the spreadsheet that is included with this report. This shows the hazardous trees, the recommended work to be performed and what work has been completed to date.

It is the responsibility of Little Whale Cove to contact each homeowner to make them aware of the issues noted in the attached report, as well as any upcoming scheduled tree work.

In August of 2024 a walkthrough of the property with board members and John White was completed. The recommended tree removals and various trimming and pruning shall be performed as the Coast Tree Service schedule allows.



Mitigation Rating Key:

1 = Being an extreme risk of failure

10 = Being improbable, low risk

Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.
2. Unless expressed otherwise information contained in this report covers only the items that were examined and reflects the condition of those items at the time of inspection; and the inspection is limited to visual examination of accessible items without dissection, excavating, probing or coring. There are no warranties or guarantee, expressed or implied, that covers problems or deficiencies of the plants property in question may not arise in the future. Not all defects are detectable and not all failures are predictable.
3. The consultant can neither guarantee nor be responsible for accuracy of information provided by others, information not provided or disclosed.
4. The consultant shall not be required to give testimony or to attend court by reason of this appraisal or consultation/reports unless subsequent written arrangements are made, including payment of an additional fee for services.
5. Loss or removal of any part of this report invalidates the entire appraisal or report/evaluation.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the persons(s) to whom it is addressed without written consent of this consultant.
7. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed to anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed or written or verbal consent of the consultant particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant as stated in his qualifications.
8. This report and the values expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
9. Sketches, diagrams, graphs, photos, etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
10. This report has been made in conformity with acceptable evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
11. No tree described in this report was climbed, unless otherwise stated. Coast Tree Service cannot assume responsibility for any defects which could only have been discovered by climbing. A full root collar or root crown inspection, consisting of excavating the soil around the tree to uncover hidden defects or disease involving the root collar and major buttress roots, was not performed,

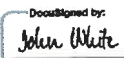


unless otherwise stated. Coast Tree Service cannot accept responsibility for any root defects which could only have been discovered by such an inspection.

Certification of Performance

- That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and or appraisal is stated in the attached report and the terms and conditions;
- That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;
- That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am an International Society of Arboriculture Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 25 years.

Signed  John White
Date 12/20/2024



LOCATION	TAG #	SPECIES / COMMENT	ACTION	ACTION RESPONSIBILITY	DATE
445 Spindrift - STEINKE		Sitka spruce south of road, in front of structure	Scar on tree caused by passing vehicle, healing. Monitor		Inspected Sept'24
455 Spindrift-STEINKE		Shore pine with blown out top, behind residence	Remove	Coast Tree Service	Inspected Sept'24
Central woodland – West of north/south pathway	10	1 sitka spruce	Monitor Cored & tagged in 2017 – suspect interior rot. <u>No</u> immediate intervention recommended.		Inspected Aug'24
Central woodland – North of #10 tagged spruce		1 sitka spruce	Monitor		Inspected Aug'24
Central woodland – South of east/west pathway.		1 large sitka spruce	Trim dead branches from lower portion of tree including a hanging branch	Coast Tree Service	Inspected Aug'24
1145 Walking Wood – DARK GREEN HOUSE		1 alder with conch	Monitor		Inspected Sept'24
1010 Walking Wood - MODE		1 Dead shore pine	Remove	Homeowner Responsibility CM send letter	Inspected Sept'24
1055 Walking Wood		2 alders	Remove	Homeowner Responsibility CM send letter	Inspected Sept'24
Innisfree recycling center		Sitka spruce NW of recycling area	Monitor, flagged white		Inspected Sept'23
1034 Morning Walk - BAKER		1 alder behind residence, leaning toward structure	Remove	Coast Tree Service	Inspected Sept'23



LOCATION	TAG #	SPECIES / COMMENT	ACTION	ACTION RESPONSIBILITY	DATE
Midden Reach, east end of island	1	Large, sitka spruce, nurse tree, LWC signature tree	Monitor		Inspected Sept'23
Midden Reach, west end of island	2	Large, sitka spruce	Monitor		Inspected Sept'24
355 Midden reach		Large sitka spruce on land above the cove, LWC signature tree	Monitor	Homeowner Responsibility	Inspected Sept'23
335 Midden Reach		2 shore pines (1 leaning)	Remove	Homeowner Responsibility Letter Sent Oct'23 & Sept'24	Inspected Sept'23
Southern pathway to LWC-south of path	4	1 sitka spruce (42.5" DBH)	Cored in 2017- Monitor		Inspected Sept'24
Northern pathway to LWC-south of pathway near Walking Wood	6	1 sitka spruce	Cored in 2017-tree crown is dead-Monitor		Inspected Sept'24
Northern pathway to LWC-south of pathway near Walking Wood		Large sitka spruce within 10' of tagged tree #6	Monitor		Inspected Sept'24
425 Breakers Scarp, SE of residence - KEPLER		Sitka spruce-treetop dead	Monitor		Inspected Sept'23