



Exhibit J
Arborist Memorandum

Morgan Holen

— & — ASSOCIATES LLC



Consulting Arborists and Urban Forest Management

971.409.9354
3 Monroe Parkway, Suite P 220
Lake Oswego, Oregon 97035
morgan@mholen.com

DATE: February 2, 2023
TO: Mike Towle, Project Manager, DOWL, LLC
FROM: Morgan Holen, Consulting Arborist
RE: Chick-fil-A Woodburn – Tree Assessment

MHA23006

Morgan Holen & Associates, LLC was contracted by DOWL, LLC to evaluate the existing trees located at 300 Woodland Avenue in Woodburn, Oregon, the site of a vacant lot where a Chick-fil-A is proposed to be constructed. This memorandum documents my assessment.

Prior to my site visit, DOWL provided me with an existing conditions site survey showing the location of existing trees located on the project site. I visited the site today, February 2, 2023, in order to visually assess the existing trees and collect tree inventory data including species, diameter, crown radius and general condition. The enclosed survey includes the tree point numbers I assigned to each tree, which correspond with the enclosed tree data providing a complete description of the individual trees.

In all, there are 11 existing trees on the project site, all of which are red maples (*Acer rubrum*) that appear to have been planted. They are fairly evenly spaced in a row, except tree #101 was planted quite close to tree #102, resulting in a minor and natural lean and crown asymmetry. The 11 inventoried trees range in size from 10.5- to 14-inches in diameter with 12- to 18-feet wide crown radii. The trees are generally in good condition, but do have exposed surface roots with mechanical damage and decay, likely caused by lawn mowers, and codominant leaders and branches with included bark which is not an uncommon structural defect for the species. Tree #104 was rated as fair condition with a large wound on the southeast face from an old codominant leader failure and numerous epicormic sprouts along the lower trunk.

Woodburn Development Ordinance, Chapter 1.02, defines a Significant Tree as “any existing, healthy tree 24 inches or more in diameter, measured five feet above ground level.” While the existing trees are generally healthy, none of them measured 24 or more inches in diameter. Therefore, there are no Significant Trees on the project site.

Please let me know if you have questions or need any additional information or further assistance. Thank you for choosing Morgan Holen & Associates, LLC, to provide consulting arborist services for the Chick-fil-A project in Woodburn.

Thank you,
Morgan Holen & Associates, LLC

A handwritten signature in black ink that reads "Morgan E. Holen".

Morgan E. Holen, Member
ISA Board Certified Master Arborist, PN-6145B
ISA Tree Risk Assessment Qualified
Forest Biologist

Enclosures: 300 Woodland Avenue – Tree Survey Mark-up 02-02-2023
MHA23005 Chick-fil-A Woodburn – Tree Data 02-02-2023



No.	Common Name	Species Name	DBH ¹	C-Rad ²	Cond ³	Sig ⁴	Comments	Treatment
101	red maple	<i>Acer rubrum</i>	11	16	G	No	Minor lean east, minor crown asymmetry	Remove
102	red maple	<i>Acer rubrum</i>	12	17	G	No	Some history of branch failure, poor pruning	Remove
103	red maple	<i>Acer rubrum</i>	12	18	G	No		Remove
104	red maple	<i>Acer rubrum</i>	12	12	F	No	Large wound on southeast face from old codominant leader failure, numerous epicormic sprouts on lower trunk	Remove
105	red maple	<i>Acer rubrum</i>	12.5	16	G	No		Remove
106	red maple	<i>Acer rubrum</i>	10.5	12	G	No		Remove
107	red maple	<i>Acer rubrum</i>	12	14	G	No	Leans north	Remove
108	red maple	<i>Acer rubrum</i>	14	16	G	No		Remove
109	red maple	<i>Acer rubrum</i>	13	18	G	No	Leans north	Remove
110	red maple	<i>Acer rubrum</i>	12	15	G	No		Remove
111	red maple	<i>Acer rubrum</i>	12	15	G	No		Remove

¹DBH is tree diameter measured at 5-feet above the ground level, in inches.

²C-Rad is crown radius measured in feet.

³Cond is an arborist assigned rating to generally describe the condition of individual trees as Dead, Poor, Fair, or Good.

⁴Sig identifies Significant Trees, defined as "any existing, healthy tree 24 inches or more in diameter, measured five feet above ground level." For the removal of a diseased or dangerous tree, a report from a certified arborist or an arborist approved by the City shall be submitted, certifying that the tree is dead or dying, structurally unsound, or hazardous to life or property.

General Notes: Surface root damage likely caused by lawn mowers; codominant leaders and branches with included bark, not uncommon for the species.