ARBORIST REPORT AND TREE PRESERVATION PLAN

Subject Site

1295 Sixth Line Oakville, Ontario L6H 1X1

Prepared For

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Prepared By



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PP-1: Tree Preservation Plan PP-2: Schedule 1 Tree Protection Barrier, TPZ Sign, and Tree Inventory





INTRODUCTION

Maple Hill Tree Services was retained by Jonathan Rego (the Client) to complete an Arborist Report and Tree Preservation Plan for the property located at 1295 Sixth Line in the Town of Oakville, Ontario. The property is a 0.16 ha (0.40 ac) residential lot located a little under one (1) kilometer southeast of the intersection of Sixth Line and Upper Middle Road E. This report outlines specific trees to preserve, trees to remove, any maintenance work required for safety, as well as ongoing tree monitoring recommendations as they relate to proposed development work on the subject property.

This report is written in accordance with the Town of Oakville's Site Alteration By-law (By-law 2023-047), Private Tree Protection By-law (By-law 2017-038), Public Tree Protection By-law (By-law 2009-025), and the Town's Tree Protection During Construction Procedure. The primary purpose of this report is to develop a strategic Tree Preservation Plan for the subject site. This report addresses the present condition of all trees that could potentially be impacted by the proposed construction, and the possible injury mitigation options available.

SUMMARY

This report pertains to the demolition of an existing dwelling and the construction of a six-storey apartment building. The trees that will, or have the potential to be, impacted by this development are discussed herein. Also included are preconstruction, during construction, and post construction tree care recommendations.

The subject property, as well as up to six (6) metres away from the subject property, contains 49 trees relevant to the construction project that prompted this report. Of these trees, 30 are privately owned and located on the subject property, 14 are located wholly on neighbouring properties, and five (5) are shared with neighbouring properties. No trees were observed on public right-of-ways within six (6) m of the subject property; however, one of the neighbouring properties is White Oaks Secondary School, and the trees on its property are public in ownership.

A total of 35 trees are recommended for removal to accommodate this project; 26 are in direct conflict with the proposed Site Plan and six (6) are in poor condition and not suitable for retention near a future parking lot. A private tree removal permit under By-law 2017-038 will have to be secured prior to tree removal activity, and written consent from all owners will need to be obtained for trees that are shared or on neighbouring property. All other trees can be preserved through injury mitigation methods without suffering adverse impact to their health or longevity.

OBSERVATIONS

Site observations took place on December 2nd, 2024, by Kyle Buckley, R.P.F. The subject site is currently occupied by a two-storey brick dwelling with rear siding addition and wood deck. Trees are present on the property in the form of planted landscape trees, conifer rows, and deciduous shade trees.



All trees on the subject site or within six (6) m of the subject site with diameters measuring greater than or equal to 10 cm at 1.4 m above ground were included in the tree inventory. Trees were located using a topographic survey of the subject site supplied by the Client.

In addition to their species, each tree was assessed for the attributes listed in **Table 1**. **Table 2** defines the condition ratings used in the assessment of tree health and structure. Trees on the property were tagged with the numbers 140-170; trees on neighbouring property were not tagged but instead given the alphabetical identifiers A-R. Tree IDs are consistent across all project materials. To avoid trespass, the diameters of trees on neighbouring properties were estimated.

Attribute	Units	Point of Measure	Assessment Tools	Precision	
Trunk Diameter	cm	1.4 m above ground	Diameter tape	1 cm	
Dripline m From Radius		From trunk to outermost branch tips	Pacing	0.5 m	
Health and Structure	Defined rating (Table 2)	Visual inspection from ground	Binoculars, sounding mallet	Limited to observable conditions	

Table 1. Tree inventory attributes collected during site visit.

Table 2. Thealth and Structural condition assessment criteria

Condition Rating	Health	Structure
Good	Vigour is normal for the species. No significant damage due to disease or pests. Any twig dieback, defoliation, or discolouration is normal.	Well-developed structure. Defects are minor and can be corrected.
Fair	Reduced vigour. Damage due to insects or disease may be significant but is not likely to be fatal. Twig dieback, defoliation, discolouration and/or dead branches comprise less than 50% of the crown.	A single significant defect or multiple moderate defects. Defects are not practical to correct.
Poor	Unhealthy and declining in appearance. Poor vigour. Low foliage density and poor foliar colour. Potentially fatal pest infestation. Extensive twig/branch dieback.	A single serious defect or multiple significant defects. Observed structural problems cannot be corrected. Failure may occur at any time.

Refer to **Appendix A** for full tree inventory information, **Appendix B** for pictures of the trees, and the Tree Preservation Plan (**PP-1**) for tree locations and existing site conditions.



PROPOSED CONSTRUCTION

The proposed work involves the demolition of the existing dwelling followed by the construction of a six-storey apartment building complete with outdoor amenity spaces, rooftop garden terraces, and a single-level, underground parking garage.

Refer to the Tree Preservation Plan (**PP-1**) for the proposed Site Plan.

DISCUSSION

The Town of Oakville's Tree Protection During Construction Procedure specifies Tree Protection Zone (TPZ) distances, which are the minimum setbacks required to maintain the structural integrity of trees' anchor roots. TPZ distances were analysed alongside the proposed site plan to determine tree removal requirements, opportunities for tree preservation, and to identify specific areas where special injury mitigation methods could be employed. The results of this analysis are provided below.

TREES TO PRESERVE

Based on the currently proposed Site Plan, 14 trees can be successfully preserved throughout all phases of the project.

If tree protection fencing is installed as per the Tree Preservation Plan (**PP-1**), then Trees 170, A, B, G, H, J, K, L, O, and Q will receive full protection. Where full TPZ protection cannot be provided (Trees 140 & P), tree protection fencing is to be installed along the edges of either existing or proposed driveway. Root pruning trenches are also recommended outside the protection fences of Tree 140 and P. The purpose of the root pruning work is to pre-emptively cut roots that may be beneath the driveway in a manner that encourages root replacement and does not cause unnecessary injury, such as what may occur if roots are pulled and torn by machinery. If roots are pruned prior to project commencement, then driveway work can proceed without constraint.

The root pruning work should adhere to the following recommendations:

- Trenches should be excavated using an AirSpade pneumatic tool
- The AirSpade should be operated, or supervised, by a Certified Arborist
- Trenches should be located just beyond the edge of existing or proposed asphalt
- Trenches should be between 20-30 cm wide, and 30-40 cm deep
- Roots encountered in the trenches should be severed cleanly by a Certified Arborist
- Once root pruning is complete, trenches should be backfilled with clean topsoil
- All work should be documented, photographed, and reported for submission to the Town



There should be an on-site meeting with the consulting Certified Arborist, the property owner, and any Architects, Landscape Architects, Engineers, contractor and or subcontractors involved with the project to discuss the Tree Preservation Plan and scope of work prior to any work commencing.

TREES TO REMOVE

Based on the currently proposed Site Plan, as well as some instances of poor condition, 35 trees are recommended for removal (**Table 3**). Trees C, D, and F are shared with 1265 Sixth Line and consent from their owner will be required to remove them. Trees I, M, and N are on the public property of White Oaks Secondary School, and consent will likewise be required prior to their removal. Private tree removal permits will need to be secured for all trees with numeric Tree ID's prior to the commencement of tree removal work.

Justification for Removal	Tree ID	Tree Count
In direct conflict with proposed structures or excavation	141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 153, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, C, D, F, M, N	29
Poor condition, not suitable for retention near future parking lot	151, 152, 154, 155, 156, I	6

Table 3. Trees to remove and their justifications.

TREE REPLACEMENT

The Town of Oakville will determine the number of replacement trees required based off the number, size, and condition of trees being removed; tree replacement requirements will be conveyed to the Client following review of submitted materials.

Replacement trees are to be a minimum of 30 mm caliper for deciduous trees and 1.5 m tall for coniferous trees at the time of installation. The planting of larger trees can reduce the overall number of replacement trees required; for example, a 60 mm tree counts as two (2) 30 mm trees. Where there is insufficient space on the property to plant the full number of replacement trees, plantings on another suitable location may be acceptable (at the Town's discretion), as well as cash-in-lieu payments to the Town's Replacement Tree Planting Fund.





TREE PRESERVATION GUIDELINES

The Town of Oakville requires the tree protection fencing, or hoarding, to be installed prior to any construction activity. The purpose of the fencing is to define the Tree Protection Zone (TPZ), which is to be protected from any activity throughout the construction and landscaping phases.

The TPZ hoarding shall be 1.2 m (4 ft) high waferboard, or an equivalent material approved by Urban Forestry Services, secured to the ground. Only where solid fencing would obstruct sight lines to adjacent streets can the barrier around the TPZ be 1.2 m (4 ft) high orange plastic snow fencing (safety fence) on a wooden frame of dimensional lumber.

The Tree Protection Zone and all tree protection fencing must remain fully intact and in good repair throughout the duration of all work on the property. TPZ's cannot be used for the temporary storage of fill, topsoil, building materials, equipment storage, washing of equipment, nor the dumping of any construction debris.

TPZ signs must be posted in visible locations throughout the TPZ hoarding. Signs should be a minimum of 40 cm x 60 cm and made of white gator board or equivalent material. An example TPZ sign can be found on the Tree Preservation Plan (**PP-2**).

PRE-CONSTRUCTION PHASE

- 1. Site plan meeting with the consulting Certified Arborist, the property owner, and any Architects, Landscape Architects, Engineers, contractor and or subcontractors involved with the project to discuss the Tree Preservation Plan and scope of work.
- 2. Implement the Tree Preservation Plan associated with this report.
- 3. Install hoarding and post TPZ signage.
- 4. Complete any necessary removals.
- 5. Perform prescribed root pruning.

CONSTRUCTION PHASE

- 1. The Tree Preservation Zone must be respected throughout the construction. No materials shall be stored or dumped in this area.
- 2. Root pruning of any exposed roots during construction should be cut cleanly by a Certified Arborist.

POST CONSTRUCTION PHASE

- 1. Remove hoarding only after construction is complete.
- 2. Follow-up inspection of all trees by the Consulting Certified Arborist.



POST CONSTRUCTION MAINTENANCE

Post construction maintenance is crucial because the negative impact that construction may have on trees could take several years to become apparent, at which time it may be too late, and the tree may die or become structurally unstable. The trees should be inspected by the consulting Certified Arborist periodically to prescribe the appropriate Arboriculture practices.

Respectfully submitted,

relear

Kyle Buckley, R.P.F. ISA Certified Arborist ON-2744A



ASSUMPTIONS AND LIMITING CONDITIONS

The observations documented are true for only the period that the Consulting Arborist was on site and therefore do not include any other activity that may have occurred on site or to the trees before or after that period.

If the health of the trees was assessed while they were dormant, there may be some inaccuracy in the assigned health rating of each tree.

All trees represent a certain inherent degree of risk and this evaluation does not preclude all risk of failure.

Not withstanding 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 conditions.

We accept no responsibility for materials and information submitted to us that are incorrect.

Any survey boundaries marked on plans or on the ground is not the responsibility of Maple Hill Tree Services.

This report shall be considered whole, no sections are severable, and the report shall be considered incomplete if any pages are missing.

The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

Possession of this report or copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

This report and any values expressed herein represent the opinion of the author and their fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

The details obtained from any photographs and outlined in the sketch plan are intended as visual aids and are not to scale. They should not be construed as engineering reports or surveys.



APPENDIX A: TREE INVENTORY

Locati	ion: 1295 Sixth Line	e, Oakville				Date: December 02, 2024			Consultant: Kyle Buckley		
Tree ID	Common Name	Botanical Name	DBH (cm)	Dripline Radius (m)	Health	Structure	TPZ Radius (m)	Owner	Comments	Action	
140	Norway Maple	Acer platanoides	27	4	G	F	2.4	Subject Site	Pruning wounds (L), Crook (L), Stem wound (M), Competing limb (L), Surface roots (L)	Preserve	
141	Norway Maple	Acer platanoides	26	3.5	G	F	2.4	Subject Site	Pruning wounds (L), Codominant, V-shaped union @ ~2.0 m, Included bark, Surface roots (L)	Remove	
142	Norway Maple	Acer platanoides	34	4	G	F	3.0	Subject Site	Sweep (L), Pruning wounds (L), U-shaped union @ ~2.5 m, Surface roots (L)	Remove	
143	Red Maple	Acer rubrum	31	4	F	F	3.0	Subject Site	Codominant, U-shaped union @ ~1.5, Pruning wounds (M), Epicormic branches (M), Tip dieback (L)	Remove	
144	Norway Maple	Acer platanoides	20	2	G	F	2.4	Subject Site	Pruned to clear hydro lines (M)	Remove	
145	Eastern White Cedar	Thuja occidentalis	16, 16	2	G	G	2.4	Subject Site	Calculated DBH = 23 cm , Multi-stemmed @ ground with two stems cut off at 1.0 m, Pruning wounds (L)	Remove	
146	Pear	Pyrus spp.	42	3	Р	Р	3.0	Subject Site	Massive stem wound, Hollow trunk, Decay (H), Cavity (H), Dead branches (H)	Remove	
147	Norway Spruce	Picea abies	44	4	G	G	3.0	Subject Site	Surface roots (L), Pruning wounds (L)	Remove	
148	Norway Spruce	Picea abies	59	4	G	G	3.6	Subject Site	Surface roots (L), Pruning wounds (L)	Remove	
149	White Mulberry	Morus alba	43, 43, 48	5.5	F	Ρ	4.8	Subject Site	Calculated DBH = 77 cm, Three stems @ ground, Decaying stump @ base, Poor wound encapsulation, Pruning wounds (M), Dead branches (M)	Remove	
150	Manitoba Maple	Acer negundo	61	5	Р	F	4.2	Subject Site	Poor wound encapsulation, Dead wood (H), Epicormic branches (H), Pruning wounds (H), Over extended limbs (H), Burls	Remove	
151	Manitoba Maple	Acer negundo	35	3.5	F	Ρ	3.0	Subject Site	Poor form (H), Epicormic branches (H), Pruning wounds (H), Fair vigor, Some sealed wounds and some open wounds	Remove	
152	Manitoba Maple	Acer negundo	44	4	F	Р	3.0	Subject Site	Lean (H), Trunk wound (L), Broken branches (L)	Remove	



Tree ID	Common Name	Botanical Name	DBH (cm)	Dripline Radius (m)	Health	Structure	TPZ Radius (m)	Owner	Comments	Action
153	Black Walnut	Juglans nigra	55	7	G	G	3.6	Subject Site	Water well very near tree, Pruning wounds (L), U- shaped union @ ~4.0 m	Remove
154	Siberian Elm	Ulmus pumila	19, 30	3	Ρ	Ρ	3.0	Subject Site	Calculated DBH = 36 cm, Codominant, V-shaped union @ ground, Included bark, Dead wood (H)	Remove
155	Siberian Elm	Ulmus pumila	28	5	F	Ρ	2.4	Subject Site	V-shaped union @ ~5.0 m, Dead branches (H), Cavity @ base (M), Broken branches (M)	Remove
156	Siberian Elm	Ulmus pumila	21	2	F	Ρ	2.4	Subject Site	Old stem cut off @ ~70 cm - now decaying and hollow, Dead branches (M)	Remove
157	Siberian Elm	Ulmus pumila	38, ~21	2.5	G	F	3.0	Shared (White Oaks S.S.)	Calculated DBH = 43 cm , V-shaped union @ ground, Growing through chain link fence, Pruning wounds (L), Broken branches (L), Good encapsulation	Remove
158	Manitoba Maple	Acer negundo	27, 55	6	F	Ρ	4.2	Subject Site	Calculated DBH = 61 cm , Dead ash tree fused through center of tree, Poor form (H), Dead branches (H), Pruning wounds (H), Basal cavity (M)	Remove
159	Manitoba Maple	Acer negundo	55	7	F	F	3.6	Subject Site	Decaying stub @ ~1.5 m (H), Dead branches (M), Broken branches (M)	Remove
160	Norway Spruce	Picea abies	54	5	G	G	3.6	Subject Site	Broken branches (L)	Remove
161	Bur Oak	Quercus macrocarpa	38	6	F	F	3.0	Subject Site	V-shaped unions in canopy (L), Pruning wounds (L), Dead branches (M)	Remove
162	Manitoba Maple	Acer negundo	51	6	Ρ	Ρ	3.6	Subject Site	Tip dieback on 30% of crown, Dead branches (M), Pruning wounds (H), Trunk wound (H)	Remove
163	Pear	Pyrus spp.	32, 36	5	Ρ	Ρ	3.0	Subject Site	Calculated DBH = 48 cm , Splitting union @ ~ 60 cm, Decay (H), Dead branches (H), Dying tree could fail anytime	Remove
164	Blue Spruce	Picea pungens	36	4	Ρ	F	3.0	Subject Site	Pruning wounds (H), Canopy raised to ~8.0 m, Dieback 40%	Remove
165	Norway Spruce	Picea abies	58	5	G	G	3.6	Subject Site	Surface roots (L), Pruning wounds (L)	Remove
166	Manitoba Maple	Acer negundo	28, ~52	6	F	Ρ	3.6	Subject Site	Calculated DBH = 59 cm, V-shaped union @ ~30 cm, Included bark, Pruning wounds (H), Dead branches (H), Fence inclusion (H)	Remove



Troo				Dripline			TPZ			
	Common Name	Botanical Name	DBH (cm)	Radius	Health	Structure	Radius	Owner	Comments	Action
				(m)			(m)			
167	Norway Spruce	Picea abies	49	5	G	G	3.0	Subject Site	Pruning wounds (L), Surface roots (L)	Remove
168	Norway Spruce	Picea abies	31, 54	5	G	F	4.2	Subject Site	Calculated DBH = 62 cm, V-shaped union @ ~30 cm, Included bark, Competing stem, Pruning wounds	Remove
169	Norway Spruce	Picea abies	47	5	G	G	3.0	Subject Site	Pruning wounds (M), Root damage (L) on exposed roots	Remove
170	Norway Spruce	Picea abies	47	5	G	F	3.0	Subject Site	Pruning wounds (L), Codominant, V-shaped union @ ~1.5 m, Included bark	Preserve
А	Norway Maple	Acer platanoides	~18	2	F	F	2.4	Neighbour (1265 Sixth L)	Pruning wounds (H), Pruned to stay beneath primary hydro lines	Preserve
В	Honey Locust	Gleditsia tricanthos var. inermis	~35	4	G	F	3.0	Neighbour (1265 Sixth L)	Poor form (M), Pruning wounds (M), Pruned to clear primary hydro lines	Preserve
С	Norway Maple	Acer platanoides	~15	2	F	F	2.4	Shared (1265 Sixth L)	Base growing through chain link fence, Pruning wounds (M), Sweep (M)	Remove
D	Norway Maple	Acer platanoides	~16	2	F	F	2.4	Shared (1265 Sixth L)	Base growing through chain link fence, Pruning wounds (M), Sweep (M)	Remove
E	Pear	Pyrus spp.	~15	1.5	Ρ	Р	2.4	Neighbour (1265 Sixth L)	Epicormic branches (H), Pruning wounds (H), Dead branches (M)	Preserve
F	Manitoba Maple	Acer negundo	~16, 16	3	F	Ρ	2.4	Shared (1265 Sixth L)	Calculated DBH = 23 cm , Growing through chain link fence, Lean (M), Two stems fused together, Pruning wounds (M)	Remove
G	Blue Spruce	Picea pungens	~38	2.5	F	F	3.0	Neighbour (1274 Redbank Cr)	Pruning wounds (H), Dead stubs (M), Pruned to clear hydro wires	Preserve
н	Manitoba Maple	Acer negundo	~20, 25, 30, 30	3	F	Р	3.6	Shared (White Oaks S.S.)	Calculated DBH = 53 cm, Poor form (H), Multi- stemmed @ ground, Dead branches (L)	Preserve
I	Manitoba Maple	Acer negundo	~20	3	F	F	2.4	Neighbour (White Oaks S.S.)	Poor form (H), Sweep (M)	Remove
J	Siberian Elm	Ulmus pumila	~14, 20	4	F	F	2.4	Neighbour (White Oaks S.S.)	Calculated DBH = 24 cm, V-shaped union @ ~30 cm, Included bark, Dead branches (M)	Preserve
К	Siberian Elm	Ulmus pumila	~16, 20	3	F	F	2.4	Neighbour (White Oaks S.S.)	Calculated DBH = 26 cm , Bowed away from subject property, Codominant @ ground, Dead branches (L)	Preserve



Tree ID	Common Name	Botanical Name	DBH (cm)	Dripline Radius (m)	Health	Structure	TPZ Radius (m)	Owner	Comments	Action
L	Siberian Elm	Ulmus pumila	~15, 15	3	F	F	2.4	Neighbour (White Oaks S.S.)	Calculated DBH = 21 cm, Codominant @ ground, Dead branches (H)	Preserve
м	Cherry	Prunus spp.	~52	5	G	G	3.6	Neighbour (White Oaks S.S.)	Pruning wounds (L)	Remove
N	White Mulberry	Morus alba	~11, 20, 24	3.5	F	Р	3.0	Neighbour (White Oaks S.S.)	Calculated DBH = 33 cm, Multi-stemmed @ ground, Included bark, Poor form (M)	Remove
о	Kentucky Coffeetree	Gymnocladus dioicus	~28	4	G	G	2.4	Neighbour (White Oaks S.S.)	Defect-free	Preserve
Р	Kentucky Coffeetree	Gymnocladus dioicus	~31	5	G	G	3.0	Neighbour (White Oaks S.S.)	Pruning wounds (L), Dead branches (L)	Preserve
Q	Kentucky Coffeetree	Gymnocladus dioicus	~34	5	F	F	3.0	Neighbour (White Oaks S.S.)	Dead branches (M), Dense canopy (M)	Preserve
R	Manitoba Maple	Acer negundo	~19, 21	3	F	Р	2.4	Neighbour (White Oaks S.S.)	Calculated DBH = 28 cm, Sprouts from old stump, Lean (M), Dead branches (L)	Preserve

• Defects are rated light (L), moderate (M), or heavy (H)

• Where trees had multiple stems at 1.4 m above ground, diameters were calculated by taking the square root of the sum of all squared diameters





APPENDIX B: PICTURES



Image 1. Tree 140.



Image 3. Tree 142.



Image 2. Tree 141.



Image 4. Tree 143.





Image 5. Trees 144 & 145 (right to left).



Image 7. Tree 146.



Image 6. Tree 145 (center).



Image 8. Decaying trunk on Tree 146.





Image 9. Tree 147 (on right).



Image 10. Trees 148 & 149 (left to right).



Image 11. Tree 149.



Image 12. Base of Tree 149.





Image 13. Open wounds on Tree 149.



Image 14. Tree 150 and F (on right).



Image 15. Tree 151.



Image 16. Tree 152.





Image 17. Tree 153.



Image 18. Trees 154-156 (right to left, in foreground).



Image 19. Basal cavity on Tree 155.



Image 20. Decaying wound on Tree 156.







Image 21. Tree 157 and dead snag.



Image 23. Tree 160.



Image 22. Trees 158 & 159 (right to left).



Image 24. Tree 161.





Image 25. Tree 162.



Image 26. Tree 163 & 164 (right to left).



Image 27. Decaying union on Tree 163.



Image 28. Tree 165.







Image 29. Tree 166.



Image 30. Trees 167 & 168 (left to right).



Image 31. Tree 169.



Image 32. Tree 170 (on right).





Image 33. Trees 165, 167 & 168 (right to left).



Image 35. Trees A & B (right to left).



Image 34. Trees 168-170 (right to left).



Image 36. Trees C & D (right to left).









Image 37. Tree E.

Image 38. Tree G.



Image 39. Tree H.



Image 40. Tree I.





Image 41. Trees J-L (right to left, in background).



Image 42. Tree M (beyond fence).



Image 41. Tree N.



Image 42. Trees O & P (right to left).









Image 43. Tree Q.

Image 44. Tree R.