



Alden Apartments – Tualatin, Oregon
Tree Assessment Report
August 24, 2022

MHA22026

Purpose

This Tree Assessment Report for the Alden Apartments project site located at 7800 SW Sagert Street in Tualatin, Oregon, is provided pursuant to City of Tualatin Development Code (TDC) Chapter 33.110. This report describes the existing trees located on the project site, as well as recommendations for tree removal, retention and protection during construction. This report is based on observations made by International Society of Arboriculture (ISA) Board Certified Master Arborist (PN-6145B) and Qualified Tree Risk Assessor Morgan Holen during a site visit conducted on July 27, 2022 and subsequent coordination with the design team.

Scope of Work and Limitations

Morgan Holen & Associates, LLC, was contracted by 3J Consulting to collect tree inventory data, assist 3J Consulting in developing the tree preservation plan drawing, and prepare this tree assessment report.

Prior to our fieldwork, an existing conditions survey was provided by 3J Consulting illustrating the location of existing trees and tree survey point numbers. The survey crew physically marked the existing trees with numbered aluminum tree tags corresponding with each survey point number. We performed Visual Tree Assessment (VTA) on each surveyed tree. VTA is the standard process whereby the inspector visually assesses the tree from a distance and up close, looking for defect symptoms and evaluating overall condition and vitality of individual trees. Trees were evaluated in terms of species, size, general condition and potential construction impacts. This level of assessment does not constitute a tree risk assessment.

Following our fieldwork, the tree inventory data was submitted to 3J Consulting to develop the proposed tree preservation plan. The driplines of individual trees are plotted to scale on the drawing based on our crown radius data in order to identify the critical root zone of each tree. We coordinated with 3J Consulting to review and comment on several iterations of the tree preservation plan; this coordination included recommendations for tree removal and protection, as well as site plan modifications to allow for tree protection. The final plan is described in this report.

The client may choose to accept or disregard the recommendations contained herein, or seek additional advice. Neither this author nor Morgan Holen & Associates, LLC, have assumed any responsibility for liability associated with the trees on or adjacent to this site.

General Description

The site is an existing apartment complex with trees scattered around parking lots, buildings, and small open space areas. Most of the trees appear to have been planted for landscaping purposes. The project proposes the addition of 12 new apartment buildings with drive aisles and sidewalks.

In all, 88 trees were inventoried, including two trees measuring smaller than eight inches in diameter (#8417 and #8435) and 86 trees measuring eight inches and larger in diameter, the City’s threshold diameter for regulated trees. Thirteen different tree species were identified. Table 1 provides a summary of the number of inventoried trees by species.

Table 1. Number of Inventoried Trees by Species – Alden Apartments, Tualatin.

Common Name	Species Name	Total	Percent
Austrian pine	<i>Pinus nigra</i>	2	9%
Douglas-fir	<i>Pseudotsuga menziesii</i>	11	13%
English hawthorn	<i>Crataegus monogyna</i>	2	2%
London plane	<i>Platanus x acerifolia</i>	3	3%
Norway maple	<i>Acer platanoides</i>	18	20%
paper birch	<i>Betula papyrifera</i>	2	2%
red oak	<i>Quercus rubra</i>	9	10%
scarlet oak	<i>Quercus coccinea</i>	8	5%
serviceberry	<i>Amelanchier alnifolia</i>	1	1%
shore pine	<i>Pinus contorta</i>	4	5%
silver maple	<i>Acer saccharinum</i>	11	13%
sweet cherry	<i>Prunus avium</i>	14	16%
weeping willow	<i>Salix babylonica</i>	1	1%
Total		88	100%

Trees widely accepted as being invasive species in our region were most common, accounting for 34 (39%) of the inventoried trees, including: two English hawthorns (*Crataegus monogyna*) and 14 sweet cherries (*Prunus avium* – including the two trees smaller than eight inches) that appear to have sprouted from natural regeneration; and, 18 Norway maples (*Acer platanoides*) that appear to have been planted for landscaping purposes. The other 54 (61%) trees include a diverse mix of species that appear to have been planted for landscaping purposes. In terms of general condition, 64 (73%) trees are in fair condition, while two (2%) are dead, 10 (11%) are in poor condition, and 12 (14%) are in good condition.

A complete description of individual trees is provided in the enclosed tree data.

Tree Plan Recommendations

Prior to preparation of this report we coordinated with 3J Consulting, Inc. in regard to the best existing trees and potential construction impacts, and reviewed and considered the approval criteria identified in the Tualatin Development Code Section 33.110.5 which requires a detailed justification for proposed tree removal. The enclosed tree data and this written report address the relevant criteria.

The two invasive sweet cherries smaller than eight inches in diameter are both planned for removal because of poor structure including extensive ivy and unbalanced crowns; however, these trees are too small to be regulated by the City’s tree removal requirements.

Of the 86 regulated trees, 37 are planned for retention with tree protection measures. The tree preservation plan depicts the location of tree protection fencing and tree protection specifications are provided at the end of this report. The other 49 trees are planned for removal with the proposed development. Note that there are numerous other existing trees located on the Alden Apartments property which are well beyond the limits of proposed work and unaffected by the project.

Individual trees recommended for removal were assigned a reason for removal (shown for each tree to be removed under “criteria” in the enclosed tree inventory data) based on the City’s tree removal criteria as follows:

Approval Criteria for Tree Removal per TDC 33.110.5:

- (a) An applicant must satisfactorily demonstrate that at least one of the following criteria are met:
 - (i) The tree is diseased and:
 - (A) The disease threatens the structural integrity of the tree; or
 - (B) The disease permanently and severely diminishes the esthetic value of the tree; or
 - (C) The continued retention of the tree could result in other trees being infected with a disease that threatens either their structural integrity or esthetic value.
 - (ii) The tree represents a hazard which may include but not be limited to:
 - (A) The tree is in danger of falling; or
 - (B) Substantial portions of the tree are in danger of falling.
 - (iii) It is necessary to remove the tree to construct proposed improvements based on Architectural Review approval, building permit, or approval of a Subdivision or Partition Review.
- (b) If none of the conditions in TDC 33.110(5)(a) are met, the certified arborist must evaluate the condition of each tree.
 - (i) *Evergreen Trees*. An evergreen tree which meets any of the following criteria as determined by a certified arborist will not be required to be retained:
 - (A) Trunk Condition—extensive decay and hollow; or
 - (B) Crown Development—unbalanced and lacking a full crown;
 - (ii) *Deciduous Trees*. A deciduous tree which meets any of the following criteria as determined by a certified arborist will not be required to be retained:
 - (A) Trunk Condition—extensive decay and hollow;
 - (B) Crown Development—unbalanced and lacking a full crown; or
 - (C) Structure—Two or more dead limbs.

Removal of 35 of the 49 regulated trees planned for removal is necessary to construct proposed improvements. The tree preservation plan shows that these trees are within the footprint of proposed buildings, drive aisles, sidewalks and retaining wall or within areas of required grading with severe impacts within critical root zones. The other 14 regulated trees planned for removal are all deciduous trees with poor crown development or poor structure including 13 invasive species trees and one 29-inch diameter silver maple (*Acer saccharinum*), tree #1122. Tree #1122 is in poor condition and with very poor structure including multiple upright leaders, a history of branch failure, and numerous epicormic sprouts; it is not suitable for preservation with removal of the row of trees to the south which are all well within the proposed building footprint.

Table 2 provides a summary of the number of inventoried trees planned for retention and removal.

Table 2. Number of Inventoried Trees by Proposed Treatment – Alden Apartments, Tualatin.

Treatment	Total	Percent
Retain	37	42%
Remove	51	58%
Remove to Construct Proposed Improvements (criteria a-iii)	35	40%
Remove for Poor Crown Development (criteria b-ii-B)	8	9%
Remove for Poor Structure (criteria b-ii-C)	6	7%
Trees <8" DBH Planned for Removal Two or more dead limbs	2	2%
Percent of Total	88	100%

Tree Protection Recommendations

Trees recommended for preservation will need special consideration to assure their protection during construction. We coordinated with 3J Consulting to specify the proposed location of tree protection fencing, which is proposed at the dripline of protected trees where feasible and with very minor encroachments at the outer edges of critical root zones otherwise. The following tree protection specifications are consistent with the tree preservation standards provided in TDC 73B.080 and should be copied onto construction documents as direction to the contractor.

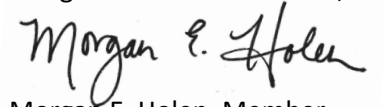
Tree Protection Specifications

1. **Preconstruction Conference.** The project arborist shall be on site to discuss methods of tree removal and tree protection prior to any construction.
2. **Protection Fencing.** All trees to be retained shall be protected by 5-foot-tall metal fencing secured to steel posts placed no further than 8-feet apart and shall be installed as depicted on the tree preservation plan. Trees located farther than 30-feet from construction activity do not require tree protection fencing.
3. **Tree Protection Zone Maintenance.** The protection fencing shall not be moved, removed, or entered by equipment except under direction of the project arborist. The contractor shall not store materials or equipment within the TPZ.
4. **Erosion Control.** Beneath the dripline of protected trees, erosion control fencing shall not be trenched in per manufacturer’s specifications to avoid root impacts. Instead, alternative means of erosion control are required, such as wrapping the base of silt fencing around a straw wattle and staking the wattle into the ground or using compost socks or straw wattles staked into the ground in lieu of silt fencing.
5. **Crown Pruning.** The project arborist can help identify where crown pruning is necessary to provide construction clearance and remove dead and defective branches for safety once trees planned for removal have been removed and the site is staked and prepared for construction. Pruning shall be performed by a Qualified Tree Service and conducted in accordance with ANSI A300 pruning standards and ISA Best Management Practices for pruning.

6. **Excavation.** Excavation beneath protected tree driplines shall be avoided if alternatives are available. If excavation is unavoidable, the project arborist shall evaluate the proposed excavation to determine methods to minimize impacts to trees. Root pruning shall be directed and documented by the project arborist.
7. **Landscaping.** Following construction and where landscaping is desired, apply approximately 3-inches of mulch beneath the dripline of protected trees, but not directly against tree trunks. If irrigation is used, use drip irrigation installed at native grade only (no trenching) beneath the driplines of protected trees.

Please contact us if you have questions or need any additional information. Thank you for choosing Morgan Holen & Associates, LLC, to provide consulting arborist services for the Alden Apartments project in Tualatin.

Thank you,
Morgan Holen & Associates, LLC



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

Enclosures: MHA22026 Alden Apartments – Tree Data 07-27-2022

No.	Sheet	Common Name	Species Name	DBH ¹	C-Rad ²	Cond ³	Comments	Treatment	Criteria ⁴
1044	1	Austrian pine	<i>Pinus nigra</i>	18	14	F	Codominant stems with included bark, ivy	Retain	
1057	1	red oak	<i>Quercus rubra</i>	28	18	F	Multiple leaders, upright crown, numerous epicormic sprouts	Remove	a-iii
1062	1	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	22	F	Dead branches	Retain	
1063	1	red oak	<i>Quercus rubra</i>	20	22	F	Codominant leaders, dead branches, epicormic sprouts	Retain	
1064	1	Douglas-fir	<i>Pseudotsuga menziesii</i>	21	20	F	Lower trunk swelling, crown asymmetry	Retain	
1065	1	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	16	F	Crown asymmetry	Retain	
1066	1	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	12	F	Crook in lower trunk, high live crown	Retain	
1078	1	Norway maple	<i>Acer platanoides</i>	19	24	F	Codominant leaders, one-sided crown with lean west	Remove	b-ii-B
1079	1	Norway maple	<i>Acer platanoides</i>	10	14	F	Small and high live crown	Remove	b-ii-B
1081	1	Norway maple	<i>Acer platanoides</i>	15	16	F	Mostly one-sided crown to north	Remove	a-iii
1085	1	scarlet oak	<i>Quercus coccinea</i>	32	30	F	History of branch failure, dead branches, high live crown, large diameter scaffold leaders, numerous epicormic sprouts, extensive ivy	Remove	a-iii
1086	1	scarlet oak	<i>Quercus coccinea</i>	29	22	F	History of branch failure, dead branches, high live crown, large diameter scaffold leaders, numerous epicormic sprouts, extensive ivy	Remove	a-iii
1110	2	silver maple	<i>Acer saccharinum</i>	40	35	F	History of large branch failure, poor crown structure, numerous epicormic sprouts, expansive surface roots	Remove	a-iii
1111	2	silver maple	<i>Acer saccharinum</i>	14	6	P	Small and high live crown	Remove	a-iii

No.	Sheet	Common Name	Species Name	DBH ¹	C-Rad ²	Cond ³	Comments	Treatment	Criteria ⁴
1115	2	silver maple	<i>Acer saccharinum</i>	28	42	F	Multiple attachments, included bark, numerous epicormic sprouts, expansive surface roots	Remove	a-iii
1122	2	silver maple	<i>Acer saccharinum</i>	29	24	P	Multiple upright leaders, history of branch failure, numerous epicormic sprouts; not suitable for retention with adjacent tree removal	Remove	b-ii-B
1297	3	Norway maple	<i>Acer platanoides</i>	19	22	G	Crimson King variety	Remove	a-iii
1380	3	Norway maple	<i>Acer platanoides</i>	14	17	F	Crook in lower trunk, self-correcting lean, some twig dieback and small broken branches	Retain	
1381	3	scarlet oak	<i>Quercus coccinea</i>	28	32	F	History of large branch failure, numerous epicormic sprouts	Remove	a-iii
1382	3	scarlet oak	<i>Quercus coccinea</i>	30	18	F	Codominant leaders with included bark and tight attachment	Remove	a-iii
1494	2	Norway maple	<i>Acer platanoides</i>	18	18	F	Crimson King variety, surrounded by dense invasive vegetation	Retain	
1497	2	silver maple	<i>Acer saccharinum</i>	23	28	F	Multiple leaders, history of branch failure, surrounded by dense invasive vegetation	Retain	
1499	2	Norway maple	<i>Acer platanoides</i>	18	12	F		Retain	
1502	2	Austrian pine	<i>Pinus nigra</i>	16	16	F	Multiflora rose infesting crown	Retain	
1504	2	Norway maple	<i>Acer platanoides</i>	16	14	F	Codominant stems with included bark	Retain	
1506	2	silver maple	<i>Acer saccharinum</i>	31	30	F	History of branch failure, multiple upright leaders with included bark	Retain	
1508	2	silver maple	<i>Acer saccharinum</i>	18	20	F	History of branch failure, poor crown structure	Retain	
1511	2	Norway maple	<i>Acer platanoides</i>	16	20	F	Crimson King variety, self-correcting lean	Retain	



No.	Sheet	Common Name	Species Name	DBH ¹	C-Rad ²	Cond ³	Comments	Treatment	Criteria ⁴
1513	2	silver maple	<i>Acer saccharinum</i>	32	34	F	Multiple stems and leaders with included bark	Retain	
1519	3	Austrian pine	<i>Pinus nigra</i>	14	12	F	Dead and broken branches, surrounded by dense invasive vegetation, multiflora rose growing up trunk	Retain	
1521	3	Austrian pine	<i>Pinus nigra</i>	16	14	F	Surrounded by dense invasive vegetation, multiflora rose growing up trunk	Retain	
1524	3	Norway maple	<i>Acer platanoides</i>	20	24	G		Retain	
1673	2	silver maple	<i>Acer saccharinum</i>	34	18	F	History of large branch failure, poor crown structure, numerous epicormic sprouts	Remove	a-iii
1674	2	silver maple	<i>Acer saccharinum</i>	26	32	F	Multiple attachments, history of branch failure, mostly one-sided crown to west with excessive lean and crown weight	Remove	a-iii
1675	2	silver maple	<i>Acer saccharinum</i>	26	30	F	Codominant stems, one failed leaving large torn wound, other with codominant leaders	Remove	a-iii
1676	2	Norway maple	<i>Acer platanoides</i>	22	32	F	Multiple leaders	Retain	
1682	2	Douglas-fir	<i>Pseudotsuga menziesii</i>	31	28	G		Remove	a-iii
1683	2	Douglas-fir	<i>Pseudotsuga menziesii</i>	32	20	G	Trunk is off-center at about 25' a.g.l.	Remove	a-iii
1685	2	Douglas-fir	<i>Pseudotsuga menziesii</i>	27	18	G		Remove	a-iii
1687	2	Norway maple	<i>Acer platanoides</i>	15	16	F	Some dieback	Retain	
1689	2	weeping willow	<i>Salix babylonica</i>	7,14,20	30	F	Codominant stems, one-sided with lean south, crossing and rubbing branches	Retain	
1692	2	shore pine	<i>Pinus contorta</i>	15,17	12	F	Codominant stems and leaders, one with previous top failure, sequoia pitch moth	Retain	
1693	2	Austrian pine	<i>Pinus nigra</i>	21	16	F	Codominant stems and leaders with included bark and tight attachments	Retain	

No.	Sheet	Common Name	Species Name	DBH ¹	C-Rad ²	Cond ³	Comments	Treatment	Criteria ⁴
1694	2	Austrian pine	<i>Pinus nigra</i>	2x22	20	F	Codominant stems with included bark	Retain	
2001	add	Douglas-fir	<i>Pseudotsuga menziesii</i>	9,14	14	F	Suppressed spur leader, crown asymmetry	Retain	
2329	2	English hawthorn	<i>Crataegus monogyna</i>	8,2x14	18	F	Codominant stems	Retain	
2334	2	serviceberry	<i>Amelanchier alnifolia</i>	7,8,12	18	F	Multiple stems, surrounded by dense invasive vegetation, ivy up trunks	Retain	
2459	1	London plane	<i>Platanus × acerifolia</i>	32	26	G	Expansive surface roots	Remove	a-iii
2460	1	paper birch	<i>Betula papyrifera</i>	22	28	G		Remove	a-iii
7544	1	shore pine	<i>Pinus contorta</i>	13	18	F	One-sided crown to south	Remove	a-iii
7545	1	Norway maple	<i>Acer platanoides</i>	17	22	G		Remove	a-iii
7546	1	Norway maple	<i>Acer platanoides</i>	18	26	G		Remove	a-iii
7547	1	Douglas-fir	<i>Pseudotsuga menziesii</i>	31	24	F	Self-correcting lean, spur leader, history of branch failure, reduced vigor	Remove	a-iii
7549	1	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	7	F		Remove	a-iii
7550	1	shore pine	<i>Pinus contorta</i>	15	10	F	Codominant leaders, dead lower branches	Remove	a-iii
7551	1	shore pine	<i>Pinus contorta</i>	14	10	F	Dead branches, small and high live crown	Remove	a-iii
7552	1	Norway maple	<i>Acer platanoides</i>	13	11	F	Self-correcting lean, spur leader, history of branch failure, reduced vigor	Remove	a-iii
7553	1	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	16	F	Crown asymmetry	Remove	a-iii
7554	1	Norway maple	<i>Acer platanoides</i>	26	22	F	Missing bark 0-5' south face, codominant leaders, large and expansive surface roots	Retain	
7556	1	Austrian pine	<i>Pinus nigra</i>	24	26	F	Crown asymmetry, crooked leader	Retain	
7557	1	sweet cherry	<i>Prunus avium</i>	22	0	D	Dead	Remove	b-ii-C
7558	1	Austrian pine	<i>Pinus nigra</i>	20	20	F	Codominant stems with included bark, codominant leaders	Retain	
7559	1	red oak	<i>Quercus rubra</i>	25	30	F	Numerous epicormic sprouts	Remove	a-iii
7560	1	red oak	<i>Quercus rubra</i>	39	44	G	Codominant stems with included bark	Remove	a-iii
7561	1	red oak	<i>Quercus rubra</i>	31	22	G	Crown asymmetry	Remove	a-iii

No.	Sheet	Common Name	Species Name	DBH ¹	C-Rad ²	Cond ³	Comments	Treatment	Criteria ⁴
8317	1	paper birch	<i>Betula papyrifera</i>	17	22	P	Twig dieback, poor crown structure with leaning over-extended lateral limbs	Remove	a-iii
8318	2	London plane	<i>Platanus × acerifolia</i>	22	22	F	Reduced vigor, expansive surface roots	Remove	a-iii
8319	2	London plane	<i>Platanus × acerifolia</i>	29	23	F	Codominant stems, one topped leader	Remove	a-iii
8320	1	Norway maple	<i>Acer platanoides</i>	22	24	G	Codominant leaders, very large and expansive surface root extending west	Remove	a-iii
8401	1	red oak	<i>Quercus rubra</i>	2x22	14	F	Codominant stems, upright crown, numerous epicormic sprouts	Retain	
8403	1	sweet cherry	<i>Prunus avium</i>	8	12	F	One-sided crown with lean east	Retain	
8405	1	red oak	<i>Quercus rubra</i>	25	22	F	Codominant leaders, numerous epicormic sprouts	Retain	
8407	1	red oak	<i>Quercus rubra</i>	25	15	F	Upright crown, numerous epicormic sprouts	Retain	
8408	1	red oak	<i>Quercus rubra</i>	24	14	F	Self-correcting lean, numerous epicormic sprouts	Retain	
8411	1	Norway maple	<i>Acer platanoides</i>	32	18	F	Self-correcting lean, crown asymmetry	Retain	
8416	2	English hawthorn	<i>Crataegus monogyna</i>	7,8	12	F	Invasive species; extensive ivy	Remove	b-ii-B
8417	2	sweet cherry	<i>Prunus avium</i>	7	10	F	Invasive species; small and high live crown, ivy	Remove	b-ii-B
8418	2	sweet cherry	<i>Prunus avium</i>	10	8	F	Invasive species; small and high live crown, ivy	Remove	b-ii-B
8419	2	sweet cherry	<i>Prunus avium</i>	10	14	F	Invasive species	Remove	a-iii
8420	2	sweet cherry	<i>Prunus avium</i>	12	8	P	Invasive species; mostly dead	Remove	b-ii-C
8421	2	sweet cherry	<i>Prunus avium</i>	10	8	P	Invasive species; mostly dead	Remove	b-ii-C
8422	2	sweet cherry	<i>Prunus avium</i>	7,8	10	P	Invasive species; very extensive ivy infestation	Remove	b-ii-B

No.	Sheet	Common Name	Species Name	DBH ¹	C-Rad ²	Cond ³	Comments	Treatment	Criteria ⁴
8430	2	sweet cherry	<i>Prunus avium</i>	16	16	P	Invasive species; very extensive ivy infestation, dead and broken branches	Remove	b-ii-C
8432	2	sweet cherry	<i>Prunus avium</i>	22	0	D	Invasive species; Dead	Remove	b-ii-C
8433	2	sweet cherry	<i>Prunus avium</i>	14	12	P	Invasive species; very extensive ivy infestation, dead and broken branches	Remove	b-ii-C
8434	2	sweet cherry	<i>Prunus avium</i>	8	10	P	Invasive species; very extensive ivy infestation	Remove	b-ii-B
8435	2	sweet cherry	<i>Prunus avium</i>	7	8	F	Invasive species; extensive ivy	Remove	b-ii-B
8436	2	sweet cherry	<i>Prunus avium</i>	10	12	P	Invasive species; very extensive ivy infestation	Remove	b-ii-B

¹DBH is tree diameter measured at 4.5-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 follows- Dead; Poor; Fair; Good; or, Excellent.

⁴Criteria identifies the applicable approval criteria for proposed tree removal per TDC 33.110(5):

(a) An applicant must satisfactorily demonstrate that at least one of the following criteria are met:

(i) The tree is diseased and:

- (A) The disease threatens the structural integrity of the tree; or
- (B) The disease permanently and severely diminishes the esthetic value of the tree; or
- (C) The continued retention of the tree could result in other trees being infected with a disease that threatens either their

(ii) The tree represents a hazard which may include but not be limited to:

- (A) The tree is in danger of falling; or
- (B) Substantial portions of the tree are in danger of falling.

(iii) It is necessary to remove the tree to construct proposed improvements based on Architectural Review approval, building permit,

(b) If none of the conditions in TDC 33.110(5)(a) are met, the certified arborist must evaluate the condition of each tree.

(i) *Evergreen Trees*. An evergreen tree which meets any of the following criteria as determined by a certified arborist will not be

- (A) Trunk Condition-extensive decay and hollow; or
- (B) Crown Development-unbalanced and lacking a full crown;

(ii) *Deciduous Trees*. A deciduous tree which meets any of the following criteria as determined by a certified arborist will not be

- (A) Trunk Condition-extensive decay and hollow;
- (B) Crown Development-unbalanced and lacking a full crown; or
- (C) Structure-Two or more dead limbs.