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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

May 17, 2022

Tanya Farlinger
exhālō Spa
3150 Woodroffe Avenue
Ottawa, ON
K2J 4G4

RE: TREE CONSERVATION REPORT FOR 3150 WOODROFFE AVENUE, OTTAWA

This Tree Conservation Report (TCR) was prepared by IFS Associates Inc. (IFS) on behalf of exhālō Spa in support of their proposed redevelopment of 3150 Woodroffe Avenue in Ottawa. The need for this report is related to trees protected under the City of Ottawa's Tree Protection By-law (By-law No. 2020-340). Presently the subject property is occupied by a one-storey dwelling with an asphalt driveway extending from Deerfox Drive. Four parking spaces are present to the north of the dwelling. The proposed redevelopment will include renovating the building for use as a day spa - reconfiguring of the front entrance way, removal of front septic tanks and extending the driveway so as to reach as additional 27 parking spaces to the north and east of the building.

Under the Tree Protection By-law a TCR is required for all Plans of Subdivision, Site Plan Control Applications, Common Elements Condominium Applications, and Vacant Land Condominium Applications where there is a tree of 10 cm in diameter at breast height (DBH) or greater on a site and/or if there is a tree on an adjacent site that has a critical root zone (CRZ) extending onto a development site. Trees of any size on adjacent City lands must also be documented in a TCR. A "tree" is defined in the By-law as any species of woody perennial plant, including its root system, which has reached or can reach a minimum height of at least 450 cm at physiological maturity. The CRZ is calculated as DBH x 10 cm.

The approval of this TCR by the City of Ottawa and the issuing of a permit by them authorize the removal of approved trees. **Importantly, although this report may be used to support the application for a City tree removal permit, it does not by itself constitute permission to remove trees or begin site clearing activities. No such work should occur before a tree removal permit is issued by the City's General Manager authorizing the injury or destruction of a tree in accordance with the by-law.**

The inventory in this report details the assessment of all individual trees on the subject and adjacent private property, including trees on nearby City of Ottawa lands. Field work for this report was completed in April and May of 2022.

TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 below details the species, condition, size (diameter) and status of the individual trees on and adjacent to the subject property. Each of these trees is referenced by the numbers plotted on the tree conservation plan included on page 10 of this report.

Table 1. Species, condition, size, ownership and status of trees at 3150 Woodroffe Avenue

Tree No.	Tree species /Tolerance to Construction[1]	DBH[2] / CRZ[3]	Owner-ship[4]	Condition, age class, tree condition notes; species origin & **preservation status** (to be removed or preserved and protected)
1	Beech *(Fagus grandifolia)*/ Poor	10-25cm / 1-2.5m	City	Fair; maturing; four stems from grade – all root or stool shoots from previous parent tree; native species; **to be preserved and protected**
2	Sugar maple *(Acer saccharum)*/ Poor-Moderate	34.8 & 37.8 cm / 7.3m	Shared with City	Fair; mature; double stemmed at 0.3m from grade; stems moderately divergent; early dieback in north stem (closest to road), poor wound closure – two small cavities; native species; **to be preserved and protected**
3	Sugar maple *(Acer saccharum)*/ Poor-Moderate	+/-40 cm / +/-4m	Neigh-bour	Good; mature; upright form with symmetric crown; co-dominant leaders at 10m; living crown held to within 4m of grade; native species; **to be preserved and protected**
4	Eastern white cedar *(Thuja occidentalis)*/ Good	+/-10cm / +/-1m	Neigh-bour	Fair; maturing; suppressed by surrounding trees - fair crown density, annual growth increment and needle colour; native species; **to be preserved and protected**
5	Sugar maple *(Acer saccharum)*/ Poor-Moderate	+/-60cm / +/-6m	Neigh-bour	Fair; mature; dominant main stem with three competing leaders at 12m; crown asymmetric towards north; living crown held high (8m from grade) due to intercompetition for sunlight; native species; **to be preserved and protected**
6	Sugar maple *(Acer saccharum)*/ Poor-Moderate	+/-30cm / +/-3m	Neigh-bour	Fair; mature; upright dominant main stem with dog's leg at 14m; living crown held high (10m from grade) due to intercompetition for sunlight; native species; **to be preserved and protected**
7	Sugar maple *(Acer saccharum)*/ Poor-Moderate	+/-50cm / +/-5m	Neigh-bour	Fair; mature; central stem with strongly divergent leaders at 10m; crown asymmetric towards east due to influence of surrounding trees; native species; **to be preserved and protected**

Table 1. Con't

Tree No.	Tree species /Tolerance to Construction[1]	DBH[2] / CRZ[3]	Owner-ship[4]	Condition, age class, tree condition notes; species origin & **preservation status** (to be removed or preserved and protected)
8	Sugar maple *(Acer saccharum)*/ Poor-Moderate	+/- 80cm / +/-8m	Neigh-bour	Good; very mature; upright dominant main stem and leader; crown asymmetric towards southwest due to influence of surrounding trees; living crown held low – 4m from grade; native species; **to be preserved and protected**
9	Colorado spruce *(Picea pungens)*/ Moderate-Good	+/- 50cm / +/-5m	Neigh-bour	Fair; mature; three competing leaders at 10m; fair crown density, annual growth increment and needle colour; introduced species; **to be preserved and protected**
10	Colorado spruce *(Picea pungens)*/ Moderate-Good	+/- 40cm / +/-4m	Neigh-bour	Poor; mature; single dominant stem and leader; poor crown density, annual growth increment and needle colour; introduced species; **to be preserved and protected**
11	Norway spruce *(Picea abies)*/ Moderate-Good	+/-30-50cm / +/- 3-5m	Neigh-bour	Fair; line of four mature trees; fair crown density, annual growth increment and needle colour; introduced species; **to be preserved and protected**
12	Crab apple *(Malus spp.)*/ unknown	25.5cm /2.6m	Private	Fair; mature; strongly divergent and asymmetric towards northwest due to influence of neighbouring trees; heavy vine growth into crown; fair annual increment (vigour); cultivar; **to be preserved and protected**
13	Sugar maple *(Acer saccharum)*/ Poor-Moderate	13.8cm /1.4m	Private	Very good; maturing; upright form with competing lateral at 6m on south; crown asymmetric towards north due to influence of neighbouring tree; native species; **to be preserved and protected**
14	Sugar maple *(Acer saccharum)*/ Poor-Moderate	+/- 50cm/ +/-5m	Neigh-bour	Good; mature; upright dominant main stem with co-dominant leaders at 18m; narrow symmetric crown due to intense intercompetition with surrounding trees for sunlight; native species; **to be preserved and protected**
15	Beech *(Fagus grandifolia)*/ Poor	56.1cm /5.6m	Private	Fair; mature; moderately divergent and strongly asymmetric towards east; good wound response (vigour); minor cavities in upper crown; good rot collar; native species; **to be preserved and protected**

Table 1. Con't

Tree No.	Tree species /Tolerance to Construction[1]	DBH[2] / CRZ[3]	Owner-ship[4]	Condition, age class, tree condition notes; species origin & **preservation status** (to be removed or preserved and protected)
16	Bitternut hickory *(Carya cordiformis)*/ Moderate	17.7cm /1.7m	Private	Good; maturing; moderately divergent and very asymmetric towards east due to influence of tree #15; native species; **to be preserved and protected**
17	Beech *(Fagus grandifolia)*/ Poor	44.4cm /4.4m	Private	Poor; mature; mildly divergent and very asymmetric towards east due to influence of nearby trees; co-dominant stems at 10m – one fully dead; major basal wound on southwest without decay; root collar obscured by raised grade; native species; **to be preserved and protected**
18	Beech *(Fagus grandifolia)*/ Poor	48.1cm /4.8m	Private	Fair; mature; poor form - divergent co-dominant stems at 7m – dominant towards south, suppressed towards east; good annual increment; native species; **to be preserved and protected**
19	Sugar maple *(Acer saccharum)*/ Poor-Moderate	80.6cm /8.1m	Private	Fair; very mature; upright main stem and crown held high (12m) due to intercompetition between trees for sunlight; co-dominant leaders with two suppressed laterals at 16m; recent root damage; good root collar; native species; **to be removed** (will not survive root loss)
20	Sugar maple *(Acer saccharum)*/ Poor-Moderate	69.0cm /6.9m	Private	Fair; mature; single dominant stem with dog's leg at 16m; suppressed laterals at 6m on northwest and 10m on north; moderately divergent and strongly asymmetric towards southwest; good root collar; recent root damage; native species; **to be removed** (conflicts with parking)
21	White spruce *(Picea glauca)*/ Moderate-Good	32.8cm /3.3m	Private	Fair; mature; upright main stem and leader; crown asymmetric towards southwest due to influence of tree #22; good crown density, annual growth increment and needle colour; recent root damage; native species; **to be removed** (will not survive root loss)
22	White spruce *(Picea glauca)*/ Moderate-Good	30.8cm /3.1m	Private	Fair, mature; poor form – series of dog's legs in main stem; single dominant leader; fair crown density, annual growth increment and needle colour; native species; **to be preserved and protected**

Table 1. Con't

Tree No.	Tree species /Tolerance to Construction[1]	DBH[2] / CRZ[3]	Owner-ship[4]	Condition, age class, tree condition notes; species origin & **preservation status** (to be removed or preserved and protected)
23	Colorado spruce *(Picea pungens)*/ Moderate-Good	26.3cm /2.6m	Private	Fair; mature; upright main stem and leader; lower crown asymmetric due to influence of nearby trees; fair crown density, annual growth increment and needle colour; introduced species; **to be removed** (will not survive root loss)
24	Eastern white cedar *(Thuja occidentalis)*/ Good	26.4cm /2.6m	Private	Fair; mature; co-dominant leaders with suppressed lateral at 2.5m on southwest; native species; **to be removed** (conflicts with pedestrian walkway)
25	Sugar maple *(Acer saccharum)*/ Poor-Moderate	81.5cm /8.2m	Private	Fair; very mature; main stem mildly divergent towards west; crown moderately asymmetric towards west; tri-dominant leaders at 18m; recent root damage and broken branches; root collar partially obscured by raised grade; native species; **to be removed** (conflicts with parking)
26	Beech *(Fagus grandifolia)*/ Poor	75.6cm /7.6m	Private	Fair; very mature; dominant upright main stem with competing leaders at 10.5m; scattered moderate-major deadwood; signs of beech scale *(Cryptococcus fagisuga)* – usually a precursor to the fatal beech bark disease *(Neonectria faginata)*; root sprouts; native species; **to be removed** (conflicts with septic tank removal and new entranceway)
27	Juniper *(Juniperus* spp.*)*/ Good	19.8cm /2.0m	Private	Good; mature; upright form; generally symmetric crown; fair crown density, growth increment and needle colour; cultivar; **to be removed** (conflicts with parking)
28	Colorado spruce *(Picea pungens)*/ Moderate-Good	21.1cm /2.1m	Private	Fair; maturing; moderately asymmetric towards southeast due to influence of nearby *Prunus* root sprouts; fair crown density, growth increment and needle colour; introduced species; **to be preserved and protected**
29	Colorado spruce *(Picea pungens)*/ Moderate-Good	15.7cm /1.6m	Private	Fair; maturing; very asymmetric towards west due to influence of nearby *Prunus* root sprouts; competing leaders at 4m; fair crown density, growth increment and needle colour; introduced species; **to be preserved and protected**

Table 1. Con't

Tree No.	Tree species /Tolerance to Construction[1]	DBH[2] / CRZ[3]	Owner-ship[4]	Condition, age class, tree condition notes; species origin & **preservation status** (to be removed or preserved and protected)
30	Colorado spruce *(Picea pungens)*/ Moderate-Good	24.2cm /2.4m	Private	Good; maturing; lower crown asymmetric towards west due to influence of nearby trees; good crown density, growth increment and needle colour; introduced species; **to be preserved and protected**
31	Colorado spruce *(Picea pungens)*/ Moderate-Good	25.1cm /2.5m	Private	Fair; maturing; crown asymmetric towards south/southeast due to influence of tree #32; slight sweep in main stem at 2m; fair crown density, growth increment and needle colour; introduced species; **to be preserved and protected**
32	Sugar maple *(Acer saccharum)*/ Poor-Moderate	40.3cm /4.0m	Private	Good; mature; co-dominant stems at 5.5m, both bisect within 0.5m of primary union; competing lateral at 4m on east; suppressed laterals starting at 2m – broad, dense crown; good root collar – only 2 distal binding roots; native species; **to be preserved and protected**
33	Sugar maple *(Acer saccharum)*/ Poor-Moderate	32.9cm /3.3m	Private	Fair; mature; moderately divergent and strongly asymmetric towards northeast due to influence of trees #32 and 34; good root collar; native species; **to be preserved and protected**
34	Sugar maple *(Acer saccharum)*/ Poor-Moderate	35.5cm /3.6m	Private	Good; mature; central stem with three competing laterals at 3m; major wound from lost co-dominant stem at 3m on east; crown very asymmetric towards northwest due influence of trees #32 and 33; **to be removed** (conflicts with parking)
35	White spruce *(Picea glauca)*/ Moderate-Good	46.0cm /4.6m	Private	Good; mature; upright main stem and leader; crown generally symmetric; good crown density, annual growth increment and needle colour; multiple exposed surface roots; native species; **to be removed** (conflicts with parking)
36	White spruce *(Picea glauca)*/ Moderate-Good	31.8cm /3.2m	Private	Good; mature; upright main stem and leader; crown generally symmetric; good crown density, annual growth increment and needle colour; multiple exposed surface roots within area of root plate; native species; **to be removed** (conflicts with laneway)

Table 1. Con't

Tree No.	Tree species /Tolerance to Construction[1]	DBH[2] / CRZ[3]	Owner-ship[4]	Condition, age class, tree condition notes; species origin & **preservation status** (to be removed or preserved and protected)
37	Colorado spruce *(Picea pungens)*/ Moderate-Good	47.1cm /4.7m	Private	Good; mature; single upright main stem and leader; crown generally symmetric; lower crown thin due to influence of tree #48; good crown density, annual growth increment and needle colour elsewhere; introduced species; **to be removed** (conflicts with parking)
38	Colorado spruce *(Picea pungens)*/ Moderate-Good	22.3cm /2.2m	Private	Very good; maturing; generally symmetric crown; good crown density, annual growth increment and needle colour elsewhere; introduced species; **to be preserved and protected**
39	Sugar maple *(Acer saccharum)*/ Poor-Moderate	29.1cm /2.9m	Private	Good; maturing; co-dominant stems at 2.5m with competing lateral at 2m on east; native species; **to be preserved and protected**
40	Balsam fir *(Abies balsamea)*/ Moderate-Good	15.6cm /1.6m	Private	Poor; maturing; crown very asymmetric due to influence of tree #39; leader suffering abrasion damage; fair crown density, annual growth increment and needle colour; native species; **to be preserved and protected**
41	Colorado spruce *(Picea pungens)*/ Moderate-Good	15.1cm /1.5m	Private	Poor; maturing; crown very asymmetric due to influence of tree #39; good crown density, annual growth increment and needle colour; introduced species; **to be preserved and protected**
42	Colorado spruce *(Picea pungens)*/ Moderate-Good	12.3cm /1.2m	Private	Poor; maturing; crown very asymmetric due to influence of tree #39; sweep at 2m from previously lost leader; good crown density, annual growth increment and needle colour; introduced species; **to be preserved and protected**
43	Colorado spruce *(Picea pungens)*/ Moderate-Good	12.7cm /1.3m	Private	Poor; maturing; crown very asymmetric due to influence of tree #44; sweep at 2m from previously lost leader; good crown density, annual growth increment and needle colour; introduced species; **to be preserved and protected**

Table 1. Con't

Tree No.	Tree species /Tolerance to Construction[1]	DBH[2] / CRZ[3]	Owner-ship[4]	Condition, age class, tree condition notes; species origin & **preservation status** (to be removed or preserved and protected)
44	Sugar maple *(Acer saccharum)*/ Poor-Moderate	38.6cm (at 0.5m)/ 3.9m	Private	Fair; mature; central stem with competing lateral at 1m on east; co-dominant leaders at 2.5m – both bisect at 3.5m with inclusion ridges at unions; native species; **to be preserved and protected**
45	Sugar maple *(Acer saccharum)*/ Poor-Moderate	35.5cm /3.6m	Private	Fair; mature; central stem with co-dominant leaders at 5.5m – both bisect within 2m of primary union; suppressed and competing laterals starting at 1.5m - broad, dense crown; native species; **to be preserved and protected**
46	Ash *(Fraxinus* spp.*)*	-	Private	Dead due to emerald ash borer *(Agrilus planipennis)*; broken at 1m; **to be removed**
47	White spruce *(Picea glauca)*/ Moderate-Good	53.3cm /5.3m	City	Fair; mature; single upright main stem and leader; scattered dead branches due to *Cytospora kunzei*; fair crown density, annual growth increment and needle colour; native species; **to be preserved and protected**
48	Austrian pine *(Pinus nigra)*/ Moderate-Good	67.1cm /6.7m	Private	Fair; very mature; co-dominant stems at 3.5m; suppressed basal lateral stems on north and east; fair crown density, annual growth increment and needle colour in upper crown, lower crown poor due to competition with multiple seeded Norway maple *(Acer platanoides)* and a single bur oak *(Quercus macrocarpa)*; introduced species; **to be removed** (will not survive root loss related to nearby parking and pedestrian pathway)

[1] as taken from Managing Trees during Construction; 2nd Ed., Fite and Smiley; [2] diameter at breast height, or 1.4m from grade (unless otherwise indicated); [3] critical root zone is established as being 10 centimetres from the trunk of a tree for every centimetre of cumulative DBH. The CRZ is calculated as DBH x 10 cm; [4] as determined by topographic survey prepared by J.D. Barnes Ltd. dated 01/18/22

Pictures 1 to 8 on pages 11 through 16 of this report show selected trees on and adjacent to the subject property.

FEDERAL AND PROVINCIAL REGULATIONS

Federal and provincial regulations can be applicable to trees on private property. In particular, the following two regulations have been considered for this property:

1) Endangered Species Act (2007): No butternuts *(Juglans cinerea)* were identified on the subject or adjacent properties. This species of tree is listed as threatened under the Province of Ontario's Endangered Species Act (2007) and so is protected from harm.

2) Migratory Bird Convention Act (1994): In the period between April and August of each year nest surveys are required to be performed by a suitably trained person no more than five (5) days before trees or other similar nesting habitat are to be removed.

TREE PRESERVATION AND PROTECTION MEASURES

Preservation and protection measures intended to mitigate damage during construction will be applied for the trees to be retained. The following measures are the minimum required by the City of Ottawa to ensure tree survival during and following construction:

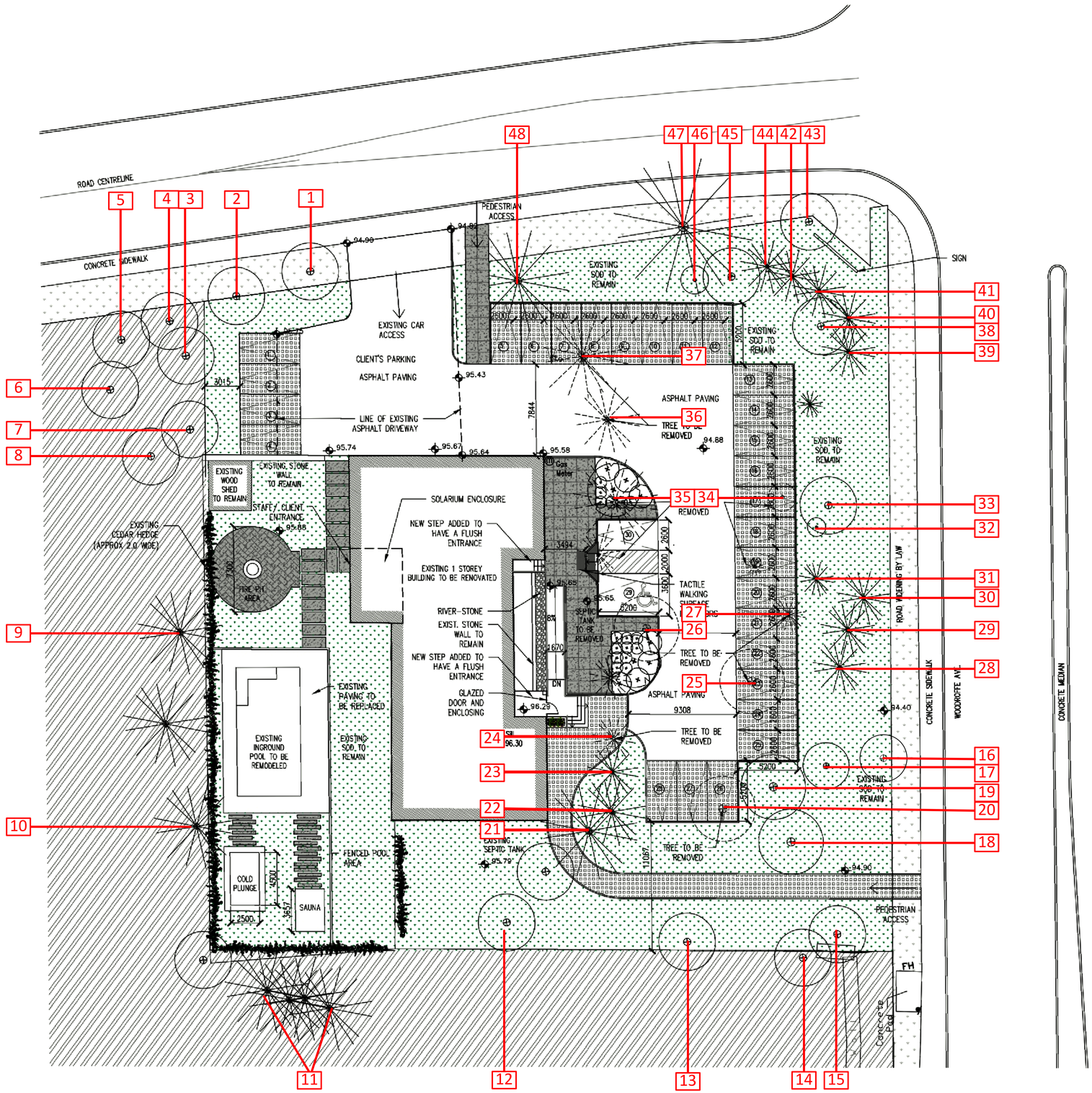
1. Erect a fence at the critical root zone (CRZ) of trees;
2. Do not place any material or equipment within the CRZ of the tree;
3. Do not attach any signs, notices or posters to any tree;
4. Do not raise or lower the existing grade within the CRZ without approval;
5. Tunnel or bore when digging within the CRZ of a tree;
6. Do not damage the root system, trunk or branches of any tree;
7. Ensure that exhaust fumes from all equipment are NOT directed towards any tree's crown.

This report is subject to the attached Limitations of Tree Assessments and Liability to which the reader's attention is directed.

Please do not hesitate to contact the undersigned with any questions concerning this report.

Yours,

Andrew K. Boyd, B.Sc.F, R.P.F. (#1828)
Certified Arborist #ON-0496A and TRAQualified
Consulting Urban Forester



GENERAL NOTES

PLANS COMPLETED BY ARBAUM

LEGEND

- EXISTING SOD AREA TO REMAIN
- PERMEABLE PAVING
- CONCRETE PAVING
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREES TO BE REMOVED

N

0 1.5 3 6 9 Meters

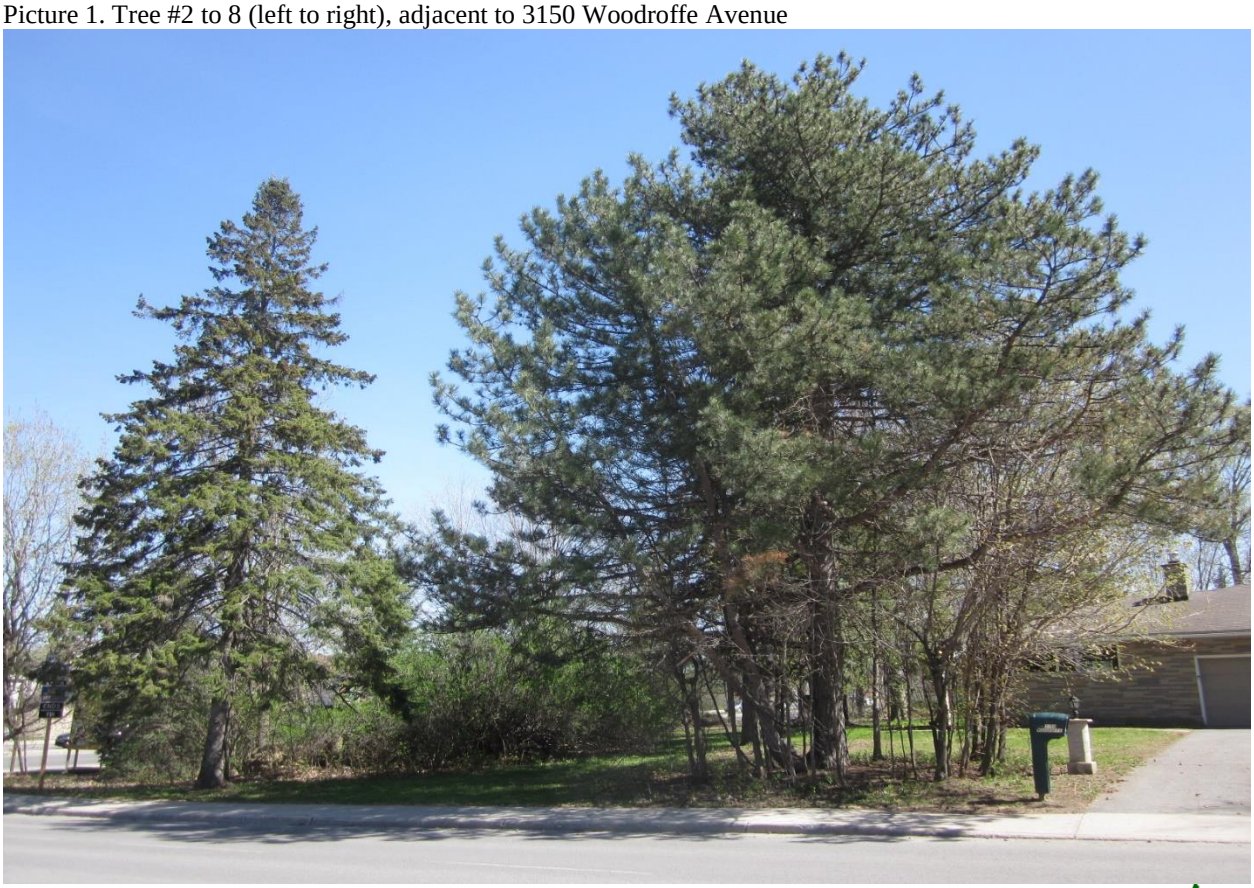
DRAWING: Tree Conservation Plan

PROJECT: 3150 WOODROFFE
CITY OF OTTAWA

IFS ASSOCIATES
613-838-5717
Andrew K. Boyd, R.P.F

SCALE:	1:170
DATE:	2022-05-17
DRAWN BY:	SS
SHEET NO.	1
DRAWING NO.	3150

Picture 1. Tree #2 to 8 (left to right), adjacent to 3150 Woodroffe Avenue



Picture 2. Trees #46 (left) and 48 (right) at 3150 Woodroffe Avenue

Picture 3. Trees #14 and 15 (right), 18 (centre) and 19 and 20 (left) at 3150 Woodroffe Avenue

Picture 4. Trees #21 to 24 (left to right) at 3150 Woodroffe Avenue

Picture 5. Trees #20-16 (right to left) and 25 (far left) at 3150 Woodroffe Avenue

Picture 6. Trees #28-34 (right to left) at 3150 Woodroffe Avenue

Picture 7. Trees #38-44 (right to left) at 3150 Woodroffe Avenue

Picture 8. Trees #35, 36 and 37 (left to right) at 3150 Woodroffe Avenue

LIMITATIONS OF TREE ASSESSMENTS & LIABILITY

GENERAL

It is the policy of *IFS Associates Inc.* to attach the following clause regarding limitations. We do this to ensure that our clients are clearly aware of what is technically and professionally realistic in assessing trees for retention.

This report was carried out by *IFS Associates Inc.* at the request of the client. The information, interpretation and analysis expressed in this report are for the sole benefit and exclusive use of the client. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the client to whom it is addressed. Unless otherwise required by law, neither all or any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through public relations, news or other media, without the prior expressly written consent of the author, and especially as to value conclusions, identity of the author, or any reference to any professional society or institute or to any initialed designation conferred upon the author as stated in his qualifications.

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

Details obtained from photographs, sketches, *etc.*, are intended as visual aids and are not to scale. They should not be construed as engineering reports or surveys. Although every effort has been made to ensure that this assessment is reasonably accurate, the tree(s) should be reassessed at least annually. The assessment presented in this report is valid at the time of the inspection only. The loss or alteration of any part of this report invalidates the entire report.

LIMITATIONS

The information contained in this report covers only the tree(s) in question and no others. It reflects the condition of the assessed tree(s) at the time of inspection and was limited to a visual examination of the accessible portions only. *IFS Associates Inc.* has prepared this report in a manner consistent with that level of care and skill ordinarily exercised by members of the forestry and arboricultural professions, subject to the time limits and physical constraints applicable to this report. The assessment of the tree(s) presented in this report has been made using accepted arboricultural techniques. These include a visual examination of the above-ground portions of each tree for structural defects, scars, cracks, cavities, external indications of decay such as fungal fruiting bodies, evidence of insect infestations, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the proximity of people and property. Except where specifically noted in the report, the tree(s) examined were not dissected, cored, probed or climbed to gain further evidence of their structural condition. Also, unless otherwise noted, no detailed root collar examinations involving excavation were undertaken.

While reasonable efforts have been made to ensure that the tree(s) proposed for retention are healthy, no warranty or guarantee, expressed or implied, are offered that these trees, or any parts of them, will remain standing. This includes other trees on or off the property not examined as part of this assignment. It is both professionally and practically impossible to predict with

absolute certainty the behaviour of any single tree or groups of trees or their component parts in all circumstances, especially when within construction zones. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of root loss due to excavation and other construction-related impacts. This risk can only be eliminated through full tree removal (which is recommended in this case).
Notwithstanding 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. It is a condition of this report that *IFS Associates Inc.* be notified of any changes in tree condition and be provided an opportunity to review or revise the recommendations within this report. Recognition of changes to a tree's condition requires expertise and extensive experience. It is recommended that *IFS Associates Inc.* be employed to re-inspect the tree(s) with sufficient frequency to detect if conditions have changed significantly.

ASSUMPTIONS

Statements made to *IFS Associates Inc.* in regards to the condition, history and location of the tree(s) are assumed to be correct. Unless indicated otherwise, all trees under investigation in this report are assumed to be on the client's property. A recent survey prepared by a Licensed Ontario Land Surveyor showing all relevant trees, both on and adjacent to the subject property, will be provided prior to the start of field work. The final version of the grading plan for the project will be provided prior to completion of the report. Any further changes to this plan invalidate the report on which it is based. *IFS Associates Inc.* must be provided the opportunity to revise the report in relation to any significant changes to the grading plan. The procurement of said survey and grading plan, and the costs associated with them both, are the responsibility of the client, not *IFS Associates Inc.*

LIABILITY

Without limiting the foregoing, no liability is assumed by *IFS Associates Inc.* for:
1) Any legal description provided with respect to the property;
2) Issues of title and/or ownership with respect to the property;
3) The accuracy of the property line locations or boundaries with respect to the property;
4) The accuracy of any other information provided by the client of third parties;
5) Any consequential loss, injury or damages suffered by the client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and,
6) The unauthorized distribution of the report.

Further, under no circumstances may any claims be initiated or commenced by the client against *IFS Associates Inc.* or any of its directors, officers, employees, contractors, agents or assessors, in contract or in tort, more than 12 months after the date of this report.

ONGOING SERVICES

IFS Associates Inc. accepts no responsibility for the implementation of any or all parts of the report, unless specifically requested to supervise the implementation or examine the results of activates recommended herein. In the event that examination or supervision is requested, that request shall be made in writing and the details, including fees, agreed to in advance.