



November 18, 2021

Security Portfolio II LP
1717 N Waterfront Pky.
Wichita, KS 67206

To Whom it May Concern:

This letter has been written on behalf of 2225 S. Iola Properties, Inc. who are in the process of developing the 2.1 acre parcel of land on the southwest corner of the Waterford subdivision on S. Iola Street in Aurora, Colorado.

The City of Aurora's Forestry Division, as a site plan review and approval item, has requested that 2225 S. Iola Properties, Inc. contact adjacent property owners regarding the trees near the property line to relay potential risks and mitigation efforts that will be undertaken with the new development. Several trees on properties adjacent to the proposed development may be impacted by grading operations and retaining wall construction that is being proposed for this development. Damage, up to and including death, may result if root structures of existing trees are disturbed, cut and/or removed.

Based on the existing fence and the retaining wall that exists along the property line, damage is not anticipated.



2225 S. Iola Properties, Inc. will be taking the following precautions to protect trees adjacent to the property line:

- Maintain as much distance as possible from existing trees for grading and construction operations
- Require tree protection fencing in accordance with the City of Aurora Forestry Division's standard notes and details
- Pay reasonable mitigation costs related to the death of any impacted trees for a term of growing season (April through October) from the date of the certificate of occupancy for the new development.

2225 S. Iola Properties, Inc. will not replace trees, provide plant material or planting services, but will provide funds to the damaged property owner for reasonable value as determined by the established tree mitigation value.



Trees considered an Invasive Species such as Russian Olives that incur damage or loss will not be mitigated as there is no reasonable mitigation value that can be assigned.

Adjacent property owners are responsible for the following actions before, during and/or after the construction of the proposed project:

- Establish tree mitigation value of potentially impacted trees from a consulting arborist. A list of companies has been provided by the City of Aurora Forestry Division and are listed below:

Company	Contact Name	Phone Number
Arbor Scape	David Merriman	303-795-2381
Boulder Tree and Landscape Consulting	Stefan Rigggenberg	303-530-0640
Donald H. Godi & Associates	Donald Godi	303-989-2853
Forestreet Development, LLC.	Keith Worley	303-681-2492
Mountain High Tree Care and Consulting	Rebecca Wegner	719-444-8000
Tree Analysis Group	Bob Howey	303-726-1952
Technical Landscape Consultants	Bill Cassel	909-988-1651

- Maintaining compliance of site planning documentation for properties and appropriately using any mitigation funds to replace dead trees because of any impact from the proposed development.
- Contacting 2225 S. Iola Properties, Inc. in writing should tree death occur within the specified mitigation time frame. The letter should include location of tree, species of tree, caliper of tree, photo of tree and copy of tree mitigation value established by the consulting arborist. Certified letter shall be sent to the owner's project manager at following address:

2225 S. Iola Properties, Inc.
16285 Maplewood Place
Centennial, CO 80016
Attn: Mr. Hyung Sao

Regards,

Paul Adams, AIA