

Appendix A
Tree Assessment Report

Consulting Arborist's Report
July 24, 2024

Tree Assessment Report

For: 3822 Figueroa

Project Name: 3822 Figueroa

Project Address: 3822 S. Figueroa, Los Angeles.

Community Plan Area: South Los Angeles

Council District: Council District 9 | Curren Price

Related Entitlement: not issued yet
CEQA NO : ENV-2024-XXXX-EIR

Applicant Name: Red Penguins QOZB, LLC
6789 Quail Hill Parkway St 225
Irvine, CA 92603
949-860-9930

Representative : Mike O'Melveny
VP of Acquisition & Development
949-860-9930

Prepared for:

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Introduction

Background

MJS Design Group is planning landscape improvements for a housing project mostly along South Flower Drive in South Los Angeles. The planned facility will replace eight existing older apartments, seven along Flower and one on Figueroa. The nine subject lots and all existing trees on them will be impacted by demolition of the current two-story buildings. Most of the street trees will also be impacted by demolition and construction, except the two at 3822 Figueroa Street, although with good care and protective fencing some or all could be preserved.

This report will identify and evaluate the few trees at this location that can be safely retained, and those that are too close to or in the construction areas. The trees on private land and City street trees are included.

This site is surrounded by residential, public and commercial properties, except the east side, which is occupied by the 110 Freeway. The parking areas will also be redesigned. There are few worthwhile trees on this property, most are palms or yuccas, many at or nearing the end of their useful lives. Five of the 23 listed trees are actual trees and 18 are palms and yuccas. All the yuccas are planted against foundations and poorly maintained.

Only one of the 9 street “trees” is an actual tree. All, but one Mexican fan palm, are queen palms that have been scarred by climbers using gaffs.

Assignment

Mr. Mark Schattinger, president of MJS Design Group, Inc. asked that Arborgate Consulting prepare this report to satisfy City requirements and to guide designers, and architects on how many trees might be saved. Twenty-three trees are impacted by this project. The health and structural quality of the trees have been evaluated on an A to F standard. Structural defects are listed in the Matrix of Findings.

Arborgate Consulting agreed to provide arboricultural evaluation of about 25 trees' health and condition, professional opinions and report as appropriate for the City of Los Angeles. Every street tree, every palm and every private tree over 8" DBH was to be measured and evaluated. Photographs are provided to illustrate the general conditions encountered.

Site Information

Addresses:

3801-3833 ½ South Flower Drive, Los Angeles, CA
468-470 W 38th Street
3822-3828 South Figueroa Street, Los Angeles, CA 90007

APNs:

Figueroa Lots - 5037-031-015 & 5037-031-016
Flower Lots - 5037-031-001, 5037-031-002, 5037-031-003,
5037-031-004, 5037-031-005, 5037-031-006 & 5037-031-007

Lot Coverage:

63,037 SF (Per Survey)

Building Footprint:

53,973 SF (86%)
Hardscape: 4,978 SF (8%)
Landscape: 4,086 SF (6%)

Executive Summary

Overview of Conditions and Recommendations

The project is located in South Los Angeles, on the 3800 block, between Exposition Park and the 110 Freeway. There are no protected shrubs or trees on any lot.

There are a total of 23 palms and trees, including street trees, in the nine lots to be developed. The two street trees at 3822 Figueroa can be retained. All the other 21 trees and palms are currently planned for removal. Nine of the 23 “trees” are street trees, and seven of the nine are queen palms, and all seven will be removed (except one possibly). The City will probably require replacement with 14 trees of the City’s choosing. Mitigation requirements for the trees that are not in the parkway is unknown, but there will be little room on site to plant mitigation trees.

The development of the lot on Figueroa is likely to kill and require removal of a dozen small Italian cypress that were planted along the neighbor’s property line. They are less than 3” caliper and could easily be replaced after construction.

Only the two street trees on Figueroa should be retained. One is a tall old Mexican fan palm. The other is a newly planted Brisbane box. Both have good structure and health, other than the gaff wounds on the palm. Due to unknown details of demolition and construction, these 2 trees may still need to be removed, being near the front of the future building.

The palms on the eight lots being developed are in good health and condition, but most of the ones in the parkway are in poor health and condition. The causes of the low to fair overall ratings of the parkway palms’ health and structure

are mainly the dry and compact soil in the lawns in the parkway, and poor workmanship of the tree service (s). The public palms were climbed with spikes. These wounds are permanent and some have decayed, on # 22 to the point of being an *imminent hazard*.

The five woody trees on the nine lots being developed are in good health, except for the #16 Canary Island pine, which had just been topped and headed back very severely. All four are lacking sufficient space to mature. The #3 elm is squished in a 2-foot-wide gap between the garage of 3801 Flower and the new building on Figueroa. The #15 camphor at 3815 Flower has concrete paving right up to the trunk, and the paving is severely lifted and broken. The #16 pine is between 3815 and the next building. The #23 bush cherry, like the camphor, has concrete paving right up to the trunk.

Transplanting any of the trees need not be considered. Some nurseries or contractors might be interested in taking the better palms if they were offered free, but the cost of digging and transporting them would be near their value. Alternately, if the Urban Forestry Division wants to keep queen palms as the designated street tree, the queen palms on site could be used as replacement street trees. The timing of transplanting is critical, but construction schedules are hard to predict. In my professional opinion, in this case, transplanting would have a low chance of happening, and is not necessary. Before anything else, #22 queen palm at 3833 S. Flower needs to be removed.

Findings

General

The site addresses are 3801 to 3833½ South Flower Drive and 3822 South Figueroa Street, Los Angeles, California. The neighborhood surrounding the site is mixed between residential, commercial and public. Most of the site is facing, and across the street, from the 110 Freeway. All the buildings are older apartment buildings, some of which have been upgraded in recent years.

The subject site currently contains 23 palms, yuccas and trees. None of the five woody trees would be considered near full size, but most are full-sized in the sense that they can't grow much larger in the space provided. One tree is a young street tree on Figueroa. All the palms, except one Mexican fan palm, are half or less their maximum height, but some are nearing the end of their useful life. The four yuccas were all planted against building foundations and are damaging some hardscape and possibly the foundations.

There are a dozen small Italian cypress that were planted along the neighbor's north property line on Figueroa. They are in mixed health and condition and less than 3" caliper. Construction is likely to require their removal.

The predominant species on site are: (11) *Syagrus romanzoffianus*, queen palm; (4) *Yucca elephantipes*, giant yucca; and (3) *Washingtonia robusta*, Mexican fan palm. The others are all one each.

The queen palms were in very mixed health and condition, but without a pest or disease type explanation for their health. The main explanations are the hard and dry soil conditions in the parkway, and the gaffing and over-pruning which have reduced the health and condition of the public palms. Pruning in fall may also have contributed to their poor health. The five queen palms on the private lots were all in good to excellent health and condition.

It is important to again state that the street tree queen palm at 3833 Flower is a hazard. Over 50% of the trunk is decayed and rotted away just below the fronds. It is most likely to fall toward the street. The portion of the trunk that is likely to fall is large and heavy enough to cause significant damage or injury.

Regardless, none of these trees have enough room to remain healthy in their present location, except the two street trees on Figueroa.

Key to Abbreviations

Abbreviations preceded by “m” e.g. mSp are minor conditions, mSp means slightly sparse. Underlined abbreviations are severe conditions.

1s = one-sided

2long = limb(s) are too long

BDk = basal decay

B-epis = basal sprouts Cod = Codominant Cr = crowded

B-inj = basal injury

Cod = codominant

Crk = crack

CrR = crowded roots

CrS = crowded scaffold limbs

Db = dieback

Dk = decay

DL = Dogleg

epi = epicormic shoots

FC = flush cut

Hd = headed

Inc = included bark

Lt = lion-tailed

N, W, S, E = north, west, south or east

Multi = multi-trunked

m = minor (as a prefix) e.g. mDk = minor decay

OL = over-lifted

OP = over pruned

Sh = shallow roots

Sp = sparse

S-brk = scaffold limb break

SW = sidewalk

TO = tear out

Xing = crossing limbs

Overall Matrix of Findings

Address	Tree#	Species	DBH	Ht.	Wd.	Health	Structure	Roots	Comments
3822 ST	1	Washingtonia robusta	75"th	75"th	10	B	C	Okay	Gaffed
3822 ST	2	Lophostemon confertus	2.5	16	6	B	B	Okay	Stake rub
3801	3	Ulmus parvifolia	12"b	24	24	B	C-	<u>Cr wall</u>	Between bldgs, Multi from base
3801	4	Yucca elephantipes	17	26	14	C	C	<u>Cr wall</u>	Against wall
3801	5	Yucca elephantipes	13	24	9	C-	D	<u>Cr wall</u>	Against wall OP
3801	6	Yucca elephantipes	24	24	10	C	C	<u>Cr wall</u>	Against wall OP
3801	7	Washingtonia robusta	15'th	15'th	12	A	A	Sh turf	Okay
3801 ST	8	Syagrus romanzoffianus	25'th	25'th	15	D	D	Sh turf	TDK gaffed pencil
3807	9	Washingtonia robusta	9'th	9'th	11	A	A	Sh turf	
3807	10	Yucca elephantipes	24	25	15	C	C	Cr wall	Cod inc, against wall
3809 ST	11	Syagrus romanzoffianus	22'th	22'th	18	A	A	Sh turf	Not gaffed
3809	12	Syagrus romanzoffianus	28'th	28'th	18	A	A	Sh turf	Not gaffed
3811	13	Syagrus romanzoffianus	24'th	24'th	18	A	A	Sh turf	Not gaffed
3811 ST	14	Syagrus romanzoffianus	30'th	30'th	18	B	A	Sh turf	Not gaffed
3815	15	Cinnamomum camphora	19	32	27	B	C	<u>Cr pave</u>	1s, paving lifted, cod inc Hd Lt
3815	16	Pinus canariensis	13	45	10	C	D	Cr	Topped, Hd OP Sp
3815 ST	17	Syagrus romanzoffianus	30'th	30'th	18	C	C-	Sh turf	Gaffed TDK pencil
3829 ST	18	Syagrus romanzoffianus	28'th	28'th	15	C	D	Sh turf	Gaffed TDK pencil
3827	19	Syagrus romanzoffianus	18'th	18'th	18	B	B	Cr	Not gaffed, Mg Deficient
3829	20	Syagrus romanzoffianus	21'th	21'th	18	B	B	Cr	Not gaffed, K Deficient
3831 ST	21	Syagrus romanzoffianus	28'th	28'th	18	B	C	Sh turf	Gaffed pencil
3833 ST	22	Syagrus romanzoffianus	21'th	21'th	18	B	F	Sh turf	Gaffed pencil, <u>TDK</u> - HAZARD
3833	23	Syzygium paniculatum	32	40	37	A	B	1s Cr	Roots over pave, cod inc, psyllids

ST = street trees

Measurements

Trees 8-inches in trunk diameter or less are measured by calipers at 4.5 feet above grade.

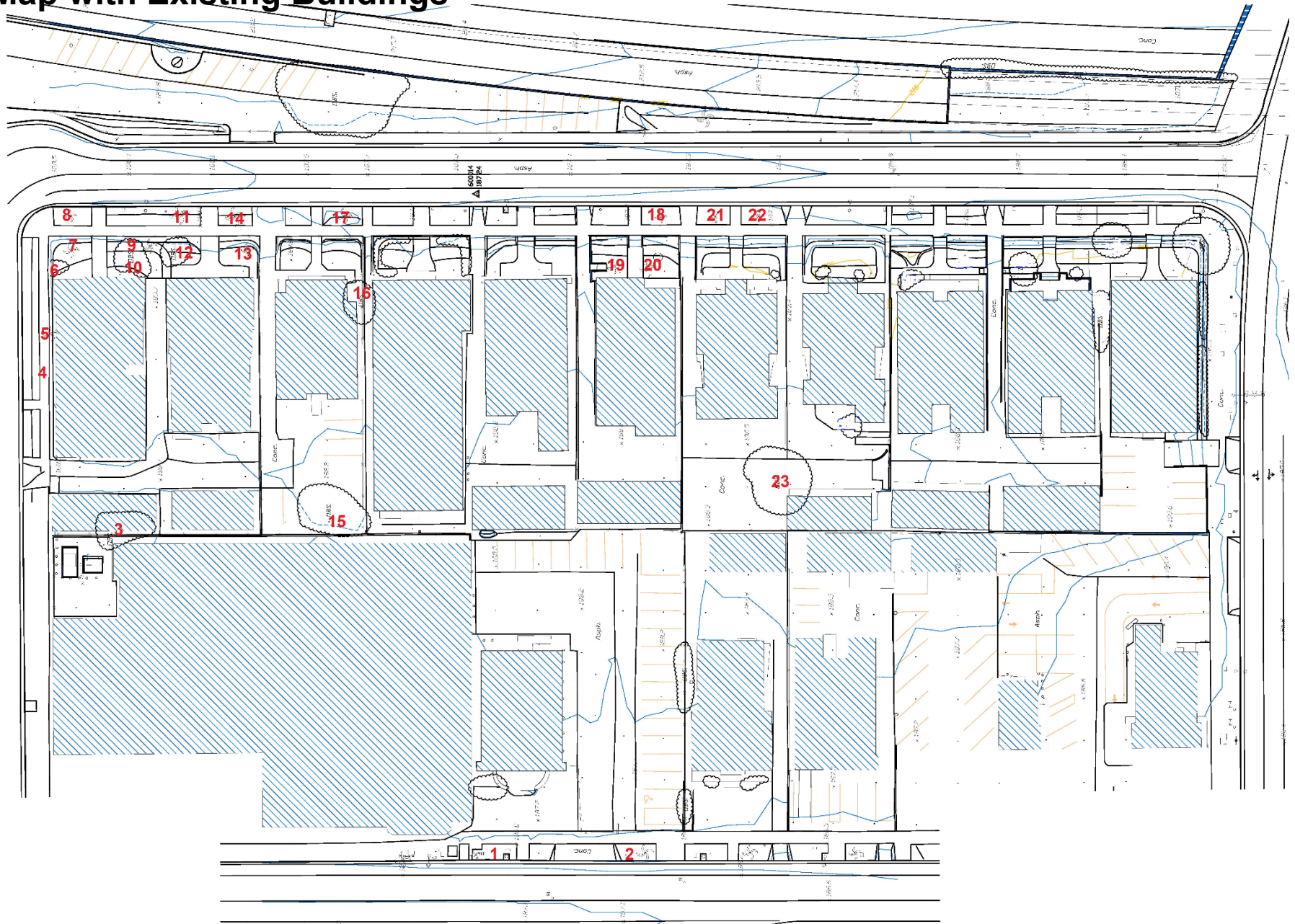
Trees over 8-inch DBH were measured using a Biltmore stick.

Tree height and width was estimated

Palm trunk height (th) was estimated.

Trees and palms were measured according to ANSI Z60 standards.

Tree Map with Existing Buildings



Analysis

Removals

If adequate health is not present now, the chances of surviving nearby construction related stress is less likely. Even trees well away from construction will experience increased dust exposure and probably interruptions in irrigation. The exact limits of excavation, grading and construction are not known by this consultant. However, considering the new building opposite this site on Figueroa, only street trees would have a chance of remaining. In this case, only the street trees on Figueroa are worth keeping.

In the recommendations matrix, the clearance is the amount of space a tree will need to retain its health over the next few years. Only street trees/palms have a clearance listed, since all the site trees will of necessity be removed. The clearance radius for palms is relatively small in late spring or summer, so the clearance is listed as spring / winter.

Many of the street palms should be removed due to health or structural issues, however that is not the focus of this report. The working drawings are not complete. The clearance radius will inform the designers which palms can be retained and how much clearance it will require to do so. The landscape architect or owners may decide to keep them a little longer, and later replace the ailing palms. Also, the City could decide they all need to be replaced now. The last palm listed, #22 is considered hazardous by this consultant, and should be removed immediately.

Transplanting

Overall, the option of boxing, storing and replanting is not likely to be of value for the street palms, but it may be of use for many of the site palms, which could be used to replace the street palms along Flower. The timing is important. To be successfully relocated, the palms need to be in good health, and dug in late spring or early summer. Construction schedules are seldom well aligned to allow transplanting at the optimal season, and the schedules often change. Also finding a contractor that is skilled in transplanting is really limited to three or four companies. Finding a good place to store the palms where water is available and they are protected from Santa Ana winds is hard, especially in the area around this project. If cooperation with Cal Trans is possible, the strip along the freeway is the only consideration, but the availability of water is unknown.

Replacement/Mitigation

The City Urban Forestry Division will determine how many, what species and where to plant any replacement trees or palms. Any mitigation requirement for site trees is unlikely due to the density of construction. However, off-site planting, such as 14 new street trees for the whole block may be a reasonable requirement. If roof-top planters are required, consider that the life span of potted trees will be too short for any real sustainability or significant carbon sequestration.

Specific Construction Impacts

Please see the Tree Map above on page 10.

To be able to minimize root damage to the palms when excavation or construction occurs nearby, the clearance radius prescribed in the Recommendations Matrix must be securely fenced, i.e. with 6' high chain-link fencing. Fence off the clearance radius where possible for as long as possible. Route all new utility and irrigation lines as far away from the palms as possible, and certainly outside the protection zone. During construction the soil around all retained palms should be kept adequately moist, but not wet. Any new utility lines or irrigation lines inside the clearance radius must be tunneled under the root zone.

Human Error

A pre-start meeting with the general contractor, owner, architect, landscape architect, and arborist will reduce potential mistakes, such as removing or pruning the wrong trees and/or the wrong time. Specific details of construction can be discussed and balanced by appropriate protection and prevention measures. Please provide this consultant at least one week notice of the “kick-off meeting”.

Hazards

Palm #22 has a severely decayed trunk just below the fronds. About 50% of the cross-section of the trunk is gone. The decay is mostly on the street side, so that side is the most at risk of being impacted by a failure. However, a strong wind from the east could change that. The whole head of fronds is likely to fall and the weight would be sufficient for significant damage or injury.

Remove this palm immediately.

Recommendations

Matrix of Specific Recommendations

If street palms will be retained, try to also enclose the parkway to protect as many roots as possible. Trimming green fronds to help reduce stress is not helpful. Deep water immediately after fencing.

Address	Tag	Species	DBH	Clearance radius	Disposition
3822 ST	1	Washingtonia robusta	75"th	3/4'	Retain
3822 ST	2	Lophostemon confertus	2.5	3'	Retain
3801	3	Ulmus parvifolia	12"b	N/A	Remove
3801	4	Yucca elephantipes	17	N/A	Remove
3801	5	Yucca elephantipes	13	N/A	Remove
3801	6	Yucca elephantipes	24	N/A	Remove
3801	7	Washingtonia robusta	15'th	N/A	Remove
3801 ST	8	Syagrus romanzoffianus	25'th	N/A	Remove
3807	9	Washingtonia robusta	9'th	N/A	Remove
3807	10	Yucca elephantipes	24	N/A	Remove

Address	Tag	Species	DBH	Clearance radius	Disposition
3809 ST	11	Syagrus romanzoffianus	22'th	possible retention	Remove or reuse
3809	12	Syagrus romanzoffianus	28'th	possible transplant	Remove or reuse
3811	13	Syagrus romanzoffianus	24'th	possible transplant	Remove or reuse
3811 ST	14	Syagrus romanzoffianus	30'th	possible retention	Remove or reuse
3815	15	Cinnamomum camphora	19	N/A	Remove
3815	16	Pinus canariensis	13	N/A	Remove
3815 ST	17	Syagrus romanzoffianus	30'th	N/A	Remove
3829 ST	18	Syagrus romanzoffianus	28'th	N/A	Remove
3827	19	Syagrus romanzoffianus	18'th	possible transplant	Remove or reuse
3829	20	Syagrus romanzoffianus	21'th	possible transplant	Remove or reuse
3831 ST	21	Syagrus romanzoffianus	28'th	possible retention	Remove or reuse
3833 ST	22	Syagrus romanzoffianus	21'th	N/A	Remove NOW
3833	23	Syzygium paniculatum	32	N/A	Remove

ST = street tree

General Recommendations

Removals and Mitigation

Protected and retained the two street trees on Figueroa. If possible, protect and retain street palm #11 on South Flower. All site trees should be removed entirely, unless the better queen palms can be transplanted, stored and replanted as street trees. However, the Urban Forestry Division may require a new street tree for Flower Drive.

Pruning

All pruning of palms to remain in place must retain all green fronds. Transplanted palms can have the lower 50% of fronds removed, if done in Spring or early summer. Hire the best specialty tree mover you can.

Pruning does not “balance out” root loss relative to the hydration after transplanting. However, pruning may be needed to help reduce wind load while they are in storage.

Protective Fencing –

Six-foot-high chain link fencing must be placed outside the clearance limits. Dripline recommendations or requirements do not apply to palms.

Palm Preservation Specifications

1. Protection Barrier: A protection barrier shall be installed around the palms to be preserved in place. The barrier shall be constructed of durable fencing material, such as chain-link fencing. The barrier shall be placed as far from the base of the palm(s) as possible. The fencing shall be maintained in good repair throughout the duration of the project, and shall not be removed, relocated, or encroached upon without permission of the arborist involved.
2. Storage of Materials: There shall be NO storage of materials or supplies of any kind within the area of the protection barriers. Concrete and cement materials, block, stone, sand and soil shall not be placed within the protection zone of the palm.
3. Fuel Storage: Fuel storage shall NOT be permitted within 150 feet of any tree or palm to be preserved. Refueling, servicing and maintenance of equipment and machinery shall NOT be permitted within 150 feet of protected trees or palms.
4. Debris and Waste Materials: Debris and waste from construction or other activities shall NOT be permitted within protected areas. Wash down of concrete or cement handling equipment, in particular, shall NOT be permitted within 150 feet of protected trees or palms.
5. Grade Changes: Any grade changes proposed should be approved by a Registered Consulting Arborist before construction begins, and precautions taken to mitigate potential injuries. Grade changes can be particularly damaging to trees and even palms. Even as little as two inches of fill can cause the death of a palm or tree. Lowering the grade can destroy major portions of a root system.
6. Damages: Any tree or palm damages or injuries should be reported to the project arborist as soon as possible. Severed roots shall be pruned cleanly to healthy tissue, using proper pruning tools. Broken fronds or limbs shall be pruned according to International Society of Arboriculture Pruning Guidelines and ANSI A-300 Pruning Standards.
7. Preventive Measures: Before construction begins, irrigation and fertilization of the affected trees is recommended to improve tree vigor and health. Soil analysis testing should be completed to assure fertilization with the appropriate fertilizer products. Pruning of the tree canopies and branches should be done at the direction of the project arborist to remove any dead or broken limbs or fronds, and to provide the necessary clearances for the construction equipment.

Appendix

- A. Resume
- B. Location Aerial Map
- C. Botanic name / common name cross-reference
- D. Photographic Documentation

A. RESUME: GREGORY W. APPLGATE, ASCA, ASLA emeritus

PROFESSIONAL REGISTRATIONS:

American Society of Consulting Arborists, Registered Consulting Arborist #365
American Society of Consulting Arborists, Tree & Plant Appraisal Qualified
International Society of Arboriculture, Certified Arborist Number WC-180a
International Society of Arboriculture, Tree Risk Assessment Qualified

EXPERIENCE:

Mr. Applegate is an independent consulting arborist. He has been in the horticulture field since 1963, providing professional arboricultural consulting since 1984 within both private and public sectors. His expertise includes appraisal, tree preservation, diagnosis of tree growth problems, construction impact mitigation, environmental assessment, expert witness testimony, hazard evaluation, pruning programs, species selection and tree health monitoring.

Mr. Applegate consults for insurance companies, builders, developers, theme parks, homeowners, homeowners' associations, architects, landscape architects, contractors, property managers, attorneys and governmental bodies.

Notable projects on which he has consulted are: Disneyland, Disneyland Hotel, DisneySeas-Tokyo, Disney's Wild Animal Kingdom, the New Tomorrowland, Disney's California Adventure, Disney Hong Kong project, Knott's Berry Farm, Tustin Ranch, Getty Museums, Newport Coast, Crystal Court, Newport Fashion Island Palms, Bixby Ranch Country Club, Playa Vista, Laguna Canyon Road and Myford Road for The Irvine Company, MTA various projects, MWD-California Lakes, Paseo Westpark Palms, Cal Tech, Cal State Long Beach, Mt. Saint Mary's College, Pierce College, The Irvine Concourse, UCI, USC, UCLA, LA City College, WLA City College LA Trade Tech, Crafton Hills College, Loyola-Marymount campus, and the State of California review of the Landscape Architecture License exam (plant materials).

EDUCATION:

Bachelor of Science in Landscape Architecture,
California State Polytechnic University, Pomona 1973
Arboricultural Consulting Academy (by ASCA)
Arbor-Day Farm, Kansas City 1995
Continuing Education Courses in Arboriculture
required to maintain Certified Arborist status and for registration

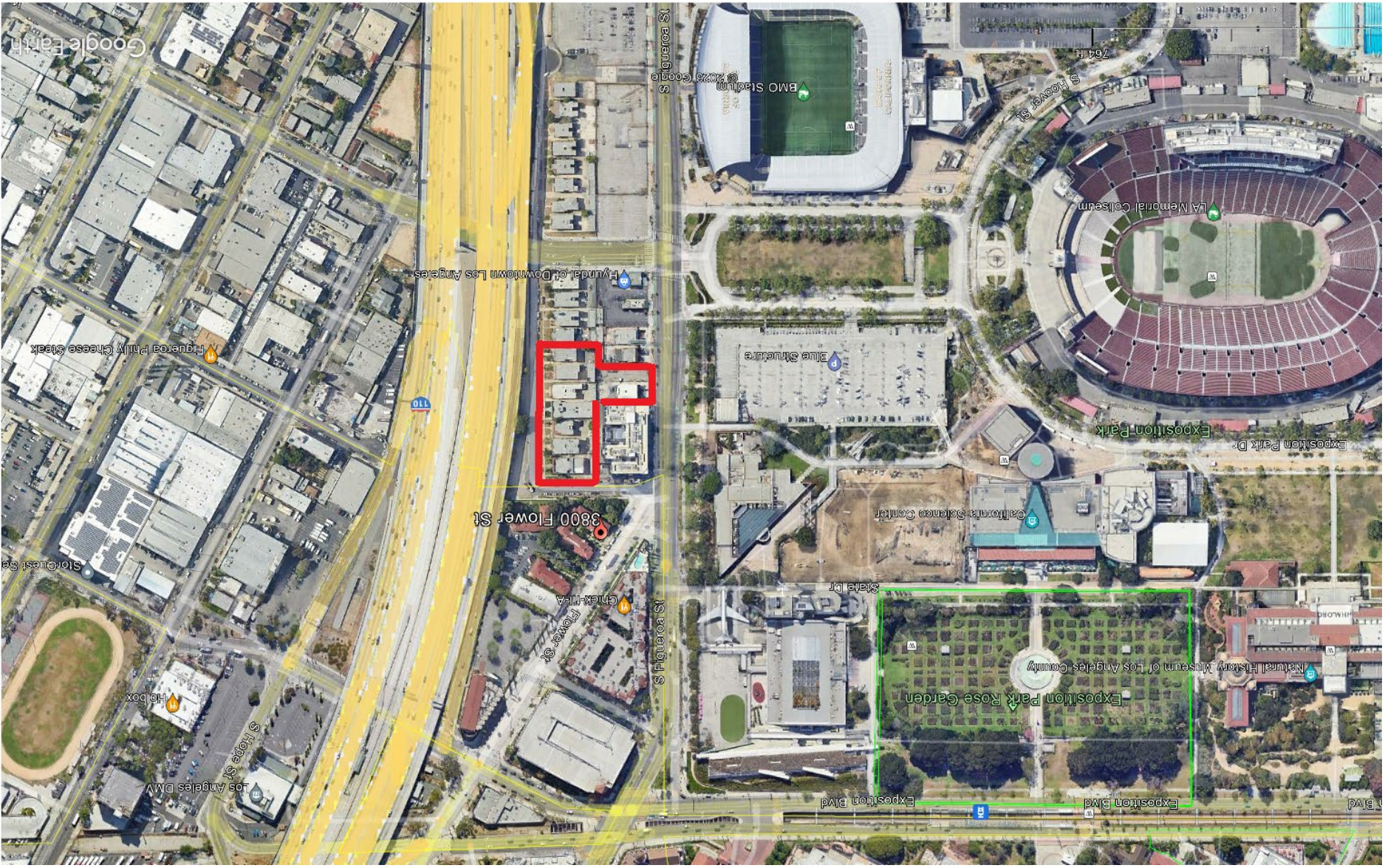
PROFESSIONAL AFFILIATIONS:

American Society of Landscape Architects (ASLA), Emeritus
American Society of Consulting Arborists (ASCA), Registered Member
International Society of Arboriculture (ISA), Certified Member
International Palm Society – sustaining member
California Tree Failure Report Program, UC Davis, Participant
Street Tree Seminar (STS), Member

COMMUNITY AFFILIATIONS:

Guest lecturer at Cal Poly, UCLA extension, Saddleback College, & Palomar Junior College
Landscape Architecture License Exam, Reviewer, Cal Poly Pomona (1986-90)
American Institute of Landscape Architects (L.A.) Board of Directors (1980-82)
California Landscape Architect Student Scholarship Fund – Chairman (1985)
International Society of Arboriculture – Examiner-tree worker certification (1990)

B Location Aerial Map



Botanic name / common name cross-reference

Botanic name	Common name
Cinnamomum camphora	Camphor
Lophostemon confertus	Brisbane box
Pinus canariensis	Canary Island pine
Syagrus romanzoffianus	Queen palm
Syzygium paniculatum	Bush cherry
Ulmus parvifolia	Chinese elm
Washingtonia robusta	Mexican fan palm
Yucca elephantipes	Giant yucca

Photographic Documentation



#1 Mexican fan palm on Figueroa



#2 Brisbane box on Figueroa



Off-site Italian cypress on the south side of the 3822 Figueroa lot.



#3 Chinese elm between the new building and 3800 S. Flower.



#4 & 5 Yuccas with #6 around the corner. Note root damage.



#4 & 5 Yuccas. Note root damage



#7 Mexican fan palm



#8 Queen palm – note trunk decay



#9 Mexican fan palm



#10 Yucca



#11 Queen palm, one good street palm, with #14 behind



#12 Queen palm



#13 Queen palm



#14 Queen palm, another good street palm



#15 Camphor is leaning forward.



#17 Queen palm



#18 Queen palm



#19 & 20 Queen palms



#21 & 22 Queen palms - #22 on the left needs to be removed ASAP



#23 Brush cherry. Note proximity of paving.

Assumptions & Limiting Conditions

1. Any legal description provided to this consultant is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in nature. Any and all property is evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
3. Care has been taken to obtain as much information as possible from reliable sources. Data has been verified insofar as possible. However, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. This consultant shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule or contract of engagement.
5. Unless required by law otherwise, possession of this report or a 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 this consultant.
6. Unless required by law otherwise, neither all nor any part of this report or a copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, new, sales or other media without the prior expressed written consent of this consultant - particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon this consultant as stated in his qualifications.
7. Sketches, drawings, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is for the express purposes of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by Arborgate Consulting, Inc. as to the sufficiency or accuracy of said information.
8. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
9. Loss or alteration of any part of this report invalidates the entire report.
10. This consultant did not survey the tree locations. Tree tag numbers were added to the existing map.
11. Measurements are subject to typical margins of error, considering the oval or asymmetrical cross-section of most trunks.

Disclaimer

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that may fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe, or fail for that matter, under all circumstances, or for a given period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatments, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, sight lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

This consultant does not verify the safety or health of any tree for any period of time. Construction activities are hazardous to trees and cause many short and long-term injuries, which can cause trees to die or topple.

Even when every tree is inspected, inspection involves sampling; therefore some areas of decay or weakness may be missed. Weather, winds and the magnitude and direction of storms are not predictable and some failures may still occur despite the best application of high professional standards.

Certification

I, Gregory W. Applegate, certify to the best of my knowledge and belief:

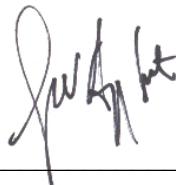
That the statements of fact contained in this report, are true and correct. That the report analysis, opinions, and conclusions are limited only the reported assumptions and limiting conditions, and are my personal unbiased professional analysis, opinions and conclusions.

That I have no present or prospective interest in the vegetation that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

That my compensation is not contingent upon a reporting that favors the cause of the client or the attainment of stipulated result.

That my analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the standards of arboricultural practice.

That I have made a personal inspection of the plants that are the subject of this report. No one provided significant professional assistance to the person signing this report.



Gregory W. Applegate _____ Date 7-24-2024

Registered Consulting Arborist #365
Tree Risk Assessment Qualified
Certified Arborist WC-0180a

Glossary

ANSI-A300	American National Standards Institute performance standards for the care and maintenance of trees, shrubs and other woody plants. in the United States, industry-developed, national consensus standards of practice for tree care.
ANSI-Z60-1	American National Standards Institute standards sizing and describing trees, shrubs and other nursery stock.
ANSI Z-133.1	American National Standards Institute safety requirements for pruning, trimming, repairing, maintaining, removing trees and cutting brush. In the United States, industry-developed, national consensus safety standards of practice for tree care...
Arboricultural	Pertaining to the awareness, care, evaluation, identification, growing, maintenance, management, planting, selection, treatment, understanding, valuation and so forth of trees and other woody plants and their growing environments, particularly in shade and ornamental (non-crop/commodity) settings.
Arborist	A person possessing the technical competence through experience and related training to provide for or supervise the management of trees or other woody plants in a landscape setting.
ASCA	The American Society of Consulting Arborists, Inc. a professional society, as described in its by-laws.
Bark	Tissue on the outside of the vascular cambium. Bark is usually divided into inner bark - active phloem and aging and dead crushed phloem - and outer bark.
Botanical name	The Latin binomial by which a plant species is known. Same as Latin or Scientific Name. It consists of genus and specific epithet. Each species has only one valid botanical name worldwide.
Caliper	Diameter of a nursery-grown or small size tree trunk. Larger trees are usually measured at 4ø feet (see DBH) Trees with calipers 4 inches and below are measured at 6 inches above grade(ANSI Z60-1-1990) Trees above 4 inches, but still transplantable are measured at 12 inches above grade.
Canopy	The part of the tree that consists of branches and leaves for an individual or collective group of trees,

Certified Arborist	an individual who has demonstrated knowledge and competency through obtainment of the current International Society of Arboriculture arborist certification.
Codominant	Leaders equal in size and relative importance, developed from 2 apical buds at the top of a stem. Each codominant stem is an extension of the stem below it. There are no branch collars or trunk collars at the bases of codominant stems.
Common name	One or more names in the local language for a plant. The same plant can be known by many different common names, varying widely by location.
Compaction	(Soil Compaction) The compression of soil, causing a reduction of pore space and an increase in the bulk density of the soil. Tree roots cannot grow in compacted soil.
Crown class	The relative size of individual trees in relation to others in the stand, usually termed dominant, codominant, intermediate, or suppressed
Crown	The upper portions of a tree or shrub, including the main limbs, branches, and twigs.
Crown reduction	Reducing the size of the canopy using thinning versus heading cuts. Should not exceed 20 to 25 percent branch removal.
Crown restoration	Restoration of natural and/or structurally sound form to a tree which has been previously topped, headed or damaged. (synonym – crown restructure pruning)
DBH	Diameter of the trunk, measured at breast height or 54 inches above the average grade. Syn. = caliper.
Decay	Progressive deterioration of organic tissues, usually caused by fungal or bacterial organisms, resulting in loss of cell structure, strength, and function. In wood, the loss of structural strength.
Decline	Progressive reduction of health or vigor of a plant.
Dripline	A projected line on the ground that corresponds to the spread of branches in the canopy; the farthest spread of branches.
Fertilization	The process of adding nutrients to a tree or plant; usually done by incorporating the nutrients into the soil, but sometimes by foliar application or injection directly into living tissues.
Foliage	The live leaves or needles of the tree; the plant part primarily responsible for photosynthesis.
Fruit	A ripened ovary, together with any other parts which may develop with it, containing one, two or more seeds.
Gaff/gaffed	Climbing spikes, and the trunk damage they cause.

Gall	An abnormal, disorganized growth of plant tissues, caused by parasitic or infectious organisms such as insects, fungi, bacteria, or viruses.
Grading	Also Regrading. Intentional altering of topography and soil levels, using machinery.
Hardscape	The sidewalk, curb, gutter, paving or other concrete permanent features.
Heading	Pruning techniques where the cut is made to a bud, weak lateral branch or stub.
Included bark	The pattern of development at branch junctions where bark is turned inward rather than pushed out forming a branch bark ridge.
Limb	A large lateral branch growing from the main trunk.
Naturalized	A new, introduced plant which is successfully adjusted to a new environment.
Pencil	In palms, declining health resulting in diminishing trunk diameter
Reasonable	in Black's Law Dictionary - "Fair, proper, just, moderate, suitable under the circumstances. Fit and appropriate to the end in view. Having the faculty of reason; rational; governed by reason. Thinking, speaking, or acting according to the dictates of reason. Not moderate or excessive, being synonymous with rational, honest, equitable, fair, suitable, moderate, tolerable."
Root crown	Area at the base of a tree where the roots and stem merge (synonym - root collar)
Root system	The portion of the tree containing the root organs, including buttress roots, transport roots, and fine absorbing roots; all underground parts of the tree.
Root zone	The area and volume of soil around the tree in which roots are normally found. May extend to three or more times the branch spread of the tree, or several times the height of the tree.
Scaffold limb	Primary structural branch of the crown.
Seam	an elongated crack, usually running down through the trunk.
Shrub	A relatively low woody plant with several stems arising near the ground.
Stress	"Stress is a potentially injurious, reversible condition, caused by energy drain, disruption, or blockage, or by life processes operating near the limits for which they were genetically programmed." Alex Shigo
Target	Any person or object within reach of a falling tree or part of a tree that may be injured or damaged.
Topping	The practice of cutting large limbs back severely, without regard to form or habit of the tree. Cuts are usually made between lateral branch nodes. This practice is extremely injurious to trees, and promotes decay.
Vigor	Active, healthy growth of plants: ability to respond to stress factors.