ARBORIST REPORT

Bear Street Project

Prepared for:

Meritage Homes

Prepared by:

Dillon Reynolds - ISA Certified WE-9690A- The Landscape Center

DILLON REYNOLDS

CERTIFIED ARBORIST

THE LANDSCAPE CENTER

March 24, 2025

Johanna Crooker
Meritage Homes
5 Peters Canyon Road, Suite 310
Irvine, CA 92606

Via Email: johanna.crooker@mlcholdings.net

Dear Ms. Crooker,

This report is submitted for your review in response to your request for an arboricultural survey and arboricultural reporting services of existing palms and trees located at the Bear Street Project (Tract 19334) in Costa Mesa, California. The site address is 3150 Bear Street Costa Mesa, CA. The inventory and site review of the trees located within the project limits was performed on Friday, December 13, 2024 and Monday, March 17, 2025.

Included with this report is a map of the inventoried trees (Exhibit 1), and a tree inventory matrix (Exhibit 2.)

The project proposes redeveloping the existing site. The redevelopment would include the construction of multiple residences along with the creation of a Central Open Space that would include landscaped common areas, and landscaped areas between buildings. Private open space would include front porches and patios/ balconies. All of which will encompass the planting of new trees, featuring a diverse range of species, as part of the project.

ASSIGNMENT

I have been asked to visit the Bear Street Project to assess, locate and provide an evaluation of the state of the palms and trees on the property as well as collect data. Data collected includes:

- Identify trees with a unique tree number
- Common name
- Botanical name
- Diameter at 54 inches above grade (DBH).
- Height/Canopy
- Condition
    - A visual assessment of the tree
    - Evaluation of current health and structural condition of the tree
    - Aesthetic assessment

Note that the observations contained in this report are based on visual inspection of the above-ground parts of the tree. No soil was excavated, and no aerial inspection was carried out.

This report is based on my evaluations of the site conducted on Friday, December 13, 2024 and Monday, March 17, 2025.

OBSERVATION AND METHODOLOGY

The project site currently consists of a large commercial building along with associated parking stalls that are landscaped and regularly maintained. The location is relatively flat. The property and trees appear to be greater than 30 years old. Regular irrigation is applied to the site.

The specific tasks performed were as follows:

- Identify all trees on the property.
- Assign a unique tree ID.
- Verify the location of each inventoried tree.
- Measure the diameter of the individual at 54 inches above grade (DBH).
- Analyze the assessment data for each tree. Determine the tree's health and assign a current condition rating ranging from poor to good, as follows:

Good (3) – Exemplary health and structure for species; a healthy tree with limited signs or symptoms of disease.
Fair (2) - Some minor deficiencies noted in health and/or structure, with potential for corrective measures to be performed to improve condition (including but not limited to fertilizer applications, pruning, and chemical applications.)
Poor (1) - Significant deficiencies noted in health and/or structure, some irreversible, and may include hazardous condition signs and symptoms requiring corrective action. Some individuals may require removal. Trees in this category include any of or combination of the following: very low canopy density; major disease signs and symptoms; dying or dead trees; imminent, irreversible hazardous conditions.

- Prepare a written report.
- Provide additional recommendations.

FINDINGS

Based on my evaluation of the site, a total of 167 trees were identified within the requested work area. The 167 trees are made up of 19 species and have been placed in Table 1. Table 1 represents the count of each species by overall condition rating. Based on my evaluation of the proposed development of the site, 138 trees will require complete removal as it will not be feasible for the trees to coexist with the site development. 29 trees will remain in place on an undisturbed slope area located on the western side of the project.

PROTECTED STATUS

As part of this scope of work, I did not review the City of Costa Mesa or the County of Orange Tree Protection Ordinance, should the city or county have one, or provide recommendations as to whether a tree falls within any Tree Protection Ordinance in the City of Costa Mesa or the County of Orange, CA.

SUITABILTY FOR PRESERVATION

Each tree was rated for suitability for preservation based upon its age, health, structural condition, and ability to safely coexist within a development environment.

Based on the site redevelopment plans, the removal of 138 trees will be required as they cannot safely coexist with the required site redevelopment footprint. 29 trees will be protected in place and be preserved in their current location on the western side of the project within an undisturbed slope.

High Trees in this category are in good health and structural stability and have the potential for longevity at the site.

Moderate Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter lifespans than those in the “high” Category.

Low Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas.

Table 1: Summary **Bear Street Project 3150 Bear Street Costa Mesa, CA**

Botanical Name	Common Name	Good	Fair	Poor	Total
Araucaria columnaris	Cook pine	3	0	0	3
Camphora officinarum	Camphor tree	3	10	6	19
Cedrus deodara	Deodar cedar	1	2	0	3
Cupaniopsis anacardioides	Carrotwood	0	0	5	5
Cupressus sempervirens	Italian cypress	10	0	0	10
Erythrina spp.	Coral	0	0	1	1
Ficus carica	Fig	0	0	1	1
Ficus microcarpa	Indian laurel	0	37	0	37
Liquidambar styraciflua	Sweetgum	0	10	2	12
Lophostemon confertus	Brisbane box	4	9	12	25
Magnolia grandiflora	Southern magnolia	2	1	0	3
Olea europaea	Olive	0	0	1	1
Phoenix dactylifera	Date palm	8	2	0	10
Phoenix roebelenii	Pygmy date palm	1	0	0	1
Pinus halepensis	Aleppo pine	0	19	0	19
Schinus terebinthifolia	Brazillian Peppertree	0	0	1	1
Searsia lancea	African sumac	0	4	4	8
Sequoia sempervirens	Coast Redwood	0	1	0	1
Washingtonia robusta	Mexican fan palm	6	0	1	7
TOTAL					167

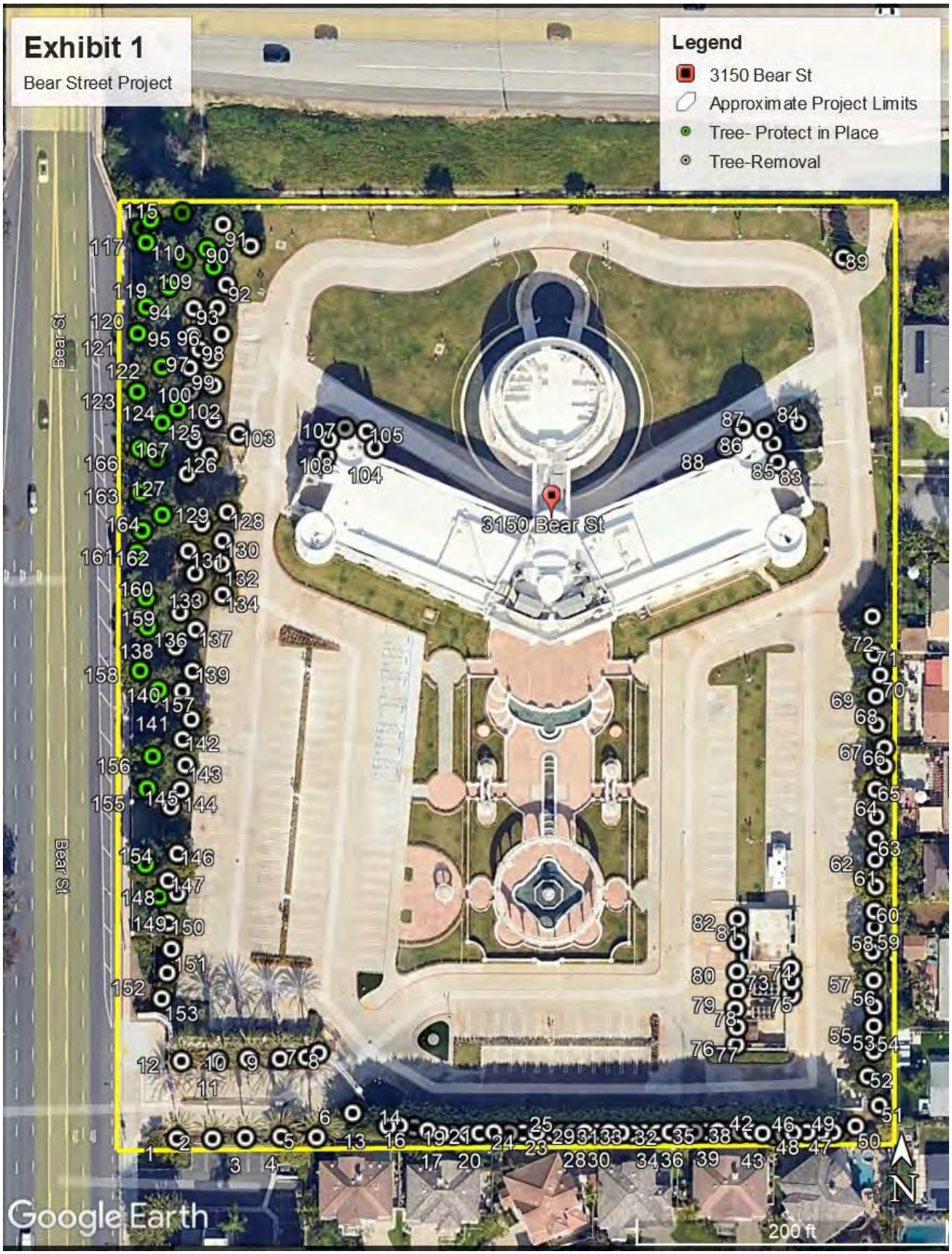
Exhibit 1
Bear Street Project
Legend
3150 Bear St
Approximate Project Limits
Tree- Protect in Place
Tree-Removal
3150 Bear St
Bear St
Bear St
Google Earth
200 ft
N


Exhibit 1
Bear Street Project
Legend
3150 Bear St
Approximate Project Limits
Tree- Protect in Place
Tree-Removal
Bear St
Bear St
Bear St
3150 Bear St
Google Earth
100 ft
N

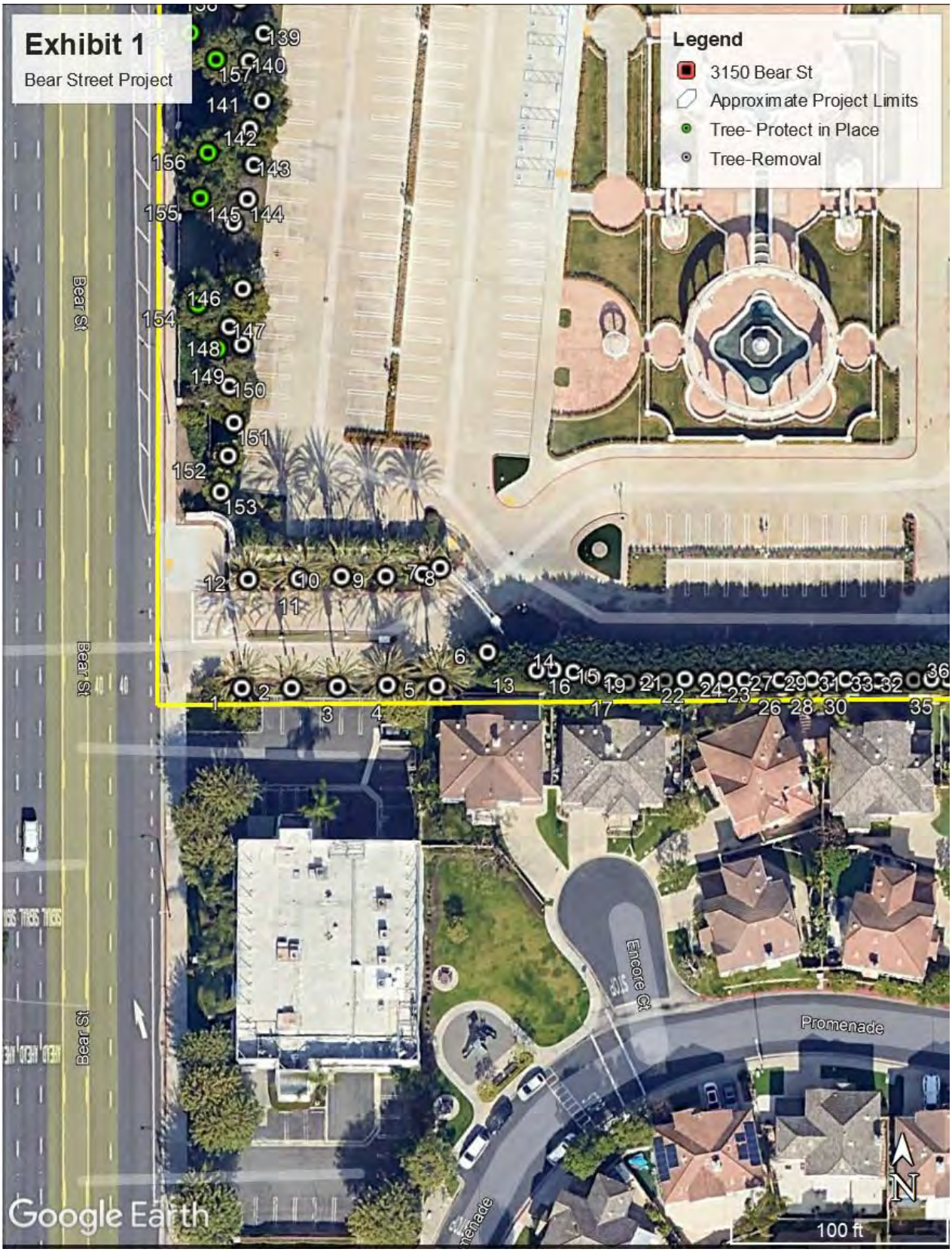
Exhibit 1
Bear Street Project
Legend
3150 Bear St
Approximate Project Limits
Tree- Protect in Place
Tree-Removal
Bear St
Bear St
Bear St
Encore Ct
Promenade
Promenade
Google Earth
100 ft
N

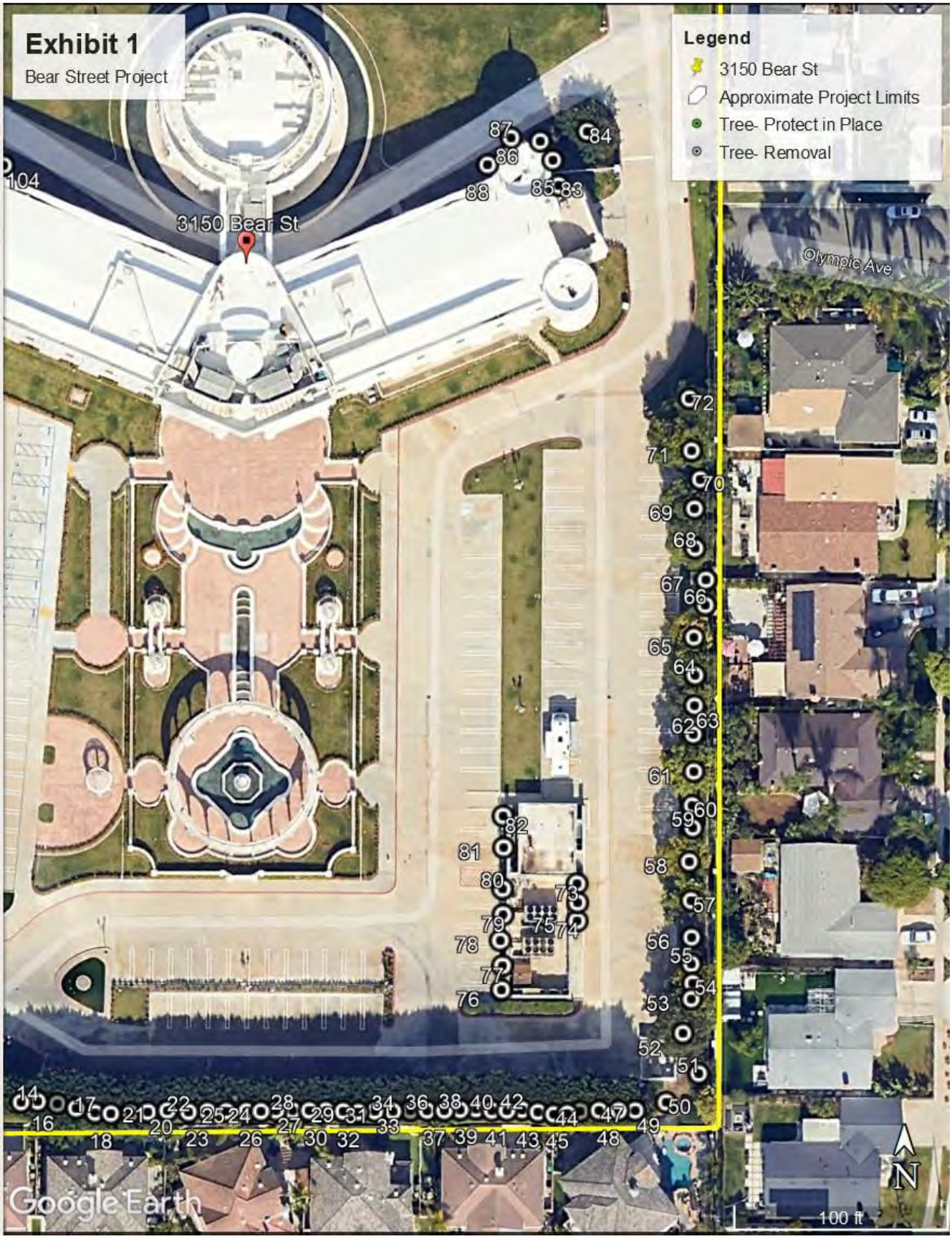
Exhibit 1
Bear Street Project
Legend
3150 Bear St
Approximate Project Limits
Tree- Protect in Place
Tree- Removal
3150 Bear St
Olympic Ave
Google Earth
100 ft
N

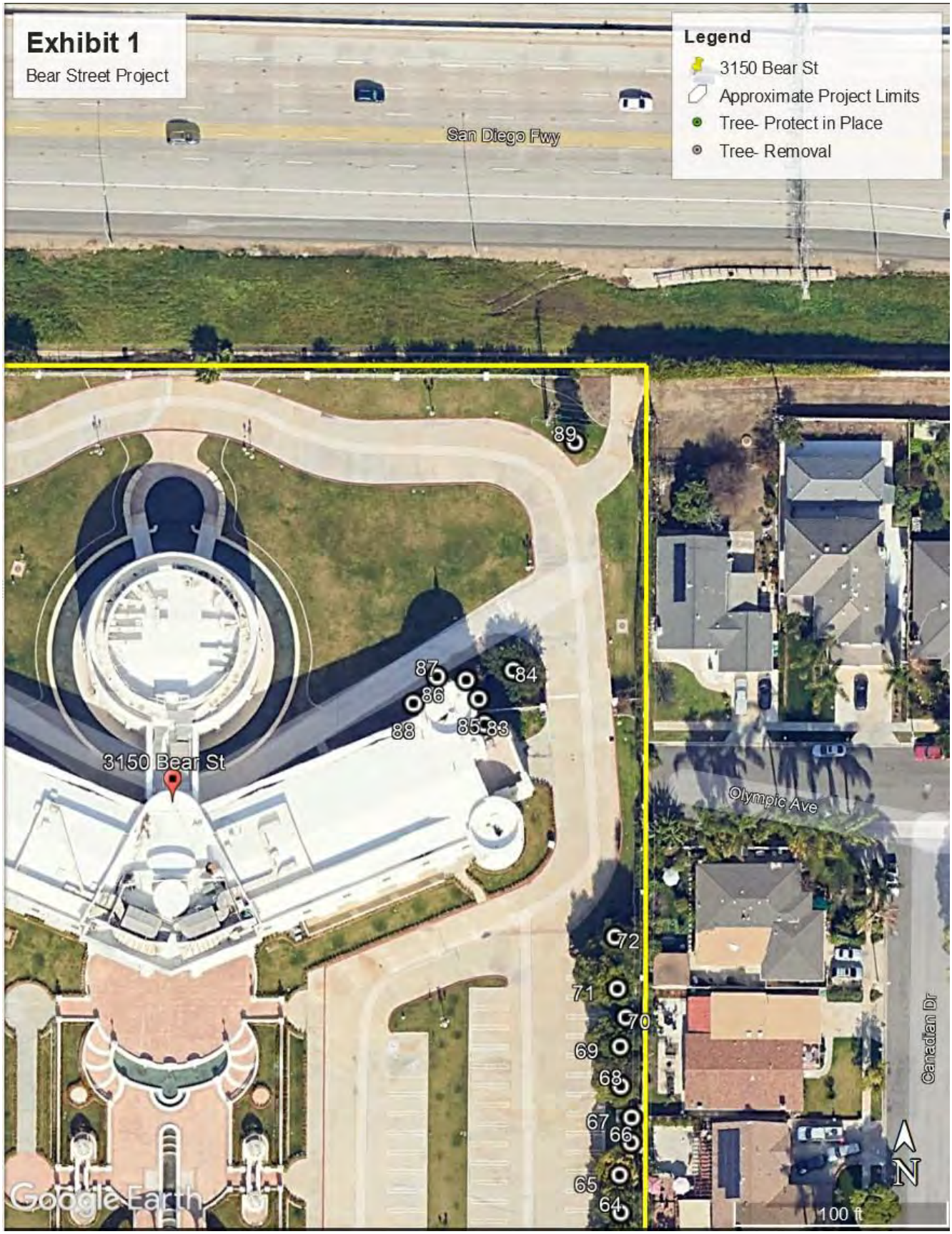
Exhibit 1
Bear Street Project
Legend
3150 Bear St
Approximate Project Limits
Tree- Protect in Place
Tree- Removal
San Diego Fwy
3150 Bear St
Olympic Ave
Canadian Dr
89
87
84
86
88
85
83
72
71
70
69
68
67
66
65
64
N
100 ft
Google Earth

Exhibit 2: Tree Inventory Matrix **Bear Street Project 3150 Bear Street Costa Mesa, CA**

Tree ID	Botanical Name	Common Name	Height (Ft)	Canopy Spread (Ft)	DBH (Inches)	Health	Suitability	Current Proposed Disposition	Notes
1	*Phoenix dactylifera*	Date palm	30	28	15	3	Low	Remove	
2	*Phoenix dactylifera*	Date palm	30	28	15	3	Low	Remove	
3	*Phoenix dactylifera*	Date palm	30	28	15	3	Low	Remove	
4	*Phoenix dactylifera*	Date palm	30	28	15	3	Low	Remove	
5	*Phoenix dactylifera*	Date palm	30	28	15	2	Low	Remove	bottling
6	*Cedrus deodara*	Deodar cedar	35	30	14.5	2	Low	Remove	split leader
7	*Phoenix roebelenii*	Pygmy date palm	8	10	16	3	Low	Remove	
8	*Phoenix dactylifera*	Date palm	30	28	15	2	Low	Remove	bottling
9	*Phoenix dactylifera*	Date palm	30	28	15	3	Low	Remove	
10	*Phoenix dactylifera*	Date palm	30	28	15	3	Low	Remove	
11	*Phoenix dactylifera*	Date palm	30	28	15	3	Low	Remove	
12	*Phoenix dactylifera*	Date palm	30	28	15	3	Low	Remove	
13	*Ficus microcarpa*	Indian laurel	32	23	17	2	Low	Remove	Pest/tip dieback
14	*Ficus microcarpa*	Indian laurel	32	23	13	2	Low	Remove	Pest/tip dieback
15	*Ficus microcarpa*	Indian laurel	32	23	15	2	Low	Remove	Pest/tip dieback
16	*Ficus microcarpa*	Indian laurel	32	23	14.5	2	Low	Remove	Pest/tip dieback
17	*Ficus microcarpa*	Indian laurel	32	23	15	2	Low	Remove	Pest/tip dieback
18	*Ficus microcarpa*	Indian laurel	32	23	14	2	Low	Remove	Pest/tip dieback
19	*Ficus microcarpa*	Indian laurel	32	23	12.75	2	Low	Remove	Pest/tip dieback
20	*Ficus microcarpa*	Indian laurel	32	23	13	2	Low	Remove	Pest/tip dieback
21	*Ficus microcarpa*	Indian laurel	32	23	11	2	Low	Remove	Pest/tip dieback
22	*Ficus microcarpa*	Indian laurel	32	23	14.5	2	Low	Remove	Pest/tip dieback
23	*Ficus microcarpa*	Indian laurel	32	23	13.5	2	Low	Remove	Pest/tip dieback
24	*Ficus microcarpa*	Indian laurel	32	23	13.5	2	Low	Remove	Pest/tip dieback
25	*Ficus microcarpa*	Indian laurel	32	23	12.5	2	Low	Remove	Pest/tip dieback
26	*Ficus microcarpa*	Indian laurel	32	23	13.5	2	Low	Remove	Pest/tip dieback
27	*Ficus microcarpa*	Indian laurel	32	23	13	2	Low	Remove	Pest/tip dieback
28	*Ficus microcarpa*	Indian laurel	32	23	13	2	Low	Remove	Pest/tip dieback
29	*Ficus microcarpa*	Indian laurel	32	23	14	2	Low	Remove	Pest/tip dieback
30	*Ficus microcarpa*	Indian laurel	32	23	13	2	Low	Remove	Pest/tip dieback
31	*Ficus microcarpa*	Indian laurel	32	23	13.75	2	Low	Remove	Pest/tip dieback
32	*Ficus microcarpa*	Indian laurel	32	23	13	2	Low	Remove	Pest/tip dieback
33	*Ficus microcarpa*	Indian laurel	32	23	12.75	2	Low	Remove	Pest/tip dieback
34	*Ficus microcarpa*	Indian laurel	32	23	13.5	2	Low	Remove	Pest/tip dieback
35	*Ficus microcarpa*	Indian laurel	32	23	13.5	2	Low	Remove	Pest/tip dieback
36	*Ficus microcarpa*	Indian laurel	32	23	12.5	2	Low	Remove	Pest/tip dieback
37	*Ficus microcarpa*	Indian laurel	32	23	12.5	2	Low	Remove	Pest/tip dieback
38	*Ficus microcarpa*	Indian laurel	32	23	14	2	Low	Remove	Pest/tip dieback
39	*Ficus microcarpa*	Indian laurel	32	23	13.75	2	Low	Remove	Pest/tip dieback
40	*Ficus microcarpa*	Indian laurel	32	23	14.75	2	Low	Remove	Pest/tip dieback
41	*Ficus microcarpa*	Indian laurel	32	23	12	2	Low	Remove	Pest/tip dieback
42	*Ficus microcarpa*	Indian laurel	32	23	15	2	Low	Remove	Pest/tip dieback
43	*Ficus microcarpa*	Indian laurel	32	23	13.5	2	Low	Remove	Pest/tip dieback
44	*Ficus microcarpa*	Indian laurel	32	23	12	2	Low	Remove	Pest/tip dieback
45	*Ficus microcarpa*	Indian laurel	32	23	13	2	Low	Remove	Pest/tip dieback
46	*Ficus microcarpa*	Indian laurel	32	23	14.5	2	Low	Remove	Pest/tip dieback
47	*Ficus microcarpa*	Indian laurel	32	23	12.25	2	Low	Remove	Pest/tip dieback
48	*Ficus microcarpa*	Indian laurel	32	23	12.5	2	Low	Remove	Pest/tip dieback
49	*Ficus microcarpa*	Indian laurel	32	23	16.5	2	Low	Remove	Pest/tip dieback
50	*Searsia lancea*	African sumac	14	10	3	2	Low	Remove	
51	*Olea europaea*	Olive	15	13	28	1	Low	Remove	suckers/stump
52	*Lophostemon confertus*	Brisbane box	38	25	13.75	3	Low	Remove	
53	*Lophostemon confertus*	Brisbane box	30	19	11	2	Low	Remove	girdling
54	*Lophostemon confertus*	Brisbane box	28	18	9.5	2	Low	Remove	nutrient deficiencies
55	*Araucaria columnaris*	Cook pine	38	12	15.5	3	Low	Remove	split leader
56	*Searsia lancea*	African sumac	12	11	3.5	2	Low	Remove	old stakes
57	*Lophostemon confertus*	Brisbane box	25	20	10.5	2	Low	Remove	nutrient deficiencies
58	*Lophostemon confertus*	Brisbane box	22	20	9	2	Low	Remove	root issues
59	*Searsia lancea*	African sumac	10	13	2.5	1	Low	Remove	stakes
60	*Searsia lancea*	African sumac	13	10	3	1	Low	Remove	stakes
61	*Lophostemon confertus*	Brisbane box	30	26	14	3	Low	Remove	codominant/nutrient
62	*Searsia lancea*	African sumac	12	13	3.5	2	Low	Remove	stakes
63	*Lophostemon confertus*	Brisbane box	24	18	11.5	1	Low	Remove	root issues
64	*Lophostemon confertus*	Brisbane box	28	20	11.5	2	Low	Remove	nutrient deficiencies
65	*Lophostemon confertus*	Brisbane box	24	18	7.5	2	Low	Remove	nutrient deficiencies
66	*Searsia lancea*	African sumac	13	9	4	2	Low	Remove	stakes
67	*Searsia lancea*	African sumac	11	9	4	1	Low	Remove	stakes
68	*Lophostemon confertus*	Brisbane box	26	20	13.5	2	Low	Remove	girdling
69	*Lophostemon confertus*	Brisbane box	27	22	13.5	2	Low	Remove	root issues/cable
70	*Searsia lancea*	African sumac	10	12	2.5	1	Low	Remove	
71	*Lophostemon confertus*	Brisbane box	25	32	17.5	2	Low	Remove	codominant/nutrient
72	*Sequoia sempervirens*	Coastal redwood	27	30	23	2	Low	Remove	topped
73	*Lophostemon confertus*	Brisbane box	9	4	3	1	Low	Remove	stump/sprouts
74	*Lophostemon confertus*	Brisbane box	7	3	1.5	1	Low	Remove	stump/sprouts
75	*Lophostemon confertus*	Brisbane box	8	6	6	1	Low	Remove	stump/sprouts
76	*Lophostemon confertus*	Brisbane box	6	3	3	1	Low	Remove	stump/sprouts
77	*Lophostemon confertus*	Brisbane box	9	3	2	1	Low	Remove	stump/sprouts
78	*Lophostemon confertus*	Brisbane box	7	3	3	1	Low	Remove	stump/sprouts
79	*Lophostemon confertus*	Brisbane box	9	3	4	1	Low	Remove	stump/sprouts
80	*Lophostemon confertus*	Brisbane box	7	3	2	1	Low	Remove	stump/sprouts
81	*Lophostemon confertus*	Brisbane box	6	3	2	1	Low	Remove	stump/sprouts
82	*Lophostemon confertus*	Brisbane box	6	4	5	1	Low	Remove	stump/sprouts
83	*Cupressus sempervirens*	Italian cypress	35	4	8.5	3	Low	Remove	
84	*Erythrina spp.*	Coral tree	11	6	21	1	Low	Remove	stump/multiple failures

85	*Cupressus sempervirens*	Italian cypress	35	4	8	3	Low	Remove	
86	*Cupressus sempervirens*	Italian cypress	45	4	7.5	3	Low	Remove	
87	*Cupressus sempervirens*	Italian cypress	38	4	8	3	Low	Remove	
88	*Cupressus sempervirens*	Italian cypress	40	4	8	3	Low	Remove	
89	*Araucaria columnaris*	Cook pine	40	10	14.5	3	Low	Remove	
90	*Camphora officinarum*	Camphor tree	18	25	32	1	Low	Remove	stump/root shoots
91	*Schinus terebinthifolia*	Brazilian peppertree	30	25	88	1	Low	Remove	
92	*Camphora officinarum*	Camphor tree	27	15	8	1	Low	Remove	nutrient deficiencies
93	*Cedrus deodara*	Deodar cedar	50	28	12.5	2	Low	Remove	split leader
94	*Liquidambar styraciflua*	Sweetgum	25	16	5.5	2	Low	Remove	budding
95	*Liquidambar styraciflua*	Sweetgum	18	10	5	1	Low	Remove	dead
96	*Camphora officinarum*	Camphor tree	25	20	8.5	1	Low	Remove	wires in trunk
97	*Camphora officinarum*	Camphor tree	28	20	8	2	Low	Remove	
98	*Washingtonia robusta*	Mexican fan palm	55	16	16.25	3	Low	Remove	
99	*Liquidambar styraciflua*	Sweetgum	22	12	5	1	Low	Remove	budding
100	*Washingtonia robusta*	Mexican fan palm	50	8	14.5	1	Low	Remove	
101	*Araucaria columnaris*	Cook pine	40	20	11	3	Low	Remove	
102	*Liquidambar styraciflua*	Sweetgum	26	18	8	2	Low	Remove	budding
103	*Lophostemon confertus*	Brisbane box	6	5	2.25	1	Low	Remove	stump/sprouts
104	*Cupressus sempervirens*	Italian cypress	40	4	8	3	Low	Remove	
105	*Cupressus sempervirens*	Italian cypress	38	4	8	3	Low	Remove	
106	*Cupressus sempervirens*	Italian cypress	35	4	8	3	Low	Remove	
107	*Cupressus sempervirens*	Italian cypress	38	4	8	3	Low	Remove	
108	*Cupressus sempervirens*	Italian cypress	40	4	8	3	Low	Remove	
109	*Camphora officinarum*	Camphor tree	22	16	5.5	1	Moderate	Protect in Place	
110	*Ficus carica*	Fig	11	14	8	1	Moderate	Protect in Place	vine stangling tree
111	*Cupaniopsis anacardioides*	Carrotwood	10	2	4	1	Moderate	Protect in Place	seedling
112	*Cupaniopsis anacardioides*	Carrotwood	10	2	4	1	Moderate	Protect in Place	seedling
113	*Cupaniopsis anacardioides*	Carrotwood	10	2	1	1	Moderate	Protect in Place	seedling
114	*Cupaniopsis anacardioides*	Carrotwood	10	2	20	1	Moderate	Protect in Place	seedling
115	*Washingtonia robusta*	Mexican fan palm	48	12	15	3	High	Protect in Place	
116	*Washingtonia robusta*	Mexican fan palm	52	12	15	3	High	Protect in Place	
117	*Washingtonia robusta*	Mexican fan palm	50	12	15	3	High	Protect in Place	
118	*Pinus halepensis*	Aleppo pine	47	30	18	2	Moderate	Protect in Place	
119	*Pinus halepensis*	Aleppo pine	44	30	17	2	Moderate	Protect in Place	
120	*Pinus halepensis*	Aleppo pine	42	30	24	2	Moderate	Protect in Place	
121	*Pinus halepensis*	Aleppo pine	46	30	19	2	Moderate	Protect in Place	
122	*Pinus halepensis*	Aleppo pine	44	30	24	2	Moderate	Protect in Place	
123	*Pinus halepensis*	Aleppo pine	39	30	21	2	Moderate	Protect in Place	girdling
124	*Pinus halepensis*	Aleppo pine	45	30	23	2	Moderate	Protect in Place	
125	*Camphora officinarum*	Camphor tree	20	14	6	2	Low	Remove	
126	*Camphora officinarum*	Camphor tree	25	24	7.5	2	Low	Remove	
127	*Camphora officinarum*	Camphor tree	28	20	7	1	Low	Remove	
128	*Camphora officinarum*	Camphor tree	40	36	10	2	Low	Remove	
129	*Camphora officinarum*	Camphor tree	50	40	14	2	Low	Remove	
130	*Liquidambar styraciflua*	Sweetgum	32	30	9	2	Low	Remove	budding
131	*Liquidambar styraciflua*	Sweetgum	22	30	8	2	Low	Remove	budding
132	*Camphora officinarum*	Camphor tree	29	30	7.5	2	Low	Remove	
133	*Magnolia grandiflora*	Southern magnolia	25	22	8.5	3	Low	Remove	
134	*Camphora officinarum*	Camphor tree	20	30	10	3	Low	Remove	
135	*Liquidambar styraciflua*	Sweetgum	24	30	7	2	Low	Remove	
136	*Camphora officinarum*	Camphor tree	32	20	6.5	2	Low	Remove	
137	*Liquidambar styraciflua*	Sweetgum	30	20	8	2	Low	Remove	budding
138	*Liquidambar styraciflua*	Sweetgum	25	13	9	2	Low	Remove	budding
139	*Magnolia grandiflora*	Southern magnolia	25	30	8	3	Low	Remove	
140	*Camphora officinarum*	Camphor tree	22	12	6	1	Low	Remove	cable choking tree
141	*Camphora officinarum*	Camphor tree	38	30	12	2	Low	Remove	
142	*Camphora officinarum*	Camphor tree	45	30	11	3	Low	Remove	
143	*Magnolia grandiflora*	Southern magnolia	25	20	8	2	Low	Remove	
144	*Liquidambar styraciflua*	Sweetgum	38	20	9	2	Low	Remove	
145	*Liquidambar styraciflua*	Sweetgum	37	30	8.5	2	Low	Remove	
146	*Camphora officinarum*	Camphor tree	30	30	12	2	Low	Remove	cable choking tree
147	*Camphora officinarum*	Camphor tree	18	30	7	2	Low	Remove	
148	*Liquidambar styraciflua*	Sweetgum	30	30	10	2	Low	Remove	budding
149	*Cupaniopsis anacardioides*	Carrotwood	15	30	4.5	1	Moderate	Protect in Place	
150	*Cedrus deodara*	Deodar cedar	30	50	15.5	3	Low	Remove	cable choking tree
151	*Camphora officinarum*	Camphor tree	29	30	12	2	Low	Remove	
152	*Lophostemon confertus*	Brisbane box	28	30	8.5	3	Low	Remove	
153	*Lophostemon confertus*	Brisbane box	28	30	10	3	Low	Remove	
154	*Pinus halepensis*	Aleppo pine	48	30	23	2	Moderate	Protect in Place	
155	*Pinus halepensis*	Aleppo pine	48	30	18.5	2	Moderate	Protect in Place	
156	*Pinus halepensis*	Aleppo pine	45	30	22	2	Moderate	Protect in Place	
157	*Pinus halepensis*	Aleppo pine	45	30	21.5	2	Moderate	Protect in Place	
158	*Pinus halepensis*	Aleppo pine	30	30	19.5	2	Moderate	Protect in Place	
159	*Pinus halepensis*	Aleppo pine	45	30	24	2	Moderate	Protect in Place	
160	*Pinus halepensis*	Aleppo pine	30	30	20	2	Moderate	Protect in Place	
161	*Pinus halepensis*	Aleppo pine	18	30	4	2	Moderate	Protect in Place	seedling
162	*Pinus halepensis*	Aleppo pine	48	30	21.5	2	Moderate	Protect in Place	
163	*Pinus halepensis*	Aleppo pine	34	30	13	2	Moderate	Protect in Place	cable choking tree
164	*Pinus halepensis*	Aleppo pine	44	30	20.5	2	Moderate	Protect in Place	
165	*Washingtonia robusta*	Mexican fan palm	60	12	16	3	High	Protect in Place	
166	*Pinus halepensis*	Aleppo pine	55	30	19.5	2	Moderate	Protect in Place	
167	*Washingtonia robusta*	Mexican fan palm	60	30	15	3	High	Protect in Place	

Photos


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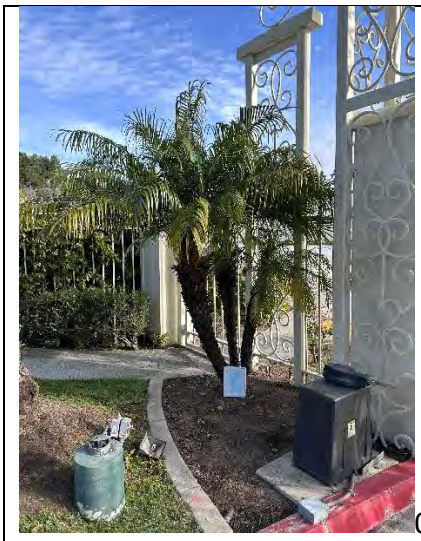
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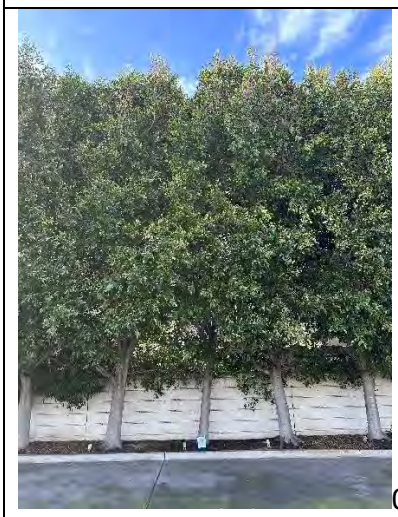
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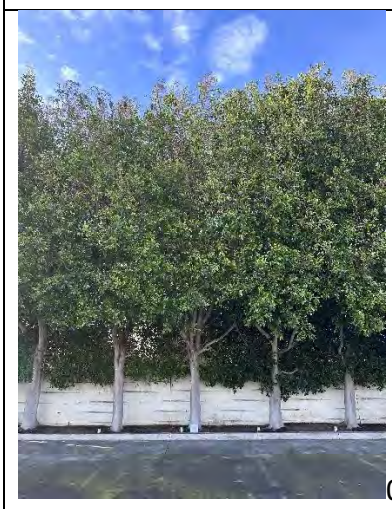
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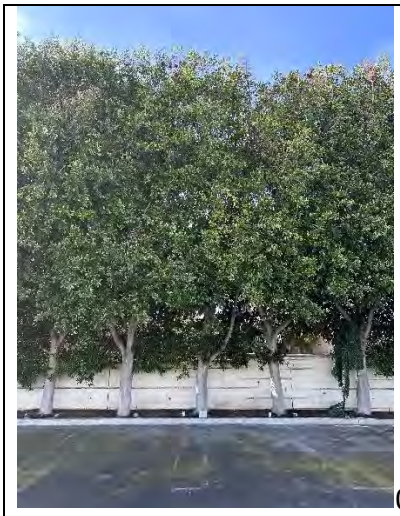
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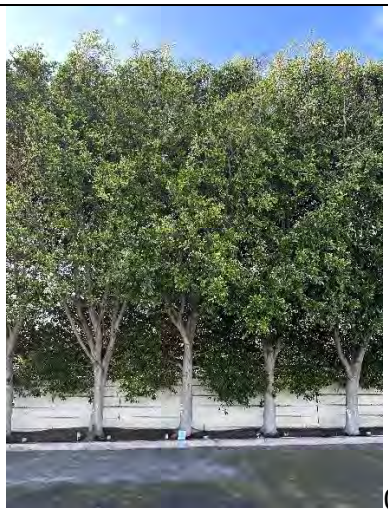
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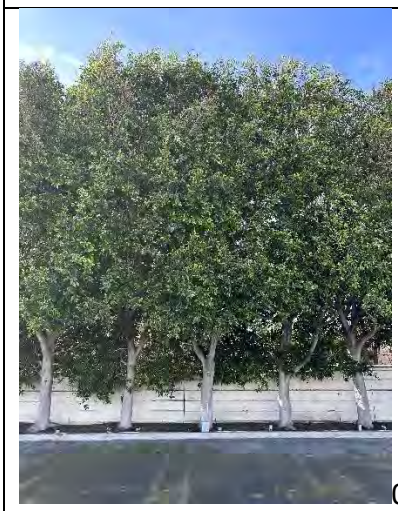
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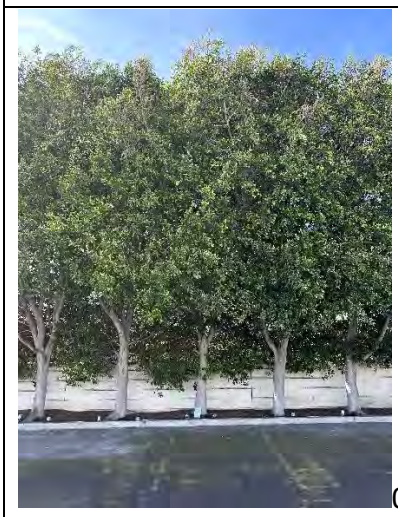
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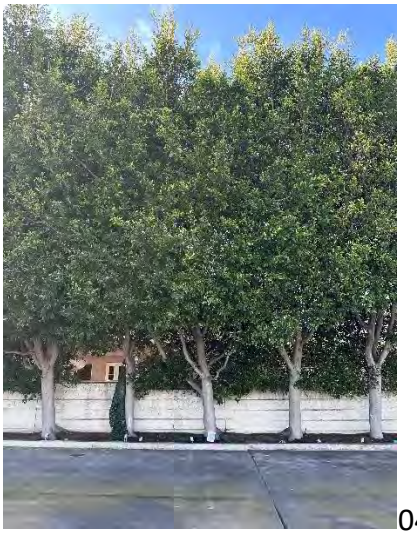
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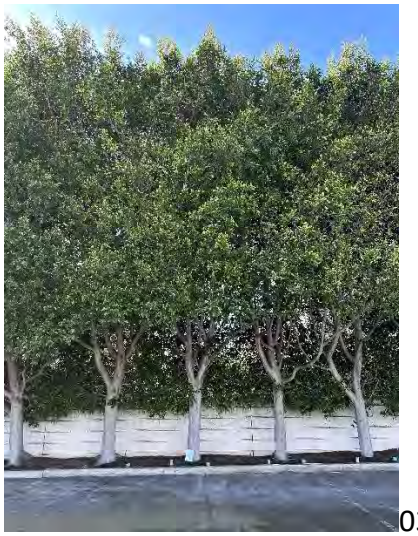
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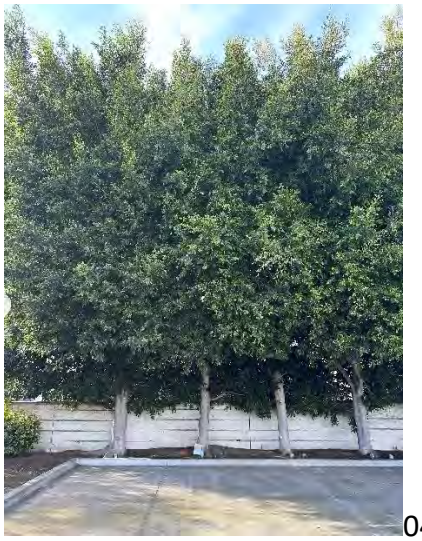
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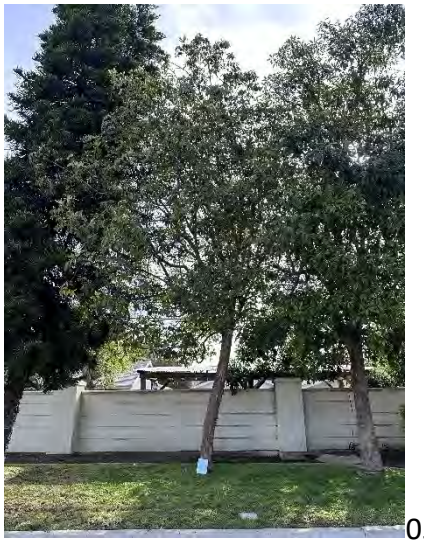
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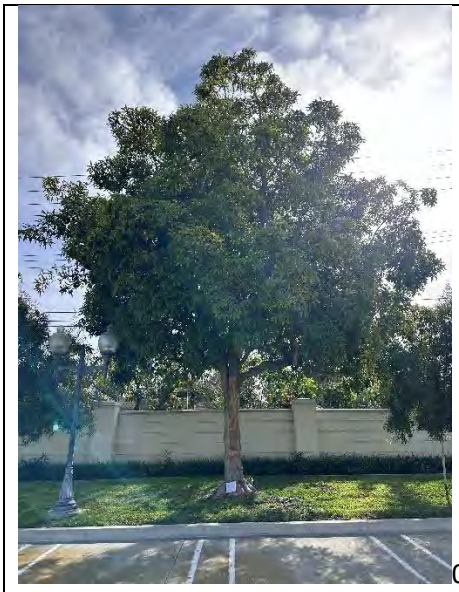
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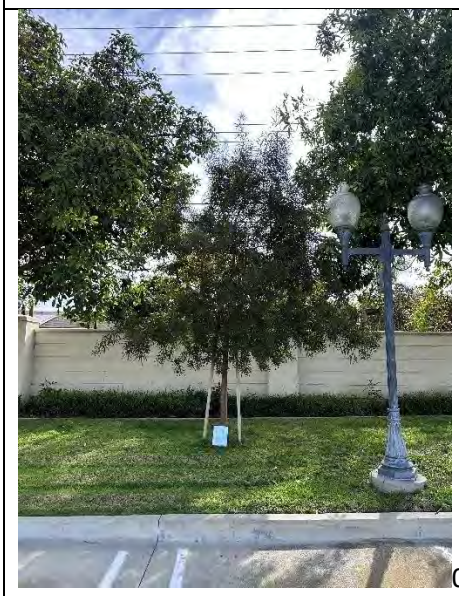
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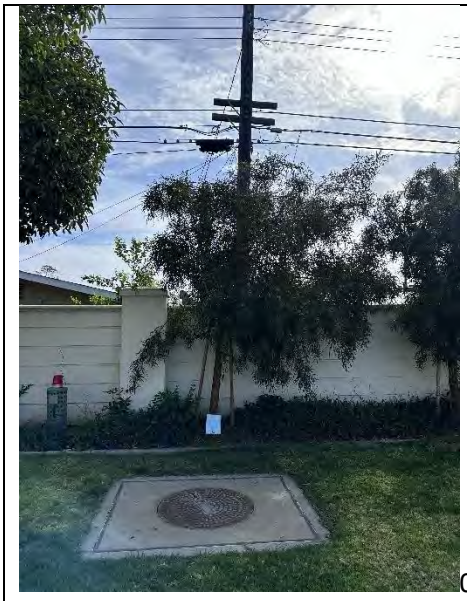
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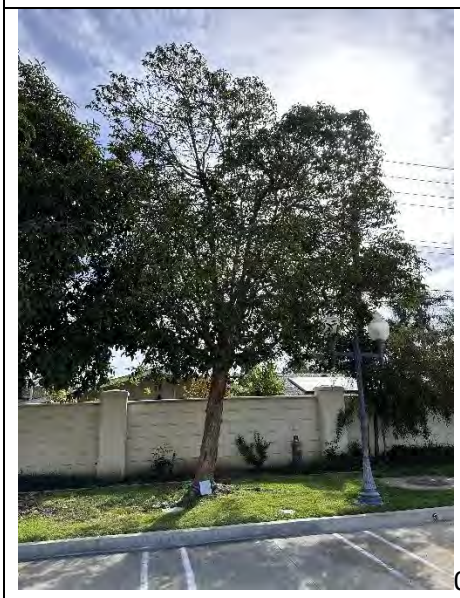
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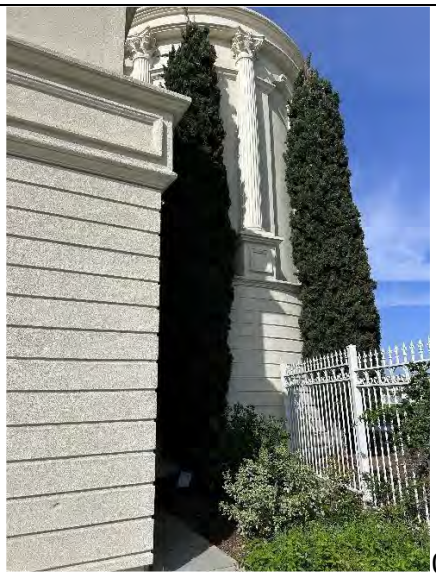
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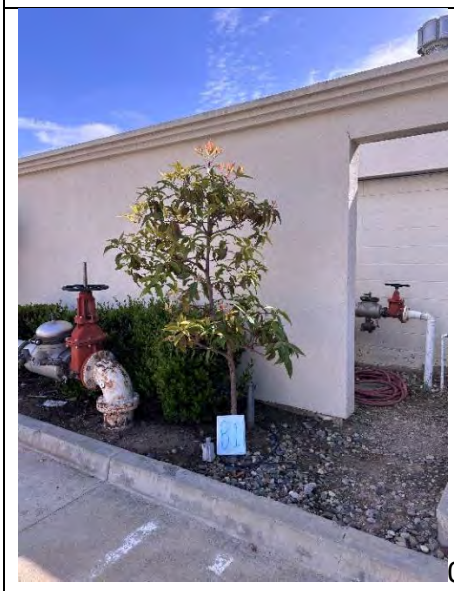
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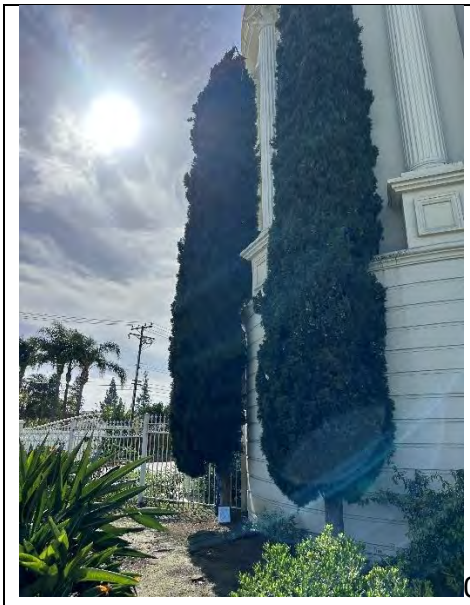
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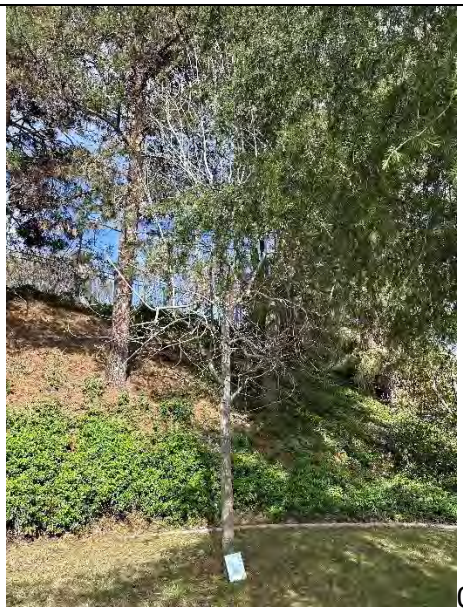
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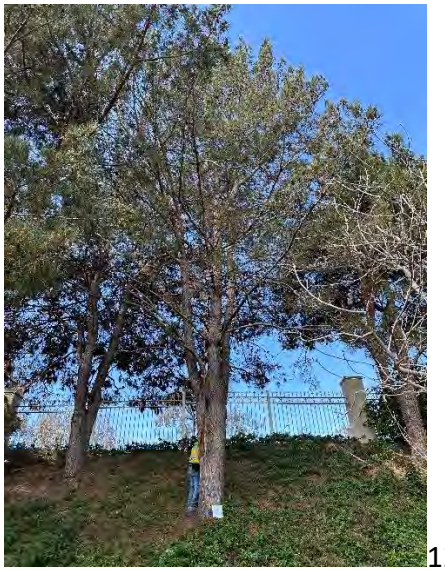
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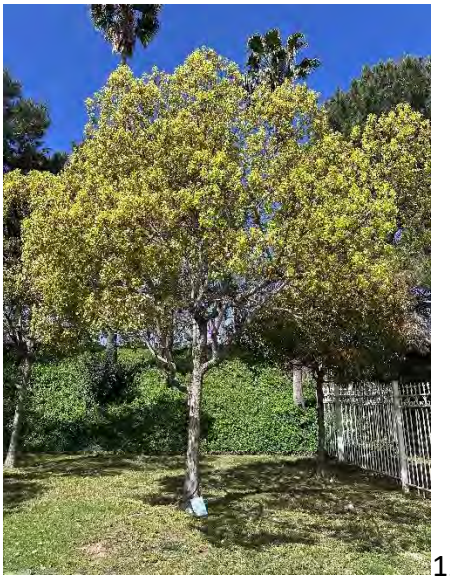
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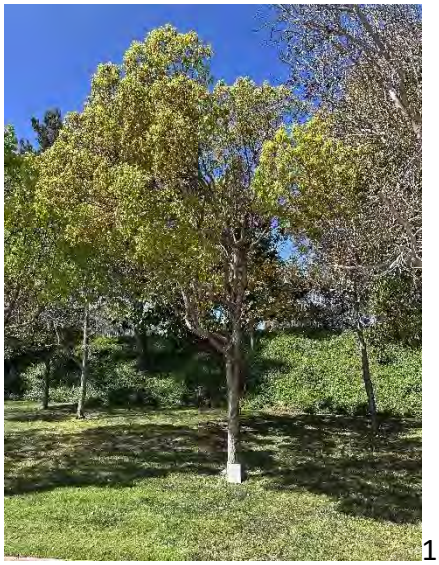
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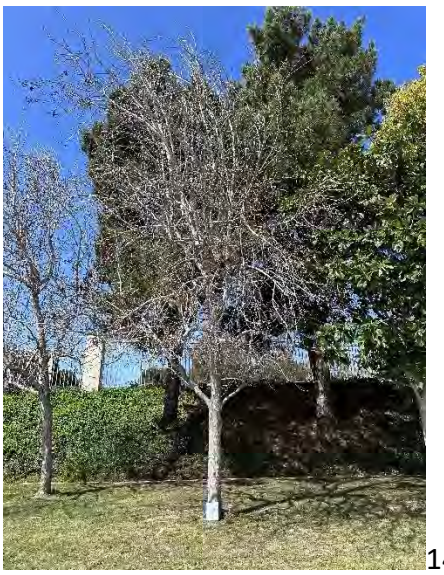
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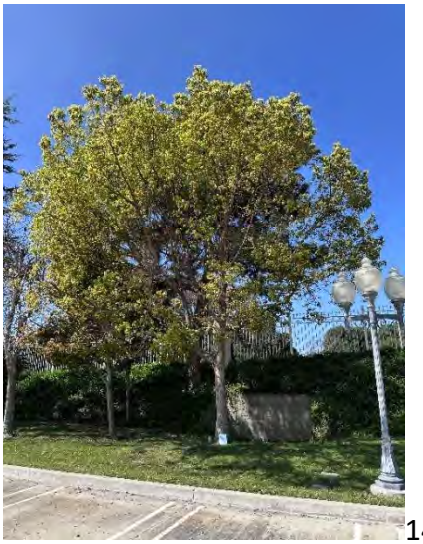
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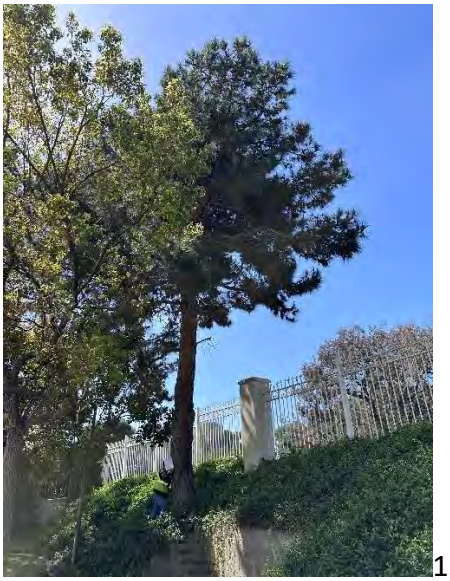
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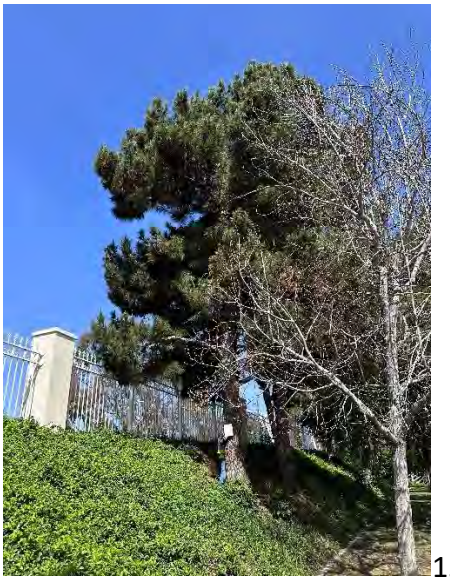
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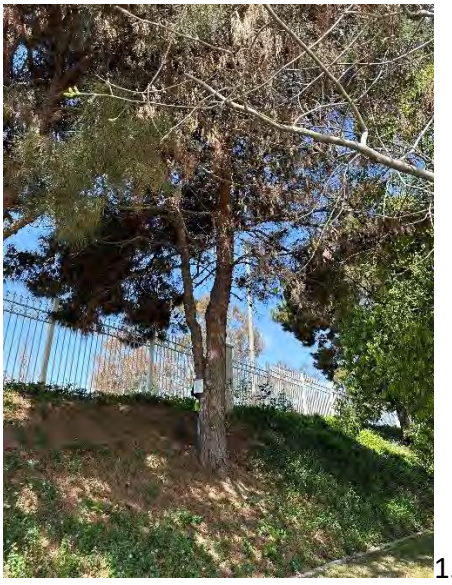
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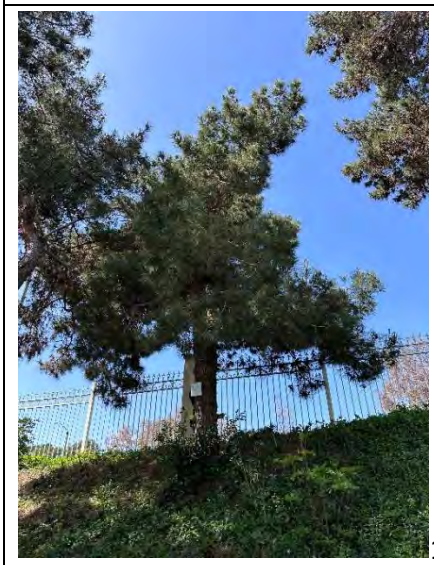
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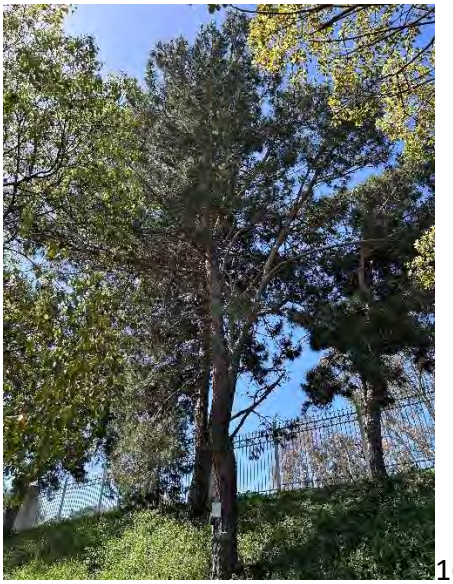
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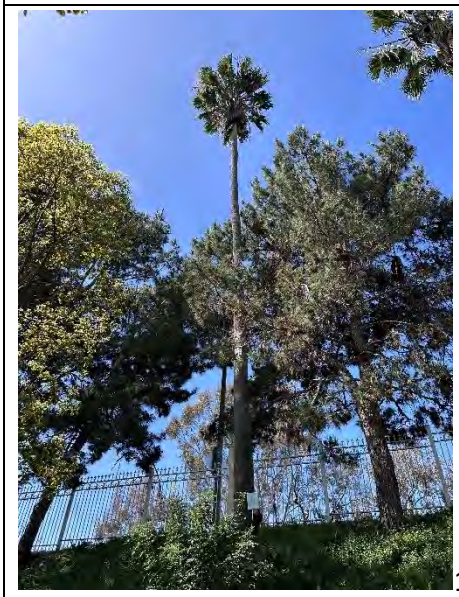
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Arborist's Disclosure, Limitations, and Suggestions

- 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 the recommendations of the arborist.
- Arborists cannot detect every condition that could possibly lead to the structural failure of a tree.
- Trees are living organisms that fail in ways we do not fully understand. Often the conditions are hidden.
- Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time.
- Treatment, pruning and removal of trees may involve considerations beyond the scope of arborist services. Arborists cannot take such consideration into account unless complete and accurate information is disclosed.
- To live near trees is to accept some degree of risk. Trees can be managed, but they cannot be controlled.
- The only way to eliminate all risk associated with trees is to eliminate all trees.
- Tree preservation is the spirit of arboriculture.
- Unless expressed otherwise 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 the inspection is limited to visual examination of accessible items.
- This inspection does not warranty or guarantee that the subject tree is free of defects from hidden or unapparent conditions expressed or implied. The conclusions of this report are derived from visual inspection only.
- Loss or alteration of any part of this report invalidates the entire report.
- Possession of this report or copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the certified arborist.
- The certified arborist shall not be required to give testimony or to attend court, provide additional services or attend meetings because of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract engagement.
- Photographs in this report, being intended as visual aids, are not necessary to scale and should not be construed as engineering or architectural reports or surveys.

I hereby certify that the statements furnished above represent the data and information, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

Dillon Reynolds
ISA Certified Arborist WE 9690A