

# Appendix C

## **Arborist Reports**





# TREE REPORT

**APPROVED  
BY**

  
Tim Tyson, Chief Forester  
Urban Forestry Division  
Approving Tree Report Only

## **PREPARED FOR**

JDR Revello LLC  
2828 Charter Road  
Philadelphia, PA 19154

## **PROPERTY**

17523 and 17529 Revello Drive  
Pacific Palisades, CA 90272

## **CONTACT**

Jeff Harrow  
610-220-5944  
jharrow@wearesparks.com

September 13, 2019

## **PREPARED BY**

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# TREE REPORT

17523 and 17529 Revello Drive  
Pacific Palisades, CA 90272

## SUMMARY

PROJECT OVERVIEW	
Site Address	17523 and 17529 Revello Drive, Pacific Palisades, CA 90272
Location and/or Specific Plan	Brentwood - Pacific Palisades
Project Description	New Single Family Residence
Number of Protected Trees on Site	0
Number of Recommended Removals	0

This Tree Report was prepared at the request of the property owner, JDR Revello LLC, who is preparing to build a single family residence on this property. The subject property is located in the Brentwood/Pacific Palisades area of Los Angeles. These two lots located at 17523 and 17529 Revello Drive are currently undeveloped.

## PROTECTED TREES, URBAN FORESTRY DIVISION

This property is under the jurisdiction of the City of Los Angeles and guided by the Native Tree Protection Ordinance No. 177,404. **Protected Trees** are defined by this ordinance as oaks (*Quercus* sp) indigenous to California but excluding the scrub oak (*Quercus dumosa*); Southern California black walnut (*Juglans californica* var. *californica*); Western sycamore (*Platanus racemosa*) and California bay laurel (*Umbellularia californica*) trees with a diameter at breast height (DBH) of four inches (4") or greater.

**There are NO trees on this property that would be considered protected within the City of Los Angeles Native Tree Protection Ordinance.**

## NEIGHBOR TREES

I have also inspected the neighboring properties to confirm there are no protected tree species that are adjacent to the construction zone, or in areas of impact. This project will require extending the paper street, but there are no trees in the impacted public-right-of-way area.

## NON-PROTECTED SIGNIFICANT TREES, DEPARTMENT OF CITY PLANNING

The Department of City Planning requires the identification of the location, size, type and condition of all existing trees on the site with a DBH of 8 inches (8”) or greater. These trees will be identified as **Non-Protected Significant Trees**.

There is one (1) Non-Protected Significant myoporum tree which will be removed and replaced at a one-to-one (1:1) ratio to the satisfaction of the City of Los Angeles Department of City Planning.

## ASSIGNMENT

The Assignment included a field observation and inventory of the trees on site; an evaluation of potential construction impacts; and recommendations for the protection of trees to remain. A Tree Location Plot Map is included in Appendix A.

## LIMITS OF THE ASSIGNMENT

The field inspection was a visual, grade level tree assessment. No special tools or equipment were used. No tree risk assessments were performed. My site examination and the information in this report is limited to the date and time the inspection occurred. The information in this report is limited to the condition of the trees at the time of my inspection.

## TREE CHARACTERISTICS AND SITE CONDITIONS

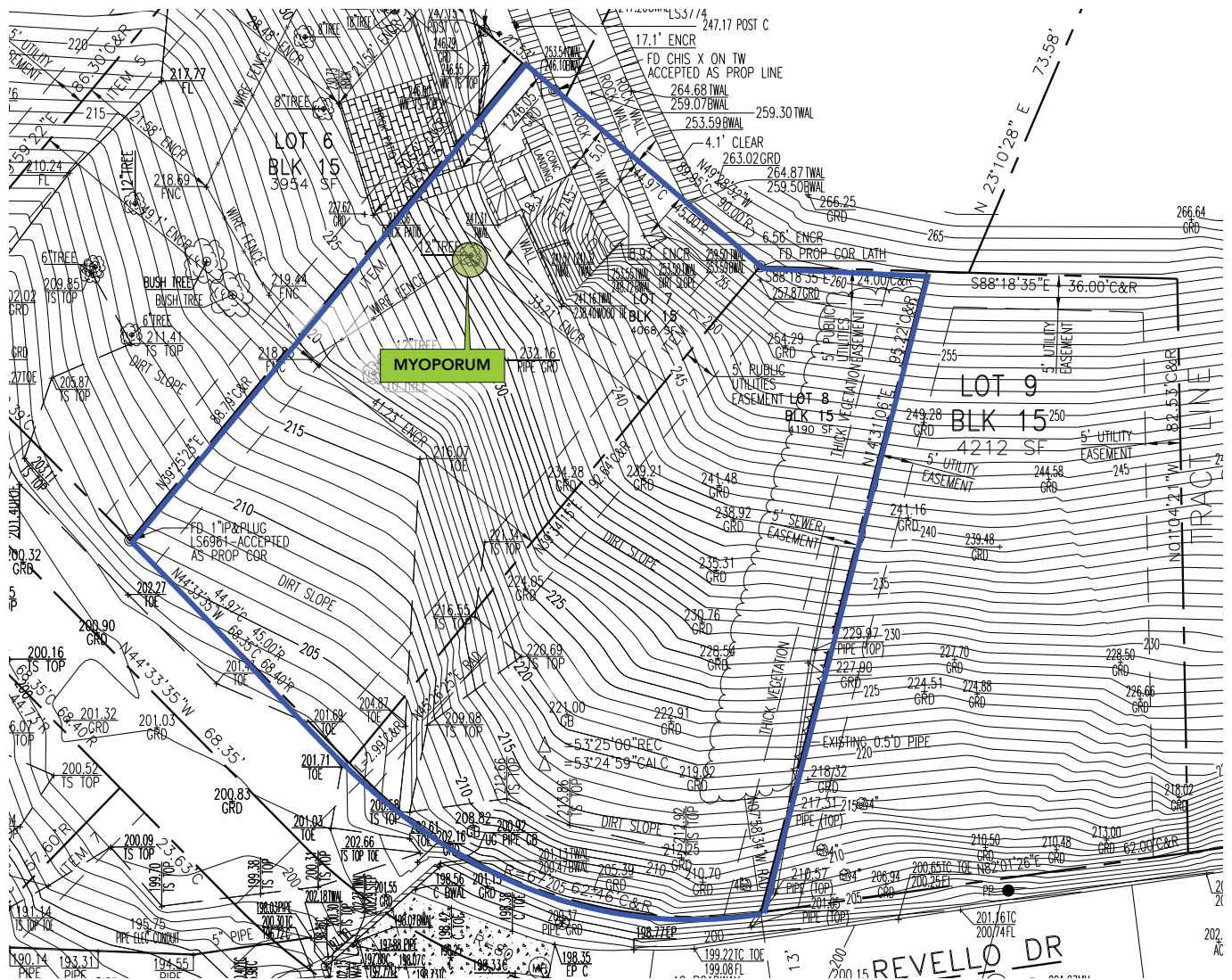
Detailed information with respect to size, condition, species and recommendations are included in the Summary of Field Inspections in Appendix B. The trees are numbered on the Tree Location Map in Appendix A.

## IMPACT ANALYSIS AND SPECIFIC RECOMMENDATIONS

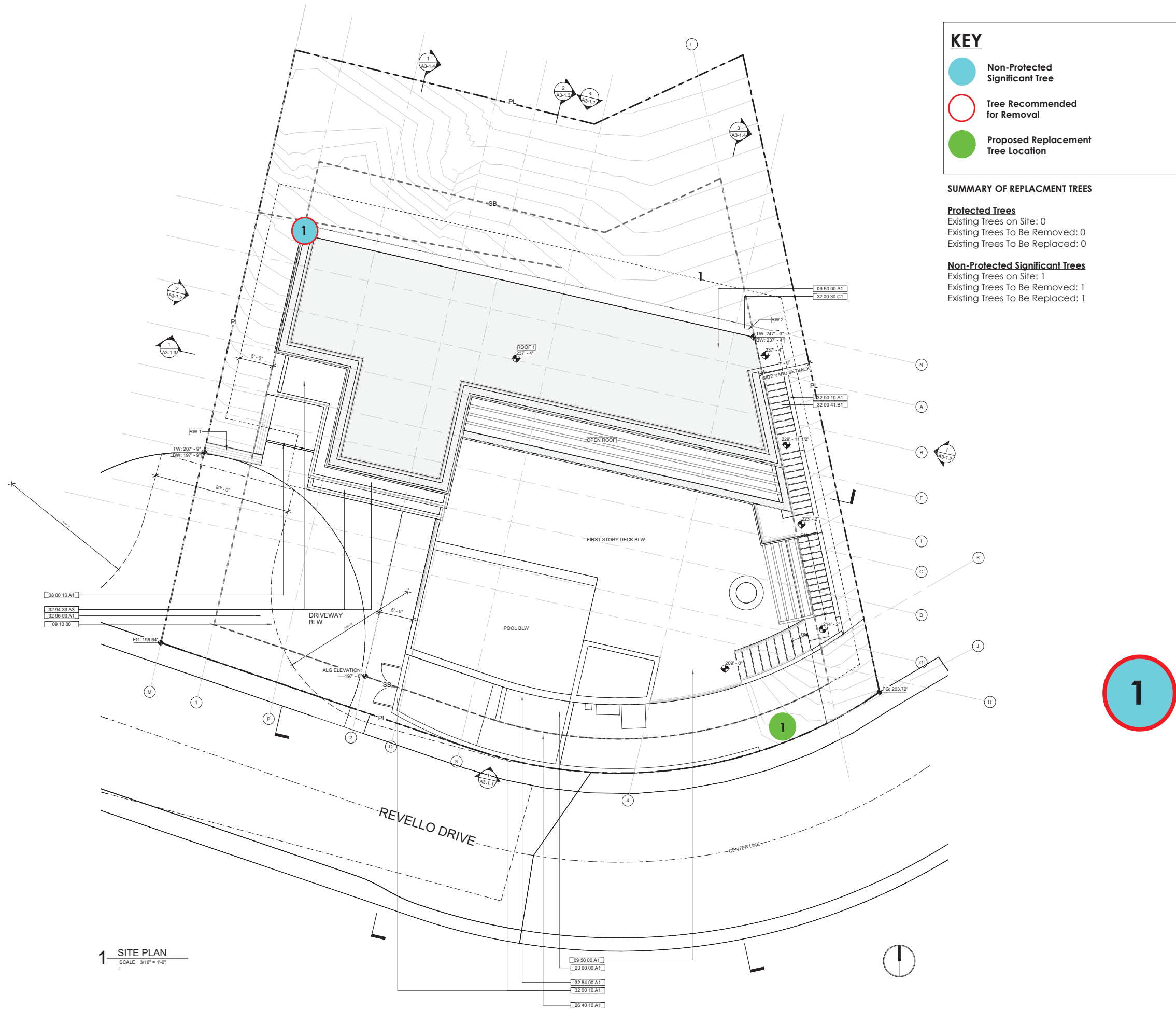
### **NON-PROTECTED SIGNIFICANT TREES**

One (1) non-protected significant tree is in the direct footprint of the new construction and will be removed and replaced at a one-to-one (1:1) ratio, to the satisfaction of the City of Los Angeles Department of City Planning.

## APPENDIX A - TREE LOCATION MAP, REDUCED







KEY

- Non-Protected Significant Tree
- Tree Recommended for Removal
- Proposed Replacement Tree Location

SUMMARY OF REPLACEMENT TREES

**Protected Trees**  
Existing Trees on Site: 0  
Existing Trees To Be Removed: 0  
Existing Trees To Be Replaced: 0

**Non-Protected Significant Trees**  
Existing Trees on Site: 1  
Existing Trees To Be Removed: 1  
Existing Trees To Be Replaced: 1

1 SITE PLAN  
SCALE 3/16" = 1'-0"

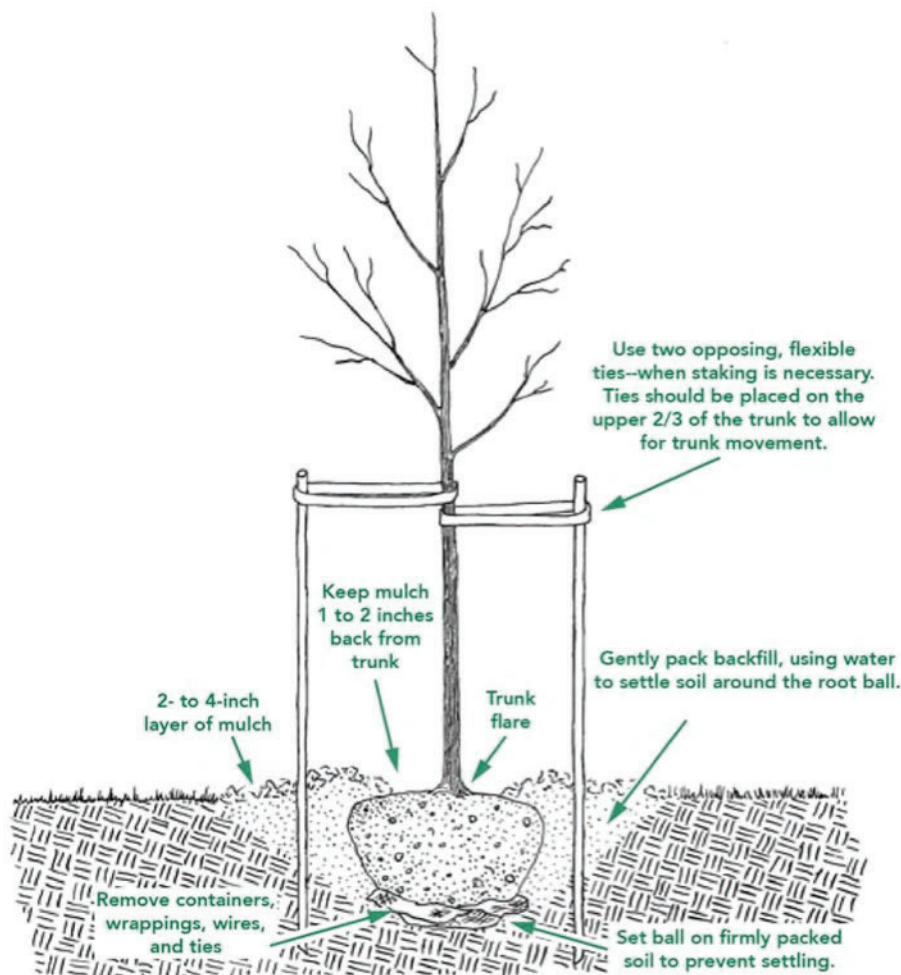


## APPENDIX B - SUMMARY OF FIELD INSPECTION

Rating Code: A = Excellent, B = Good, C = Fair, D = Poor, E = Nearly Dead, F = Dead

Tree #	Species	Status	DBH (")	Summary of Condition	Retain or Remove
1	Myoporum sp.	Non-Protected Significant	12	Fair	Remove

## NEW TREE PLANTING



The ideal time to plant trees and shrubs is during the dormant season, in the fall after leaf drop or early spring before budbreak. Weather conditions are cool and allow plants to establish roots in the new location before spring rains and summer heat stimulate new top growth. Before you begin planting your tree, be sure you have had all underground utilities located prior to digging.

If the tree you are planting is balled or bare root, it is important to understand that its root system has been reduced by 90 to 95 percent of its original size during transplanting. As a result of the trauma caused by the digging process, trees commonly exhibit what is known as transplant shock. Containerized trees may also experience transplant shock, particularly if they have circling roots that must be cut. Transplant shock is indicated by slow growth and reduced vigor following transplanting. Proper site preparation before and during planting coupled with good follow-up care reduces the amount of time the plant experiences transplant shock and allows the tree to quickly establish in its new location. Carefully follow nine simple steps, and you can significantly reduce the stress placed on the plant at the time of planting.

## NEW TREE PLANTING, continued

**1. Dig a shallow, broad planting hole.** Make the hole wide, as much as three times the diameter of the root ball but only as deep as the root ball. It is important to make the hole wide because the roots on the newly establishing tree must push through surrounding soil in order to establish. On most planting sites in new developments, the existing soils have been compacted and are unsuitable for healthy root growth. Breaking up the soil in a large area around the tree provides the newly emerging roots room to expand into loose soil to hasten establishment.

**2. Identify the trunk flare.** The trunk flare is where the roots spread at the base of the tree. This point should be partially visible after the tree has been planted (see diagram). If the trunk flare is not partially visible, you may have to remove some soil from the top of the root ball. Find it so you can determine how deep the hole needs for proper planting.

**3. Remove tree container for containerized trees.** Carefully cutting down the sides of the container may make this easier. Inspect the root ball for circling roots and cut or remove them. Expose the trunk flare, if necessary.

**4. Place the tree at the proper height.** Before placing the tree in the hole, check to see that the hole has been dug to the proper depth and no more. The majority of the roots on the newly planted tree will develop in the top 12 inches of soil. If the tree is planted too deeply, new roots will have difficulty developing because of a lack of oxygen. It is better to plant the tree a little high, 1-2 inches above the base of the trunk flare, than to plant it at or below the original growing level. This planting level will allow for some settling.

**5. Straighten the tree in the hole.** Before you begin backfilling, have someone view the tree from several directions to confirm that the tree is straight. Once you begin backfilling, it is difficult to reposition the tree.

**6. Fill the hole gently but firmly.** Fill the hole about one-third full and gently but firmly pack the soil around the base of the root ball. Be careful not to damage the trunk or roots in the process. Fill the remainder of the hole, taking care to firmly pack soil to eliminate air pockets that may cause roots to dry out. To avoid this problem, add the soil a few inches at a time and settle with water. Continue this process until the hole is filled and the tree is firmly planted. It is not recommended to apply fertilizer at time of planting.

**7. Stake the tree, if necessary.** If the tree is grown properly at the nursery, staking for support will not be necessary in most home landscape situations. Studies have shown that trees establish more quickly and develop stronger trunk and root systems if they are not staked at the time of planting. However, protective staking may be required on sites where lawn mower damage, vandalism, or windy conditions are concerns. If staking is necessary for support, there are three methods to choose among: staking, guying, and ball stabilizing. One of the most common methods is staking. With this method, two stakes used in conjunction with a wide, flexible tie material on the lower half of the tree will hold the tree upright, provide flexibility, and minimize injury to the trunk (see diagram). Remove support staking and ties after the first year of growth.

**8. Mulch the base of the tree.** Mulch is simply organic matter applied to the area at the base of the tree. It acts as a blanket to hold moisture, it moderates soil temperature extremes, and it reduces competition from grass and weeds. A 2- to 3-inch layer is ideal. More than 3 inches may cause a problem with oxygen and moisture levels. When placing mulch, be sure that the actual trunk of the tree is not covered. Doing so may cause decay of the living bark at the base of the tree. A mulch-free area, 1 to 2 inches wide at the base of the tree, is sufficient to avoid moist bark conditions and prevent decay.

## TREE MAINTENANCE AND PRUNING

Some trees do not generally require pruning. The occasional removal of dead twigs or wood is typical. Occasionally a tree has a defect or structural condition that would benefit from pruning. Any pruning activity should be performed under the guidance of a certified arborist or tree expert.

Because each cut has the potential to change the growth of the tree, no branch should be removed without a reason. Common reasons for pruning are to remove dead branches, to remove crowded or rubbing limbs, and to eliminate hazards. Trees may also be pruned to increase light and air penetration to the inside of the tree's crown or to the landscape below. In most cases, mature trees are pruned as a corrective or preventive measure.

Routine thinning does not necessarily improve the health of a tree. Trees produce a dense crown of leaves to manufacture the sugar used as energy for growth and development. Removal of foliage through pruning can reduce growth and stored energy reserves. Heavy pruning can be a significant health stress for the tree.

Yet if people and trees are to coexist in an urban or suburban environment, then we sometimes have to modify the trees. City environments do not mimic natural forest conditions. Safety is a major concern. Also, we want trees to complement other landscape plantings and lawns. Proper pruning, with an understanding of tree biology, can maintain good tree health and structure while enhancing the aesthetic and economic values of our landscapes.

### Pruning Techniques – From the I.S.A. Guideline

Specific types of pruning may be necessary to maintain a mature tree in a healthy, safe, and attractive condition.

**Cleaning** is the removal of dead, dying, diseased, crowded, weakly attached, and low- vigor branches from the crown of a tree.

**Thinning** is the selective removal of branches to increase light penetration and air movement through the crown. Thinning opens the foliage of a tree, reduces weight on heavy limbs, and helps retain the tree's natural shape.

**Raising** removes the lower branches from a tree to provide clearance for buildings, vehicles, pedestrians, and vistas.

**Reduction** reduces the size of a tree, often for clearance for utility lines. Reducing the height or spread of a tree is best accomplished by pruning back the leaders and branch terminals to lateral branches that are large enough to assume the terminal roles (at least one-third the diameter of the cut stem). Compared to topping, reduction helps maintain the form and structural integrity of the tree.

## **TREE MAINTENANCE AND PRUNING, continued**

### **How Much Should Be Pruned?**

Mature trees should require little routine pruning. A widely accepted rule of thumb is never to remove more than one-quarter of a tree's leaf-bearing crown. In a mature tree, pruning even that much could have negative effects. Removing even a single, large- diameter limb can create a wound that the tree may not be able to close. The older and larger a tree becomes, the less energy it has in reserve to close wounds and defend against decay or insect attack. Pruning of mature trees is usually limited to removal of dead or potentially hazardous limbs.

### **Wound Dressings**

Wound dressings were once thought to accelerate wound closure, protect against insects and diseases, and reduce decay. However, research has shown that dressings do not reduce decay or speed closure and rarely prevent insect or disease infestations. Most experts recommend that wound dressings not be used.

## **DISEASES AND INSECTS**

Continual observation and monitoring of your tree can alert you to any abnormal changes. Some indicators are: excessive leaf drop, leaf discoloration, sap oozing from the trunk and bark with unusual cracks. Should you observe any changes, you should contact a Tree specialist or Certified Arborist to review the tree and provide specific recommendations. Trees are susceptible to hundreds of pests, many of which are typical and may not cause enough harm to warrant the use of chemicals. However, diseases and insects may be indication of further stress that should be identified by a professional.

## **GRADE CHANGES**

The growing conditions and soil level of trees are subject to detrimental stress should they be changed during the course of construction. Raising the grade at the base of a tree trunk can have long-term negative consequences. This grade level should be maintained throughout the protected zone. This will also help in maintaining the drainage in which the tree has become accustomed.

## **INSPECTION**

The property owner should establish an inspection calendar based on the recommendation provided by the tree specialist. This calendar of inspections can be determined based on several factors: the maturity of the tree, location of tree in proximity to high-use areas vs. low-use area, history of the tree, prior failures, external factors (such as construction activity) and the perceived value of the tree to the homeowner.



## Assumptions and Limiting Conditions

No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Consultant shall not be responsible for damages or injuries caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.

The owner of the trees may choose to accept or disregard the recommendations of the Consultant, or seek additional advice to determine if a tree meets the owner's risk abatement standards.

The Consulting Arborist has no past, present or future interest in the removal or retaining of any tree. Opinions contained herein are the independent and objective judgments of the consultant relating to circumstances and observations made on the subject site.

The recommendations contained in this report are the opinions of the Consulting Arborist at the time of inspection. These opinions are based on the knowledge, experience, and education of the Consultant. The field inspection was a visual, grade level tree assessment.

The Consulting Arborist shall not be required to give testimony, perform site monitoring, provide further documentation, be deposed, or to attend any meeting without subsequent contractual arrangements for this additional employment, including payment of additional fees for such services as described by the Consultant.

The Consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.

This Arborist report may not be reproduced without the express permission of the Consulting Arborist and the client to whom the report was issued. Any change or alteration to this report invalidates the entire report.

Should you have any further questions regarding this property, please contact me at (310) 663-2290.

Respectfully submitted,



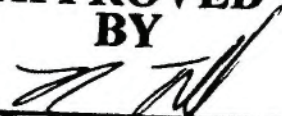
**Lisa Smith**

Registered Consulting Arborist #464  
ISA Board Certified Master Arborist #WE3782  
ISA Tree Risk Assessor Qualified  
American Society of Consulting Arborists, Member





**APPROVED  
BY**

  
Tim Tyson, Chief Forester  
Urban Forestry Division  
Approving Tree Report Only

# TREE REPORT

## **PREPARED FOR**

Springhouse Hamilton Park, LLC  
4675 MacArthur Court, Suite 550  
Newport Beach, CA 92660

## **PROPERTY**

17532, 17540, 17548 Revello Drive  
Pacific Palisades, CA 90272

## **CONTACT**

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646-265-5158  
[gregdemos@demosdevelopment.com](mailto:gregdemos@demosdevelopment.com)

September 13, 2019

## **PREPARED BY**

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# TREE REPORT

17532, 17540, 17548 Revello Drive  
Pacific Palisades, CA 90272

## SUMMARY

PROJECT OVERVIEW	
Site Address	17532, 17540, 17548 Revello Drive, Pacific Palisades, CA 90272
Location and/or Specific Plan	Brentwood - Pacific Palisades
Project Description	New Single Family Residence
Number of Protected Trees on Site	0
Number of Recommended Removals	0

This Tree Report was prepared at the request of the property owner, Springhouse Hamilton Park, LLC, who is preparing to build a single family residence other on this property. The subject property, located in the Brentwood/Pacific Palisades area of Los Angeles, is currently undeveloped.

## PROTECTED TREES, URBAN FORESTRY DIVISION

This property is under the jurisdiction of the City of Los Angeles and guided by the Native Tree Protection Ordinance No. 177,404. **Protected Trees** are defined by this ordinance as oaks (*Quercus* sp) indigenous to California but excluding the scrub oak (*Quercus dumosa*); Southern California black walnut (*Juglans californica* var. *californica*); Western sycamore (*Platanus racemosa*) and California bay laurel (*Umbellularia californica*) trees with a diameter at breast height (DBH) of four inches (4") or greater.

**There are NO trees on this property that would be considered protected native within the City of Los Angeles Native Tree Protection Ordinance.**

## NEIGHBOR TREES

I have also inspected the neighboring properties to confirm there are no protected tree species that are adjacent to the construction zone, or in areas of impact.

## NON-PROTECTED SIGNIFICANT TREES, DEPARTMENT OF CITY PLANNING

The Department of City Planning requires the identification of the location, size, type and condition of all existing trees on the site with a DBH of 8 inches (8”) or greater. These trees will be identified as **Non-Protected Significant Trees**.

**There are NO trees on this property that would be considered Non-Protected Significant to the City of Los Angeles Department of City Planning. Additionally, there are no trees 6 inches (6”) or greater on this property.**

**This project requires NO removals.**

## ASSIGNMENT

The Assignment included a field observation and inventory of the trees on site; an evaluation of potential construction impacts; and recommendations for the protection of trees to remain. A Tree Location Plot Map is included in Appendix A.

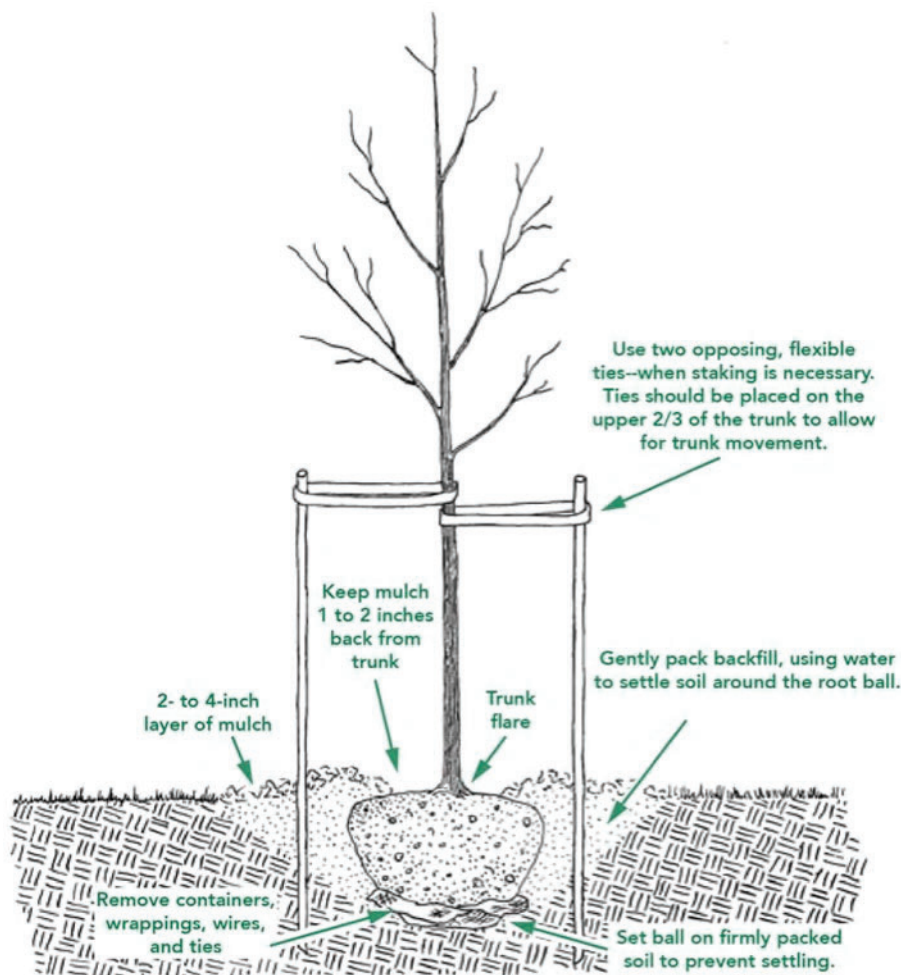
## LIMITS OF THE ASSIGNMENT

The field inspection was a visual, grade level tree assessment. No special tools or equipment were used. No tree risk assessments were performed. My site examination and the information in this report is limited to the date and time the inspection occurred. The information in this report is limited to the condition of the trees at the time of my inspection.

This is a detailed topographic map of a residential area in Etano. The map shows several lots, with Lot 3, Lot 4, Lot 17, and Lot 18 of Block 14 highlighted in blue. The map includes contour lines, lot boundaries, and various annotations such as 'LOT 3 BLK 14 3729 SF', 'LOT 4 BLK 14 4074 SF', 'LOT 18 BLK 14 5718 SF', and 'LOT 17 BLK 14 4274 SF'. It also features a 'SHED' and a 'WELL'. The map is oriented with North at the top, and the area is labeled 'ETANO' in the bottom left corner.



## NEW TREE PLANTING



The ideal time to plant trees and shrubs is during the dormant season, in the fall after leaf drop or early spring before budbreak. Weather conditions are cool and allow plants to establish roots in the new location before spring rains and summer heat stimulate new top growth. Before you begin planting your tree, be sure you have had all underground utilities located prior to digging.

If the tree you are planting is balled or bare root, it is important to understand that its root system has been reduced by 90 to 95 percent of its original size during transplanting. As a result of the trauma caused by the digging process, trees commonly exhibit what is known as transplant shock. Containerized trees may also experience transplant shock, particularly if they have circling roots that must be cut. Transplant shock is indicated by slow growth and reduced vigor following transplanting. Proper site preparation before and during planting coupled with good follow-up care reduces the amount of time the plant experiences transplant shock and allows the tree to quickly establish in its new location. Carefully follow nine simple steps, and you can significantly reduce the stress placed on the plant at the time of planting.

## NEW TREE PLANTING, continued

**1. Dig a shallow, broad planting hole.** Make the hole wide, as much as three times the diameter of the root ball but only as deep as the root ball. It is important to make the hole wide because the roots on the newly establishing tree must push through surrounding soil in order to establish. On most planting sites in new developments, the existing soils have been compacted and are unsuitable for healthy root growth. Breaking up the soil in a large area around the tree provides the newly emerging roots room to expand into loose soil to hasten establishment.

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**3. Remove tree container for containerized trees.** Carefully cutting down the sides of the container may make this easier. Inspect the root ball for circling roots and cut or remove them. Expose the trunk flare, if necessary.

**4. Place the tree at the proper height.** Before placing the tree in the hole, check to see that the hole has been dug to the proper depth and no more. The majority of the roots on the newly planted tree will develop in the top 12 inches of soil. If the tree is planted too deeply, new roots will have difficulty developing because of a lack of oxygen. It is better to plant the tree a little high, 1-2 inches above the base of the trunk flare, than to plant it at or below the original growing level. This planting level will allow for some settling.

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## **TREE MAINTENANCE AND PRUNING, continued**

### **How Much Should Be Pruned?**

Mature trees should require little routine pruning. A widely accepted rule of thumb is never to remove more than one-quarter of a tree's leaf-bearing crown. In a mature tree, pruning even that much could have negative effects. Removing even a single, large- diameter limb can create a wound that the tree may not be able to close. The older and larger a tree becomes, the less energy it has in reserve to close wounds and defend against decay or insect attack. Pruning of mature trees is usually limited to removal of dead or potentially hazardous limbs.

### **Wound Dressings**

Wound dressings were once thought to accelerate wound closure, protect against insects and diseases, and reduce decay. However, research has shown that dressings do not reduce decay or speed closure and rarely prevent insect or disease infestations. Most experts recommend that wound dressings not be used.

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## **INSPECTION**

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The owner of the trees may choose to accept or disregard the recommendations of the Consultant, or seek additional advice to determine if a tree meets the owner's risk abatement standards.

The Consulting Arborist has no past, present or future interest in the removal or retaining of any tree. Opinions contained herein are the independent and objective judgments of the consultant relating to circumstances and observations made on the subject site.

The recommendations contained in this report are the opinions of the Consulting Arborist at the time of inspection. These opinions are based on the knowledge, experience, and education of the Consultant. The field inspection was a visual, grade level tree assessment.

The Consulting Arborist shall not be required to give testimony, perform site monitoring, provide further documentation, be deposed, or to attend any meeting without subsequent contractual arrangements for this additional employment, including payment of additional fees for such services as described by the Consultant.

The Consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.

This Arborist report may not be reproduced without the express permission of the Consulting Arborist and the client to whom the report was issued. Any change or alteration to this report invalidates the entire report.

Should you have any further questions regarding this property, please contact me at (310) 663-2290.

Respectfully submitted,



**Lisa Smith**

Registered Consulting Arborist #464

ISA Board Certified Master Arborist #WE3782

ISA Tree Risk Assessor Qualified

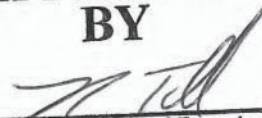
American Society of Consulting Arborists, Member





# TREE REPORT

**APPROVED  
BY**

  
Tim Tyson, Chief Forester  
Urban Forestry Division  
Approving Tree Report Only

## **PREPARED FOR**

JDR Revello LLC  
2828 Charter Road  
Philadelphia, PA 19154

## **PROPERTY**

17533, 17537, 17541 and 17547 Revello Drive  
Pacific Palisades, CA 90272

## **CONTACT**

Jeff Harrow  
610-220-5944  
jharrow@wearesparks.com

September 13, 2019

## **PREPARED BY**

LISA SMITH, **THE TREE RESOURCE**  
REGISTERED CONSULTING ARBORIST #464  
ISA BOARD CERTIFIED MASTER ARBORIST #WE3782  
ISA TREE RISK ASSESSOR QUALIFIED  
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# TREE REPORT

17533, 17537, 17541 and 17547 Revello Drive  
Pacific Palisades, CA 90272

## SUMMARY

PROJECT OVERVIEW	
Site Address	17533, 17537, 17541 and 17547 Revello Dr, Pacific Palisades, CA 90272
Location and/or Specific Plan	Brentwood - Pacific Palisades
Project Description	New Single Family Residence
Number of Protected Trees on Site	0
Number of Recommended Removals	0

This Tree Report was prepared at the request of the property owner, JDR Revello LLC, who is preparing to build a single family residence other on this property. The subject property is located in the Brentwood/Pacific Palisades area of Los Angeles. The four lots are currently undeveloped.

## PROTECTED TREES, URBAN FORESTRY DIVISION

This property is under the jurisdiction of the City of Los Angeles and guided by the Native Tree Protection Ordinance No. 177,404. **Protected Trees** are defined by this ordinance as oaks (*Quercus* sp) indigenous to California but excluding the scrub oak (*Quercus dumosa*); Southern California black walnut (*Juglans californica* var. *californica*); Western sycamore (*Platanus racemosa*) and California bay laurel (*Umbellularia californica*) trees with a diameter at breast height (DBH) of four inches (4") or greater.

**There are NO trees on this property that would be considered protected native within the City of Los Angeles Native Tree Protection Ordinance.**

## NEIGHBOR TREES

I have also inspected the neighboring properties to confirm there are no protected tree species that are adjacent to the construction zone, or in areas of impact.

## NON-PROTECTED SIGNIFICANT TREES, DEPARTMENT OF CITY PLANNING

The Department of City Planning requires the identification of the location, size, type and condition of all existing trees on the site with a DBH of 8 inches (8”) or greater. These trees will be identified as **Non-Protected Significant Trees**.

At this time, I observed four (4) **Non-Protected Significant Trees** on the property, including one (1) Italian stone pine (*Pinus pinea*) and three (3) myoporum. These trees will be impacted by construction and are recommended for removal and replacement to the satisfaction of the City of Los Angeles Department of City Planning.

## ASSIGNMENT

The Assignment included a field observation and inventory of the trees on site; an evaluation of potential construction impacts; and recommendations for the protection of trees to remain. A Tree Location Plot Map is included in Appendix A.

## LIMITS OF THE ASSIGNMENT

The field inspection was a visual, grade level tree assessment. No special tools or equipment were used. No tree risk assessments were performed. My site examination and the information in this report is limited to the date and time the inspection occurred. The information in this report is limited to the condition of the trees at the time of my inspection.

## TREE CHARACTERISTICS AND SITE CONDITIONS

Detailed information with respect to size, condition, species and recommendations are included in the Summary of Field Inspections in Appendix B. The trees are numbered on the Tree Location Map in Appendix A.



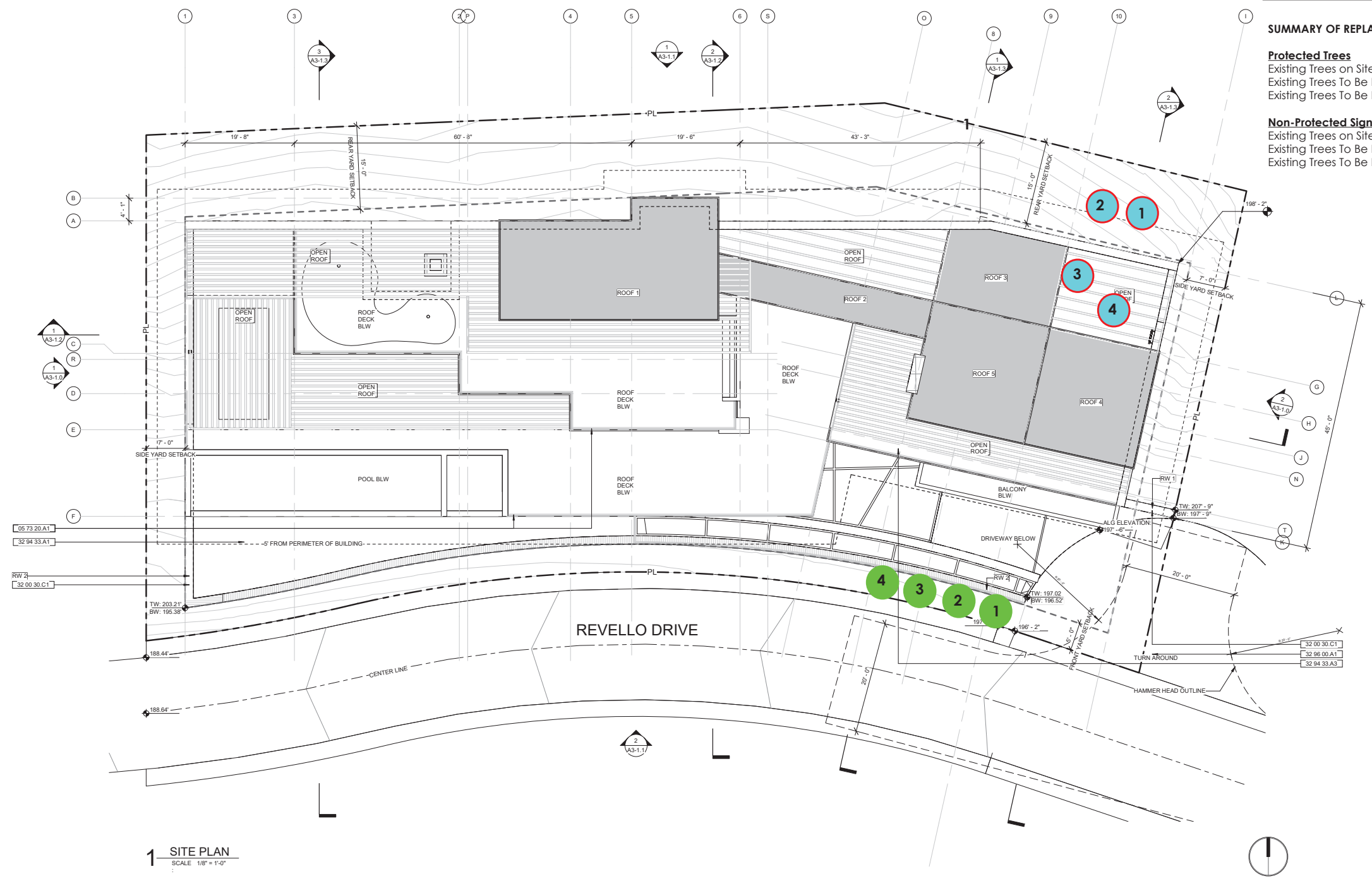
## IMPACT ANALYSIS AND SPECIFIC RECOMMENDATIONS

The proposed construction for this project will require the installation of new driveways, sidewalk repair, and extensive soil work to the site.

### **NON-PROTECTED SIGNIFICANT TREE**

The four (4) Non-Protected Significant trees are within the direct footprint of proposed construction and will be removed and replaced at a one-to-one (1:1) ratio to the satisfaction of the City of Los Angeles Department of City Planning. A total of four (4) replacement trees will be planted.

This topographic map depicts a residential development with five lots, each labeled with its lot number, block (BLK 15), and area in square feet (SF). The lots are separated by a blue boundary line. Lot 2 (3874 SF) and Lot 3 (3941 SF) are in the upper left. Lot 4 (3757 SF) is in the center. Lot 5 (4677 SF) is in the center-right. Lot 6 (3954 SF) is in the lower right. The map includes numerous contour lines indicating elevation, with labels such as 190.00, 200.00, 210.00, and 220.00. Various easements are shown, including 5' utility easements and 5' utility easements. Other features include a 'WALK' area, a 'BLOCK WALL', 'THICK VEGETATION', and 'DIRT SLOPE'. Specific points of interest are marked with green circles and labeled 'MYOPORUM' and 'PINE'. The map also shows a '5' UTILITY EASEMENT' and a '5' UTILITY EASEMENT'.



KEY

Non-Protected Significant Tree

Tree Recommended for Removal

Proposed Replacement Tree Location

SUMMARY OF REPLACMENT TREES

Protected Trees

Existing Trees on Site: 0

Existing Trees To Be Removed: 0

Existing Trees To Be Replaced: 0

Non-Protected Significant Trees

Existing Trees on Site: 4

Existing Trees To Be Removed: 4

Existing Trees To Be Replaced: 4

1 SITE PLAN

SCALE 1/8" = 1'-0"

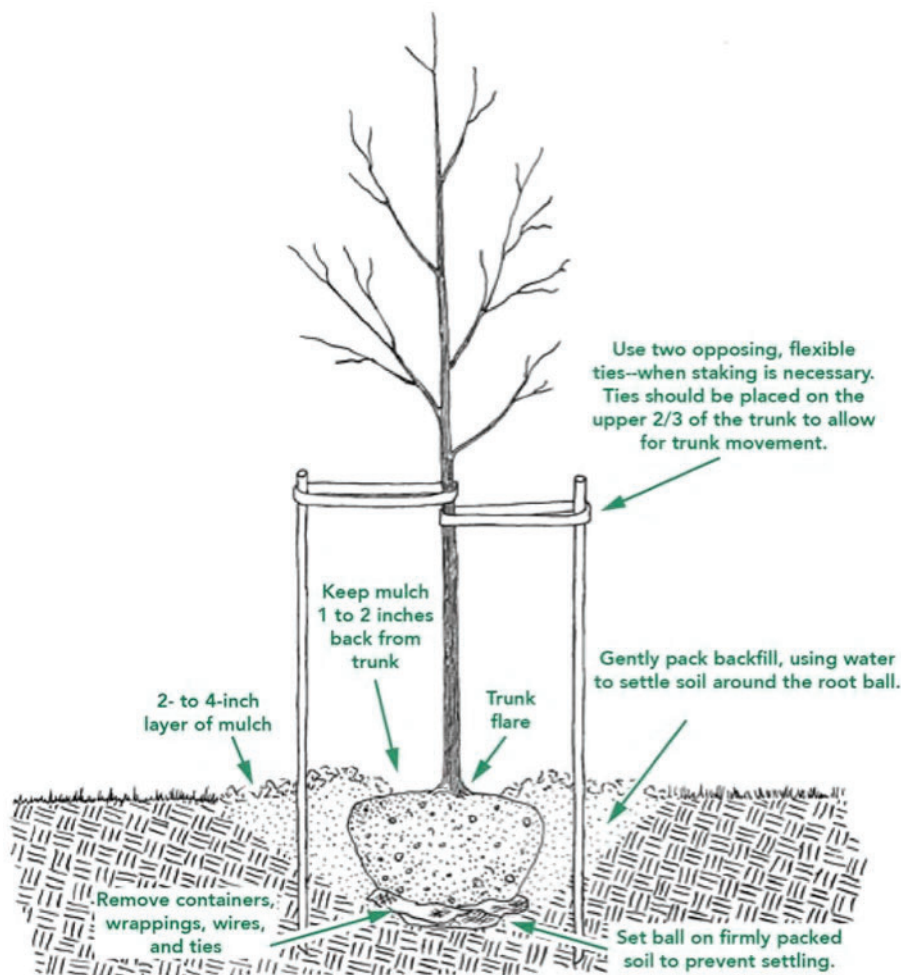


## APPENDIX B - SUMMARY OF FIELD INSPECTION

Rating Code: A = Excellent, B = Good, C = Fair, D = Poor, E = Nearly Dead, F = Dead

Tree #	Species	Status	DBH (")	Summary of Condition	Retain or Remove
1	Italian Stone Pine <i>Pinus pinea</i>	Non-Protected Significant	18	C	Remove
2	Myoporum	Non-Protected Significant	18	C	Remove
3	Myoporum	Non-Protected Significant	8	C	Remove
4	Myoporum	Non-Protected Significant	8	C	Remove

## NEW TREE PLANTING



The ideal time to plant trees and shrubs is during the dormant season, in the fall after leaf drop or early spring before budbreak. Weather conditions are cool and allow plants to establish roots in the new location before spring rains and summer heat stimulate new top growth. Before you begin planting your tree, be sure you have had all underground utilities located prior to digging.

If the tree you are planting is balled or bare root, it is important to understand that its root system has been reduced by 90 to 95 percent of its original size during transplanting. As a result of the trauma caused by the digging process, trees commonly exhibit what is known as transplant shock. Containerized trees may also experience transplant shock, particularly if they have circling roots that must be cut. Transplant shock is indicated by slow growth and reduced vigor following transplanting. Proper site preparation before and during planting coupled with good follow-up care reduces the amount of time the plant experiences transplant shock and allows the tree to quickly establish in its new location. Carefully follow nine simple steps, and you can significantly reduce the stress placed on the plant at the time of planting.

## NEW TREE PLANTING, continued

**1. Dig a shallow, broad planting hole.** Make the hole wide, as much as three times the diameter of the root ball but only as deep as the root ball. It is important to make the hole wide because the roots on the newly establishing tree must push through surrounding soil in order to establish. On most planting sites in new developments, the existing soils have been compacted and are unsuitable for healthy root growth. Breaking up the soil in a large area around the tree provides the newly emerging roots room to expand into loose soil to hasten establishment.

**2. Identify the trunk flare.** The trunk flare is where the roots spread at the base of the tree. This point should be partially visible after the tree has been planted (see diagram). If the trunk flare is not partially visible, you may have to remove some soil from the top of the root ball. Find it so you can determine how deep the hole needs for proper planting.

**3. Remove tree container for containerized trees.** Carefully cutting down the sides of the container may make this easier. Inspect the root ball for circling roots and cut or remove them. Expose the trunk flare, if necessary.

**4. Place the tree at the proper height.** Before placing the tree in the hole, check to see that the hole has been dug to the proper depth and no more. The majority of the roots on the newly planted tree will develop in the top 12 inches of soil. If the tree is planted too deeply, new roots will have difficulty developing because of a lack of oxygen. It is better to plant the tree a little high, 1-2 inches above the base of the trunk flare, than to plant it at or below the original growing level. This planting level will allow for some settling.

**5. Straighten the tree in the hole.** Before you begin backfilling, have someone view the tree from several directions to confirm that the tree is straight. Once you begin backfilling, it is difficult to reposition the tree.

**6. Fill the hole gently but firmly.** Fill the hole about one-third full and gently but firmly pack the soil around the base of the root ball. Be careful not to damage the trunk or roots in the process. Fill the remainder of the hole, taking care to firmly pack soil to eliminate air pockets that may cause roots to dry out. To avoid this problem, add the soil a few inches at a time and settle with water. Continue this process until the hole is filled and the tree is firmly planted. It is not recommended to apply fertilizer at time of planting.

**7. Stake the tree, if necessary.** If the tree is grown properly at the nursery, staking for support will not be necessary in most home landscape situations. Studies have shown that trees establish more quickly and develop stronger trunk and root systems if they are not staked at the time of planting. However, protective staking may be required on sites where lawn mower damage, vandalism, or windy conditions are concerns. If staking is necessary for support, there are three methods to choose among: staking, guying, and ball stabilizing. One of the most common methods is staking. With this method, two stakes used in conjunction with a wide, flexible tie material on the lower half of the tree will hold the tree upright, provide flexibility, and minimize injury to the trunk (see diagram). Remove support staking and ties after the first year of growth.

**8. Mulch the base of the tree.** Mulch is simply organic matter applied to the area at the base of the tree. It acts as a blanket to hold moisture, it moderates soil temperature extremes, and it reduces competition from grass and weeds. A 2- to 3-inch layer is ideal. More than 3 inches may cause a problem with oxygen and moisture levels. When placing mulch, be sure that the actual trunk of the tree is not covered. Doing so may cause decay of the living bark at the base of the tree. A mulch-free area, 1 to 2 inches wide at the base of the tree, is sufficient to avoid moist bark conditions and prevent decay.



## TREE MAINTENANCE AND PRUNING

Some trees do not generally require pruning. The occasional removal of dead twigs or wood is typical. Occasionally a tree has a defect or structural condition that would benefit from pruning. Any pruning activity should be performed under the guidance of a certified arborist or tree expert.

Because each cut has the potential to change the growth of the tree, no branch should be removed without a reason. Common reasons for pruning are to remove dead branches, to remove crowded or rubbing limbs, and to eliminate hazards. Trees may also be pruned to increase light and air penetration to the inside of the tree's crown or to the landscape below. In most cases, mature trees are pruned as a corrective or preventive measure.

Routine thinning does not necessarily improve the health of a tree. Trees produce a dense crown of leaves to manufacture the sugar used as energy for growth and development. Removal of foliage through pruning can reduce growth and stored energy reserves. Heavy pruning can be a significant health stress for the tree.

Yet if people and trees are to coexist in an urban or suburban environment, then we sometimes have to modify the trees. City environments do not mimic natural forest conditions. Safety is a major concern. Also, we want trees to complement other landscape plantings and lawns. Proper pruning, with an understanding of tree biology, can maintain good tree health and structure while enhancing the aesthetic and economic values of our landscapes.

### Pruning Techniques – From the I.S.A. Guideline

Specific types of pruning may be necessary to maintain a mature tree in a healthy, safe, and attractive condition.

**Cleaning** is the removal of dead, dying, diseased, crowded, weakly attached, and low- vigor branches from the crown of a tree.

**Thinning** is the selective removal of branches to increase light penetration and air movement through the crown. Thinning opens the foliage of a tree, reduces weight on heavy limbs, and helps retain the tree's natural shape.

**Raising** removes the lower branches from a tree to provide clearance for buildings, vehicles, pedestrians, and vistas.

**Reduction** reduces the size of a tree, often for clearance for utility lines. Reducing the height or spread of a tree is best accomplished by pruning back the leaders and branch terminals to lateral branches that are large enough to assume the terminal roles (at least one-third the diameter of the cut stem). Compared to topping, reduction helps maintain the form and structural integrity of the tree.



## **TREE MAINTENANCE AND PRUNING, continued**

### **How Much Should Be Pruned?**

Mature trees should require little routine pruning. A widely accepted rule of thumb is never to remove more than one-quarter of a tree's leaf-bearing crown. In a mature tree, pruning even that much could have negative effects. Removing even a single, large- diameter limb can create a wound that the tree may not be able to close. The older and larger a tree becomes, the less energy it has in reserve to close wounds and defend against decay or insect attack. Pruning of mature trees is usually limited to removal of dead or potentially hazardous limbs.

### **Wound Dressings**

Wound dressings were once thought to accelerate wound closure, protect against insects and diseases, and reduce decay. However, research has shown that dressings do not reduce decay or speed closure and rarely prevent insect or disease infestations. Most experts recommend that wound dressings not be used.

## **DISEASES AND INSECTS**

Continual observation and monitoring of your tree can alert you to any abnormal changes. Some indicators are: excessive leaf drop, leaf discoloration, sap oozing from the trunk and bark with unusual cracks. Should you observe any changes, you should contact a Tree specialist or Certified Arborist to review the tree and provide specific recommendations. Trees are susceptible to hundreds of pests, many of which are typical and may not cause enough harm to warrant the use of chemicals. However, diseases and insects may be indication of further stress that should be identified by a professional.

## **GRADE CHANGES**

The growing conditions and soil level of trees are subject to detrimental stress should they be changed during the course of construction. Raising the grade at the base of a tree trunk can have long-term negative consequences. This grade level should be maintained throughout the protected zone. This will also help in maintaining the drainage in which the tree has become accustomed.

## **INSPECTION**

The property owner should establish an inspection calendar based on the recommendation provided by the tree specialist. This calendar of inspections can be determined based on several factors: the maturity of the tree, location of tree in proximity to high-use areas vs. low-use area, history of the tree, prior failures, external factors (such as construction activity) and the perceived value of the tree to the homeowner.

## Assumptions and Limiting Conditions

No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Consultant shall not be responsible for damages or injuries caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.

The owner of the trees may choose to accept or disregard the recommendations of the Consultant, or seek additional advice to determine if a tree meets the owner's risk abatement standards.

The Consulting Arborist has no past, present or future interest in the removal or retaining of any tree. Opinions contained herein are the independent and objective judgments of the consultant relating to circumstances and observations made on the subject site.

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Should you have any further questions regarding this property, please contact me at (310) 663-2290.

Respectfully submitted,



**Lisa Smith**

Registered Consulting Arborist #464

ISA Board Certified Master Arborist #WE3782

ISA Tree Risk Assessor Qualified

American Society of Consulting Arborists, Member





# TREE REPORT

## PREPARED FOR

Springhouse Hamilton Park, LLC  
4675 MacArthur Court, Suite 550  
Newport Beach, CA 92660

## PROPERTY

17538, 17544, 17550 Tramonto Drive  
Pacific Palisades, CA 90272

## CONTACT

Greg Demos  
646-265-5158  
gregdemos@demosdevelopment.com

September 13, 2019

## PREPARED BY

LISA SMITH, **THE TREE RESOURCE**  
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ISA TREE RISK ASSESSOR QUALIFIED  
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**APPROVED  
BY**

Tim Tyson, Chief Forester  
Urban Forestry Division  
Approving Tree Report Only

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# TREE REPORT

17538, 17544, 17550 Tramonto Drive  
Pacific Palisades, CA 90272

## SUMMARY

PROJECT OVERVIEW	
Site Address	17538, 17544, 17550 Tramonto Drive, Pacific Palisades, CA 90272
Location and/or Specific Plan	Brentwood - Pacific Palisades
Project Description	New Single Family Residence
Number of Protected Trees on Site	0
Number of Recommended Removals	0

This Tree Report was prepared at the request of the property owner, Springhouse Hamilton Park, LLC, who is preparing to build a single family residence other on this property. The subject property is located in the Brentwood/Pacific Palisades area of Los Angeles. The collection of lots is currently undeveloped.

## PROTECTED TREES, URBAN FORESTRY DIVISION

This property is under the jurisdiction of the City of Los Angeles and guided by the Native Tree Protection Ordinance No. 177,404. **Protected Trees** are defined by this ordinance as oaks (*Quercus* sp) indigenous to California but excluding the scrub oak (*Quercus dumosa*); Southern California black walnut (*Juglans californica* var. *californica*); Western sycamore (*Platanus racemosa*) and California bay laurel (*Umbellularia californica*) trees with a diameter at breast height (DBH) of four inches (4") or greater.

**There are NO trees on this property that would be considered protected native within the City of Los Angeles Native Tree Protection Ordinance.**

## NEIGHBOR TREES

I have also inspected the neighboring properties to confirm there are no protected tree species that are adjacent to the construction zone, or in areas of impact.

## NON-PROTECTED SIGNIFICANT TREES, DEPARTMENT OF CITY PLANNING

The Department of City Planning requires the identification of the location, size, type and condition of all existing trees on the site with a DBH of 8 inches (8”) or greater. These trees will be identified as **Non-Protected Significant Trees**.

At this time, I observed one (1) Italian stone pine (*Pinus pinea*). This tree will be impacted by construction and is recommended for removal and replacement to the satisfaction of the City of Los Angeles Department of City Planning.

## ASSIGNMENT

The Assignment included a field observation and inventory of the trees on site; an evaluation of potential construction impacts; and recommendations for the protection of trees to remain. A Tree Location Plot Map is included in Appendix A.

## LIMITS OF THE ASSIGNMENT

The field inspection was a visual, grade level tree assessment. No special tools or equipment were used. No tree risk assessments were performed. My site examination and the information in this report is limited to the date and time the inspection occurred. The information in this report is limited to the condition of the trees at the time of my inspection.

## TREE CHARACTERISTICS AND SITE CONDITIONS

Detailed information with respect to size, condition, species and recommendations are included in the Summary of Field Inspections in Appendix B. The trees are numbered on the Tree Location Map in Appendix A.

## IMPACT ANALYSIS AND SPECIFIC RECOMMENDATIONS

The proposed construction for this project will require the installation of new driveways, sidewalk repair, and extensive soil work to the site.

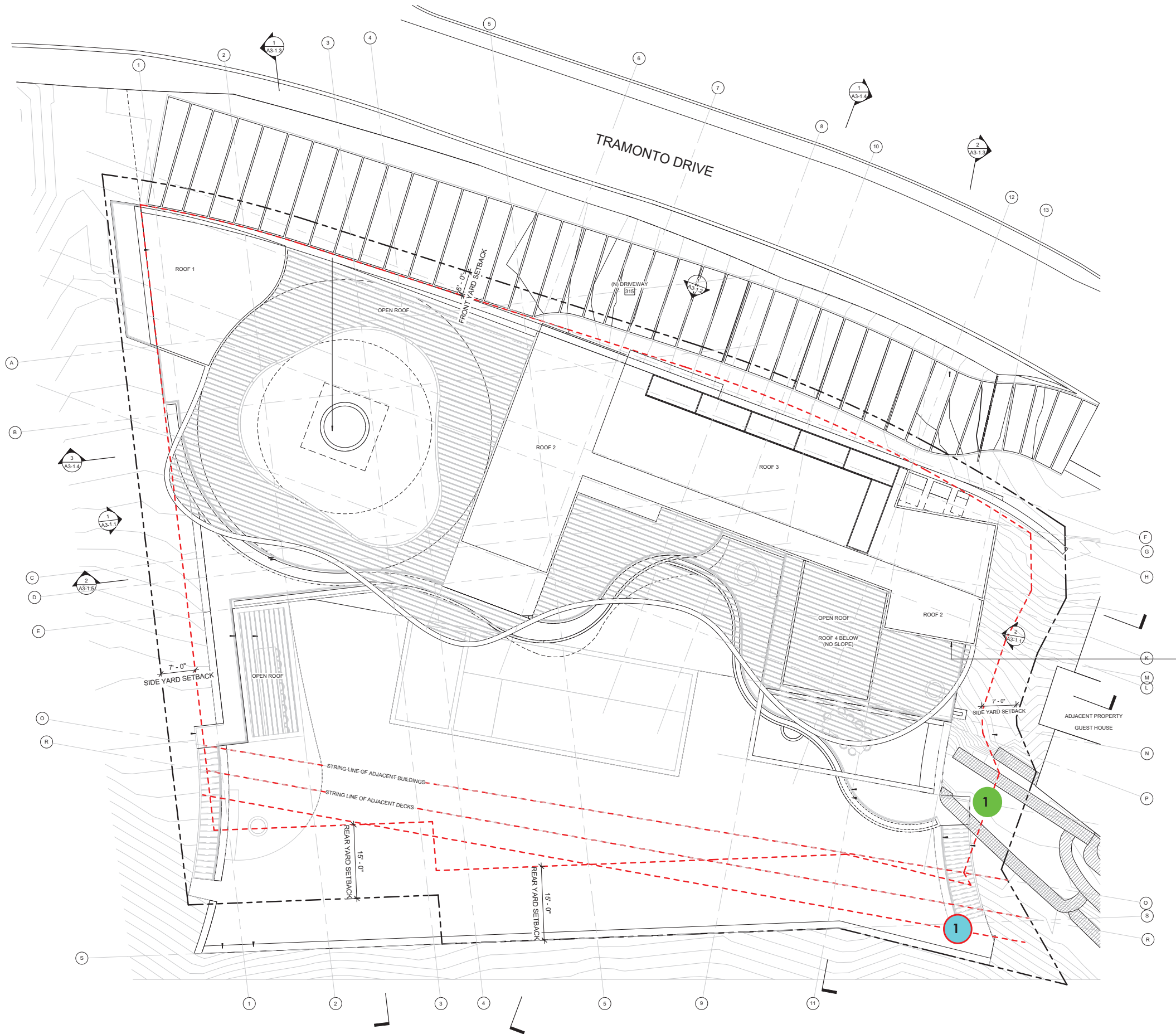
### **NON-PROTECTED SIGNIFICANT TREE**

The Non-Protected Significant Italian stone pine is within the direct footprint of proposed construction and will be removed and replaced at a one-to-one (1:1) ratio, to the satisfaction of the City of Los Angeles Department of City Planning.



Topographic map of a residential area with lots 3, 4, 5, 6, 7, 8, and 9, all in Block 16. The map shows Lot 5 (4677 SF) and Lot 6 (7645 SF) in the center, surrounded by other lots. A blue line indicates a proposed boundary or easement. A green circle labeled 'STONE PINE' is located near the bottom center. The map includes various features like 'THICK VEGETATION', 'BLOCK WALL', 'WALK', 'DIRT SLOPE', 'WOODEN DECK', 'WOODEN FENCE', 'AC PAVEMENT', 'TRAMONTO DRIVE', and 'WOODEN FENCE'. Elevation contours are shown throughout the area.





## KEY

- Non-Protected Significant Tree
- Tree Recommended for Removal
- Proposed Replacement Tree Location

## SUMMARY OF REPLACEMENT TREES

**Protected Trees**  
Existing Trees on Site: 0  
Existing Trees To Be Removed: 0  
Existing Trees To Be Replaced: 0

**Non-Protected Significant Trees**  
Existing Trees on Site: 1  
Existing Trees To Be Removed: 1  
Existing Trees To Be Replaced: 1

17550 TRAMONTO DRIVE  
LOS ANGELES, CA 90272

## TREE REPLACEMENT SITE PLAN

ISSUE AND DATE:  
06/22/2021

PROJECT STATUS:  
IN PROGRESS

PROJECT NO.:  
DRAWN BY:

CHECKED BY:  
SCALE: 1/8" = 1'-0"

SHEET NO.:  
L1.1



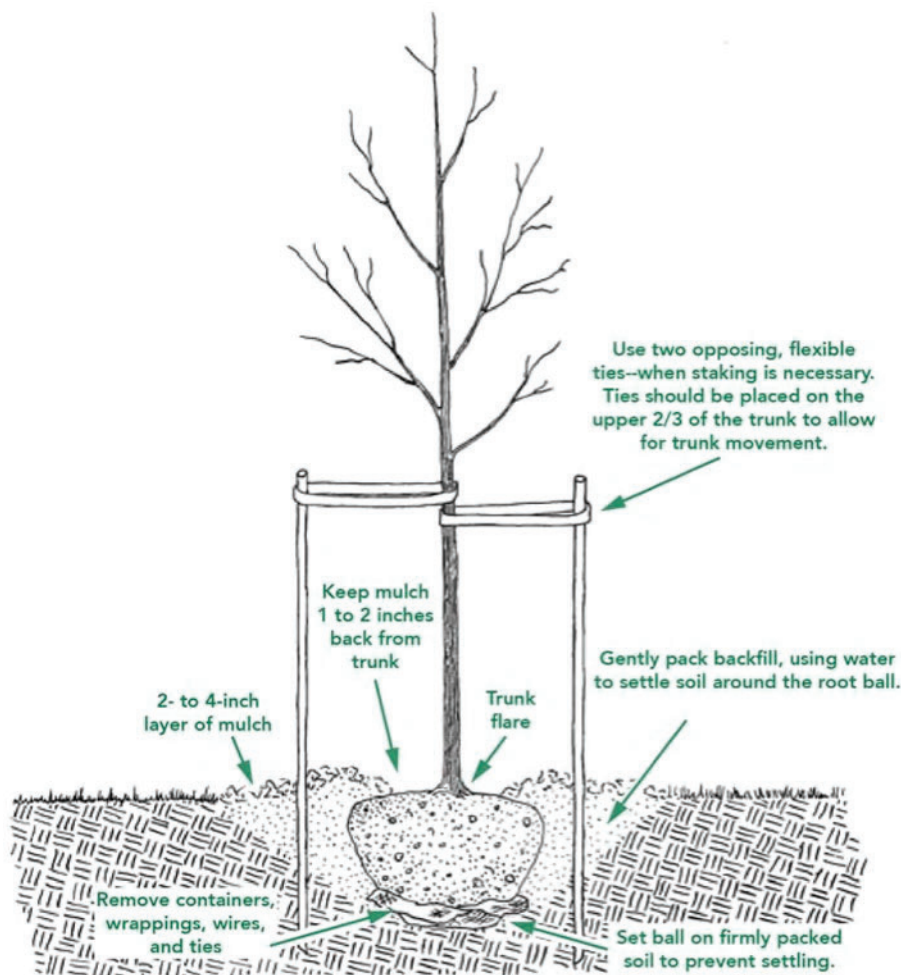
## APPENDIX B - SUMMARY OF FIELD INSPECTION

Rating Code: A = Excellent, B = Good, C = Fair, D = Poor, E = Nearly Dead, F = Dead

Tree #	Species	Status	DBH (")	Summary of Condition	Retain or Remove
1	Italian Stone Pine Pinus pinea	Non-Protected Significant	20	C	Remove



## NEW TREE PLANTING



The ideal time to plant trees and shrubs is during the dormant season, in the fall after leaf drop or early spring before budbreak. Weather conditions are cool and allow plants to establish roots in the new location before spring rains and summer heat stimulate new top growth. Before you begin planting your tree, be sure you have had all underground utilities located prior to digging.

If the tree you are planting is balled or bare root, it is important to understand that its root system has been reduced by 90 to 95 percent of its original size during transplanting. As a result of the trauma caused by the digging process, trees commonly exhibit what is known as transplant shock. Containerized trees may also experience transplant shock, particularly if they have circling roots that must be cut. Transplant shock is indicated by slow growth and reduced vigor following transplanting. Proper site preparation before and during planting coupled with good follow-up care reduces the amount of time the plant experiences transplant shock and allows the tree to quickly establish in its new location. Carefully follow nine simple steps, and you can significantly reduce the stress placed on the plant at the time of planting.

## NEW TREE PLANTING, continued

**1. Dig a shallow, broad planting hole.** Make the hole wide, as much as three times the diameter of the root ball but only as deep as the root ball. It is important to make the hole wide because the roots on the newly establishing tree must push through surrounding soil in order to establish. On most planting sites in new developments, the existing soils have been compacted and are unsuitable for healthy root growth. Breaking up the soil in a large area around the tree provides the newly emerging roots room to expand into loose soil to hasten establishment.

**2. Identify the trunk flare.** The trunk flare is where the roots spread at the base of the tree. This point should be partially visible after the tree has been planted (see diagram). If the trunk flare is not partially visible, you may have to remove some soil from the top of the root ball. Find it so you can determine how deep the hole needs for proper planting.

**3. Remove tree container for containerized trees.** Carefully cutting down the sides of the container may make this easier. Inspect the root ball for circling roots and cut or remove them. Expose the trunk flare, if necessary.

**4. Place the tree at the proper height.** Before placing the tree in the hole, check to see that the hole has been dug to the proper depth and no more. The majority of the roots on the newly planted tree will develop in the top 12 inches of soil. If the tree is planted too deeply, new roots will have difficulty developing because of a lack of oxygen. It is better to plant the tree a little high, 1-2 inches above the base of the trunk flare, than to plant it at or below the original growing level. This planting level will allow for some settling.

**5. Straighten the tree in the hole.** Before you begin backfilling, have someone view the tree from several directions to confirm that the tree is straight. Once you begin backfilling, it is difficult to reposition the tree.

**6. Fill the hole gently but firmly.** Fill the hole about one-third full and gently but firmly pack the soil around the base of the root ball. Be careful not to damage the trunk or roots in the process. Fill the remainder of the hole, taking care to firmly pack soil to eliminate air pockets that may cause roots to dry out. To avoid this problem, add the soil a few inches at a time and settle with water. Continue this process until the hole is filled and the tree is firmly planted. It is not recommended to apply fertilizer at time of planting.

**7. Stake the tree, if necessary.** If the tree is grown properly at the nursery, staking for support will not be necessary in most home landscape situations. Studies have shown that trees establish more quickly and develop stronger trunk and root systems if they are not staked at the time of planting. However, protective staking may be required on sites where lawn mower damage, vandalism, or windy conditions are concerns. If staking is necessary for support, there are three methods to choose among: staking, guying, and ball stabilizing. One of the most common methods is staking. With this method, two stakes used in conjunction with a wide, flexible tie material on the lower half of the tree will hold the tree upright, provide flexibility, and minimize injury to the trunk (see diagram). Remove support staking and ties after the first year of growth.

**8. Mulch the base of the tree.** Mulch is simply organic matter applied to the area at the base of the tree. It acts as a blanket to hold moisture, it moderates soil temperature extremes, and it reduces competition from grass and weeds. A 2- to 3-inch layer is ideal. More than 3 inches may cause a problem with oxygen and moisture levels. When placing mulch, be sure that the actual trunk of the tree is not covered. Doing so may cause decay of the living bark at the base of the tree. A mulch-free area, 1 to 2 inches wide at the base of the tree, is sufficient to avoid moist bark conditions and prevent decay.

## TREE MAINTENANCE AND PRUNING

Some trees do not generally require pruning. The occasional removal of dead twigs or wood is typical. Occasionally a tree has a defect or structural condition that would benefit from pruning. Any pruning activity should be performed under the guidance of a certified arborist or tree expert.

Because each cut has the potential to change the growth of the tree, no branch should be removed without a reason. Common reasons for pruning are to remove dead branches, to remove crowded or rubbing limbs, and to eliminate hazards. Trees may also be pruned to increase light and air penetration to the inside of the tree's crown or to the landscape below. In most cases, mature trees are pruned as a corrective or preventive measure.

Routine thinning does not necessarily improve the health of a tree. Trees produce a dense crown of leaves to manufacture the sugar used as energy for growth and development. Removal of foliage through pruning can reduce growth and stored energy reserves. Heavy pruning can be a significant health stress for the tree.

Yet if people and trees are to coexist in an urban or suburban environment, then we sometimes have to modify the trees. City environments do not mimic natural forest conditions. Safety is a major concern. Also, we want trees to complement other landscape plantings and lawns. Proper pruning, with an understanding of tree biology, can maintain good tree health and structure while enhancing the aesthetic and economic values of our landscapes.

### Pruning Techniques – From the I.S.A. Guideline

Specific types of pruning may be necessary to maintain a mature tree in a healthy, safe, and attractive condition.

**Cleaning** is the removal of dead, dying, diseased, crowded, weakly attached, and low- vigor branches from the crown of a tree.

**Thinning** is the selective removal of branches to increase light penetration and air movement through the crown. Thinning opens the foliage of a tree, reduces weight on heavy limbs, and helps retain the tree's natural shape.

**Raising** removes the lower branches from a tree to provide clearance for buildings, vehicles, pedestrians, and vistas.

**Reduction** reduces the size of a tree, often for clearance for utility lines. Reducing the height or spread of a tree is best accomplished by pruning back the leaders and branch terminals to lateral branches that are large enough to assume the terminal roles (at least one-third the diameter of the cut stem). Compared to topping, reduction helps maintain the form and structural integrity of the tree.



## **TREE MAINTENANCE AND PRUNING, continued**

### **How Much Should Be Pruned?**

Mature trees should require little routine pruning. A widely accepted rule of thumb is never to remove more than one-quarter of a tree's leaf-bearing crown. In a mature tree, pruning even that much could have negative effects. Removing even a single, large- diameter limb can create a wound that the tree may not be able to close. The older and larger a tree becomes, the less energy it has in reserve to close wounds and defend against decay or insect attack. Pruning of mature trees is usually limited to removal of dead or potentially hazardous limbs.

### **Wound Dressings**

Wound dressings were once thought to accelerate wound closure, protect against insects and diseases, and reduce decay. However, research has shown that dressings do not reduce decay or speed closure and rarely prevent insect or disease infestations. Most experts recommend that wound dressings not be used.

## **DISEASES AND INSECTS**

Continual observation and monitoring of your tree can alert you to any abnormal changes. Some indicators are: excessive leaf drop, leaf discoloration, sap oozing from the trunk and bark with unusual cracks. Should you observe any changes, you should contact a Tree specialist or Certified Arborist to review the tree and provide specific recommendations. Trees are susceptible to hundreds of pests, many of which are typical and may not cause enough harm to warrant the use of chemicals. However, diseases and insects may be indication of further stress that should be identified by a professional.

## **GRADE CHANGES**

The growing conditions and soil level of trees are subject to detrimental stress should they be changed during the course of construction. Raising the grade at the base of a tree trunk can have long-term negative consequences. This grade level should be maintained throughout the protected zone. This will also help in maintaining the drainage in which the tree has become accustomed.

## **INSPECTION**

The property owner should establish an inspection calendar based on the recommendation provided by the tree specialist. This calendar of inspections can be determined based on several factors: the maturity of the tree, location of tree in proximity to high-use areas vs. low-use area, history of the tree, prior failures, external factors (such as construction activity) and the perceived value of the tree to the homeowner.

## Assumptions and Limiting Conditions

No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Consultant shall not be responsible for damages or injuries caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.

The owner of the trees may choose to accept or disregard the recommendations of the Consultant, or seek additional advice to determine if a tree meets the owner's risk abatement standards.

The Consulting Arborist has no past, present or future interest in the removal or retaining of any tree. Opinions contained herein are the independent and objective judgments of the consultant relating to circumstances and observations made on the subject site.

The recommendations contained in this report are the opinions of the Consulting Arborist at the time of inspection. These opinions are based on the knowledge, experience, and education of the Consultant. The field inspection was a visual, grade level tree assessment.

The Consulting Arborist shall not be required to give testimony, perform site monitoring, provide further documentation, be deposed, or to attend any meeting without subsequent contractual arrangements for this additional employment, including payment of additional fees for such services as described by the Consultant.

The Consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.

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Should you have any further questions regarding this property, please contact me at (310) 663-2290.

Respectfully submitted,



**Lisa Smith**

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