APPENDIX C

Protected Tree Report
for
Construction of four residences at
457, 461, 465, 467 Del Norte Street
Los Angeles, CA 90068

APPROVED
BY
BR 04/09/2022
Hector Banuelos, St. Tree Superintendent
Urban Forestry Division
Approving Tree Report Only
Approval of report does not
indicate UFD approval for
any tree removal

Prepared for:
Jose Herrasti (applicant)
MUTUO
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Los Angeles, CA 90021

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1744 Franklin Street Unit B
Santa Monica, CA 90404

February 3, 2022

DT

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Alison Lancaster Consulting Arborists LLC

Tree Inventory and Protection, Disease and Pest Diagnosis, Pruning and Hazard Evaluation

1744 Franklin Street Unit B
Santa Monica, CA 90404
(818) 631-4664

2/3/22

Jose Herrasti
1340 E 6th Street, Suite 303
Los Angeles, CA 90021

SUBJECT: Tree Inventory/Protected Tree Report 457-467 Del Norte

REFERENCE:

1. Mt Washington/Glassell Park Specific Plan, revised May 2003
2. Memo regarding trees with a high safety risk, 1/28/17, Scow
3. City of Los Angeles Protected Tree Ordinance #186873, dated 2/4/21
4. Email, dated 1/27/22 at 12:47PM, Herrasti (assignment confirmation)

1. TREE MAP and INVENTORY

see enclosed Protected Tree Plan and attached Tree Report table.

2. SUMMARY OF DATA

Table 1.

Total number of protected trees listed on map over 4" diameter (includes street trees)	22
Total number of dead protected trees listed on map (over 4" diameter)	0
Total number of protected tree stumps	2
Total number of protected trees to be removed (including dead trees/stumps)	16
Total number of protected trees not removed, but impacted by construction	2
Total number of protected trees not removed and/or impacted	4

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3. SCHEDULE OF PROPOSED PROTECTED TREE REMOVALS:

Table 2.

Tree #	Species	Health/Structure Rating	General Location	DSH* (inches)	Reason for Removal
1	*Juglans californica*	Good/very poor	Upper portion of lot 19	20 (stump)	Under carport
2	*Juglans californica*	Good/good	Center portion of lot 19	10,9,3	In entrance terrace
3	*Heteromeles arbutifolia*	Fair/very poor	Upper portion of lot 18	7,6	Excavation
4	*Juglans californica*	Poor/poor	Upper portion of lot 18	8,5	Under carport
5	*Juglans californica*	Fair/fair	Center portion of lot 18	8	Building footprint
7	*Quercus agrifolia*	Good/fair	Center of lot 18	12	Building footprint
8	*Juglans californica*	Fair/very poor	Center of lot 19	8,5 @ 3'	Building footprint
9	*Juglans californica*	Fair/poor	Center of lot 18	14 @ 3'	Building footprint
24	*Juglans californica*	Fair/poor	Center of lot 20	6.5	Building footprint
32	*Juglans californica*	Fair/stump sprouts	Center of lot 21	6,6,4	In building entrance
33	*Juglans californica*	Fair/fair	Upper portion of lot 21	8.5	Under entrance bridge
34	*Juglans californica*	Fair/fair	Upper portion of lot 21	8,8 @ 3'	Under carport
35	*Juglans californica*	Fair/good	Upper portion of lot 21	7.5,6	Under carport
38	*Juglans californica*	Good/good	Upper portion of lot 18	1,1,1,1+	Driveway footprint
39	*Juglans californica*	Good/good	Upper portion of lot 20	1,1,1,1+	Under carport
40	*Heteromeles arbutifolia*	Fair/fair	Center of lot 21	4	Building footprint

* Diameter at standard height of 4.5' unless otherwise specified

Reasons for relocation/removal: (Check all that apply)

X The removal of any tree will not result in undesirable, irreversible soil erosion through diversion or increased flow of surface waters that cannot be mitigated to the satisfaction of the City;

AND

X It is necessary to remove the tree(s) because its continued existence at said location prevents the reasonable development of the subject property;

OR

□ The tree shows a substantial decline from a condition of normal health and vigor, and restoration through appropriate and economically reasonable preservation procedures and practices is not advisable;

OR

□Because of an existing and irreversible adverse condition of the tree, the tree is in danger of falling or failing;

OR

□ The presence of the tree interferes with utility services and/or roadways within or without the subject property and the only reasonable alternative to the interference is the removal of the tree;

OR

□ The tree has no apparent aesthetic value that will contribute to the appearance and design of the surrounding properties, or is not located with reference to other trees or Historical-Cultural Monuments in such a way as to acquire a distinctive significance at said location.

4. SCHEDULE OF TREES TO BE RETAINED:

Table 3. (All trees are southern California black walnuts)

Tree #	Health/Structure Rating	General Location	DSH* (inches)	Disposition
OP14	Good/fair	Off property to E of lower portion of lot 18	19.5 @ 2'	Save
22	Very poor/very poor	Lower portion of lot 21	7,5,4	Save
23	Fair/fair	Lower portion of lot 19	8,6,6,6	Save
27	Poor/poor	Lower portion of lot 21	5,5	Save
OP36	Fair/very poor	Off property to W of upper portion of lot 21	11,11 @ 4'	Clearance pruning
OP37	Fair/fair	Off property to W of upper portion of lot 21	7,6 @ 3'	Clearance pruning

* Diameter at standard height of 4.5' unless otherwise specified

5. The above information is true and correct.

(Name) (License Number)

BACKGROUND

The applicant is proposing construction of four single-family homes on adjacent lots on Del Norte Street in the Mt Washington area of the City of Los Angeles. There are protected native trees on the property, thus requiring an inventory of all trees and an arborist report to satisfy the LA City Protected Tree Ordinance #186873.

We first visited the site on January 26, 2017 and did a complete inventory of all trees on or near the property. We visited the site again in December 2020 to update the inventory and a third time on January 26, 2022 to bring the inventory into accordance with LA City Protected Tree Ordinance #186873. The protected tree report below is based on our site visit, upon discussion with the applicant, and upon the proposed site plan that was provided.

ASSIGNMENT

We agreed to do the following work:

Tree Inventory

1. Inventory all trees on the property that are at least 8 inches in trunk diameter, all protected tree species (oak, walnut, CA bay, sycamore, toyon, and elderberry) on or near the property that are at least 4 inches in trunk diameter.
2. Place a numbered tag on each tree.
3. Identify trees by tag number on a topographic survey map provided by client.
4. Create an inventory table with the following information:
    - Tree number
    - Species
    - Trunk diameter(s)
    - Estimated canopy spread
    - Estimated height
    - Health
    - Structure
    - Disposition

Protected Tree Report

Create a Protected Tree Report and Protected Tree Plan for this property addressing all protected trees that will be removed and any protected trees that may be impacted. The report will include all necessary information to satisfy the City Tree Ordinance, including measures to protect trees in place as deemed appropriate, photographs of all protected trees, and an evaluation of the mitigation quantities required for all protected trees that will be removed by the project.

OBSERVATIONS

Site description:

The site consists of four adjacent, rectangular, undeveloped hillside lots on Del Norte Street in the Mt Washington area of the City of Los Angeles. The neighborhood where the site is located is somewhat developed, but there are vacant lots on either side of these four properties. The four lots are fairly steep with a northeast aspect. The property is covered with non-native forbs and grasses and various native and non-native trees, as well as considerable debris. There are several species of invasive trees on the site.

Project description:

The proposed project consists of construction of four separate residences on the adjacent lots. Each residence has a driveway into a carport on street level and a stairway on grade down to the residence entrances. The plan shows four simple residential structures with no proposed construction on the lower (northeast) portions of each lot. It is assumed that the lots will not be graded.

Tree description:

We inventoried all qualifying trees on and near the site, both native and non-native. There are a total of 40 trees on or near the site, including 19 southern California black walnuts (*Juglans californica*), two toyons (*Heteromeles arbutifolia*), and one coast live oak (*Quercus agrifolia*). Three of the SoCal black walnuts are located off-property. All required information about the trees is found on the attached Tree Report table. The report below addresses protected native trees only and there will be no further discussion regarding non-protected non-native trees.

Tree safety:
We have not evaluated trees on this property for safety. Without a thorough and focused "risk assessment," it is difficult to estimate the likelihood that a tree may fail and cause damage to life or property. Even with such an assessment, there are no guarantees that a tree will not fail unexpectedly. Trees are dynamic living organisms subject to many influencing factors. All trees are potentially hazardous, regardless of their apparent health and vigor. It is impossible to be certain that a tree is absolutely safe[1].

IMPACTS

Impact assumptions:
The impact analysis that follows is based on several assumptions. Should these assumptions prove to be incorrect, additional impacts could result from the project.

1. All tree protection measures will be followed carefully as described.
2. Our understanding of the proposed project is accurate[2].
3. The proposed project design will not change significantly.
4. We have correctly identified where the property lines are.
5. All trees are mapped correctly.

Tree removals:
The proposed project will cause the removal of 13 southern California black walnuts, two toyons, and one coast live oak. Reasons for removal of each protected tree are provided on the attached Tree Report table.

Tree encroachments:
Before impacting any tree that is on or near a property line, it is the owner's responsibility to discuss this with the adjacent property owners and we advise that they be notified in writing before doing anything that may affect jointly-owned or off-property trees.

Clearance pruning- Trees OP36 and OP37 are on the adjacent strip of property to the northwest of lot 21 but their canopies are hanging over the property line and will be in the way of the carport construction. Canopy clearance will be necessary to clear new buildings on lot 21, but will be a minimal impact if it is done properly. Please refer to the specific tree protection measures below for instructions on clearance pruning.

Perimeter fencing- It is uncertain exactly what type of fencing will be used as perimeter fencing to encircle the property when the project is complete. Regardless, if recommendations below are followed carefully, the impacts to protected trees as a result of the perimeter fencing should be insignificant. This is considered a minor impact.

Landscaping- Landscaping can be a substantial impact to protected trees, but as long as the specific tree protection measures for landscaping are followed, this should be a minor impact.

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[1] During our initial site visit, we noticed that several trees posed a high potential risk of failure. Reference 2 addresses these trees. Eight of those trees were removed as of the time of our second site visit in December 2020.
[2] The plans we were provided with are limited, and we may not know all proposed details.

MITIGATION

Tree replacement:

The applicant is proposing the removal of 13 southern California black walnuts, two toyons, and one coast live oak. The replacement quantity ratio required by the City for protected tree removals is 4:1, resulting in 64 replacement trees being required.

The City requires that:

- All replacement trees be planted onsite;
- Each replacement tree be 15-gallon size or larger, one inch or larger caliper at one foot above the base, and at least seven feet in height as measured from the base; and,
- Replacement tree species match the removed tree species, except when the required species is not available at the required size.

We recommend that the applicant plant 52 SoCal black walnuts, eight toyons, and four coast live oaks in 15-gallon size[3]. See the enclosed Planting Plan set (Sheet L1.7) that the applicant created to satisfy the replacement planting requirements of both the LA City Protected Tree Ordinance #186873 and the Mt Washington/Glassell Park Specific Plan. Note that replacement tree size, species, and planting locations could be adjusted if approved by the City.

52 – 15-gallon *Juglans californica*

8 – 15-gallon *Heteromeles arbutifolia*

4 – 15-gallon *Quercus agrifolia*

Replacement trees shall be provided with a drip irrigation system to each tree, a basin for water around each tree, and mulch to 4" deep around each tree.

Specific tree protection measures:

Contractor responsibility- The project applicant will ensure that all contractors have read and are familiar with the requirements laid out in these tree protection measures. A copy of this document and the Protected Tree Plan shall be kept on site at all times. It is the contractors' responsibility to become familiar with all tree protection measures described below and to adhere to them as they apply to their portion of the work.

Project Arborist- There are certain situations where the ***Project Arborist is required to be on-site***. It is the applicant's responsibility to engage a ***Project Arborist*** that will be present for construction monitoring and project milestones as indicated in this report. We will provide our ***Project Arborist*** agreement if requested by the applicant, but the applicant may hire any qualified arborist of their choosing to fulfill this role. It is also the applicant's responsibility to notify the ***Project Arborist*** when those milestones requiring arborist presence are reached.

[3] It is rare to find southern California black walnuts available at nurseries in 15-gallon size as required by LA City Protected Tree Ordinance #186873. The next largest available size should be used if 15-gallon is unavailable.

96-hour notice- The ***Project Arborist*** will be notified at least 96 hours before:

- the property is to be cleared or graded;
- any digging, excavating, trenching, or building within the canopy dripline of a protected tree commences;
- any pruning of a protected tree's canopy or roots takes place;
- commencement of any other activity within the canopy dripline of a protected tree.

Protective fencing- Protective fencing shall be installed around all trees to be protected in place, as shown on the enclosed Protected Tree Plan[4]. The ***Project Arborist*** shall inspect all protective fencing prior to any work commencing on the site.

If it is done properly, protective fencing around trees in construction zones is the best possible means of minimizing impacts related to construction. **Protective fencing shall be installed prior to any demolition, grubbing, grading, or other construction activities. Fencing will be chain-link, at least 6 feet high, and held in place by steel stakes driven directly into the ground.** There shall be no easy access into the protection zone. If a gate in the protective fencing is necessary, it shall be padlocked during construction activities with limited, authorized access only. All protective fencing shall remain intact until construction is completed.

No workers shall enter the fenced protection zone. No storage, waste disposal, equipment clean-out, outhouse, or vehicle parking will be allowed within the fenced area. The purpose is to keep the tree's root zone area free from any disturbance of any sort throughout the period of construction activity.

Additional activities, such landscaping and irrigation trenching, may encroach into the fenced area in some cases. If this is unavoidable, the below listed guidelines to minimize their impacts will be strictly adhered to. The prevention of soil compaction is the greatest benefit from fencing.

Clearance pruning- The construction of the carport on lot 21 will require the removal of some of the limbs on trees OP36 and OP37. Limbs should not be cut back beyond the property line. Pruning work should be done by a competent ISA Certified Arborist, following ANSI A-300 pruning standards, and under the oversight of the ***Project Arborist***.

Note: Before impacting any tree that is on or near a property line, it is the owner's responsibility to discuss this with the adjacent property owners and we advise that they be notified in writing before doing anything that may affect jointly-owned or off-property trees.

[4] Please note that the LA City Urban Forestry Division will require that protective fencing be installed and photographed prior to submittal, and that photos of the installed fencing be submitted with this report. If the fencing is not installed, photographed, and photos submitted with this report, the report may be rejected. Installation and photographs of protective fencing is not within our scope and is the responsibility of the applicant.

Perimeter fencing- Perimeter fencing can damage tree roots excessively and is an impact that is often overlooked. The following guidelines apply:

If a wall or fence requiring a continuous footing is being built on the property line, it shall stop at least 10 feet from any protected tree trunk. Where the fencing will pass within 10 feet of any protected tree, that section shall be installed as a post-in-concrete type of construction, rather than continuous footing. Typically, this means that there will be panels of fence near the trees that are wrought iron, wooden, chain link, or other types of construction not requiring a continuous footing.

In these sections, post-holes shall be no wider than fourteen inches, and shall be dug manually. While digging, if any roots from protected trees that are two-inches in diameter or larger are encountered, the post-hole shall be moved to avoid the root.

Landscaping- When the project landscaping is designed, the following guidelines should be followed:

Around existing mature walnuts:

- No planting of any type, irrigation, or irrigation overspray shall occur within ten feet of any trunk;
- Only drought tolerant or native plants shall be planted within twenty feet of any trunk;
- No lawn or groundcover requiring frequent irrigation shall be planted within the dripline of any trunk;
- Three to four inches of organic mulch should be maintained within twenty feet of all trunks (only applies to on-property trees);
- Underground irrigation lines should be kept out of the tree dripline to the extent possible, and should be installed (when they are necessary within the dripline) without doing any root damage to the roots. ***Irrigation trenching shall be done using hand tools only.***

General tree protection measures:
The following additional measures should be applied where they are relevant. If there is a conflict between the Specific tree protection measures for this project (see above) and any of these general tree protection measures, the Specific tree protection measures supersede.

1. All work conducted in the ground within the root protection zone of any protected tree should be accomplished with hand tools only. The root protection zone is defined as the area within a circle with a radius equal to the greatest distance from the trunk to any overhanging foliage in the canopy.

2. Where structural footings are required and major roots will be impacted, the footing depth should be reduced to 12". This may require additional "rebar" for added strength. An alternative would involve bridging footings over roots and covering each root with plastic cloth and 2-4" of Styrofoam matting before pouring concrete.

3. Any required trenching which has multiple trench path options should be routed in such a manner as to minimize root damage. Radial trenching is less harmful than tangential trenching because it runs parallel to tree roots rather than diagonal or

perpendicular to them. Whenever possible, trenching should work around roots rather than cutting them. Place pipes and cables below uncut roots, and utilize the same trench for as many utilities as possible.

4. "Natural" or pre-construction grade should be maintained for as great a distance from the trunk of all protected trees as construction permits. At no time during or after construction shall soil be in contact with the trunk of a protected tree above natural grade.

5. In areas where grade will be lowered, or where footings will be dug, some root cutting may be unavoidable. Cuts should be made cleanly with a sharp saw or pruning tool, far enough behind the damage that all split and cracked root portions are removed. The cut should be made at right angles to the root so that the wound is no larger than necessary. When practical, cut roots back to a branching lateral root. Do not apply any pruning wound treatment to cuts.

6. When removing pavement, as little disruption of soil as necessary should be attempted. This may mean using hand tools within the root protection zone of protected trees. It may also mean removing the pavement in a backwards direction away from the trunks of protected trees, while keeping personnel and equipment on the pavement as it is removed.

7. Pruning should be limited to the removal of dead wood and the correction of potentially hazardous conditions, as evaluated by a qualified arborist. Removal or reduction of major structural limbs should be done only as required for actual building clearance or safety. If limbs must be removed, cuts should be made perpendicular to the branch, to limit the size of the cut face. The branch bark collar should be preserved (i.e. no "flush cuts"), and cuts should be made in such a way as to prevent the tearing of bark from the tree. All pruning should be done in accordance with ANSI A300 pruning standards. No pruning wound treatment (e.g. "Tree Seal") should be applied.

8. To minimize soil compaction, keep all activity and traffic to a minimum within the root protection zone.

9. It is important that the root protection zone not be subjected to flooding incidental to the construction work, or to disposal of construction debris such as paints, plasters, or chemical solutions. No equipment fueling or chemical mixing should be done within the root protection zone.

10. In general, it is best to minimize the amount of environmental change that protected trees will be subjected to. This includes drastic changes in watering practices from historic conditions, such as increases or decreases in the amount or frequency of water applied.

11. Care should be exercised not to allow equipment to physically damage protected tree trunks, root crowns, or lower scaffold branches during construction. This includes but is not limited to 1) impact damage by scrapers, buckets, or hoes; or 2) damage by tires, wheels, or tracks from operating in close proximity to trees.

CONCLUSIONS

There are 22 protected trees on or near the site, including 19 southern California black walnuts, two toyons, and one coast live oak. The proposed project causes the removal of 16 of these trees, requiring replacement planting with 64 trees. We expect minor impacts to two additional protected trees as a result of the proposed project. If our protection measures are adhered to, these impacts will be minimized. The remaining four protected trees should not be impacted by the proposed project.

Please let us know if we can be of any further assistance or if you have any additional questions. Our goal is to satisfy our clients and help them to better care for their trees in the most effective way possible. We look forward to working with you toward that goal!

Sincerely,

Jan C. Scow
ASCA Registered Consulting Arborist #382
ISA Board Certified Master Arborist # WE-1972B

Attached: Tree Report table
Photos (22)
Site Location Map
Arborist Disclosure Statement
Arborist Qualification Certificate

Enclosed: Protected Tree Plan (24 x 36")
Planting Plan set (Sheet L1.7, created by applicant)

Tree #	Species	DSH (inches)**	Height***	Spread****	Health	Structure	Lot #	Designation	Disposition
1	*Juglans californica*	20	15	12r	good	Stump Sprouts	461	Native	remove - under carport
2	*Juglans californica*	10,9,3	28	20/12/8/10	good	good	461	Native	remove - in entrance terrace
3	*Heteromeles arbutifolia*	7,6	6	5r	fair	very poor	457	Native	remove - excavation
4	*Juglans californica*	8,5	20	20SSW	poor	poor	457	Native	remove - under carport
5	*Juglans californica*	8	28	24E	fair	fair	457	Native	remove - building footprint
6	*Phoenix canariensis*	18 @ grade	15BTF	12r	good	good	457	Significant	remove - close to entrance bridge
7	*Quercus agrifolia*	12	20	20S	good	fair	457	Native	remove - building footprint
8	*Juglans californica*	8,5 @ 3'	15	20N	fair	very poor	461	Native	remove - building footprint
9	*Juglans californica*	14 @ 3'	30	12/12/0/18	fair	poor	457	Native	remove - building footprint
10	*Schinus molle*	29	35	20r	good	fair	457	Significant	remove - building footprint
11	*Pittosporum undulatum*	19 @ 2'	40	18r	good	fair	457	Significant	encroach - excavation, clearance
OP12	*Fraxinus uhdei*	12,3,3	48	8r	good	fair	457	Significant	save
13	*Fraxinus uhdei*	9.5	48	10r	good	poor	457	Significant	remove - hardscape
OP14	*Juglans californica*	19.5 @ 2'	45	28NE	good	fair	457	Native	save
15	*Schinus molle*	*Hazard Removal*					457	Significant	removed for safety
16	*Fraxinus uhdei*	8	48	7r	good	fair	457	Significant	save
17	*Eucalyptus sp.*	*Hazard Removal*					457	Significant	removed for safety
18	*Schinus molle*	*Hazard Removal*					461	Significant	removed for safety
19	*Ailanthus altissima*	*Hazard Removal*					461	Significant	removed for safety
20	*Fraxinus uhdei*	19,2,2	35	12r	good	very poor	465	Significant	remove - safety
21	*Ailanthus altissima*	12.5,9	45	13r	good	very poor	465	Significant	remove - safety
22	*Juglans californica*	7,5,4	18	12N	very poor	very poor	467	Native	save
23	*Juglans californica*	8,6,6,6	21	11r	fair	fair	461	Native	save
24	*Juglans californica*	6.5	18	8r	fair	poor	465	Native	remove - building footprint
25	*Eucalyptus globulus*	24,11,6.5	60	35S	fair	fair	465	Significant	remove - hardscape
26	*Fraxinus uhdei*	15	38	20r	good	fair	467	Significant	save
27	*Juglans californica*	5,5	20	12/8/0/0	poor	poor	467	Native	save
28	*Eucalyptus globulus*	*Hazard Removal*					467	Significant	removed for safety
29	*Eucalyptus globulus*	*Hazard Removal*					467	Significant	removed for safety

Tree #	Species	DSH (inches)**	Height***	Spread****	Health	Structure	Lot #	Designation	Disposition
OP30	*Eucalyptus globulus*	*Hazard Removal*					467	Significant	removed for safety
OP31	*Schinus molle*	*Hazard Removal*					467	Significant	removed for safety
32	*Juglans californica*	Stump Sprouts	6	4r	fair	Stump Sprouts	467	Native	remove - in building entrance
33	*Juglans californica*	8.5	22	10E	fair	fair	467	Native	remove - under entrance bridge
34	*Juglans californica*	8,8 @ 3'	28	6/12/14/12	fair	fair	467	Native	remove - under carport
35	*Juglans californica*	7.5,6	21	6/6/15/14	fair	good	467	Native	remove - under carport
OP36	*Juglans californica*	11,11 @ 4'	25	12/8/12/8	fair	very poor	467	Native	encroach - clearance pruning
OP37	*Juglans californica*	7,6 @ 3'	25	12/8/11/6	fair	fair	467	Native	encroach - clearance pruning
38	*Juglans californica*	1,1,1,1+	12	5r	good	good	457	Native	remove - driveway footprint
39	*Juglans californica*	1,1,1,1+	12	5r	good	good	465	Native	remove - under carport
40*	*Heteromeles arbutifolia*	4	16	5r	fair	fair	467	Native	remove - building footprint

* No tag

** Diameter is measured at standard height of 4.5-feet above grade, unless otherwise specified.

*** Height is estimated in feet. BTF is brown trunk feet for palms.

**** Spread is the canopy distance estimated in feet to the North/East/South/West, or an average canopy radius "r" estimated in feet.

Protected trees: ≥ 4"DSH, native QUsp except berberidifolia, JUCA, PLRA, UMCA, SANI, HEAR (oak, walnut, sycamore, CA bay, elderberry, toyon), and Street Trees

Shaded fields denote non-protected trees

Tree 1

Tree 2

Tree 3

Tree 4

Tree 5

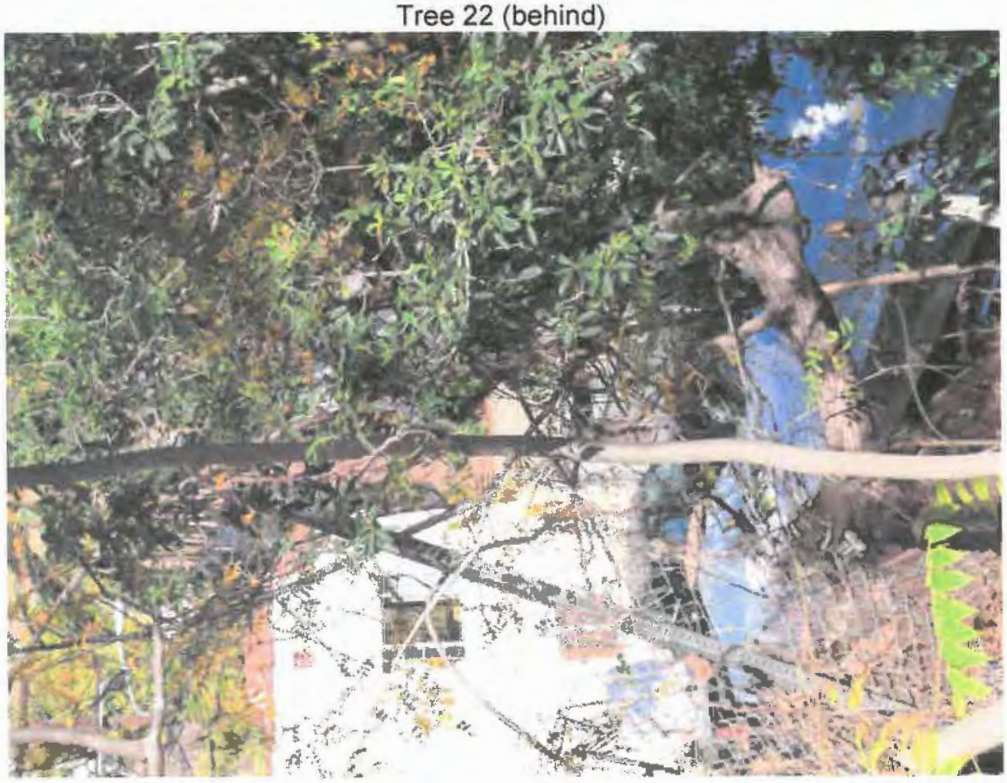
Tree 7

Tree 8

Tree 9

Tree OP14

Tree 22 (behind)



Tree 23

Tree 24

Tree 27 (under and right of Tree 26)

Tree 32

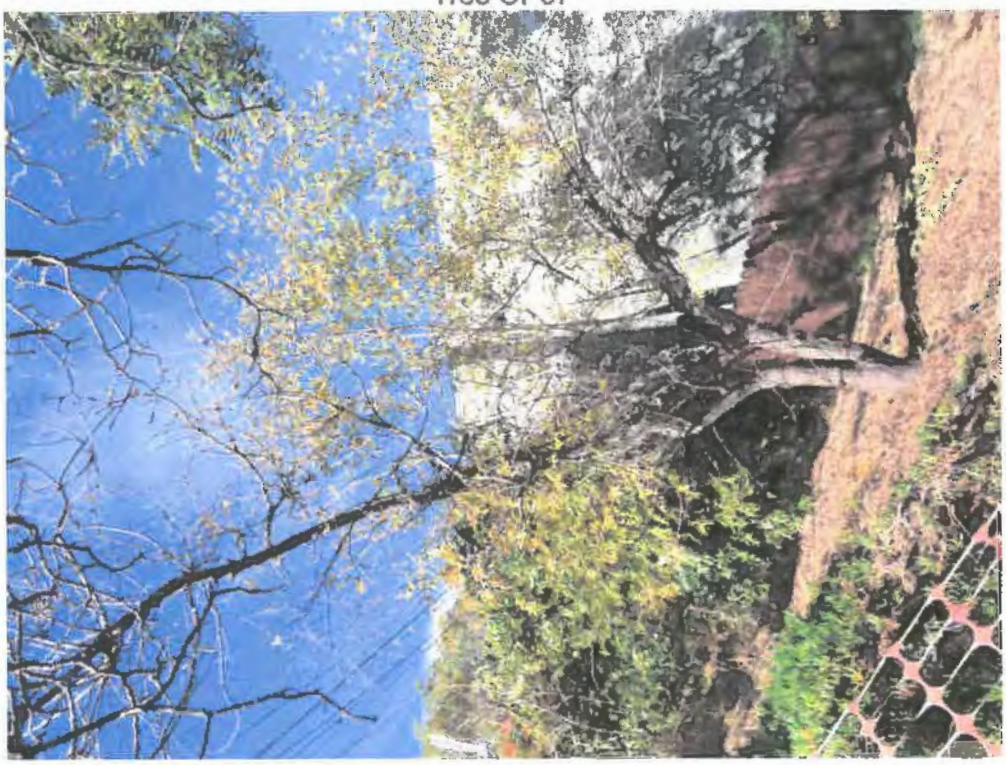
Tree 33

Tree 34

Tree 35

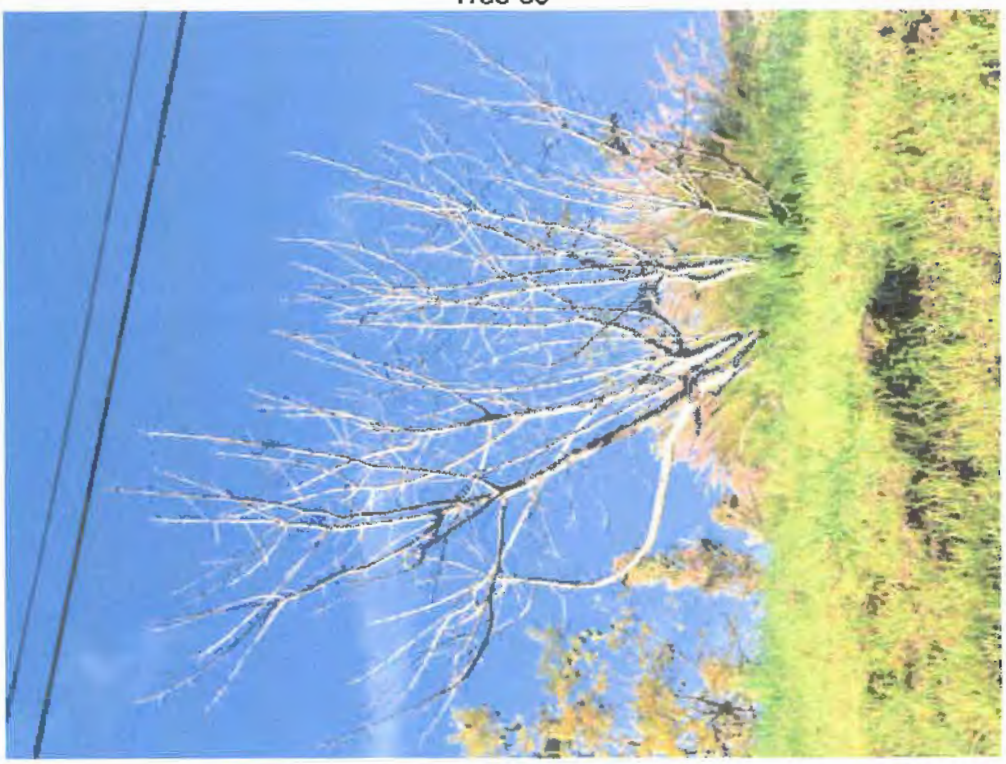
Tree OP36

Tree OP37

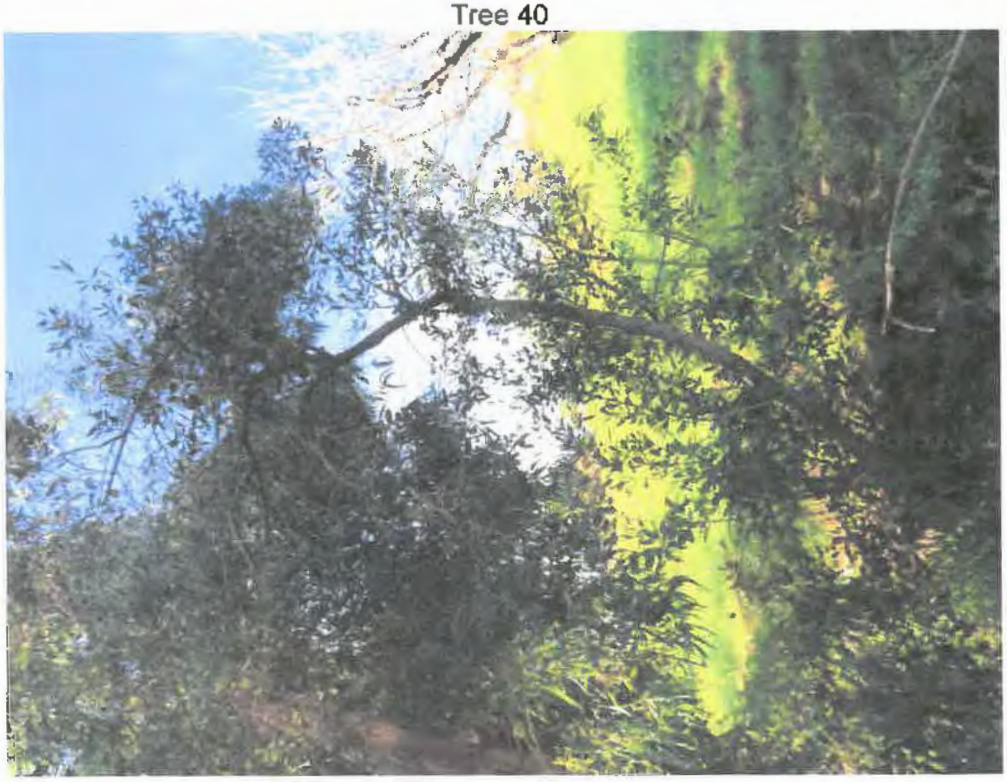


Tree 38

Tree 39



Tree 40




457 Del Norte Street

Alison Lancaster Consulting Arborists LLC
Tree Inventory and Protection, Disease and Pest Diagnosis, Pruning and Hazard Evaluation

1744 Franklin Street Unit B
Santa Monica, CA 90404
(818) 631-4664

ARBORIST DISCLOSURE STATEMENT

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

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

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. Even with complete and accurate information, arborists are not attorneys and cannot provide legal guidance on these issues. The person hiring the arborist accepts full responsibility for authorizing recommended treatment or remedial measures.

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

Please note the following important considerations:

- You should never authorize or do any work on any tree unless you are certain of that tree's ownership, and you have confirmed that you solely own the tree, or that anyone else having a claim to the tree has given you permission in writing authorizing your proposed action.
- Before removing a tree, be sure it is your tree to remove.
- Trees on property lines belong to both properties.
- Working on trees hanging into or over your yard that belong to a neighbor may result in "unreasonable damage" to their tree and could expose you to litigation.

The American Society of Consulting Arborists

upon recommendation of the Membership Committee, and in recognition of professional qualifications in the field of Arboricultural Consultation,

confers upon

Jan C. Scow

Registered Membership

with all the rights, privileges, and responsibilities provided by the Bylaws and Standards of Professional Practice of the Society.

Registered Member Number #682 *Registered Member Since July 14, 1999*

President

Executive Director