

APPENDIX C

Arborist Report and Tree Survey



Michael L. Bench
Consulting Arborist
ISA – WC 1897A

**AN EVALUATION OF THE EXISTING TREES
SRGNC CRES, LLC PROJECT
First STREET, 100 BLOCK
LOS ALTOS, CALIFORNIA**

**PREPARED AT THE REQUEST OF
SARES REGIS
901 MARINERS ISLAND BLVD, SUITE 700
SAN MATEO, CALIFORNIA 94404**

**PREPARED BY
MICHAEL L. BENCH
CONSULTING ARBORIST**

**SITE OBSERVATIONS:
September 28, 2016;
October 12, 2016**



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7327 Langley Canyon Road
Prunedale, California 93907

**An Inventory of the Existing Trees
SRGNC CRES, LLC Project
First Street, 100 Block
Los Altos, California**

Assignment

I was asked by the firm SRGNC CRES, LLC, to prepare an inventory of the existing trees, which may be impacted by construction, at the 100 Block of First Street, Los Altos, California. This report includes the trees in the adjacent parking lot toward the south between First and Second Streets.

Observations

I inspected the trees on September 28 and October 12, 2016. The trees are located on First Street between Shasta and State Streets, Los Altos, California. The trees located in the adjacent parking lot toward the south between First and Second Streets were added on October 12.

Within the property boundary there are 23 trees, which I have assigned numbers # 1-23. Outside the property boundary there are 16 trees in the public right-of-way or located on neighboring properties, which may be impacted by construction. These 16 trees are assigned the numbers # 24-39. Trees # 24 – 34 are street trees along the 100 block of First Street. Trees # 25-39 are neighboring trees, which have canopies extending onto this property. Trees # 40-46 are located at the corner of First Street and on Shasta Street. Trees # 47-75 are located in the parking lot between First and Second Streets. Should any of the neighboring trees require pruning for construction assess, these trees would be impacted, and, therefore, are be included in this report.

A total of 75 trees are included in this report.

Methods

The trunks of the Trees # 1-34 were measured using a Diameter Tape (a forestry service measuring tape) at 4 ½ feet above soil grade. This is referred to as DBH (Diameter at Breast Height). The measurement for multi-stem specimens was done below the lowest fork on the trunk when possible in accordance with the International Society of Arboriculture standards. The height and canopy spread of each tree were estimated using

First Street, 100 Block
Los Altos, CA

visual references only. The trunk measurements of the neighboring Trees # 35 – 39 were also estimated visually. I did not enter neighboring properties.

The condition of each tree was done by visual assessment only from a standing position without climbing or using aerial equipment. No invasive equipment was used. Consequently, it is possible that individual tree(s) may have internal defects, which are not detectable by visual inspection. Invasive exploratory inspection and analysis is beyond the scope of this evaluation.

Tree Map

I marked the locations of the trees on the Site Plans provided and have called these markups the Tree Maps. Trees # 1-46 are noted on Map 1, and Trees # 47-75 are shown on Map 2.

List of Trees

The 75 trees are listed by number on the attached List of Trees, Pages 1 and 2, which follows this text. These data sheets provide the basic data about each tree, including the species, the trunk diameter(s), height, spread, health, structural integrity. The health and structure of each specimen is rated on a scale of 1-5: (1) Excellent, (2) Good, (3) Fair, (4) Poor, (5) Extremely Poor.

Trees # 1, 10 and 11 have been “Topped”. Topping is a very destructive procedure, because the new growth created by the stub cuts are inherently weak and prone to break. This does not improve over time, but becomes more hazardous with age. Tree # 1 appears to have been topped by natural causes, as the other adjacent Coast Redwood trees have not been topped. When this occurs naturally it is unavoidable, but Trees # 10 and 11 have been topped by someone, who believed they were “pruning.” Proper pruning requires significant knowledge of the biology of trees to reduce their canopies without causing long term damage. “Topping” is not an accepted industry pruning practice.

Coast Redwood Trees

The largest trees on this property are the Coast Redwood, Trees # 1-5, and the Incense Cedar, Tree # 6. These trees are living in relatively small spaces, in courtyards and between buildings. Although their roots are not deep typically (a maximum depth of about 2-3 feet in most cases), these likely have roots growing under the footings of the old buildings, in part because footings 50 years ago and earlier were usually shallow. If these trees were not utilizing the space under the old buildings, they would not be as healthy as they are. Should the construction plan reduce the root zones of these trees significantly, these trees can be expected to decline sharply. These trees need a root zone of 15 foot radius minimum, but a 20 foot radius would be preferred due to their mature size. Bear in mind of the concept, when trees stop growing, they start dying (Dr. Alex Shigo, 1995). If the new plan limits their growing space severely, these trees can be expected to start declining.

Also, the coast redwood species requires significant quantities of water. The larger they become, the more water they need to support their canopies. If the water is insufficient, most specimens start to decline from the top, which is what has happened to Tree # 54.

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Tree # 54 can be expected to die in the next 3-5 years unless it would be irrigated. Scientists report that the coast redwood species needs the equivalent of 30-60 inches of rainfall annually. The average rainfall here is approximately 15-18 inches. Given the fact that water resources are not keeping up with demand and are expected to get worse, the preservation of these coast redwood trees in terms of water availability is certainly a valid concern.

Lastly the coast redwood species does not tolerate the use of reclaimed water.

Given enough space and enough water, these coast redwood specimens should live several hundred years, but the reality in this dense urban environment the life expectancy of these trees is dramatically reduced. I would need to review the proposed plans to provide an estimate for longevity post construction.

Longevity of Other Trees

Trees noted to be in fair to poor condition (as stated on the List of Trees) at this time may be expected to have a relatively short life span, 5-10 years. Trees which have good or excellent health (Rated as a "1") may be expected to live a long time, possibly 100-150 years or longer. Life expectancy for any tree in an urban environment is dependent on the damaging these that man does. As an example, trees which are known to live 300-500 years in a natural woodland may only live 50-60 years an urban environment.

The Yarwood Sycamore (Trees # 8 and 9), the Italian cypress (Trees 19-22), the deodar cedar (Tree # 35), the coast live oak (Tree # 36), the Chinese pistache (Trees # 23-34, 40, 41, 47-53, 55-60, and 62-75), the crape myrtle (Trees # 11, 13, 14, 18), and the blackwood acacia (Tree # 61) typically live for 100-150 years in urban areas. These are all tough durable species. However, their survival would depend on the plans proposed. I would need to review the proposed plans to provide an estimate for longevity post construction.

Tree Protected by the City of Los Altos

Trees within the City of Los Altos are protected under Chapter 11.08 Tree Protection Regulations. Protected trees are defined under Section 11.08.040 as any of the following:

- A. Any tree designated by city council resolution;
- B. Any tree designated by the historical commission as a heritage tree or any tree under official consideration by the historical commission for heritage tree designation;
- C. Any tree located on property zoned other than R1;
- D. Any tree which was required by the city to be either saved or planted in conjunction with a development review application filed on or after April 23, 1993;
- E. Any tree located on undeveloped property or on developed property where additional development or redevelopment is anticipated. (See Section 11.08.120).

Per article D, all of the trees on this property are protected regardless of size or species.

Tree Protection Plan

1. Tree Protection Zones

I recommend to protect to protect the critical root zones of the existing trees by protecting the Tree Protection Zone (TPZ) for each tree that is planned to be retained. The Tree Protection Zones (TPZ) is defined as a radius soil area inside of 10 times the trunk diameter for each tree to be preserved. Ideally **no** soil disturbance would allowed in the TPZ. In areas where this level of protection cannot be achieved for construction, it would be essential to retain a Project Arborist to consult, plan, and supervise highrisk procedures within the TPZ. The Tree Protection Zones (TPZ) is defined as a radius soil area inside of 10 times the trunk diameter for each tree to be preserved.

2. Tree Protection Fencing

I recommend that the Tree Protected Fencing be located as shown on the attached map. Any changes must be approved by the Project Arborist. Fencing must be chain-link, a minimum height of 6 feet, mounted on 2 inch diameter galvanized steel posts driven 24 inches (minimum) into the ground. Maximum spacing of posts is 10 feet. The fence must be in place prior to the arrival of any other materials or equipment and must remain in place until all construction is completed and passed final inspection. The protective fencing must not be temporarily moved during construction.

Any other exception or requests to relocate the protective fencing, even temporarily, must be approved by the Project Arborist. Depending on the nature of the request, the relocation may also require approval of the City Arborist or designated City Official.

3. Fencing Warning Signs

Plastic coated warning signs must be posted prominently on each fence. The signs must be a minimum of 8.5 X 11 inches and clearly state: Warning – Tree Protective Zone- This fence shall not be removed and their removal is subject to a penalty.

4. Tree Pruning

In the event that any tree may require pruning to provide access for construction vehicles, for structural clearance, or for any other purpose, the following requirements must be satisfied:

- a. The proposed pruning must be approved by the project arborist prior to any pruning. Pruning may require additional mitigation procedures, which would be mandatory in accordance with the project arborist instructions.
- b. The removal of 25% or greater of the canopy (i.e., the functioning leaf and vascular system) must be approved by the City Arborist.
- c. Any pruning must be done only by an ISA certified arborist or an ISA certified tree worker under the supervision of the Project Arborist.
- d. Any pruning must be done by an arborist certified by the ISA (International Society of Arboriculture) and the pruning must be done according to ISA ANSI A300 standards (2008) and according to Western Chapter Standards, 1998.

5. Tree Removal

In the event that a tree must be removed, a tree removal permit would be required per City Regulation. The work must be supervised by the Project Arborist. The stump must be ground or otherwise removed.

6. Reporting of Damage to Trees

Damage is defined as any injury to a protected tree. Some examples include the bruising, scarring, tearing of the bark or the trunk; the breaking, tearing, bruising of the branches or of roots; excessive pruning; herbicide poisoning; or any action in which permanent decline or death could occur. Any damage must be reported to the Project Arborist during the same day. The Project Arborist must prepare written documentation of the damage and recommend remediation, which must be provide to the Project Manager and to the City Arborist or designated City Official.

7. Demolition

The demolition of the building, hardscape, or utilities inside the Tree Protection Zone (TPZ) must be done with the supervision of and in the presence of the Project Arborist. The scheduling of demolition inside the TPZ must be done well in advance so that the project arborist would be able to be present.

8. Demolition of Paving or Sidewalk

Demolition of these features inside the TPZ requires that the loader or backhoe tractor be located on and remain on the undisturbed pavement at all times. The pavement or concrete must be broken into manageable pieces and be loaded by hand. The Project Arborist must be scheduled to be on site at least at the initiation of this demolition.

9. Irrigation

Temporary irrigation must be provided all trees that may be preserved. The provision of temporary irrigation to additional trees may be required depending on the species and the final design. Trees must receive 10 gallons (20 gallons for redwoods and birch) of water per each inch of trunk diameter monthly during the dry months or more frequently as specified by the Project Arborist. The soil must be irrigated to moisten the soil to a depth of 24-30 inches. Soil must not reach the saturation point. A dry month is defined as any month that receives 1 inch or less of rainfall.

10. Mulching

At the onset of construction, an initial layer of wood chips shall be applied by hand to six inches in thickness in all areas of the TPZ for each specimen (or specimens) enclosed by Protective Fencing. This layer should settle to about four inches, which is the thickness to be maintained for the entire construction project. The thickness of this mulching shall be documented by the Project Arborist in writing, which must be submitted to the Project Manager and to the City Arborist (or Designated City Official) during the first week of construction.

11. Soil Compaction

In the event that soil compaction should occur inside the TPZ of any tree, a mitigation plan may be required by the City Arborist or designated City Official. Preparation of the mitigation plan may be done by the Project Arborist.

12. Root Protection

Roots 2 inches in diameter or larger must not be severed. To assure this, trenching or excavation inside the TPZ of any tree must be done by one of the following methods:

- a. an air spade
- b. a water excavation spade
- c. directional boring technology

The use of a backhoe, an excavator, or conventional trencher is prohibited, unless supervised by the Project Arborist and approved by the City Arborist or designated City Official.

Trenching or boring (tunneling) must be supervised by the Project Arborist.

13. Root Buffer

At locations where work must be done inside the TPZ, a root buffer may be required by the Project Arborist. A root buffer consists of a base of 6 inches of wood chips, covered by ¾ inch clean quarry gravel, and capped by ¾ inch plywood (full sheets) tied together. The installation of a root buffer must be supervised by the Project Arborist.

14. Root Injury

In the event that a 2 inch in diameter or larger root becomes inadvertently severed or torn, it must not dry out or it may die back to the trunk. To prevent desiccation, the end of the root must be cut cleanly back to undisturbed wood and the exposed wound must be sealed immediately either with a plastic bag, which must be secured, or sealed with latex paint. The Project Arborist must be notified within the same working day of injury.

15. Branch or Bark Injury

In the event of a bark wound, a broken or torn branch, or heat scorched leaves from equipment exhaust, the repair work must be done by an ISA Certified Arborist. The Project Arborist must be notified within the same working day of injury.

16. Grading

The use of grading equipment or grade changes inside the TPZ are prohibited. Further, grade changes outside the TPZ shall not significantly alter the existing drainage toward a tree. Exceptions must be approved and supervised by the Project Arborist, and reported to the City Arborist or designated City Official.

17. Transplanting

Should any trees be required to be transplanted, those trees must be prepared for transplanting, dug, boxed, transported, and replanted by a qualified tree mover approved by the City Arborist or designated City Official. The entire transplant operation must be overseen by the Project Arborist. Aftercare standards and procedures must be prepared by the Project Arborist at the time of transplant.

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Los Altos, CA

18. Project Arborist

It shall be the responsibility of the owner or appropriate parties to retain a Project Arborist for the purpose of providing consultation and on site supervision to assure that the existing trees survive at least in their present condition. The Project Arborist must have the minimal qualification of Certification by the International Society of Arboriculture (ISA).

19. Pre-Construction Meeting

Prior to the initiation of construction, the Project Manager or Construction Superintendent shall meet with the Project Arborist to discuss the work procedures and the tree protection. The Project Arborist shall provide documentation of this meeting.

20. Inspections and Documentation

The City may require inspections to be done by the Project Arborist. The frequency of inspections, if required, shall be determined by the City management. All recommendations by the Project Arborist, including inspections, must be documented in writing and forwarded to the Project Manager and to the City Arborist or Designated City Official.

21. Work Within the TPZ

Any work within the TPZ requires the onsite supervision of the Project Arborist.

22. Replacement Trees

The tree replacement formula in terms of size, species, quantity and placement shall be determined by the appropriate city official for the City of Los Altos.

23. Tree Protection Plans

The Arborist's Report and Tree Protection Plan must be printed on the construction plan drawings, required to be part of the approved plans, and required to be on the construction site. I recommend that this plan be designated as sheet T-1.

Respectfully submitted,



Michael L. Bench, Consulting Arborist
International Society of Arboriculture Certification # WE 1897A
American Society of Consulting Arborists Member

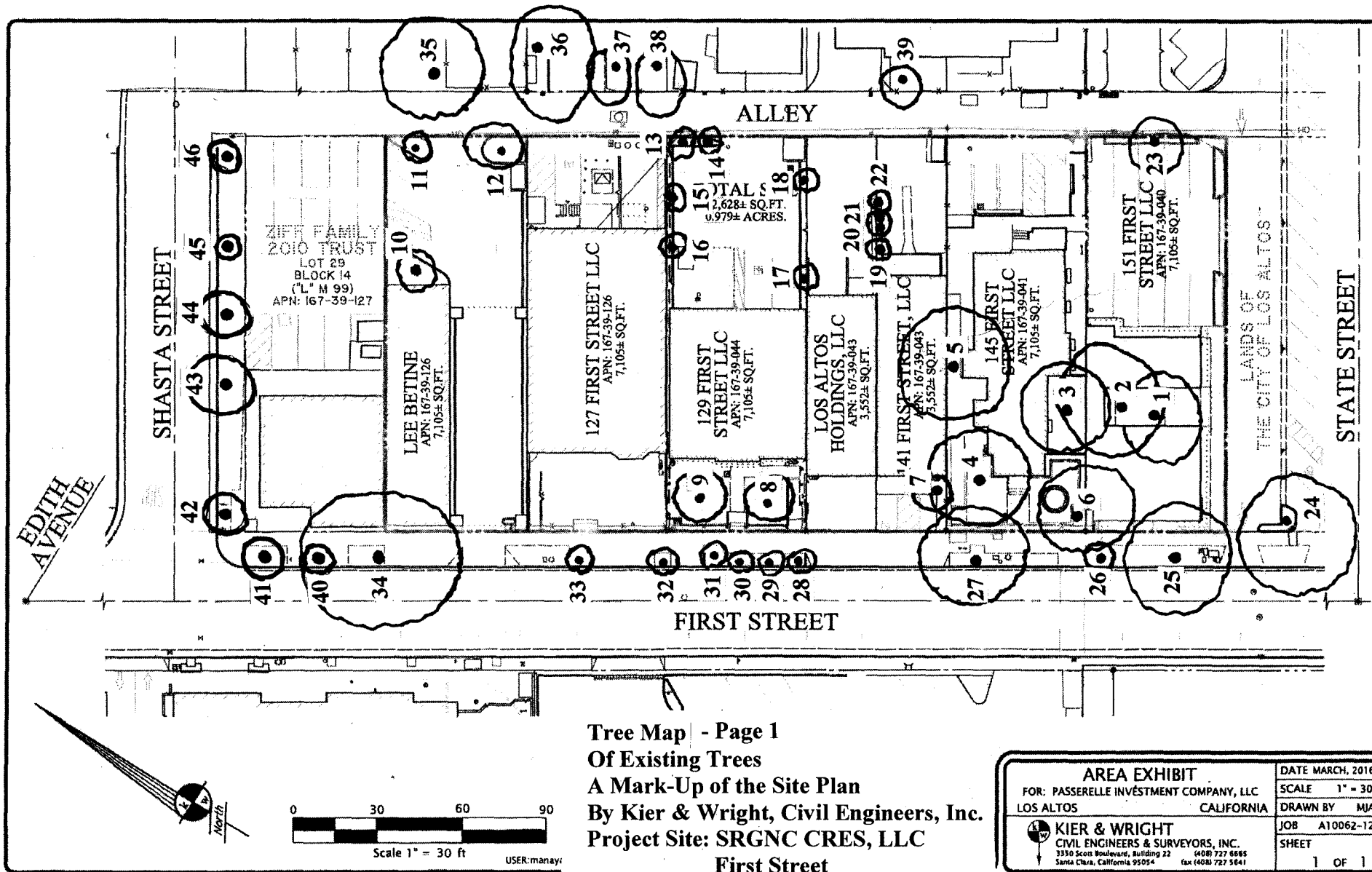
Attachments: List of Trees – Pages 1 and 2
Tree Map – Pages 1 and 2
Assumptions and Limiting Conditions

Tree #	Tree Name	DBH	Canopy Height	Canopy Spread	Health/Structure Integrity	Overall Condition	Notes
1	Coast Redwood (Sequoia sempervirens)	25.5	50	30	1 / 4	Fair-Good	Topped @ Approx. 50 Feet
2	Coast Redwood	47.4	140	45	1 / 1	Good	
3	Coast Redwood	16.3	60	30	1 / 1	Good	
4	Coast Redwood	22.2	80	25	1 / 1	Good	
5	Coast Redwood	34.4	90	30	1 / 1	Good	
6	Incense Cedar (Calocedrus decurrens)	32.0	65	30	3 / 3	Fair	Top 1/3 of Canopy Poor/ Branch Tip Die-Back
7	Flowering Purple Plum (Prunus cerasifera 'Krauter Vesuvius')	4.9	12	15	1 / 2	Good	One-Sided Canopy
8	Yarwood Sycamore (Platanus hispanica 'Yarwood')	6.0	20	15	1 / 1	Excellent	
9	Yarwood Sycamore	6.0	20	15	1 / 1	Excellent	
10	Crape Myrtle (Lagerstromia indica)	3.8	20	15	1 / 4	Fair-Good	Topped
11	Crape Myrtle	3.9	10	8	1 / 4	Fair-Good	Topped
12	Chinese Pistache (Pistacia chinensis)	5.8	10	15	1 / 3	Fair-Good	Poorly Pruned
13	Crape Myrtle	2.0	8	8	1 / 2	Good	
14	Crape Myrtle	2.0	8	8	1 / 2	Good	
15	Fruiting Fig (Ficus carica)	2.0	6	6	1 / 2	Good	
16	Crape Myrtle	1.5	8	6	1 / 2	Good	
17	Wild Plum (Prunus cerasifera)	2.0	10	8	1 / 2	Good	
18	Crape Myrtle	2.0	10	8	1 / 2	Good	
19	Italian Cypress (Cupressus sempervirens)	12.4	60	10	1 / 1	Excellent	
20	Italian Cypress	7.2	50	8	1 / 1	Excellent	
21	Italian Cypress	8.2	60	8	1 / 1	Excellent	
22	Italian Cypress	15.1	60	10	1 / 1	Excellent	
23	Chinese Pistache	7.0	15	25	1 / 2	Good	
24	Chinese Pistache	18.3	25	50	1 / 1	Excellent	
25	Chinese Pistache	16.4	35	45	1 / 1	Excellent	
26	Chinese Pistache	2.0	10	8	1 / 1	Excellent	
27	Chinese Pistache	14.8	25	30	1 / 1	Excellent	
28	Chinese Pistache	2.5	10	10	1 / 1	Excellent	
29	Crape Myrtle	3.5	10	10	1 / 1	Excellent	
30	Crape Myrtle	3.0	10	10	1 / 1	Excellent	
31	Chinese Pistache	4.5	10	10	1 / 1	Excellent	
32	Chinese Pistache	3.0	12	10	1 / 1	Excellent	
33	Chinese Pistache	2.5	12	10	1 / 1	Excellent	
34	Chinese Pistache	17.9	40	50	1 / 1	Excellent	
35	Deodar Cedar (Cedrus deodara)	20 (E)	75	50	1 / 1	Excellent	
36	Coast Live Oak (Quercus agrifolia)	18 / 17 (E)	50	60	1 / 3	Good	CD w/ IB

37	Flowering Pear (Pyrus calleryana)	8 (E)	30	15	2 / 3	Fair-Good	Fireblight Disease / CD w/ IB
38	Flowering Pear	12 (E)	30	25	2 / 3	Fair-Good	Fireblight Disease / CD w/ IB
39	European White Birch (Betula pendula)	6 / 2 (E)	15	20	1 / 2	Good	

Tree #	Field Data Sheet Tree Name	Trunk Diameter In Inches	Canopy Height In Feet	Canopy Diameter In Feet	Health / Structure 1 - 5 = Good to Poor	Overall Condition	Notes
35	Deodar Cedar (Cedrus deodara)	20 (E)	75	50	1 / 1	Excellent	
36	Coast Live Oak (Quercus agrifolia)	18 / 17 (E)	50	60	1 / 3	Good	CD w/ IB
37	Flowering Pear (Pyrus calleryana)	8 (E)	30	15	2 / 3	Fair-Good	Fireblight Disease / CD w/ IB
38	Flowering Pear	12 (E)	30	25	2 / 3	Fair-Good	Fireblight Disease / CD w/ IB
39	European White Birch (Betula pendula)	6 / 2 (E)	15	20	1 / 2	Good	
40	Chinese Pistache (Pistacia chinensis)	1.5	8	8	1 / 2	Good	
41	Chinese Pistache	3.0	10	10	1 / 1	Excellent	
42	California Black Walnut (Juglans hindsii)	15.4	10	10	2 / 4	Fair-Poor	Topped; Canopy Die-Back
43	California Black Walnut	20.7	15	20	2 / 4	Fair-Poor	Topped; Canopy Die-Back
44	California Black Walnut	15.2	12	15	2 / 4	Fair-Poor	Topped; Canopy Die-Back
45	California Black Walnut	10.6	5	6	4 / 4	Very Poor	Topped; Canopy Die-Back
46	California Black Walnut	17.8	12	10	3 / 4	Poor	Topped; Canopy Die-Back
47	Chinese Pistache	13.0	20	25	1 / 3	Good	CD w/ IB
48	Chinese Pistache	8.4	10	15	2 / 1	Fair	Sparse Canopy
49	Chinese Pistache	14.7	15	25	1 / 1	Excellent	
50	Chinese Pistache	12.6	15	15	3 / 3	Fair	CD w/ IB; Canopy Die-Back
51	Chinese Pistache	10.7	15	20	1 / 1	Excellent	
52	Chinese Pistache	14.3	15	25	1 / 2	Good	
53	Chinese Pistache	8.3	15	15	1 / 2	Good	
54	Coast Redwood (Sequoia sempervirens)	24.1	35	25	4 / 1	Very Poor	Very Sparse Canopy
55	Chinese Pistache	11.6	15	25	1 / 2	Good	
56	Chinese Pistache	11.7	15	25	2 / 2	Fair	
57	Chinese Pistache	11.2	15	25	1 / 1	Excellent	
58	Chinese Pistache	8.8	12	12	3 / 2	Fair	
59	Chinese Pistache	11.6	15	15	2 / 1	Fair-Good	
60	Chinese Pistache	7.3	10	10	1 / 3	Good	
61	Blackwood Acacia (Acacia melanoxylon)	25.9	45	40	1 / 2	Good	
62	Chinese Pistache	9.0	15	15	1 / 2	Good	
63	Chinese Pistache	9.4	15	15	1 / 3	Good	
64	Chinese Pistache	13.6	15	25	1 / 2	Good	
65	Chinese Pistache	14.8	15	25	1 / 2	Good	
66	Chinese Pistache	13.0	15	25	1 / 2	Good	
67	Chinese Pistache	14.4	15	25	1 / 2	Good	
68	Chinese Pistache	13.0	15	25	1 / 2	Good	
69	Chinese Pistache	15.0	20	25	1 / 2	Good	
70	Chinese Pistache	14.2	20	25	1 / 2	Good	
71	Chinese Pistache	13.9	15	25	1 / 2	Good	
72	Chinese Pistache	14.8	20	25	1 / 2	Good	
73	Chinese Pistache	9.3	12	25	3 / 1	Fair	Sparse Canopy



74	Chinese Pistache	14.1	15	25	1 / 2	Good	
75	Chinese Pistache	17.7	15	25	1 / 2	Good	



PLAZA 7



LEGEND

-  TRASH BIN LOCATION
-  PG&E POWER POLE

PLAZA 7

EXISTING PARKING SPACES:
119 + 6 HANDICAP

PROPOSED PARKING SPACES
9 FT WIDE:
128 + 5 HANDICAP

PROPOSED PARKING SPACES
8.5 FT WIDE:
143 + 5 HANDICAP

NUMBER OF SPACES LOST TO
LARGE TRASH BINS: 2

NUMBER OF PG&E POWER POLES
TO BE RELOCATED: 4

Tree Map - Page 2
A Mark-Up of the Site Plan
Prepared By AECOM
Project Site: SRGNC CRES, LLC
Los Altos, CA
Observations: 10-12-16
Michael L. Bench
Consulting Arborist

SCALE: 1" = 50'

TRANSPORTATION

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CITY OF LOS ALTOS
DOWNTOWN PARKING
LOT STUDY

PLAZA 7
ALTERNATIVE D

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- 12 -

Subject: SRGNC CRES, LLC Project

First Street, 100 Block

Los Altos, California

Arborist Report: Prepared for SRGNC

Site Observations: September 28, 2016 and

October 12, 2016

Assumptions and Limiting Conditions

1. Any description provided to the appraiser/consultant is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for legal matters in character nor is any opinion rendered as to the quality of any title.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
3. Care has been taken to obtain information from reliable sources. All data has been verified insofar as reasonably possible. However, the appraiser/consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. The appraiser/consultant shall not be required to give testimony or to attend court by reason of this appraisal unless written arrangements are made, including payment of additional fees for services.
5. Loss or removal of any part of this report invalidates the entire appraisal/evaluation.
6. Possession of this report, or any copy thereof, does not imply right of publication or use for any purpose by any person other than to whom this report is addressed without written consent of this appraiser/consultant.
7. Neither all nor any part of the contents of this report, nor copy thereof, shall be used for any purpose by anyone but the client to whom this report is addressed, without the prior written consent of the appraiser/consultant; nor shall it be conveyed by anyone, including the client, to the public through advertizing, public relations, news, sales, or other media, without the written consent and approval of the author; particularly as to value considerations, identity of the appraiser/consultant to any professional society or institute or to any designation conferred upon by the appraiser/consultant as stated in his/her qualifications.
8. This report and the values expressed herein represent the opinion of the appraiser/consultant. Further, the appraiser/consultant's fee is in no way contingent upon the reporting of a specified value nor upon any finding or recommendation reported.
9. Sketches, diagrams, graphs, photos, etc., in this report are intended as visual aides and are not done necessarily to scale and should not be construed as engineering information or specifications.
10. This report has been made in conformity with generally acceptable appraisal/evaluation/diagnostic reporting methods and procedures and is consistent with practices recommended by the International Society of Arboriculture and the American Society of Consulting Arborists.
11. The appraiser/consultant takes no responsibility for any defects in any tree's structure. No tree described in this report/evaluation has been climbed, unless otherwise stated, and, as such, structural defects that could only have been discovered by climbing are not reported. Likewise, a root collar inspection, consisting of excavation of soil around the tree for the purpose of uncovering major root defects/weaknesses, has not been performed, unless otherwise stated.