

TREE TECHNOLOGY INC.



Serving The Green Industry

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Contractor's License # 653836

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September 20, 2023

John Masha
MJM Engineering
6105 Seven Cedars Place
Granite Bay CA 95746
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Subject: Arborist Report for 5601 Gibbons Drive, Carmichael CA 95608

At your request I have completed the following Arborist Report on above address

Each tree is numbered with an aluminum tag for reference located approximately four to six feet from ground.

There are 32 native oaks on this property, with an accumulated inch diameter of 396" inches.

Trees less than 6" inches were not tagged.

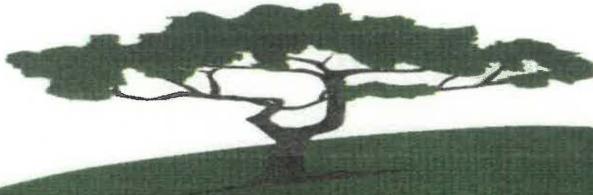
If you have any questions regarding this report, please feel free to contact me.

Sincerely,

Lew Fleming
Certified Arborist # WE-7857a

A handwritten signature in black ink, appearing to read 'Lew Fleming', with a large loop at the start and a wavy line at the end.

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Methodology

This report and tree inventory includes the location, tree type, size and general condition with recommendations based on tree viability. The location is based on surveys provided by civil engineers or field inspection by the Arborist. The tree type, size and general conditions are determined by field inspection from ground plane. The size is measured by Diameter at Breast Height (dbh) 4.5' above ground typically by circumference measurement conversions. Recommendations have been provided to the general extent of retention, removal, or general pruning strategies to promote improved viability of trees.

The inspection was performed with the current tentative parcel map, aerial imagery, or diagrams which indicate the property extents and planned improvements at the time of report. All inspection was done at ground plane without a canopy or root excavation inspection. The trees were tagged with aluminum tags. Tag numbers will correspond with the attached exhibits and may correspond with documents provided by the Civil Engineers. In some cases, the Civil Engineer has located the trees and included in survey documents via GPS technology.

Tree condition ratings for tree assessment range from 1-4 as described/shown later in this report. A recommendation for each individual tree (on site only) is based on current tree conditions. Trees conditions are identified for off-site trees in general extent only. Recommendations for off-site trees are not given as the authority to affect them is not the property owner's authority. The recommendations are under the assumption of current site conditions without development as proposed unless otherwise stated. Removal recommendations for protected trees are based on tree conditions that warrant removal. Determination of removal to accommodate development shall be determined by the owner and the governing authority along with preservation or mitigation requirements.

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This report does provide some guidelines for tree preservation when disturbance occurs within the dripline. Any further encroachment of improvements or disturbance within a tree's dripline shall be evaluated by a certified arborist. It shall be the responsibility of the owner to identify and initiate evaluation, preservation, or mitigation when and if disturbance is known if not previously identified.

Additional inspection may be recommended if a hazardous tree presents any characteristics that warrant further investigation. The owner and their representative shall continue to monitor and consult with the appropriate professionals to ensure the safety of all persons who own, live or are on site and to protect property. Tree removal, retention, maintenance, preservation practices shall be the responsibility of the owner.

Condition Ratings

1 – poor

Active and persistent tree failure has substantial structural defects, advanced decline, no remedial options, no vigor, severe decay, poor maintenance practices.

2 – fair

Failures observed or indications of potential large failure, has defects that will develop into substantial structural defects, evidence of decline, limited remedial options, fair vigor, decay indicators.

3 – good

No large failures observed, structure is good with minimal remedial pruning, no substantial evidence of decline, good vigor, no decay, or pest appears to affect tree viability or integrity.

4 - Excellent

No failure observed, excellent structure, no decline, vigor is excellent for size and age, no decay or pests observed, stability at ground plan.

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This tree report provides pre-development observations and recommendations which should be considered as future development progresses. Adverse impacts, unintended or unanticipated impacts may occur during that development and construction process which cannot be predicted. The owner should pursue appropriate remedial and preservation recommendations from professionals with expertise and experience if protected trees/plants, habitats, or trees or interest are affected. Consideration should be given potential targets due to tree failure. Trees that measure greater than 12" diameter pose a more significant risk of catastrophic failure.

This report is intended for the purpose of a development review which gives the basis for tree removal and retention. Trees shall be protected, preserved, maintained per County, State, International Society Arboriculture (ISA) standards, Tree Care Industry Standards (TCIA), American National Institute (ANSI) standards as situational appropriate. In the event, trees are encroached upon, a supplemental Arborist Report/evaluation, Construction Impact Assessment, Preservation Measures, maybe necessary and are the responsibility of the owner to pursue.

Additional investigation and evaluation may be necessary to complete the development to provide safe environs and meet tree preservation requirements. It shall be the owners responsibility to seek evaluations of trees at the time development completion if required.

The owner should substantiate and document the dbh of any tree requiring mitigation at the time of removal.

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Guidelines for Tree Preservations

Identify trees to be preserved.

Prune trees prior to construction. The sooner the better to allow trees to stabilize and time for trees to minimize stress prior to development disturbance.

Prune standards shall be based on current International Society of Arboriculture (ISA) standards.

Protective fencing should be placed prior to construction outside the dripline of all trees to be preserved and shall remain in place until development is complete.

Natural soil grade shall not be altered unless approved.

If the future improvements include working within the dripline of a tree, specific construction recommendations and evaluations by a certified arborist shall be procured by the owner.

Techniques such as aeration systems may be necessary if hardscapes are placed within the dripline, a 20% rule of thumb applies however, each specific case requires an arborist to be consulted.

Any soil excavation, disturbance or trenching shall be hand dug to minimize root damage.

Any exposed or damaged roots of significant size (1" or greater) shall be evaluated by a certified arborist at the time of exposure or damage. All roots shall be cut cleanly perpendicular to the root. Any roots damaged (1" or less) shall be cleanly cut. A clean cut implies no remaining tissue is cracked, split, ripped, or damaged tissue remains.

No materials, equipment, vehicles shall be stored or allowed within driplines.

Any compaction of soil shall not be allowed.

If any compaction is anticipated due to construction activities, an 8" layer of mulch shall be placed on grade.

Planting or landscaping which requires irrigation shall not be allowed under mature trees. Owner shall consult, County and local organizations, and others to determine appropriate landscape under protected trees.

Tree stumps within 12" of trees to be preserved shall be flush cut at ground level, not pulled and if ground, shall be ground as to not damage other tree roots.

If significant disturbance occurs to any tree to be preserved, the owner shall consult with a certified arborist to determine an appropriate response.

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Tree Removal and Maintenance Authority of Protected Species

The County of Sacramento Tree Preservation Ordinance regulates the removal of protected trees and encroachment within their driplines. The owner and their representatives shall be aware of the ordinance and shall be responsible for the removal, pruning, or encroachment within dripline of the protected trees. Tree permits and authority may be required. The owner or their representatives shall follow all regulations as required by the local and state jurisdiction or as required. By governing authority. Certification may be required at the completion of development and shall be the responsibility of the owner to procure.

On Site Tree List—Exhibit A (tagged)

Identification and Report Extent

Trees identification from ground plane. Preparation of this report is limited to the purposes of development application, identification. General condition statements are for purposes of determining retention value, not potential failure. Hazardous trees may be identified and shall be the owners responsible for mitigating. The extent of this tree inspection is not adequate to ascertain any certainty or uncertainty of potential failure of any tree, nor do all tree defects present themselves. This report does not ensure tree stability or tree failure. Acceptance of this report by the requestor or their representatives understands this report's purpose and indemnifies the arborist.

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Limited Conditions, Assumptions, and indemnifications

Any legal description provided to Tree Tech Services is assumed to be correct. Any titles and ownership of and property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. All property is appraised or evaluated as free and clear, under responsible ownership and competent management.

It is assumed that any property is not in violation of any applicable codes, ordinances, statute, or other governmental regulation.

Care has been taken to obtain information from reliable sources. All data has been verified in so far as possible, however, Tree Tech Services can neither guarantee nor be responsible for the accuracy of information provided by others.

Tree Tech Services shall not be required to give a deposition and/or attend court by reason of this report unless subsequent contractual arrangements are made for in advance, including payment of an additional fee for such services according to an agreed upon fee schedule.

Loss or alteration of any part of this report invalidates the entire report.

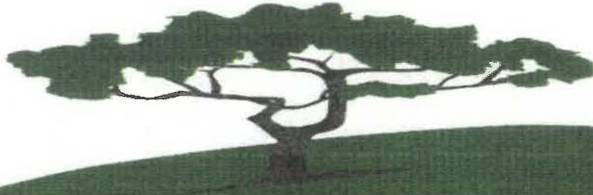
Ownership of any documents produced passes to the client only when all fees have been paid.

Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other person to whom it is addressed, without the prior expressed written consent of the consultant.

Neither all nor any part of the content of this report, nor, copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relation, news, sales, or other media, without the prior written consent of the consultant, particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation covered upon the architect as stated in his qualifications.

This report and any values expressed herein represent the opinion of the architect and the consultants fee is in no way contingent upon the reporting of a specific value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

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Sketches, diagrams, graphs, drawings, and photos within this report are intended as visual aids and are not necessarily to scale and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by other consultants is for coordination and ease of reference. Inclusion of such information does not constitute a representation by consultant as to the sufficiency or accuracy of the information.

Unless expressed otherwise: 1. Information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection, and 2. The inspection is limited to visual examination of the accessible items without laboratory analysis, dissection, excavation, probing or coring, unless otherwise stated.

There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future. This report is based on the observation and opinions of Tree Tech Services and does not provide guarantees regarding the performance, health, vigor, structural stability, or safety. Tree Tech Services assume no responsibility for tree failure or their demise or any resultant damage.

Final trees removal, retention, maintenance shall be determined by the owner since the project is in the early stages of development.

Further investigation of tree failure potential is the owner's responsibility.

Root system and canopy impacts cannot be definitively assessed until improvements are identified in detail. Additional inspection is the responsibility of the owner.

Trees are living things and vary in their growth habits and responses to disturbance. The owners shall be responsible for the impacts regardless of the general observations contained within this report.

No additional assumption of service is assumed by the report preparer.

It is the owner's responsibility to notify the arborist if conditions change.

Arborists are professionals who use their experience and knowledge to inspect and minimize risks, only. Arborists cannot detect with any certainty that trees will or will not fail.

Any entity who develops or owns land should inform residents of tree risks.

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Trees within this project will be subject to a change of environment due to development and thus should be monitored by the owner.

Any changes or instability of trees shall be brought to the attention of a certified arborist of mitigation as necessary to preserve life or property damage. All emergency activities shall be documented and retained.

Information Use Limitations: this report is for the exclusive use of the owner identified within this report. The purpose of this report is for a development review of the subject property. Any use of this report and any support exhibits, appendixes, diagrams, or portions thereof other than for project review shall be subject to and require written permission of Tree Tech Services. Unauthorized modifications, distribution and / or use of this report, including the data or portion thereof contained is prohibited.

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Tree # 1 Interior Live Oak (*Quercus wislizenii*) Previous Arborist report # 659

15" d.s.h.

20' d.l.r.

Condition Rating 3

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain if desired, maintenance prune, inspect annually.

Tree # 2 Valley Oak (*Quercus lobata*) Previous Arborist report # 241

8" d.s.h.

10' d.l.r.

Condition Rating 3

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain if desired, maintenance prune, inspect annually.

Tree # 3 Valley Oak (*Quercus lobata*) Previous Arborist report # 242

15" d.s.h.

20' d.l.r.

Condition Rating 2, large wound from sunburn westside with visible decay.

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Removal.

Tree # 4 Valley Oak (*Quercus lobata*)

6" d.s.h.

5' d.l.r.

Condition Rating 2, co-dominant stems at six feet

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain if desired, maintenance prune, inspect annually.

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Tree # 5 Interior Live Oak (*Quercus wisilizenii*) Previous Arborist report # 253

6" d.s.h.

10' d.l.r.

Condition Rating 3

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain if desired, maintenance prune, inspect annually.

Tree # 6 Interior Live Oak (*Quercus wisilizenii*) Previous Arborist report # 254

6" d.s.h.

10' d.l.r.

Condition Rating 3

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain if desired, maintenance prune, inspect annually.

Tree # 7 Interior Live Oak (*Quercus wisilizenii*) Previous Arborist report # 255

12" d.s.h.

15' d.l.r.

Condition Rating 3

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain if desired, maintenance prune, inspect annually.

Tree # 8 Valley Oak (*Quercus lobata*) Previous Arborist report # 256

20" d.s.h.

30' d.l.r.

Condition Rating 3

Foliage: Fair.

Drip Line environment: Native grasses, tree is causing damage to North fence line wall.

Recommendation: Retain if desired, maintenance prune, inspect annually.

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Tree # 9 Valley Oak (*Quercus lobata*) Previous Arborist report # 257

6" d.s.h.

15' d.l.r.

Condition Rating 3, tree is suppressed by adjacent trees.

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain if desired, maintenance prune, inspect annually.

Tree # 10 Valley Oak (*Quercus lobata*) Previous Arborist report # 258

25" d.s.h.

30' d.l.r.

Condition Rating 2, multiple stems. Included attachments at base.

Foliage: Fair.

Drip Line environment: Native grasses

Recommendation: Retain if desired, maintenance prune, inspect annually.

Tree # 11 Interior Live Oak (*Quercus wisilizenii*)

11" d.s.h.

15' d.l.r.

Condition Rating 3

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain if desired, maintenance prune, inspect annually.

Tree # 12 Interior Live Oak (*Quercus wisilizenii*) Previous Arborist report # 259

20" d.s.h.

30' d.l.r.

Condition Rating 3, Multiple stems.

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain if desired, maintenance prune, inspect annually.

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Tree # 13 Blue Oak (*Quercus douglasii*) Previous Arborist report # 260

10" d.s.h.

18' d.l.r.

Condition Rating 3

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain if desired, maintenance prune, inspect annually.

Tree # 14 Valley Oak (*Quercus lobata*) Previous Arborist report # 261

6" d.s.h.

8' d.l.r.

Condition Rating 3

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain if desired, maintenance prune, inspect annually.

Tree # 15 Interior Live Oak (*Quercus wisilizenii*) Previous Arborist report # 262

17" d.s.h.

25' d.l.r.

Condition Rating 3

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain if desired, maintenance prune, inspect annually.

Tree # 16 Interior Live Oak (*Quercus wisilizenii*) Previous Arborist report # 263

17" d.s.h.

22' d.l.r.

Condition Rating 3

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain if desired, maintenance prune, inspect annually.

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Tree # 17 Valley Oak (*Quercus lobata*) Previous Arborist report # 264

26" d.s.h.

35' d.l.r.

Condition Rating 3, Multiple stems.

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain if desired, maintenance prune, inspect annually.

Tree # 18 Valley Oak (*Quercus lobata*) Previous Arborist report # 657

14" d.s.h.

30' d.l.r.

Condition Rating 3, Mechanical damage to mainstem.

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain if desired, maintenance prune, inspect annually.

Tree # 19 Blue Oak (*Quercus douglasii*) Previous Arborist report # 656

8" d.s.h.

12' d.l.r.

Condition Rating 2, epicormic growth, mechanical damage to mainstem.

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain if desired, maintenance prune, inspect annually.

Tree # 20 Interior Live Oak (*Quercus wisilizenii*) Previous Arborist report # 655

8" d.s.h.

15' d.l.r.

Condition Rating 3

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain if desired, maintenance prune, inspect annually.

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Tree # 21 Interior Live Oak (*Quercus wisilizenii*) Previous Arborist report # 654

8" d.s.h.

20' d.l.r.

Condition Rating 3

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain if desired, maintenance prune, inspect annually.

Tree # 22 Interior Live Oak (*Quercus wisilizenii*) Previous Arborist report # 267

38" d.s.h.

50' d.l.r.

Condition Rating 1, Major stem failure at first crotch five feet allowing decay into mainstem.

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Removal.

Tree # 23 Interior Live Oak (*Quercus wisilizenii*) Previous Arborist report # 272

16" d.s.h.

22' d.l.r.

Condition Rating 3, multiple stems.

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain if desired, maintenance prune, inspect annually.

Tree # 24 Interior Live Oak (*Quercus wisilizenii*) Previous Arborist report # 271

11" d.s.h.

18' d.l.r.

Condition Rating 3

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain if desired, maintenance prune, inspect annually.

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Tree # 25 Valley Oak (*Quercus lobata*)

7" d.s.h.

10' d.l.r.

Condition Rating 3

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain if desired, maintenance prune, inspect annually.

Tree # 26 Interior Live Oak (*Quercus wisilizenii*) Previous Arborist report # 273

9" d.s.h.

15' d.l.r.

Condition Rating 3

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain if desired, maintenance prune, inspect annually.

Tree # 27 Interior Live Oak (*Quercus wisilizenii*) Previous Arborist report # 274

15" d.s.h.

25' d.l.r.

Condition Rating 3

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain if desired, maintenance prune, inspect annually.

Tree # 28 Interior Live Oak (*Quercus wisilizenii*) Previous Arborist report # 275

8" d.s.h.

15' d.l.r.

Condition Rating 3

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain if desired, maintenance prune, inspect annually.

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Tree # 29 Interior Live Oak (*Quercus wisilizenii*) Previous Arborist report # 269

7" d.s.h.

10' d.l.r.

Condition Rating 2, include attachments at base.

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Removal.

Tree # 30 Valley Oak (*Quercus lobata*) Previous Arborist report # 238

16" d.s.h.

30' d.l.r.

Condition Rating 3

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain if desired, maintenance prune, inspect annually.

Tree # 31 Interior Live Oak (*Quercus wisilizenii*) Previous Arborist report # 239

7" d.s.h.

15' d.l.r.

Condition Rating 3

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain if desired, maintenance prune, inspect annually.

Tree # 32 Interior Live Oak (*Quercus wisilizenii*) Previous Arborist report # 240

8" d.s.h.

15' d.l.r.

Condition Rating 3

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain if desired, maintenance prune, inspect annually.