ARBORIST REPORT

PROJECT ADDRESS
761 Fleming Ave
SAN JOSE, CA 95127

PREPARED FOR
VIAM Fleming PARTNERS LLC
2189 MONTEREY RD, STE 260
SAN JOSE, CA 95125

March 7 2025

REPORT PREPARED BY:
LARRY VAN GRONINGEN

I.S.A. Certified Arborist #WE-9151A

TRAQ Qualified

Qualified Applicator License #117443

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BACKGROUND

On March 5th and 6th, 2025, I, Larry Van Groningen, Certified Arborist No. WE-9151A was called out to complete a survey, assessment, and Arborist Report for 49 trees located within the limit of work illustrated on Exhibit A at address *761 Fleming Ave, San Jose CA 95127*. The project site encompasses a residential parcel totaling approximately 1.9 acres. The parcel is surrounded by residential lots. The scope of services includes locating, measuring DBH, CBH, assessing tree health, and photographing the condition of all trees within the limit of work. Tree locations shown on Exhibit A are approximate.

ASSIGNMENT

The assignment is to survey 49 trees located on the project site in order to generate an arborist report detailing approximate location of the trees, their current health within a range from 1 to 5 (1=poor, declining health, 5=healthy, vigorous tree), and their diameters as well as circumference at breast height (DHB, CBH).

LIMITS OF THE ASSIGNMENT

Only a visual inspection from the ground was performed without aerial inspection or other methods.

PURPOSE AND USE OF THIS REPORT

The purpose of this report is to provide an Arborist Report required to proceed with upcoming permitting endeavors at the City of San Jose.

OBSERVATIONS

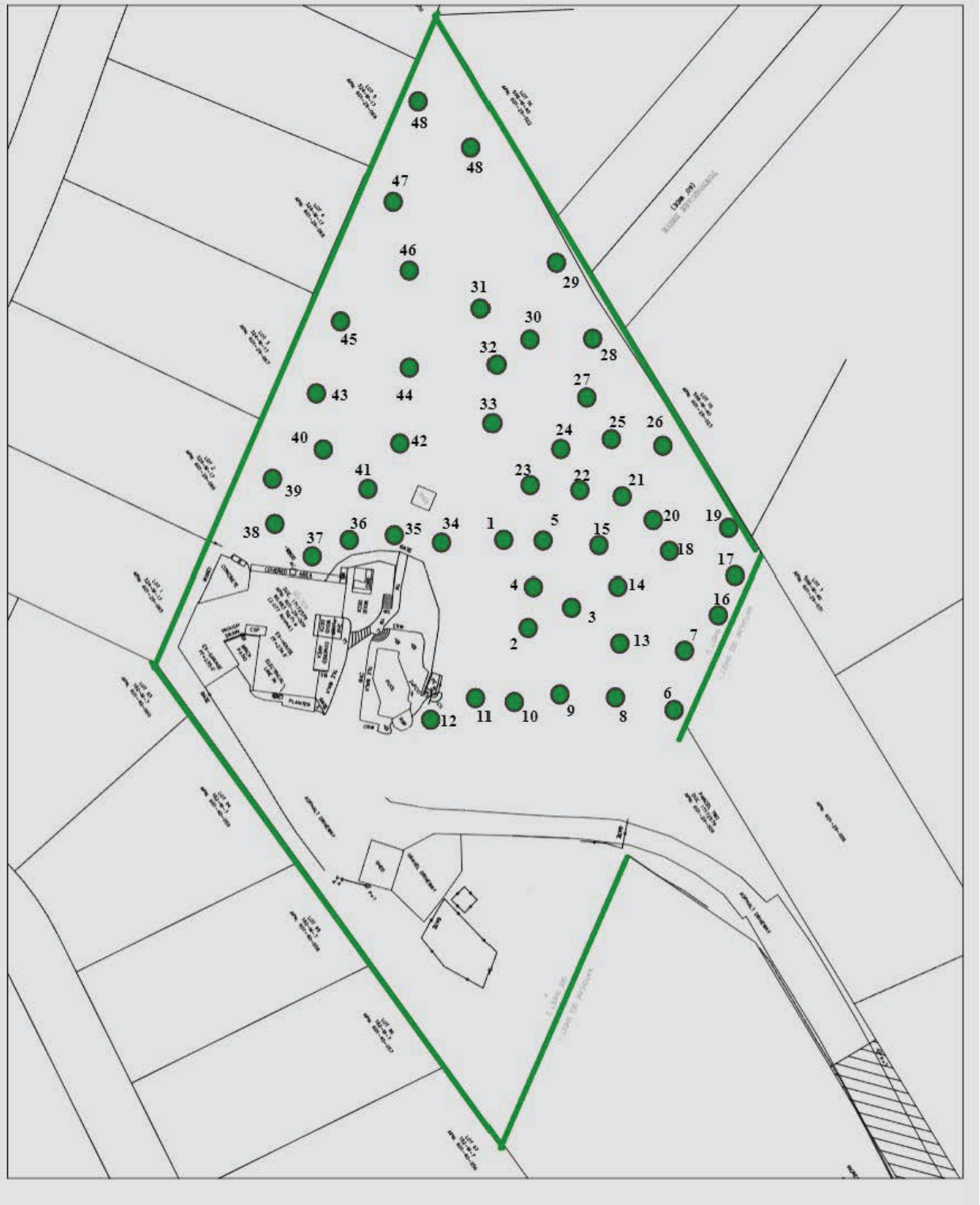
The site is heavily overgrown with a dense mix of trees, shrubs, and vines, creating a thick vegetative cover. Many trees are enveloped in ivy and other climbing plants, which may contribute to structural decline. Numerous dead trees have fallen, likely due to past storms and/or root rot caused by persistently moist soil conditions. The fallen trees, along with dense undergrowth, contribute to a tangled and unmanaged landscape. Some standing trees exhibit signs of stress, including leaning trunks and weakened root systems. Overall, the site's overgrowth and deteriorating tree health indicate a lack of maintenance and ongoing ecological decline. Below is the list of trees observed:

761 FLEMING AVE, SAN JOSE CA 95127 - TREE INVENTORY				
Tree number	**Species**	**Health**	**DBH (inches)**	**CBH (inches)**
1	Citrus aurantium	4	4	12.6
2	Laurus nobilis	2	2	6.3
3	Prunus ilicifolia	3	4	12.6
4	Quercus lobata	4	8	25.1
5	Quercus lobata	4	4	12.6
6	Olea europaea	5	7	22.0
7	Quercus lobata	5	10.5	33.0
8	Olea europaea	5	1.5	4.7
9	Quercus lobata	4	2	6.3
10	Citrus aurantium	5	7.5	23.6
11	Acacia confusa	5	5.5	17.3
12	Acacia confusa	5	4.5	14.1
13	Quercus lobata	4	12	37.7
14	Quercus lobata	3	9	28.3
15	Laurus nobilis	4	2	6.3
16	Laurus nobilis	3	2.5	7.9
17	Laurus nobilis	4	3	9.4
18	Quercus lobata	3	3	9.4
19	Prunus ilicifolia	5	2	6.3
20	Prunus ilicifolia	2	5.5	17.3
21	Prunus ilicifolia	5	2	6.3

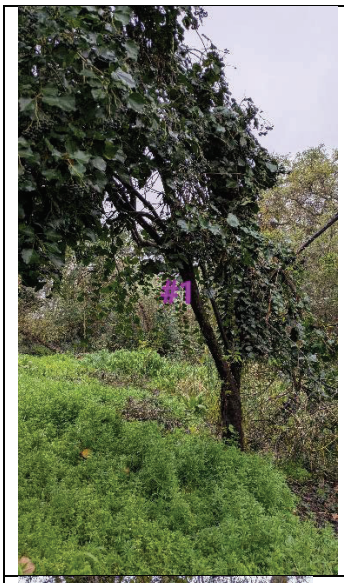
22	Prunus ilicifolia	5	2	6.3
23	Ligustrum lucidum	3	2	6.3
24	Ligustrum lucidum	2	3	9.4
25	Ligustrum lucidum	3	2.5	7.9
26	Ligustrum lucidum	3	3	9.4
27	Quercus lobata	3	5.5	17.3
28	Quercus lobata	3	7.5	23.6
29	Ligustrum lucidum	3	6	18.8
30	Quercus lobata	4	12	37.7
31	Quercus lobata	4	10	31.4
32	Quercus lobata	5	11	34.6
33	Quercus lobata	4	10	31.4
34	Quercus lobata	5	9	28.3
35	Olea europaea	3	5.5	17.3
36	Olea europaea	4	2	6.3
37	Quercus lobata	4	10	31.4
38	Quercus lobata	4	12.5	39.3
39	Quercus lobata	5	12	37.7
40	Quercus lobata	4	11.5	36.1
41	Quercus lobata	5	13	40.8
42	Quercus lobata	4	15	47.1
43	Quercus lobata	4	11	34.6
44	Quercus lobata	5	12.5	39.3
45	Quercus chrysolepis	4	5.5	17.3
46	Prunus cerasifera	4	3	9.4
47	Quercus lobata	5	14	44.0
48	Quercus lobata	4	13	40.8
49	Quercus lobata	5	15	47.1

APPENDIX A

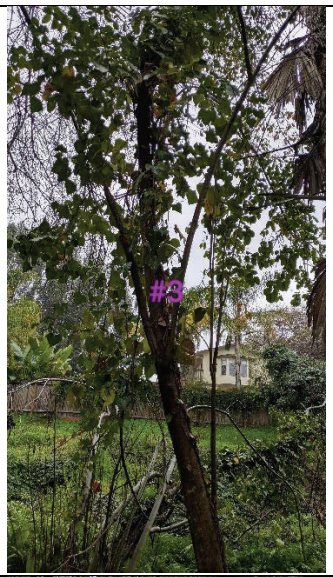
761 FLEMING AVE, SAN JOSE CA 95127 - SITE PLAN WITH APPROXIATE TREE LOCATION



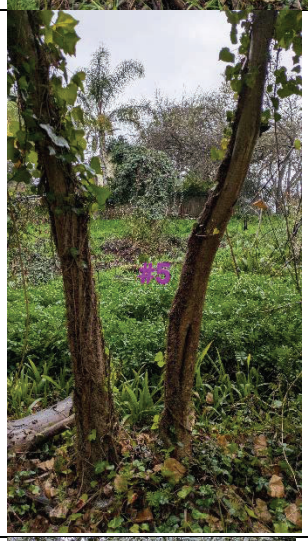
TREE PHOTOGRAPHS




















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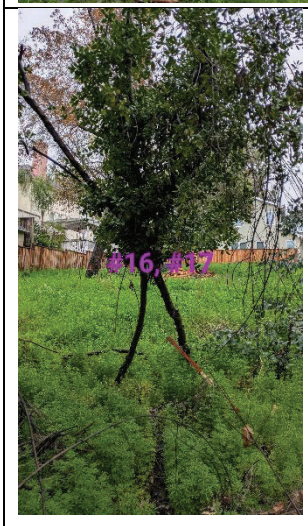

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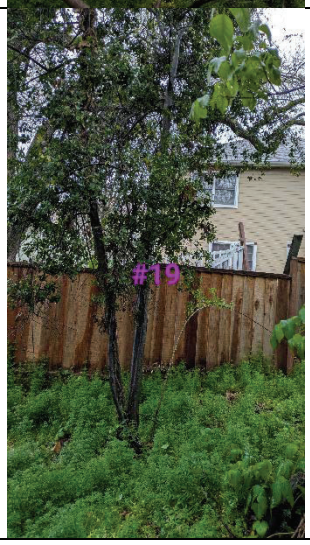

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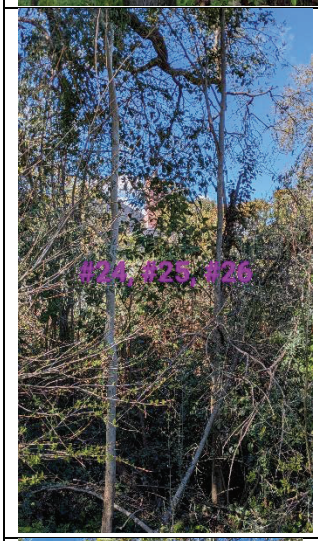

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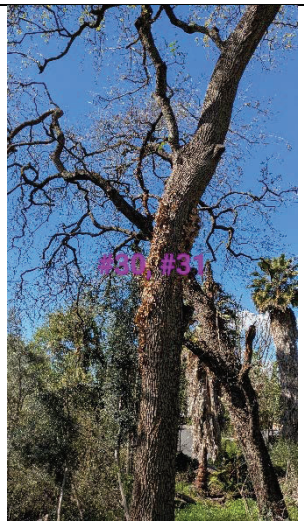

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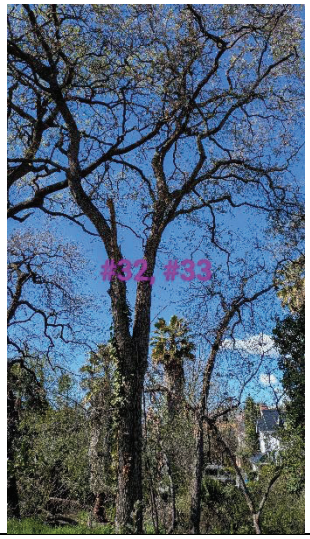

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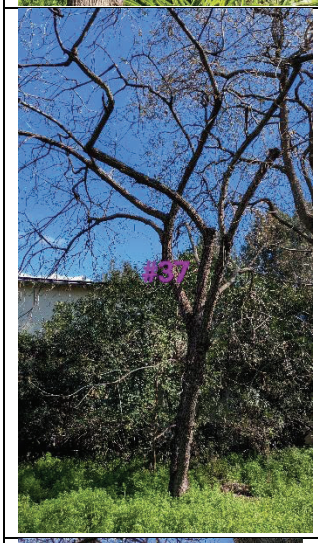

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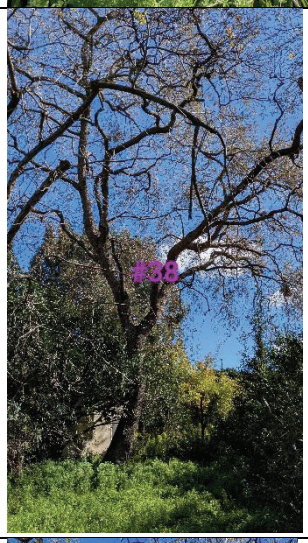

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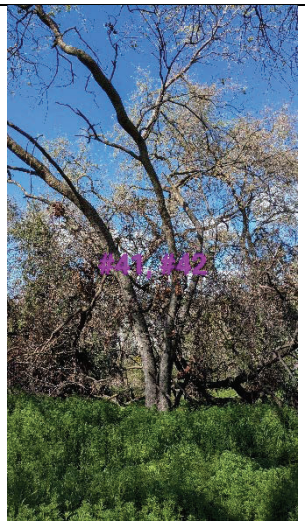

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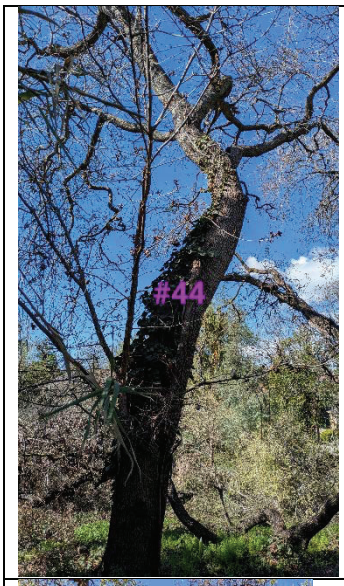

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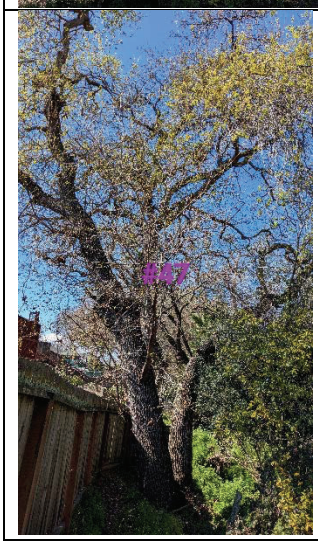

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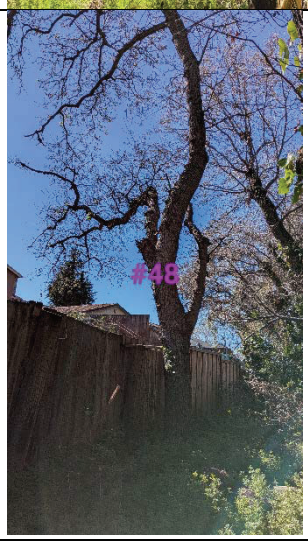

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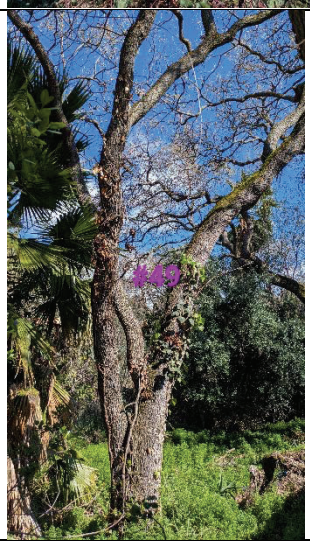












- **End of Photographs -**

QUALIFICATIONS, ASSUMPTIONS, AND LIMITING CONDITIONS

Any legal description provided to the arborist is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.
Care has been taken to obtain information from reliable sources. However, the arborist cannot be responsible for the accuracy of information provided by others.
The arborist shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitrations, or trials by reason of this report unless subsequent contractual arraignments are made, including payment of an additional fee for such service.
This report and any appraisal value expressed herein represent the opinion of the arborist, and the arborist fee is not contingent upon the reporting of a specified appraised value, a stipulated result, or the occurrence of a subsequent event.
Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.
Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

CERTIFICATION OF PERFORMANCE

I, Larry Van Groningen, certify:
That I have personally inspected the tree(s) and/or the property referred to in this report, and have states my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;
That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;
That the analysis, opinions and conclusions stated herein are my own;
That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;
That no one provided significant professional assistance to the arborist, except as indicated in the report.
That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;
I further certify that I am an I.S.A. Certified Arborist in good standing with The International Society of Arboriculture. I hold a valid Qualified Applicators License with California Department of Pesticide Regulation. I have been involved with the practice of Arboriculture and the care and study of trees since 1997.



Larry C. Van Groningen
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