

TREE APPRAISAL

TREE NUMBER 17
 PROPERTY M C Extension of Dockweiler Dr
 APPRAISER (ARBORIST) Robert Hansen
 DATE March 28, 2006

SPECIES	Scrub Oak (<i>Quercus berberidifolia</i>)				
CONDITION	70%				
TRUNK DIAMETER	6	SITE	CONT.	PLACE	
LOCATION		50%	70%	50%	57%
SPECIES RATING	90%				
REPLACEMENT TREE SIZE	5.50	23.75			
REPLACEMENT TREE COST	\$1,482.00				
INSTALLATION COST	\$1,482.00				
INSTALLED TREE COST	\$2,964.00				
UNIT TREE COST	\$62.40				
APPRAISED TRUNK AREA	28.26	28			
APPRAISED TREE TRUNK INCREASE		4			
BASIC TREE COST	\$3,229.20				
APPRAISED VALUE	\$1,152.82				

TREE NUMBER 18
 PROPERTY M.C Extension of Dockweiler Drive
 APPRAISER (ARBORIST) Robert Hansen
 DATE March 28, 2006

SPECIES	Scrub Oak (<i>Quercus berberidifolia</i>)				
CONDITION	70%				
TRUNK DIAMETER	9	SITE	CONT.	PLACE	
LOCATION		50%	70%	50%	57%
SPECIES RATING	90%				
REPLACEMENT TREE SIZE	5.50	23.75			
REPLACEMENT TREE COST	\$1,482.00				
INSTALLATION COST	\$1,482.00				
INSTALLED TREE COST	\$2,964.00				
UNIT TREE COST	\$62.40				
APPRAISED TRUNK AREA	63.59	64			
APPRAISED TREE TRUNK INCREASE		40			
BASIC TREE COST	\$5,475.60				
APPRAISED VALUE	\$1,954.79				

TREE APPRAISAL

TREE NUMBER 19
 PROPERTY M.C Extension of Dockweiler Dr
 APPRAISER (ARBORIST) Robert Hansen
 DATE March 28, 2006

SPECIES	Scrub Oak (<i>Quercus berberidifolia</i>)				
CONDITION	70%				
TRUNK DIAMETER	11	SITE	CONT.	PLACE	
LOCATION		50%	70%	50%	57%
SPECIES RATING	90%				
REPLACEMENT TREE SIZE	5.50	23.75			
REPLACEMENT TREE COST	\$1,482.00				
INSTALLATION COST	\$1,482.00				
INSTALLED TREE COST	\$2,964.00				
UNIT TREE COST	\$62.40				
APPRAISED TRUNK AREA	94.99	95			
APPRAISED TREE TRUNK INCREASE		71			
BASIC TREE COST	\$7,410.00				
APPRAISED VALUE		\$2,645.37			

TREE NUMBER 20
 PROPERTY M.C Extension of Dockweiler Drive
 APPRAISER (ARBORIST) Robert Hansen
 DATE March 28, 2006

SPECIES	Scrub Oak (<i>Quercus berberidifolia</i>)				
CONDITION	70%				
TRUNK DIAMETER	12	SITE	CONT.	PLACE	
LOCATION		50%	70%	50%	57%
SPECIES RATING	90%				
REPLACEMENT TREE SIZE	5.50	23.75			
REPLACEMENT TREE COST	\$1,482.00				
INSTALLATION COST	\$1,482.00				
INSTALLED TREE COST	\$2,964.00				
UNIT TREE COST	\$62.40				
APPRAISED TRUNK AREA	113.04	113			
APPRAISED TREE TRUNK INCREASE		89			
BASIC TREE COST	\$8,533.20				
APPRAISED VALUE		\$3,046.35			

TREE APPRAISAL

TREE NUMBER 23
 PROPERTY M.C Extension of Dockweiler Dr.
 APPRAISER (ARBORIST) Robert Hansen
 DATE March 28, 2006

SPECIES	Scrub Oak (<i>Quercus berberidifolia</i>)				
CONDITION	70%				
TRUNK DIAMETER	14	SITE	CONT.	PLACE	
LOCATION		50%	70%	50%	57%
SPECIES RATING	90%				
REPLACEMENT TREE SIZE	5.50	23.75			
REPLACEMENT TREE COST	\$1,482.00				
INSTALLATION COST	\$1,482.00				
INSTALLED TREE COST	\$2,964.00				
UNIT TREE COST	\$62.40				
APPRAISED TRUNK AREA	153.86	154			
APPRAISED TREE TRUNK INCREASE		130			
BASIC TREE COST	\$11,091.60				
APPRAISED VALUE		\$3,959.70			

TREE NUMBER 24
 PROPERTY M.C Extension of Dockweiler Drive
 APPRAISER (ARBORIST) Robert Hansen
 DATE March 28, 2006

SPECIES	Scrub Oak (<i>Quercus berberidifolia</i>)				
CONDITION	70%				
TRUNK DIAMETER	18	SITE	CONT.	PLACE	
LOCATION		50%	70%	50%	57%
SPECIES RATING	90%				
REPLACEMENT TREE SIZE	5.50	23.75			
REPLACEMENT TREE COST	\$1,482.00				
INSTALLATION COST	\$1,482.00				
INSTALLED TREE COST	\$2,964.00				
UNIT TREE COST	\$62.40				
APPRAISED TRUNK AREA	254.34	254			
APPRAISED TREE TRUNK INCREASE		230			
BASIC TREE COST	\$17,331.60				
APPRAISED VALUE		\$6,187.38			

TREE APPRAISAL

TREE NUMBER 25
 PROPFRTY M C Extension of Dockweiler Dr
 APPRAISER (ARBORIST) Robert Hansen
 DATE March 28, 2006

SPECIES	Scrub Oak (<i>Quercus berberidifolia</i>)				
CONDITION	70%				
TRUNK DIAMETER	4	SITE	CONT.	PLACE	
LOCATION		50%	70%	50%	57%
SPECIES RATING	90%				
REPLACEMENT TREE SIZE	5.50	23.75			
REPLACEMENT TREE COST	\$1,482.00				
INSTALLATION COST	\$1,482.00				
INSTALLED TREE COST	\$2,964.00				
UNIT TREE COST	\$62.40				
APPRAISED TRUNK AREA	12.56	13			
APPRAISED TREE TRUNK INCREASE		-11			
BASIC TREE COST	\$2,293.20				
APPRAISED VALUE	\$818.67				

TREE NUMBER 26
 PROPERTY M.C Extension of Dockweiler Drive
 APPRAISER (ARBORIST) Robert Hansen
 DATE March 28, 2006

SPECIES	Scrub Oak (<i>Quercus berberidifolia</i>)				
CONDITION	70%				
TRUNK DIAMETER	13	SITE	CONT.	PLACE	
LOCATION		50%	70%	50%	57%
SPECIES RATING	90%				
REPLACEMENT TREE SIZE	5.50	23.75			
REPLACEMENT TREE COST	\$1,482.00				
INSTALLATION COST	\$1,482.00				
INSTALLED TREE COST	\$2,964.00				
UNIT TREE COST	\$62.40				
APPRAISED TRUNK AREA	132.67	133			
APPRAISED TREE TRUNK INCREASE		109			
BASIC TREE COST	\$9,781.20				
APPRAISED VALUE	\$3,491.89				

TREE APPRAISAL

TREE NUMBER 27
 PROPERTY M C Fxtension of Dockweiler Dr
 APPRAISER (ARBORIST) Robert Hansen
 DATE March 28, 2006

SPECIES	Scrub Oak (<i>Quercus berberidifolia</i>)				
CONDITION	70%				
TRUNK DIAMETER	13	SITE	CONT.	PLACE	
LOCATION		50%	70%	50%	57%
SPECIES RATING	90%				
REPLACEMENT TREE SIZE	5.50	23.75			
REPLACEMENT TREE COST	\$1,482.00				
INSTALLATION COST	\$1,482.00				
INSTALLED TREE COST	\$2,964.00				
UNIT TREE COST	\$62.40				
APPRAISED TRUNK AREA	132.67	133			
APPRAISED TREE TRUNK INCREASE		109			
BASIC TREE COST	\$9,781.20				
APPRAISED VALUE	\$3,491.89				

TREE NUMBER 28
 PROPERTY M.C Extension of Dockweiler Drive
 APPRAISER (ARBORIST) Robert Hansen
 DATE March 28, 2006

SPECIES	Coast Live Oak (<i>Quercus agrifolia</i>)				
CONDITION	70%				
TRUNK DIAMETER	21	SITE	CONT.	PLACE	
LOCATION		50%	70%	50%	57%
SPECIES RATING	90%				
REPLACEMENT TREE SIZE	5.50	23.75			
REPLACEMENT TREE COST	\$1,482.00				
INSTALLATION COST	\$1,482.00				
INSTALLED TREE COST	\$2,964.00				
UNIT TREE COST	\$62.40				
APPRAISED TRUNK AREA	346.19	346			
APPRAISED TREE TRUNK INCREASE		322			
BASIC TREE COST	\$23,072.40				
APPRAISED VALUE	\$8,236.85				

TREE APPRAISAL

TREE NUMBER 29
 PROPERTY M C Extension of Dockweiler Dr
 APPRAISER (ARBORIST) Robert Hansen
 DATE March 28, 2006

SPECIES		Scrub Oak (<i>Quercus berberidifolia</i>)				
CONDITION		70%				
TRUNK DIAMETER		22	SITE	CONT.	PLACE	
LOCATION			50%	70%	50%	
SPECIES RATING		90%			57%	
REPLACEMENT TREE SIZE		5.50	23.75			
REPLACEMENT TREE COST		\$1,482.00				
INSTALLATION COST		\$1,482.00				
INSTALLED TREE COST		\$2,964.00				
UNIT TREE COST		\$62.40				
APPRAISED TRUNK AREA	379.94	380				
APPRAISED TREE TRUNK INCREASE		356				
BASIC TREE COST		\$25,194.00				
APPRAISED VALUE		\$8,994.26				

TREE NUMBER 30
 PROPERTY M.C Extension of Dockweiler Drive
 APPRAISER (ARBORIST) Robert Hansen
 DATE March 28, 2006

SPECIES		Coast Live Oak (<i>Quercus agrifolia</i>)				
CONDITION		70%				
TRUNK DIAMETER		12	SITE	CONT.	PLACE	
LOCATION			50%	70%	50%	
SPECIES RATING		90%			57%	
REPLACEMENT TREE SIZE		5.50	23.75			
REPLACEMENT TREE COST		\$1,482.00				
INSTALLATION COST		\$1,482.00				
INSTALLED TREE COST		\$2,964.00				
UNIT TREE COST		\$62.40				
APPRAISED TRUNK AREA	113.04	113				
APPRAISED TREE TRUNK INCREASE		89				
BASIC TREE COST		\$8,533.20				
APPRAISED VALUE		\$3,046.35				

TREE APPRAISAL

TREE NUMBER 34
 PROPERTY M.C Extension of Dockweiler Dr.
 APPRAISER (ARBORIST) Robert Hansen
 DATE March 28, 2006

SPECIES	Coast Live Oak (<i>Quercus agrifolia</i>)				
CONDITION	70%				
TRUNK DIAMETER	3	SITE	CONT.	PLACE	
LOCATION		50%	70%	50%	57%
SPECIES RATING	90%				
REPLACEMENT TREE SIZE	5.50	23.75			
REPLACEMENT TREE COST	\$1,482.00				
INSTALLATION COST	\$1,482.00				
INSTALLED TREE COST	\$2,964.00				
UNIT TREE COST	\$62.40				
APPRAISED TRUNK AREA	7.07	7			
APPRAISED TREE TRUNK INCREASE		-17			
BASIC TREE COST	\$1,918.80				
APPRAISED VALUE		\$685.01			

TREE NUMBER 35
 PROPERTY M.C Extension of Dockweiler Drive
 APPRAISER (ARBORIST) Robert Hansen
 DATE March 28, 2006

SPECIES	Coast Live Oak (<i>Quercus agrifolia</i>)				
CONDITION	70%				
TRUNK DIAMETER	14	SITE	CONT.	PLACE	
LOCATION		50%	70%	50%	57%
SPECIES RATING	90%				
REPLACEMENT TREE SIZE	5.50	23.75			
REPLACEMENT TREE COST	\$1,482.00				
INSTALLATION COST	\$1,482.00				
INSTALLED TREE COST	\$2,964.00				
UNIT TREE COST	\$62.40				
APPRAISED TRUNK AREA	153.86	154			
APPRAISED TREE TRUNK INCREASE		130			
BASIC TREE COST	\$11,091.60				
APPRAISED VALUE		\$3,959.70			

Section 5

RECOMMENDATIONS TO REDUCE IMPACT ON OAK TREES DURING CONSTRUCTION

Prevention of negative impacts is the key to oak tree preservation on construction sites. Chain link protection fencing, hand grading within tree protection zones (TPZ) with hand tools only, careful root pruning with hand tools as necessary, and on site supervision by the Oak Tree Consultant are methods that can help to successfully preserve oak trees. Roots larger than one inch diameter are to be preserved whenever possible.

Absorbing root damage is commonly caused by soil compaction by persons or vehicles, trenching, and changes in grade that inhibit oxygen exchange or remove roots. Except for City-approved encroachments, these activities should be avoided within tree protection zones.

1. Protective fencing will be needed and must be installed for the protection of the three Oak trees to remain. Install a fence a minimum of five feet in height and five feet beyond the end of the branches (dripline). Stakes shall be strong enough to secure the fence for the duration of the project.

The fence is to remain in place at all times. A gate is necessary for tree maintenance personnel. No building materials or equipment are to be stored within the fenced area. No temporary buildings are permitted within the tree protection zone.

2. The project consulting arborist shall be present during all grading operations within tree protection zones (TPZ). The tree protection zone is defined as the end of the branches (dripline) plus five feet. Hand grading, with hand tools only, is required within the TPZ.
3. Any root pruning, if necessary, shall be performed under the direction of the project's consulting arborist.
4. Disposing of waste such as cement, concrete, petroleum products, paint or any other material that may be toxic to plants shall not be permitted on site.
5. If questions arise regarding any action that may have negative impact on an oak tree, the project arborist shall be contacted and consulted with before any such action occurs. Damaging actions must be prevented, as little can be done after the damage occurs.

6. No equipment is to be used within the tree protection zone. Any digging, excavation, grading, or trenching within the tree protected zone should be done by hand in the presence of the project Oak Tree Consultant.
7. Any all work within Tree Protection Zones must be monitored by the Oak Tree Consultant as required by the governing agency.

Section 6

GENERAL RECOMMENDATIONS FOR OAK TREE MAINTENANCE

Three Coast Live Oaks are to remain. Implementing and maintaining favorable cultural conditions around the Oaks is the key to tree health. Disease and insect problems are much less likely to occur when trees are healthy. Soil and root zone treatments to improve growing conditions, such as adding mulch to the surface, soil aeration, watering during dry winter and spring seasons, and soil-analyzed nutrient application (fertilization) may be beneficial for tree health and longevity.

1. Pruning oak trees is generally limited to the removal of dead, diseased or poorly attached branches that may be a severe risk to humans or property. Pruning should be done under the direction of a qualified arborist.
2. Refrain from watering oak trees except in years of below average rainfall. Refrain from watering oaks from July until November and from applying water within three feet of the root flare.
3. Mulching the surface of the soil approximately three to four inches deep with oak leaves under the canopy of the tree is beneficial. Keep mulch back from the trunk of established trees approximately 12-18 inches.
4. Fertilizing oak trees may be necessary in some soils and site conditions. Have the soil analyzed before fertilization so that the necessary elements can be applied to the root zone.
5. Newly installed trees will need supplemental water for the first two years, especially in the root ball area. Cultivate the soil beyond the root ball for a distance of three feet and 18 inches deep to improve the area for root growth. Apply three to four inches of oak leaf mulch over the area of the root ball and cultivated area. Keep mulch back from the trunk by 12 inches.
6. Root system aeration, known as vertical mulching or radial trench mulching can be beneficial in certain circumstances. Composted organic matter, mycorrhizal fungi, gypsum, and soil penetrants may improve root growth.
7. Keep turf-grass away from established trees during landscaping (minimum distances at the direction of the consulting arborist). Competitive plantings should be avoided.

Any questions regarding this report should be directed to the oak tree consultants at (310) 926-1427 for Mr. Hansen or (818) 636-4917 for Craig Crotty.



Bob Hansen, ASCA



Craig Crotty, ASCA Member

ATTACHMENTS

- Photographs
- Assumptions and Limiting Conditions
- Tree Plan

Assumptions and Limiting Conditions

The Consulting Arborist has no past, present or future interest in this property or the subject trees. Opinions contained herein are the independent and objective judgement of the Consultant relating to circumstances and observations made on the subject site.

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

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

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

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

It is assumed that statements of fact regarding property ownership, property boundaries, exact tree and structure locations are "as represented" by the client, in all verbal, written or drawn communications. The Consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.

It is assumed that any property referred to in this report is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.

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Levels of risk are in three categories, Risk, Severe Risk, and Critical Risk. Any critical risk tree should be removed immediately. Some severe risk trees warrant immediate removal, refer to the field data forms. Risk trees may sometimes, with less frequency, be recommended for removal.

Client/Applicant _____ Date _____

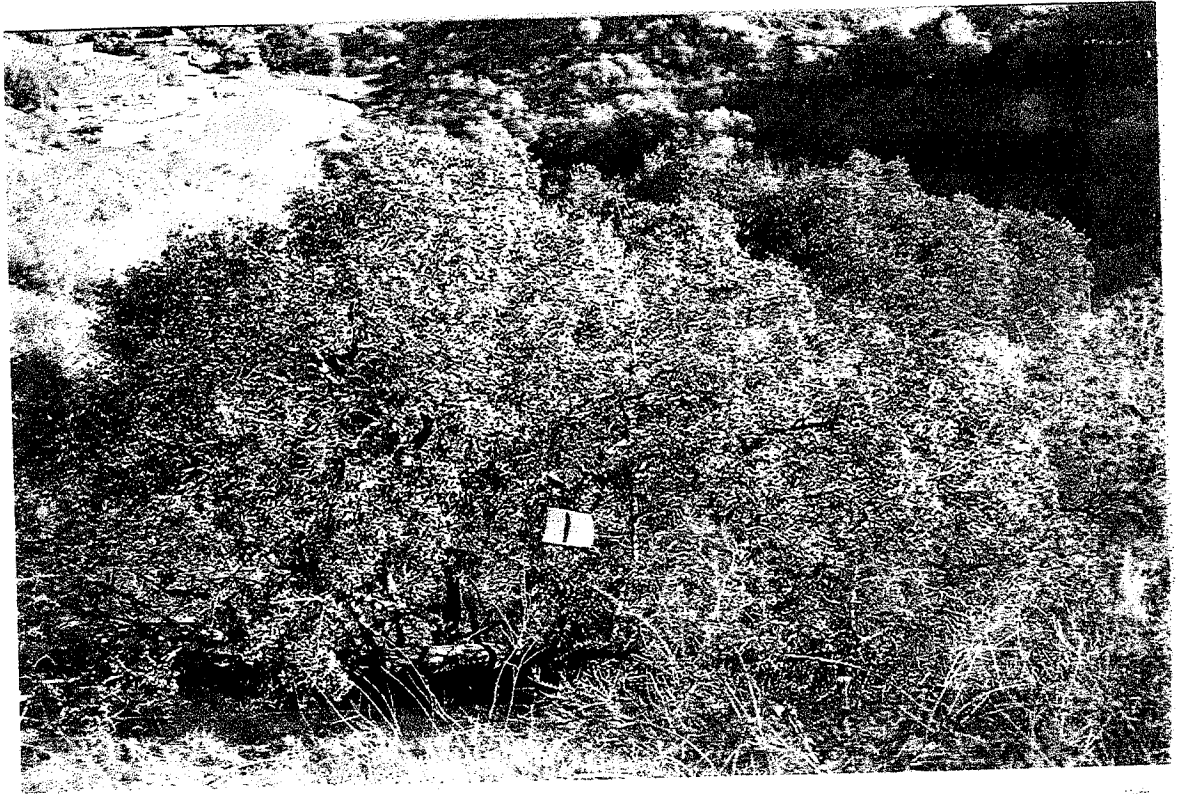
PICTURE PAGE

This is a view of the canyon where the Oak Trees are located.



PICTURE PAGE

This is a view of a portion of Oak Tree #1.



PICTURE PAGE

This is a view of a portion of Oak Tree #2.



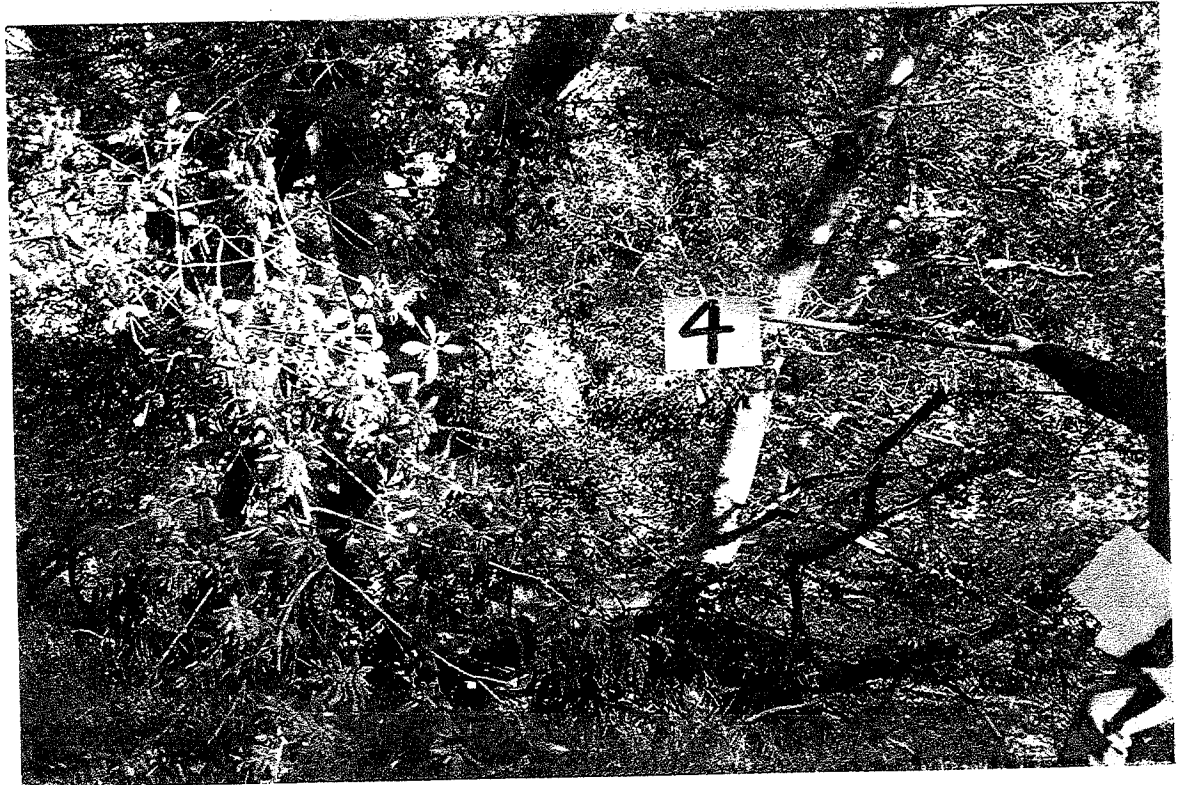
PICTURE PAGE

This is a view of a portion of Oak Tree #3.



PICTURE PAGE

This is a view of a portion of Oak Tree #4.



PICTURE PAGE

This is a view of a portion of Oak Tree #5.



PICTURE PAGE

This is a view of a portion of Oak Tree #6.



PICTURE PAGE

This is a view of a portion of Oak Tree #7.



PICTURE PAGE

This is a view of a portion of Oak Tree #8.



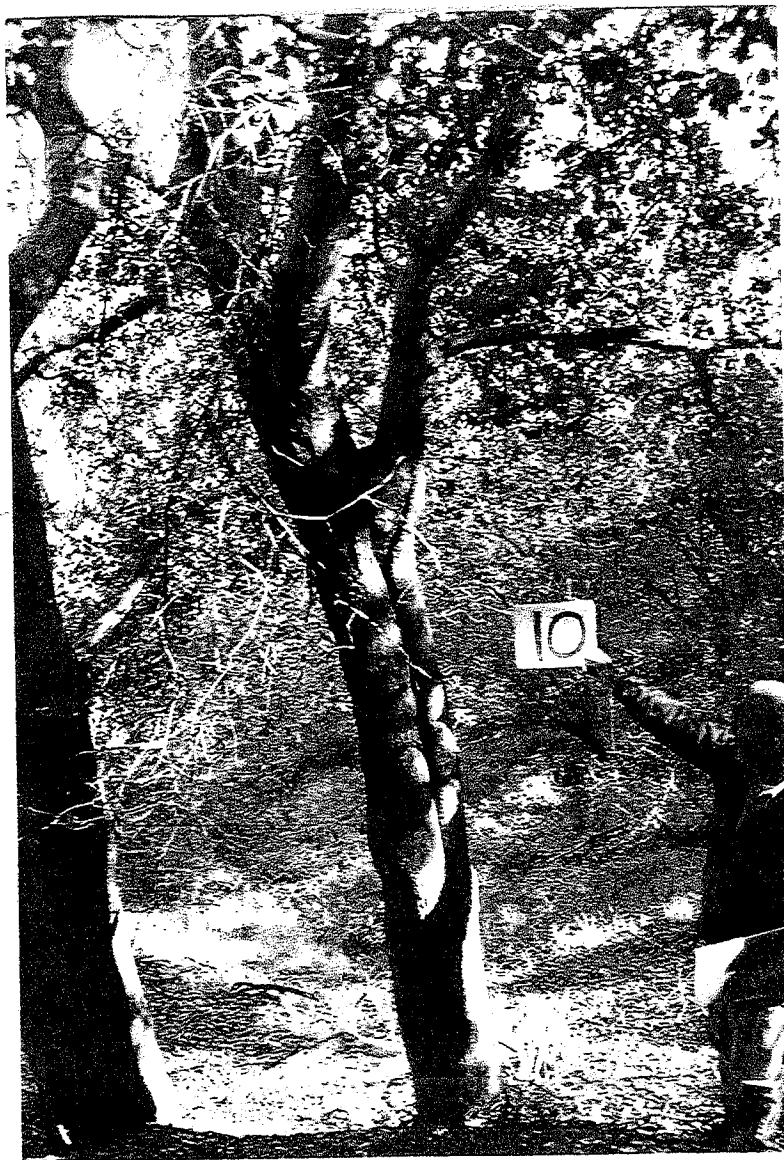
PICTURE PAGE

This is a view of a portion of Oak Tree #9.



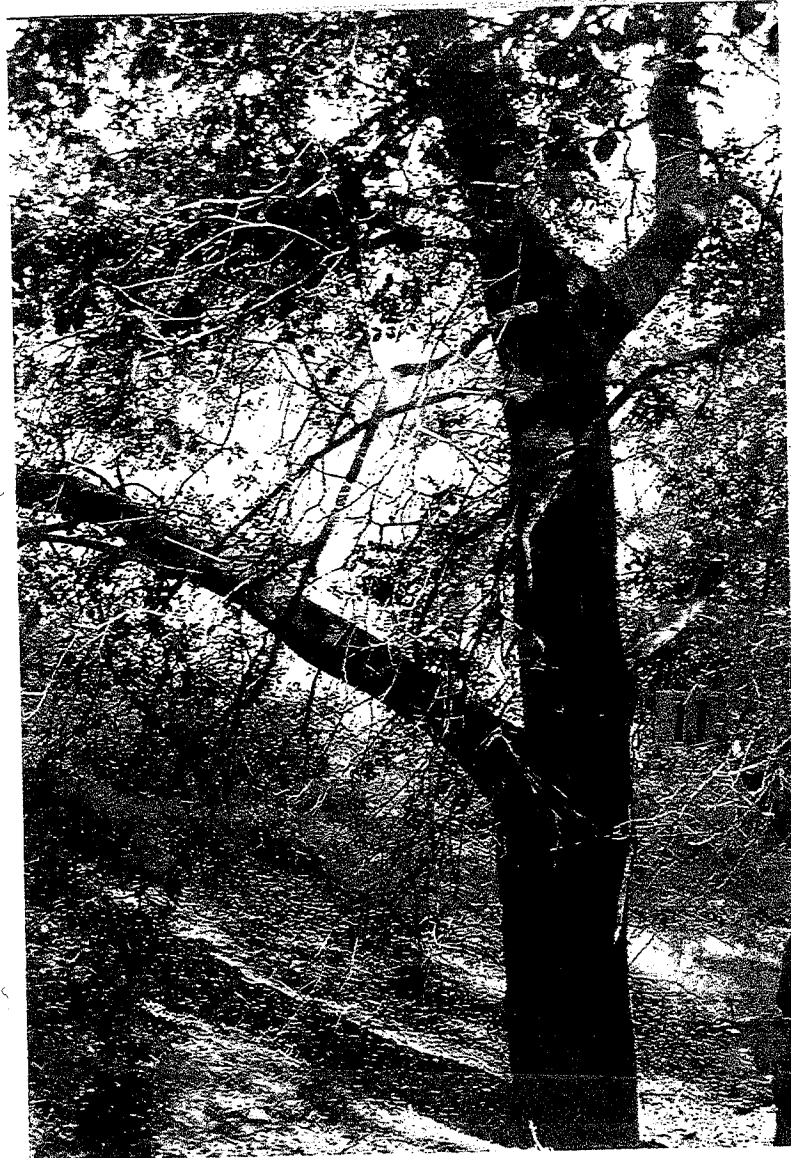
PICTURE PAGE

This is a view of a portion of Oak Tree #10.



PICTURE PAGE

This is a view of a portion of Oak Tree #11.



PICTURE PAGE

This is a view of a portion of Oak Tree #12.

