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PROJECT NAME: 412 6th Street
Roseville, CA 95678

ASSIGNMENT: Evaluation of design and its impact on existing trees

PLAN EVAL DATE: March13, 2025

REPORT DATE: April 7, 2025

INTRODUCTION: This report addresses the impact of five proposed duplex buildings with garages and two Additional Dwelling Units (ADU) to be constructed on a 1.1 acre lot located at 412 6th Street in the City of Roseville. The primary design objective for the new community was to preserve as many of the existing mature trees as possible by positioning the duplexes and the ADU's in locations that will have the least impact on the existing trees and allow room for new trees. The demolition plan specifies 11 trees for removal. The site plan specifies a 20 foot wide asphalt driveway that will run parallel with the western property line until it turns eastward near the northern end of the lot and ends at the east property line. The driveways will have a permeable surface. The grading plan calls out trenching for utilities and raised building pads and a lighting plan specifies low voltage landscape lighting. The landscape plan calls for new screening plant material and new trees along the property boundaries. At the heart of the site is a common oak grove area with a decomposed granite pathway, picnic tables and chairs.

SITE OVERVIEW

EVALUATION METHODOLOGY

The health, structure and condition of the subject trees were based on recognized national standard as established by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture that uses a numeric scale of 5 (highest) to 0 (dead). The table below shows the ratings used during the field inspection.

No problem(s)	Excellent	5	No problems found from a visual ground inspection. Structurally, the trees have properly spaced branches and near perfect.
No apparent problem(s)	Good	4	The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future risk can be reduced and/or more serious health problems can be averted.
Minor problem(s)	Fair	3	The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated and/or health can be improved.
Major or uncorrectable problems (2)	Poor	2	The tree has major structural issues. Retention would require additional evaluation to determine if health and structure could be improved. Risk should be assessed as it has structural conditions which indicate there is a high likelihood of some type of failure. Tree rated 2 should be removed if these additional evaluations will not be performed.
Extreme problem(s)	Hazardous	1	The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.
Dead	Dead	0	This indicates the tree has no significant sign of life.

Development impacts are based on distance relationships between the locations of the trees and the limits of grading and/or construction. Future field inspections and findings during the project at the time of grading and excavation can also change impacts to the trees on the adjacent properties as well as on site trees. Closely followed tree protection guidelines and requirements will result in a higher chance of their survival, while requirements that are overlooked will lower their chance of survival. Construction impacts are rated as follows:

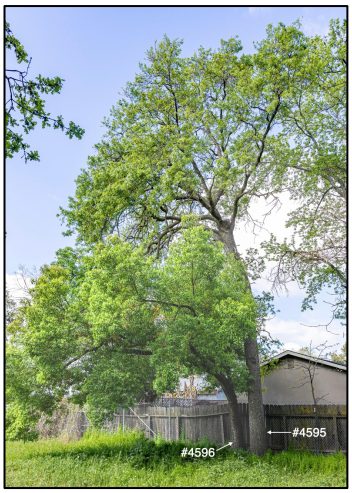
Impact	**Long Term Result of Impact:**
Negligible	Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone are less than 5%.
Minor	Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Protected Root Zone are less than 15% and species tolerance is good.
Moderate	Tree is likely to show moderate symptoms. Chance of survival post development is fair. Impacts to the Protected Root Zone are less than 35% and species tolerance is good or moderate.
Severe	Tree is likely to show moderate symptoms annually and a pattern of decline. Chance of long-term survival post development is low. Impacts to the Protected Root Zone are up to 50% and species tolerance is moderate to poor.
Critical	Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long-term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.
Total Loss	Tree is within the building footprint or grading will require removal.

PLAN ANALYSIS

There are 11 trees on the site that will be critically impacted by construction and should be removed during the demolition phase. There is a neighboring tree that should also be removed.

There are at least 6 trees that should be considered "shared trees" due their proximity to the property line. Trees with trunks that straddle a property line of an adjoining property typically belong to both landowners (Civil Code Section 834). In such cases there is only a limited right to cut any portion of the tree. Since the law is not entirely clear as to what right an owner on either side of a boundary has to cut any portion of a tree where the trunk straddles the property line, treatment of these trees will need to be discussed with the adjacent property owners in order to arrive at a mutually agreeable decision prior to demolition.

There are 8 trees located on adjacent properties that will need to be included with the *Tree Protection Zones* (TPZ's) and will need to be established prior to construction.



There are 2 trees next to the western property line, #4596, a camphor and #4595, a valley oak (photos at right) that are codominant where the valley oak depends on the camphor. Retaining the camphor will require specific pruning treatments for clearance. Camphor trees have a low tolerance for root damage so specialized excavation and root pruning will be required. Root pruning requirements will not be known until they are excavated. In the event the camphor will not tolerate the required root pruning removal would be the option.

The canopy of the camphor has been shading the trunk of the valley oak which is now dependent on that shade. Removal of the camphor tree will expose the trunk of the valley oak to sunscald. Sunscald occurs when bark that is usually shaded by foliage becomes fully exposed to sunlight. The excessive sunlight causes the tissue in the bark to become so hot that the cells in the cambium start to die. This results in dried out bark that flakes off creating lesions in the bark that over time open up into large wounds. The damaged area then becomes a decay pocket that is sometimes not recognized. These types of wounds can go undetected but will eventually weaken the stem of the valley oak which could lead to its failure or ultimate decline.

Removing the camphor would also leave the remaining valley oak with a low live crown ratio. The live crown ratio (LCR) is the ratio of crown length to total tree height. The LCR is affected by species, growing conditions, pruning history, previous branch failures, and natural branch shedding. A low LCR is created when the crowns are over-pruned. In this case a low LCR would be created with the removal of the camphor. A low LCR is a condition of concern, especially when the tree is exposed to higher wind conditions that follow soil saturating rainfall. A general rule for urban trees is when the LCR is less than 30% there is an increased likelihood of whole tree failure when taking in to account site-specific factors such as construction and excavation that could contribute to tree instability.

Tree #4591 (photo below left) is located in the northwest section of the site and will likely be impacted by grading for a parking area. Retaining this tree will require careful excavation, specific root pruning and regular care during the construction phase. Retaining the tree also depends on the amount of roots that are cut at the time of grading. In the event the tree could become destabilized as a result of excessive root loss the tree will need to be removed.

All of the trees that have been identified for retention will be impacted by the project. The grading throughout the site impacts up to 50% and more of their root zones and construction of the individual duplexes will require specific pruning treatments to provide sufficient building clearance.

Mature trees that have been growing in natural conditions tend to have a low tolerance to changes in their growing environment. Without proper maintenance all of the trees are likely to show moderate symptoms of stress and a pattern of decline over the next 2 – 5 years and their chance of long-term survival post construction is low.

Long term success for this project depends on a thorough tree protection and maintenance program that begins during the design phase, continues through the life of the project and has a long rang post-construction maintenance plan.

The typical TPZ includes the root plate and anchoring roots that are under the outermost edge of the tree's canopy spread and requires the most protection and care. The industry accepted calculation for a mature tree's protection zone provides a radius of 1 foot for every 1 inch of trunk diameter when the trunk is measured at 4½ feet above grade. The City of Roseville requires an additional 1 foot beyond the dripline of the protected tree. Due to the layout of the site, standard tree protection zones that encompass the entire canopy of the trees would be impractical as it would inhibit most of the grading and much of the construction. However, establishing grow zones that are consistent with the grading requirements creates conditions that will help the trees tolerate the impact of root pruning and encourage new root growth to be generated within the boundaries of the tree protection zones.

There are 22 trees that have been carefully incorporated into the design of the individual structures and connecting driveway that will require unique TPZ's during construction. Level 2 Risk Assessments should be conducted on all 22 trees to determine final suitability for retention.

The subject trees currently pose a low level of risk because up to this point there have been very few targets within the fall zones of any of the subject trees and the consequences of any branch failures have been insignificant.

During the initial site inspection it was noted that the trees did not appear to have a pruning history with some trees having structural defects that should be corrected through pruning. The initial site visit did not include a risk assessment, but now that a proposed design has been produced the risk level of all trees that are proposed for retention should be assessed and a regular tree maintenance program should be developed.

The tree risk assessments are based on the standards and practices described within the *American National Standard Institute (ANSI) A300 (Part 9) Tree Risk Assessment; a. Tree Structure Assessment - Standard Practices*. All retained trees should be assessed through a ground-based, Level 2 Basic Assessment in conformance with this Standard.

A Level 2 inspection and assessment is conducted from various vantage points on the ground immediately adjacent to and at a distance from the subject trees. No special tools or equipment are required to conduct these assessments. The time frame applied to estimate the likelihood of failure of a tree or one of its parts would be for 36 months.

Tree and site conditions that should be inspected and assessed include but are not limited to:

- Tree Characteristics: Tree species are visually identified based on expertise. Tree diameter is measured and height is estimated based on the surrounding landscape features. Tree health is gauged through observations of foliage coloration, form and density, and general growth rates. Other tree characteristics are visually inspected and assessed using visual signs and symptoms identified in accordance with the expertise of the Arborist.

- Root Condition: The impact of root pruning for construction, or damage to the root system or root crown that would be evident through observations of the tree crown condition and the condition of roots visible on the ground surface should be inspected and evaluated.

- Trunk Defects: All retained trees should be inspected for symptoms of decay, cavities, large cracks, and other major defects that are readily visible and/or represent a symptom of structural decline that could affect tree stability.

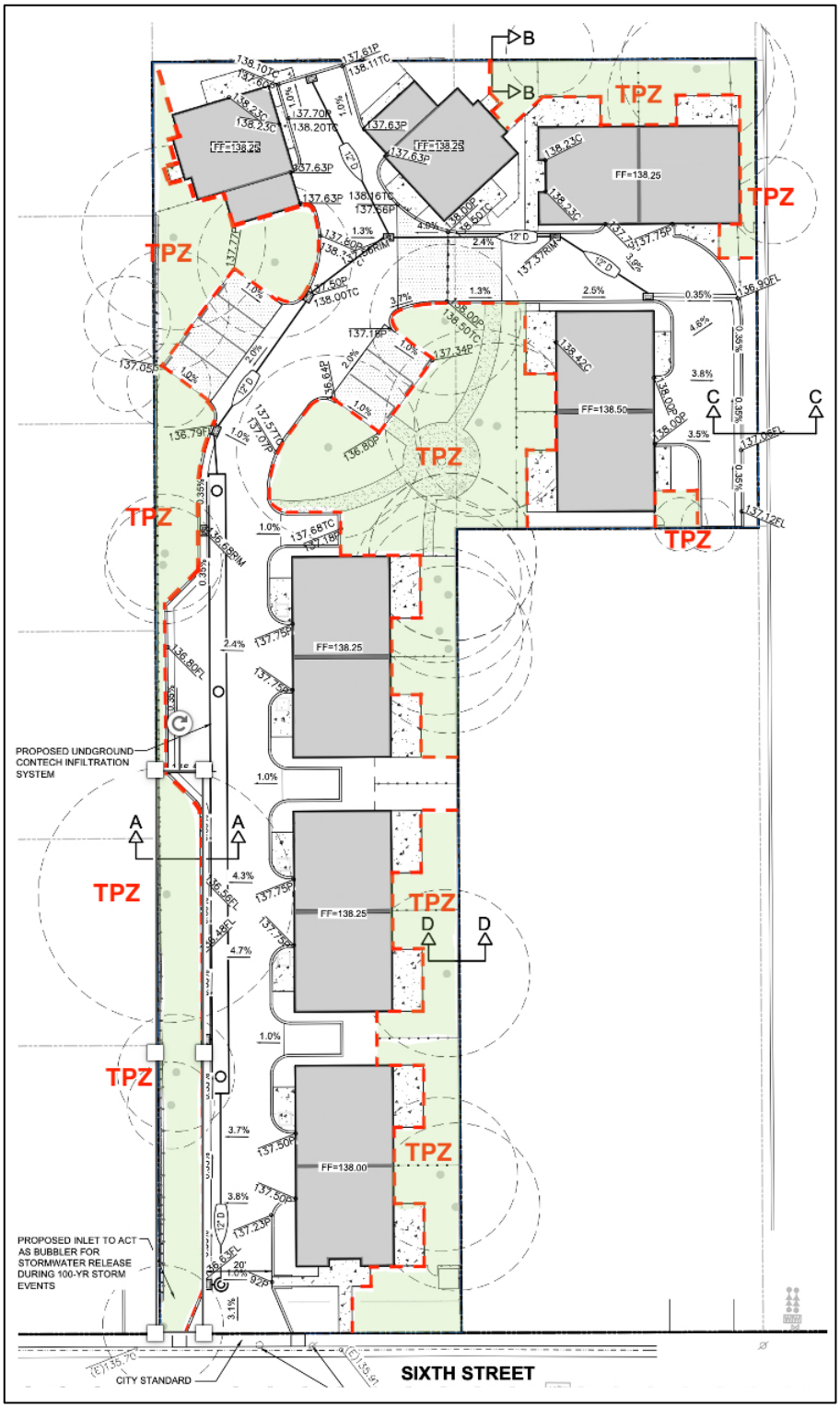
- Scaffold Branch and Crown Defects: Canopies should be inspected for large dead branches, multiple and/or weak attachments, excessive end weight, and large broken branches hanging over targets. The risk assessment should also include future pruning frequencies and specific pruning requirements for regular canopy maintenance.

- Site Factors: Signs of construction impacts that could have compromised the root zones and/or the TPZ's. Observations or evidence of construction activities that may have resulted in damaged roots, or otherwise compromised a tree's structural stability.

- Targets: After construction has been completed and the homes are occupied, the presence of people and the location of the new homes in relation to the fall zones of the trees should be evaluated to estimate the likelihood of tree failure, a potential impact and the consequences of a tree failure.

TREE PROTECTION ZONES

Specialized TPZ's (shown in the diagram below) will need to be to developed as grow zones for the retained trees. These grow zones will provide an environment that minimizes the negative impact of grading and construction and must be established prior to any construction activities.



TREE PROTECTION & LONG TERM MAINTENANCE GUIDELINES

Prior to the final design and the development of actual construction drawings and after a Level 2 Tree Risk Assessment has been completed, *Tree Protection Zones (TPZ's)* will need to be established. The TPZ's will act as grow zones for the individual trees that are to be retained. Implementation of the tree protection program must be completed prior to the commencement of any construction activities and involves the following steps:

- Survey the site to determine the specific layouts of the driveway sections, parking areas, building footprints and patios that impact the trees to develop the individual TPZ's.

    - The *Tree Protection Zone* shall be shown on all site plans including but not limited to: Demolition, Grading, Irrigation, Electrical, Landscape and Lighting, etc. Improvements or activities such as paving, utilities, trenching and other ancillary activities shall occur outside the *Tree Protection Zone,* unless otherwise specified. The protection fence shall serve as the boundary of a designated *Tree Protection Zone.*

- Prune all roots that extend into the areas that are to going to be impacted by grading for the driveway, parking areas and building footprints.

- Fence off all grow zones.

- Apply mulch nitrolized mulch throughout all grow zones.

- Establish a regular irrigation program.

- Hire a Certified Arborist to conduct weekly inspections and evaluate tree health.

- Conduct a pre-construction meeting with the general contractor, sub-contractors, construction personnel and City of staff. The purpose of the meeting will be to provide information on tree protection guidelines and to assure that everyone fully understands the tree protection measures concerning the project site, staging areas, material deliveries and maintenance.

EVALUATION OF TREES ON ADJACENT PROPERTIES

Trees listed in red have been identified for removal.

Tree ID #	Common Name (*Botanical name*)	Est. Trunk Diameter	Condition Rating	Impact of Construction	Est. TPZ radius	Height & Width	Crown Class	Comments
NT#1	Valley oak (Quercus lobata)	12"	Good	Severe	15 - 20 ft	25' - 30' h 35' - 40' w	Codominant	Possible street tree? Drain line will impact surface roots
NT #2	Mulberry (Morus alba)	multi	Poor	Critical	remove	N/A	Codominant	Extensive decay, canopy consists of epicormic growth. Remove
NT #3	Mimosa (Albizzia julibrissn)	N/A	Good	Severe	15 - 20 ft	25' - 30' h 20' - 25' w	Codominant	Establish TPZ. Roots likely impacted by construction.
NT #4	Arbor Vitae (Thuja occidentalis)	N/A	Good	Severe	25 - 30 ft	25' - 30' h 25' - 30' w	Codominant	Establish TPZ. Roots likely impacted by construction.
NT #5	Valley oak (Quercus lobata)	12"	Good	Severe	25 - 30 ft	25' - 30' h 25' - 30' w	Codominant	Establish TPZ. Roots likely impacted by construction.
NT #6	Chinese pistache (Pistacia chinensis)	N/A	Good	Severe	15 - 20 ft	25' - 30' h 25' - 30' w	Codominant	Establish TPZ. Roots likely impacted by construction.
NT #7	Almond (Prunus dulcis)	8"	Fair	Severe	15 - 20 ft	15' - 20' h 15' - 20' w	Codominant	Establish TPZ. Roots likely impacted by construction
NT #8	Almond (Prunus dulcis)	8"	Fair	Severe	15 - 20 ft	15' - 20' h 15' - 20' w	Codominant	Establish TPZ. Roots likely impacted by construction

EVALUATION OF ON-SITE TREES

Trees listed in red have been identified for removal.

Tree Tag #	Common Name (*Genus species*)	Est. Trunk Diameter	Condition Rating	Const. Impacts	Estimated TPZ Radius	Canopy Dimension	Crown Class	Comments	Mitigation Fees
4599	Valley oak (Quercus lobata)	14”	Fair	Severe	15 - 20 ft	45' - 55' h 25' - 35' w	Suppressed	Show distance between trunk exterior and edge of excavation.	$1,652
4598	Valley oak (Quercus lobata)	24”	Fair	Severe	25 - 30 ft	65' - 75' h 35' - 45' w	Dominant	Show distance between trunk exterior and edge of excavation.	$2,832
4597	Valley oak (Quercus lobata)	36”	Good	Severe	40 - 45 ft	65' - 75' h 75' - 80' w	Dominant	Show distance between trunk exterior and edge of excavation.	$4,248
4596	Camphor (Cinnamomum camphora)	13”	Fair	Severe	15 - 20 ft	25' - 35' h 35' - 45' w	Suppressed	Prune for clearance prior to grading. Will require specific root pruning.	N/A
4595	Valley oak (Quercus lobata)	20”	Good	Severe	25 - 30 ft	25' - 35' h 35' - 45' w	Dominant	Show distance between trunk exterior and edge of excavation.	$2,360
4594	Valley oak (Quercus lobata)	22”	Fair	Severe	25 - 30 ft	55' - 60' h 55' - 60' w	Codominant	Show distance between trunk exterior and edge of excavation.	$2,596
4593	Valley oak (Quercus lobata)	22”	Fair	Total loss	remove	65' - 75' h 35' - 40' w	Codominant	Tree is within path of driveway and parking. Remove.	$2,596
4592	Pecan (Carya illinoensis)	14”	Good	Severe	15 - 20 ft	35' - 45' h 25' - 30' w	Codominant	Show distance between trunk exterior and edge of excavation.	N/A
4591	Valley oak (Quercus lobata)	20”	Fair	Severe	15 - 20 ft	65' - 75' h 35' - 40' w	Codominant	Tree is subordinate to #4593. Will require specific root pruning.	$2,360
4590	Pecan (Carya illinoensis)	20”	Good	Severe	20 - 25 ft	45' - 55' h 35' - 40' w	Codominant	Show distance between trunk exterior and edge of excavation.	N/A
4589	Valley oak (Quercus lobata)	14”	Fair	Severe	15 - 20 ft	65' - 75' h 55' - 60' w	Codominant	Show distance between trunk exterior and edge of excavation.	$1,652

Tree Tag #	Common Name (*Genus species*)	Est. Trunk Diameter	Condition Rating	Const. Impacts	Estimated TPZ Radius	Canopy Dimension	Crown Class	Comments	Mitigation Fees
4588	Olive (Olea europea)	multi	Poor	Total loss	remove	20' - 25' h 35' - 45' w	Suppressed	Tree is within building footprint of the house & patio. Remove.	N/A
4587	Valley oak (Quercus lobata)	14”	Good	Severe	15 - 20 ft	65' - 75' h 45' - 50' w	Codominant	Show distance between trunk exterior and edge of excavation.	$1,652
4586	Valley oak (Quercus lobata)	24”	Fair	Severe	25 - 30 ft	50' - 60' h 40' - 50' w	Dominant	Show distance between trunk exterior and edge of excavation.	$2,832
4585	Pecan (Carya illinoensis)	18”	Fair	Total loss	remove	65' - 75' h 50' - 60' w	Dominant	Tree is within building footprint of the house & patio. Remove.	N/A
4584	Valley oak (Quercus lobata)	18’	Good	Severe	15 - 20 ft	45' - 50' h 45' - 50' w	Codominant	Show distance between trunk exterior and edge of excavation.	$2,124
4583	Interior live oak (Quercus wislizeni)	24”	Poor	Total loss	remove	55' - 65' h 55' - 65' w	Codominant	Tree is within building footprint of the house & patio. Remove.	$2,832
4582	Almond (Prunus dulcis)	multi	Poor	Total loss	remove	20' - 25' h 35' - 45' w	Dominant	Root zone of this tree will be impacted by driveway. Remove	N/A
4581	Interior live oak (Quercus wislizeni)	14”	Fair	Total loss	remove	35' - 45' h 35' - 45' w	Dominant	Tree is within building footprint of the house & patio. Remove.	$1,652
4580	Valley oak (Quercus lobata)	18”	Good	Severe	20 - 25 ft	55' - 60' h 55' - 60' w	Codominant	Show distance between trunk exterior and edge of excavation.	$2,124
4579	Valley oak (Quercus lobata)	24”	Good	Severe	25 - 30 ft	70' - 75' h 50' - 55' w	Codominant	Show distance between trunk exterior and edge of excavation.	$2,832
4578	Almond (Prunus dulcis)	15”	Poor	Total loss	remove	30' - 35' h 25' - 30' w	Codominant	This tree is 95% dead. Remove	N/A

Tree Tag #	Common Name (*Genus species*)	Trunk Diameter	Condition Rating	Const. Impacts	Estimated TPZ Radius	Canopy Dimension	Crown Class	Comments	Mitigation Fees
4577	Valley oak (Quercus lobata)	16”	Fair	Severe	remove	60' - 65' h 50' - 55' w	Codominant	Show distance between trunk exterior and edge of excavation.	$1,888
4576	Valley oak (Quercus lobata)	16”	Fair	Severe	remove	60' - 65' h 50' - 55' w	Codominant	Show distance between trunk exterior and edge of excavation.	$1,888
4575	Valley oak (Quercus lobata)	15”	Fair	Severe	remove	60' - 65' h 50' - 55' w	Codominant	Show distance between trunk exterior and edge of excavation.	$1,770
4574	Valley oak (Quercus lobata)	15”	Fair	Severe	remove	60' - 65' h 50' - 55' w	Codominant	Show distance between trunk exterior and edge of excavation.	$1,770
4573	Valley oak (Quercus lobata)	14”	Fair	Severe	remove	60' - 65' h 50' - 55' w	Codominant	Show distance between trunk exterior and edge of excavation.	$1,652
4572	Valley oak (Quercus lobata)	24”	Good	Severe	25 - 30 ft	50' - 55' h 50' - 55' w	Dominant	Show distance between trunk exterior and edge of excavation.	$2,832
4571	Valley oak (Quercus lobata)	14”	Fair	Total loss	remove	65' - 70' h 55' - 60' w	Codominant	Tree is directly in the path of ingress & egress. Remove	$1,652
4570	Valley oak (Quercus lobata)	13”	Fair	Total loss	remove	45' - 50' h 45' - 50' w	Suppressed	Tree is directly in the path of ingress & egress. Remove	$1,534
4569	Valley oak (Quercus lobata)	16”	Fair	Total loss	remove	65' - 70' h 55' - 60' w	Codominant	Tree is directly in the path of ingress & egress. Remove	$1,888
4568	Valley oak (Quercus lobata)	16”	Fair	Total loss	remove	45' - 50' h 45' - 50' w	Codominant	Tree is directly in the path of ingress & egress. Remove	$1,888
4567	Valley oak (Quercus lobata)	10”	Fair	Severe	remove	45' - 50' h 45' - 50' w	Possible shared tree	Show distance between trunk exterior and edge of excavation.	$1,180
4566	Valley oak (Quercus lobata)	22”	Good	Severe	25 - 30 ft	60' - 65' h 50' - 55' w	Possible shared tree	Show distance between trunk exterior and edge of excavation.	$2,596

CONCLUSIONS

- There are 8 trees on adjacent properties that will need to be addressed through design with tree protection zones for those trees.
- There are at least 6 trees that should be considered shared trees. Ownership and care of these property line trees must be determined prior to construction.
- There are 26 protected trees on the site with 7 trees identified for removal. There are an additional 2 protected trees #4591 and #4595 that may require removal depending on the amount of root lass and/or the impact of loss of the adjacent tree #4596.
- There are 7 non protected trees on the site with 4 of them identified for removal. An additional tree #4596 may require removal depending on that tree's ability to tolerate the required root pruning.
- The City of Roseville regulations control the removal of and preservation of protected trees within the City and requires reforestation when protected trees are removed.
- Construction is likely to have a severe impact on all the retained trees on the site as well as the trees on the adjacent properties. It will be very important to follow maintenance protocols before, during and after the project.
- Improvements or activities such as paving, utilities, trenching and other ancillary activities should take place outside the *Tree Protection Zone,* unless otherwise specified. The protection fence shall serve as the boundary of a designated *Tree Protection Zone*..

RECOMMENDATIONS

- It is recommended that an application for a tree removal permit be submitted to the City of Roseville Planning Division.
- It is highly recommended that a Level 2 risk assessment be conducted on all trees that are to be retained.
- It is recommended that a tree protection and long term maintenance plan be developed and implemented prior to the commencement of construction.
- It is recommended that the *Tree Protection Zones* be shown on all construction drawings, specifically where ever the TPZ will be impacted by construction activities.

Respectfully submitted,

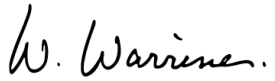
Walter Warriner Consulting Arborist
Certified Urban Forester #108 - SAF
Certified Arborist #WE-0407AM - ISA
Qualified Tree Risk Assessor - ISA
Qualified Tree & Plant Appraiser – ASCA
Licensed Pest Control Advisor – State of CA

ASSESSMENT AND REPORT LIMITATIONS

This report, its findings and opinions are submitted with the following understanding:

- Projected development impacts are based on the distance relationships between tree locations and projected grading as shown on the plans that were evaluated for this report.
- The subject trees need to be protected from the proposed construction impacts if they are to remain healthy and viable on the site. Recommendations are based on experience and species requirements to enhance tree longevity. Tree protection zones must be shown on all construction drawings, specifically where ever a tree will be impacted by construction activities.
- Tree protection will require that the grow zones of retained trees remain intact and viable despite the use of heavy equipment to install foundations, driveways, underground utilities, and landscape irrigation systems.
- The success of tree retention during construction is accomplished by closely following tree protection guidelines and maintenance requirements for a higher chance of tree survival.
- Tree protection guidelines and maintenance requirements that are overlooked or not applied, combined with a lack of tree monitoring during the life of the project will result in a dramatically lower chance of tree survival and a higher risk of whole or partial tree failure.
- That the statements of fact contained in this report are true and correct. Recommendations are limited only to this report and are based on unbiased professional analysis.
- There is no present or prospective interest in the trees that are the subject of this report and their is no personal bias with respect to any of the parties involved.
- That compensation for this report is not contingent upon the recommendations in this report or any predetermined outcome that favors the cause of any of the parties involved or any stipulated result.
- That this report has been prepared in conformity with the standards of professional reporting on arboriculture an urban forestry.
- The subject trees can be managed, but cannot be controlled. To construct the proposed project near the subject trees is to accept their degree of risk. The only way to eliminate risk from the subject trees is to remove them, but this is not recommended because of City Ordinances and it also eliminates the multitude of benefits they currently provide.
- Arborists cannot detect every condition that could possibly lead to the structural failure or decline in the health of a tree. Trees are living organisms that fail in ways that are not fully understand and cannot always be predicted. Conditions are often hidden within trees and/or below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, after construction or for a specified period of time.

Respectfully submitted,



Walter Warriner Consulting Arborist