Summary

There are forty-three (43) trees located on the east and south sides of the property. All the trees are recommended to be removed. This is due to their current size, condition, branch/root pruning required and the conflict with the new construction. There are no Protected Species.

Assignment

I was asked by Kingsbarn Reality Capital to evaluate the trees along the east and southern property lines. The commercial property is located in Tustin, CA on the southeast corner of 17th St and Prospect Ave. It is planned to be developed with the current buildings to be removed and affordable housing created. These will be three-story buildings that will be built 10-12 ft. from the southern property line and 10-15 ft. from the eastern property line. The trees may be incorporated if they are in good condition and will not conflict with the new development.

Limits of the Assignment

The report documents the existing trees along the eastern and southern property boundaries. No other trees or vegetation is included.

The Owners of the trees have the final decision on tree removal or retainment.

This report is limited to a visual ground inspection. No climbing occurred, and no aerial lift was utilized. No boring, sounding, or root crown exposure was performed. This report documents the health and structural stability conditions on the date given.

Observations

There are thirteen (13) Species of trees on the property line. This includes seven (7) Chinese Elm (*Ulmus parvifolia*), five (5) Brazilian Pepper (*Schinus terebinthifolia*, five (5) Aleppo Pines (*Pinus halepensis*), five (5) Silk Oak (*Grevillea robusta*), four (4) Callery Pear (*Pyrus calleryana*), three (3) Canary Pine (*Pinus canariensis*), three (3) Ash (*Fraxinus uhdei*), three (3) Japanese Pittosporum (*Pittosporum tobira*), two 2 Fern Pine (*Afrocarpus gracilior*), two (2) Indian Laurel Fig (*Ficus macrocarpa*), two (2) White Mulberry (*Morus alba*), one (1) Camphor (*Cinnamomum camphora*) and one (1) Chinese Banyan (*Ficus microcarpa*).

Condition Assessment

The assessment was a walk-around visual assessment from the ground level with current landscaping still in place. Conditions and obvious visible defects or issues were noted. However, there may be unknown conditions that are not observable. The assessment involves observations of three areas for potential issues:

Canopy - foliage color, percentage of twig and limb dieback, and branch defects
Trunks - significant leans, sap leakage, cavities, decay and damage
Root Crown - decay and damage
Site Conditions: The area around the trees were assessed for current or potential impact on the trees. Construction activities, equipment conflicts, material/chemical storage, trenching, irrigation, and soil compaction are examples that may create health issues for the tree.

Any issues were noted, and an overall rating was calculated. The rating scale is defined as follows:

Good: No significant observable defects. The canopy, trunk and root crown area appear normal for the species. The tree may have minor signs or defects that could be corrected or are not relevant to the assessment.
Fair: The tree exhibits signs of disease, stress, decay, insect infestation or damage. Signs may include thinning or yellowing foliage, dieback, decay, insect damage, or sap leakage. The tree may contain noteworthy defects such as branch/trunk damage, cavities or a trunk or crown lean.
Poor: More than 50% of the overall health or structure of the tree is affected by disease, stress, decay, trunk lean, insect damage or decay. The decline may not be reversible.

Discussion

These trees are not in the best condition. There is one (1) tree in Good condition, thirty-nine (39) in Fair condition, and three (3) in Poor condition. This is mainly due to the over-pruning of the trees. This has deformed many of the trees and caused significant stress on them. One of the trees was topped to 15 ft.

Four (4) large trees have co-dominant stems. These are two stems of similar diameter that are compromised at their attachment. At some point in time it will split. Seven (7) trees

also have trunk leans. These are or will be less structurally sound and have an increased risk of failure.

There will be conflicts and issues with the majority of the trees. Seventeen (17) of the trees will require major branch pruning for construction. Forty-one (41) trees will require maintenance pruning every 1-2 years to avoid branches rubbing on the buildings. Additionally, many of the trees will have significant roots pruned during construction. This will increase the risk of structural instability.

Tree List

The trees have been topped and over-pruned. Further details on individual conditions are listed.

T#	Species	Condition	Comments
1	Chinese Elm	F	Leaning Trunk; Will need maintenance pruning
2	Silk Oak	F	Will need maintenance pruning
3	Aleppo Pine	F	Branches will need pruning for construction; Will need maintenance pruning
4	Silk Oak	F	Will need maintenance pruning
5	Indian Laurel Fig	F	Branches will need pruning for construction; root issues; Will need maintenance pruning
6	Silk Oak	F	Trunk damage from broken branch; Will need maintenance pruning
7	Chinese Elm	F	Leaning trunk; Branches will need pruning for construction; Will need maintenance pruning
8	Indian Laurel Fig	F	Leaning trunk, Branches will need to be pruned for construction, root issues; Will need maintenance pruning
9	Ash	F	Root decay; Will need maintenance pruning
10	Camphor	F	Will require pruning as it matures
11	Chinese Elm	P	Elm was topped to 15 ft.; Will need maintenance pruning
12	Japanese Pittosporum	F	Leaning Trunk
13	Chinese Elm	F	Branches will need pruning for construction; Will need maintenance pruning
14	Japanese Pittosporum	F	
15	Chinese Elm	F	Co-dominant stems; Branches will need pruning for construction; Will need maintenance pruning
16	Japanese Pittosporum	F	Trunk decay
17	Ash	F	Co-dominant tree; included bark; Will need maintenance pruning
18	Silk Oak	F	Will need maintenance pruning
19	Chinese Elm	F	Branches will need pruning for construction; Will need maintenance pruning
20	Chinese Elm	F	Leaning trunk; Branches will need pruning for construction
21	Silk Oak	F	Will need maintenance pruning

22	Ash	F	Co-dominant stems; Will need maintenance pruning
23	Canary Pine	P	Pine was severely over-pruned
24	Callery Pear	F	Will need maintenance pruning
25	Aleppo Pine	F	Leaning trunk; Roots and Branches will need pruning for construction; Will need maintenance pruning
26	Brazilian Pepper	F	Will need maintenance pruning
27	White Mulberry	F	Will need maintenance pruning
28	Canary Pine	F	Branches will need pruning for construction; Will need maintenance pruning
29	Callery Pear	F	Will need maintenance pruning
30	Brazilian Pepper	P	Declining; Will need maintenance pruning
31	Aleppo Pine	F	Branches will need pruning for construction; Will need maintenance pruning
32	Fern Pine	F	Branches will need pruning for construction; Will need maintenance pruning
33	Canary Pine	F	Co-dominant tree; Branches will need pruning for construction; Will need maintenance pruning
34	Brazilian Pepper	F	Branches will need pruning for construction; Will need maintenance pruning
35	Callery Pear	F	Will need maintenance pruning
36	Aleppo Pine	F	Branches will need pruning for construction; Will need maintenance pruning
37	White Mulberry	F	Will need maintenance pruning
38	Chinese Banyan	G	Branches will need pruning for construction; Will need maintenance pruning
39	Brazilian Pepper	F	Branches will need pruning for construction; Will need maintenance pruning
40	Fern Pine	F	Leaning trunk; Will need maintenance pruning
41	Brazilian Pepper	F	Branches will need pruning for construction; Will need maintenance pruning
42	Aleppo Pine	F	Branches will need pruning for construction; Will need maintenance pruning
43	Callery Pear	F	Will need maintenance pruning

RECOMMENDATIONS

I recommend that all the trees be removed. This is due to the conflict with the new development, the amount of branch and root pruning necessary, and the conditions of the trees. New trees, if desired, may be planted that will be more proper for the remaining space.

Disclaimer

Arborists are tree specialists who use their experience, knowledge, training and education to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the Arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that can fail in ways we do not understand. Conditions are often hidden within trees and/or below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period of time. Likewise, remedial treatments, like any medicine, cannot guarantee the future health or structural stability of the tree.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the Arborist's services (such as property boundaries, property ownership, site lines, neighbor disputes, landlord-tenant matters, etc.). Arborists cannot take such issues into account unless complete information has been provided to them.

The person hiring the Arborist accepts all liability for authorizing the recommended treatment or remedial measures once it has been explained, and acknowledges that successful results cannot be guaranteed. Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks from trees is to eliminate all trees.

This was a visual examination that was performed completely from the ground. No aerial lift was used and no climbing occurred. No boring, sounding, or root crown exposure was performed.

Appendix A - Pictures


Cypress Grove #1-19
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Howland Way
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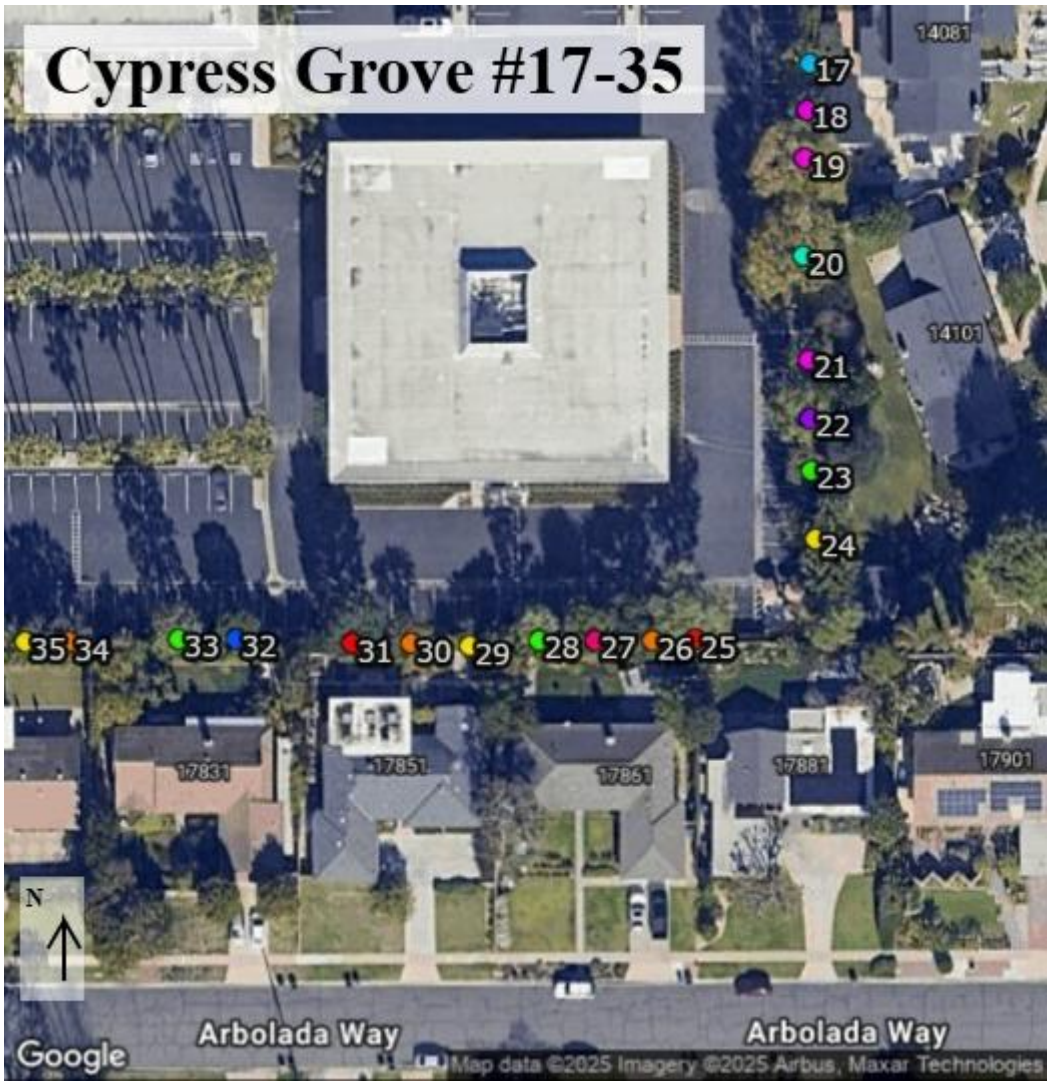
Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies


Cypress Grove #17-35
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Arbolada Way
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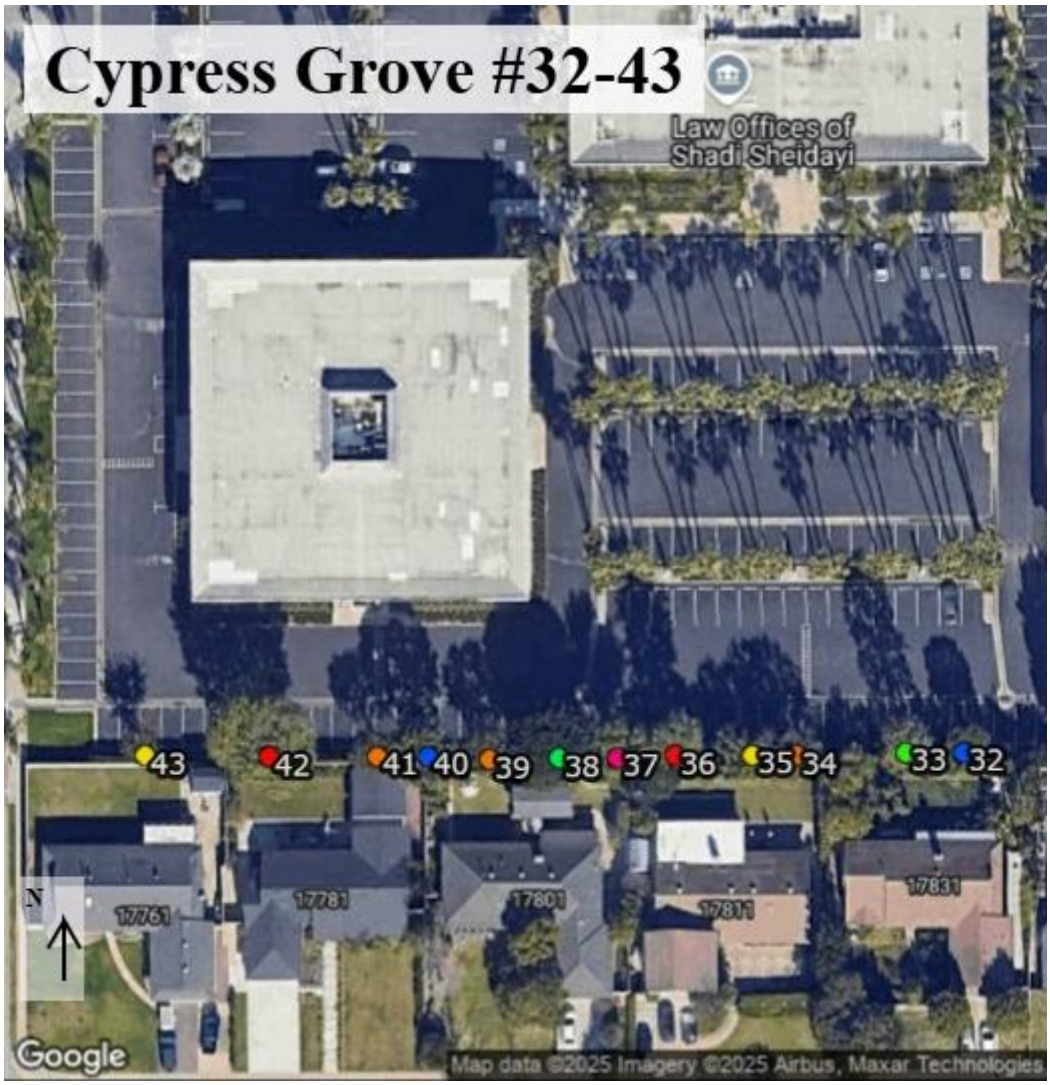
Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies


Cypress Grove #32-43
Law Offices of
Shadi Sheidayi
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17761
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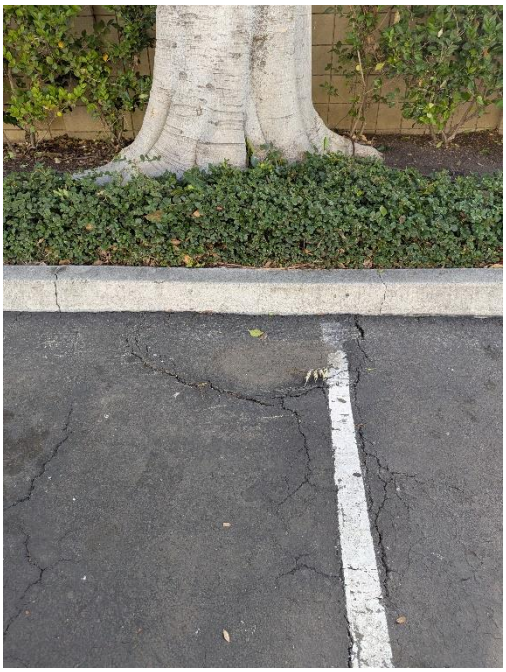
Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

1,2. Looking up at Trees #3 & 5. While branches were cut back, there will be more pruning needed for construction.

3. Tree #5. Tree has invasive roots. A significant amount of roots will require pruning for construction.



4. Tree #6. Trunk damage due to a broken branch.

5, 6. Trees #6 & 8 branches to be pruned back for construction.

7, 8. Tree #7's leaning trunk. Tree #7's root issues.


9, 10. Tree # 9 has root decay. Tree #12 has a leaning trunk.


11, 12. Branches of Trees #13 & 15 that will need to be trimmed back. #15's co-dominant stem.

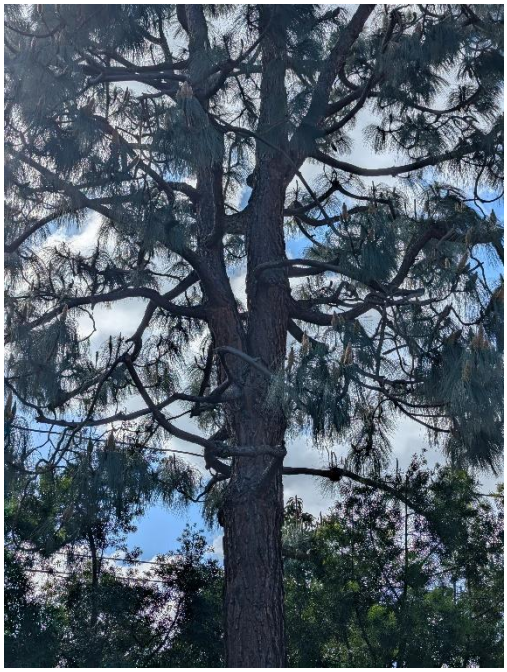

13, 14. Tree #16's trunk decay. Tree #17's co=dominant stems and included bark.


15, 16. Tree's #19 & 20 branches to be pruned back and leaning trunks.

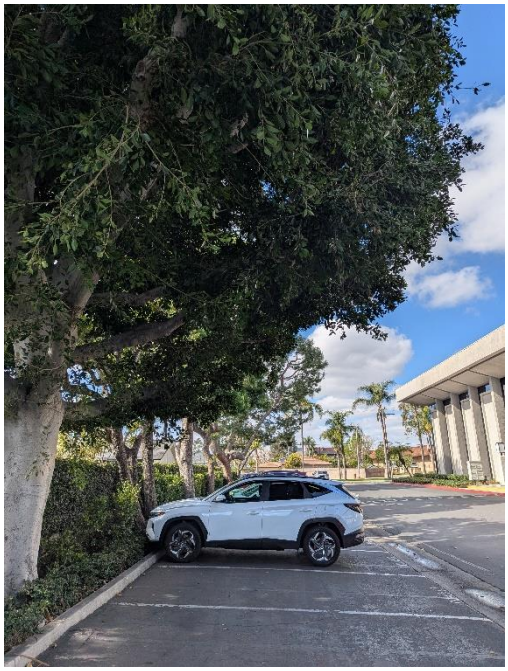

17, 18. Tree #22 co-dominant stem. Tree #23 over-pruned.


19. Tree #25 will need significant root pruning to facilitate construction.

20, 21. Tree #26 will need branch pruning. Tree #33 has a co-dominant stem.



22, 23. Tree's #38 and 42 will need significant branch pruning to accommodate new construction.



Appendix B - Assumptions and Limiting Conditions

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

2. The report and the opinions expressed herein represent the professional opinion of the author. The fee generated from this report is not contingent upon any prior or future outcome or subsequent event. Any future work done by this author related to this tree or other trees of the client shall be billed separately from this work.

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

4. The author does not have any financial or business associations with any commercial arborist performing work for the client. Any future work done by a commercial arborist shall be performed via a separate contract between the client and the arborist.

5. Sketches, diagrams, graphs and photographs provided in the Appendixes of this report are provided as a visual aid, are not necessarily to scale, and shall not be construed as an engineering or architectural reports or surveys.

6. Care has been taken to obtain information from reliable sources. The author cannot guarantee the accuracy nor be responsible for the information provided by others.

7. Unless otherwise specified, the information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection. The inspection is limited as stated in the text of this report. There is no warranty or guarantee that problems or deficiencies of the tree in question will not rise in the future.

8. The author shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made. This includes payment of an additional fee for such services as described in a subsequent contract for services.

Appendix C – Certificate of Performance

I, Eric Gorsuch, certify that:

- I have personally inspected the subject tree of this report and I have stated my findings accurately;
- 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 and standards;
- That no one provided significant professional assistance to the author, unless specified therein;
- That my compensation is not dependent upon the reporting of a predetermined conclusion or opinion that favors my cause, my client, or any other party;
- I have no current or prospective interest in the tree or the property that is the subject of this report, and have no personal interest or bias with respect to the party(ies) involved.

I further certify that I am a member in good standing of the American Society of Consulting Arborists and the International Society of Arboriculture. I have been a Certified Arborist since 2005 and Tree Risk Assessment Qualified since 2013.

Date: 11 February 2025

Eric Gorsuch

ASCA RCA #575
Registered Consulting Arborist®

ISA Certified Arborist WE-7438A, Tree Risk Assessment Qualified
TCIA Certified Treecare Safety Professional 00144, OSHA 501