



Arborist Report & Oak Tree Assessment

4049 Granite Drive, Rocklin, CA

May 2018

Prepared For:

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Introduction

It was requested that Arborwell provide a survey of the existing oak trees at 4049 Granite Drive in Rocklin. The visual inspection, assessment & tagging of each tree was completed on May 14th, 2018.

At this property there are a total of 89 oak trees including: 78 valley oak, 3 coast live oak & 8 interior live oak, which are growing in open undeveloped space. All of the noted trees are considered protected under the City of Rocklin Oak Tree Preservation Ordinance.

Method

It should be noted that the assessment in this report is based on a Level 2 above-ground inspection of the condition of the trees per International Society of Arboricultural standards. No soil was removed and no aerial inspection was performed. However, due diligence in the accuracy of observations reported has been taken.

Report Inclusions

Within this report you will find a site map, pictorial tree index, tree inventory and summary of findings.

Sitewide Observations

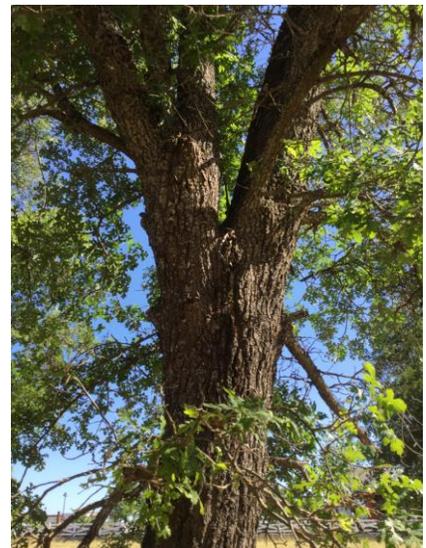
Throughout the site there were some commonalities among the oak population. Although drought tolerant, oak trees, valley oaks in particular, prefer to grow near water. Due to our climate the trees have been impacted by drought stress. In addition to water not being readily available for absorption within the root zone, the soil is also compacted which effects the trees' ability to produce new root growth. In response to this trees will exhibit signs of stress including epicormic sprouts, crown dieback, susceptibility to pests & structural deficiencies. Below are information and photographic examples of the most common observations found on this site:

Epicormic Sprout Growth



Epicormic sprout growth is a manifestation of a tree's reaction to stress. The formation of these latent buds typically form immediately under the surface of the bark of the trunk or limbs. The emergence of these sprouts is the tree's attempt to produce stems with leaves which will enable the tree to use light energy to regenerate cells. If the primary growth on the tree is predominantly epicormic sprouts it is recommended that these trees be removed, as this is not considered to be adventitious growth.

Included Bark



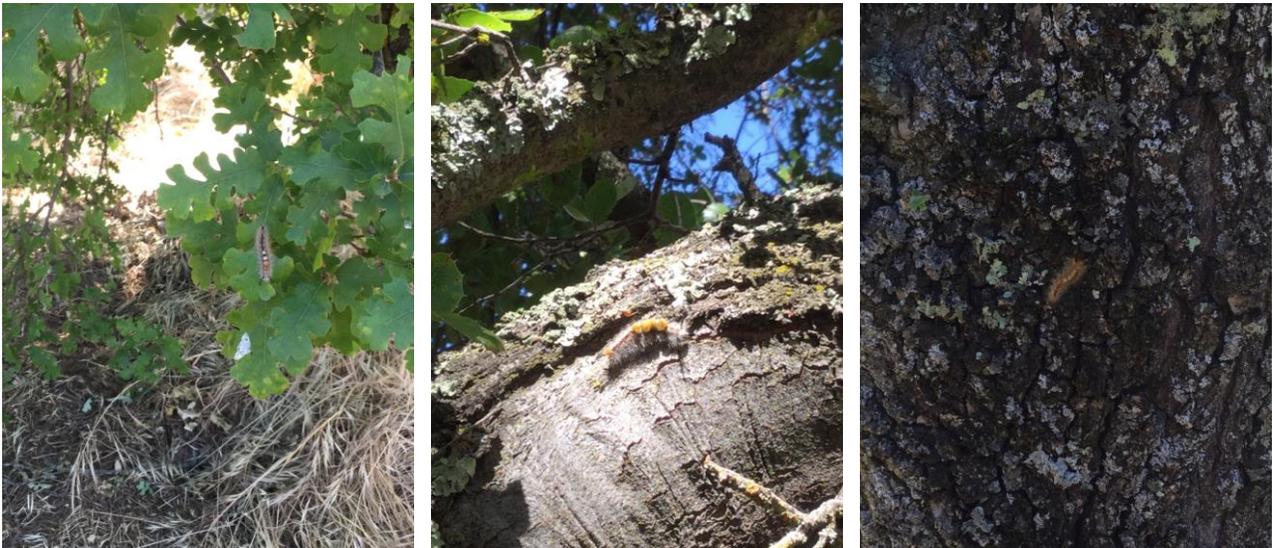
Included bark occurs when the joining leaders or trunks of the tree forming a "v" shape, which causes the tree to overproduce bark at the union. This leads to weak attachment and can ultimately cause splitting and failure because the bark produced cannot hold the weight of the limb or leader. If trees are within the tree protection zone, they should be structurally pruned to balance canopy and completely remove co-dominants if doing so does not have a detriment on the overall structure of the tree.

Crown Dieback



Crown dieback is a symptom of stress on a tree, in which the tree quickly loses leaves or is unable to produce leaves at the tips of the branches. This ailment typically begins in the uppermost portion of the canopy and works in towards the trunk of the tree. In our climate drought stress leading to decreased moisture & oxygen in the root system inhibit the trees ability to transfer water & nutrients throughout the crown. If trees are within a protection zone, they should be pruned to reduce risk of limb failure.

Tussock Moth Infestation



Western Tussock Moths are a pest which feed on the foliage of a variety of trees within our climate. These are a seasonal pest and can be managed using insecticidal treatment for large areas. Although it is unlikely that these pests will kill a tree, the risk associated is attributed to the fact that some people have a severe allergic reaction to the hairs that the caterpillars shed and those which are found on their eggs. If trees are within a protection zone they should be treated prior to occupancy of the space.

Powdery Mildew



Powdery mildew is a fungus that grows on the surface of valley oak trees, typically on young spring growth because the moisture level of these leaves is higher. This fungus can cause premature leaf drop, but is not lethal to oaks in most cases. At this site, no action is necessary because the affected trees on this site are currently in moderate health and have supplemental growth to support the tree. If trees are within the tree protection zone, they should be treated upon project completion if fungus is still present.



Legend

- Valley Oak - 78
- Coast Live Oak - 3
- Interior Live Oak - 8



Oak, Valley Tag#:200
Quercuslobata



Oak, Valley Tag#:201
Quercuslobata



Oak, Valley Tag#:202
Quercuslobata



Oak, CoastLive Tag#:203
Quercus agrifolia



Oak, CoastLive Tag#:204
Quercus agrifolia



Oak, Valley Tag#:205
Quercuslobata



Oak, Valley Tag #:206
Quercuslobata



Oak, Valley Tag #:207
Quercuslobata



Oak, Valley Tag #:208
Quercuslobata



Oak, Coast Live Tag #:209
Quercus agrifolia



Oak, Valley Tag #:210
Quercuslobata



Oak, Valley Tag #:211
Quercuslobata



Oak, Valley Tag #: 212
Quercus lobata



Oak, Interior Live Tag #: 213
Quercus wislizeni



Oak, Valley Tag #: 214
Quercus lobata



Oak, Valley Tag #: 215
Quercus lobata



Oak, Valley Tag #: 216
Quercus lobata



Oak, Valley Tag #: 217
Quercus lobata



Oak, Valley Tag #:218
Quercuslobata



Oak, Valley Tag #:219
Quercuslobata



Oak, Valley Tag #:220
Quercuslobata



Oak, Valley Tag #:221
Quercuslobata



Oak, Valley Tag #:222
Quercuslobata



Oak, Valley Tag #:223
Quercuslobata



Oak, Valley Tag #: 224
Quercus lobata



Oak, Interior Live Tag #: 225
Quercus wislizeni



Oak, Valley Tag #: 226
Quercus lobata



Oak, Valley Tag #: 227
Quercus lobata



Oak, Valley Tag #: 228
Quercus lobata



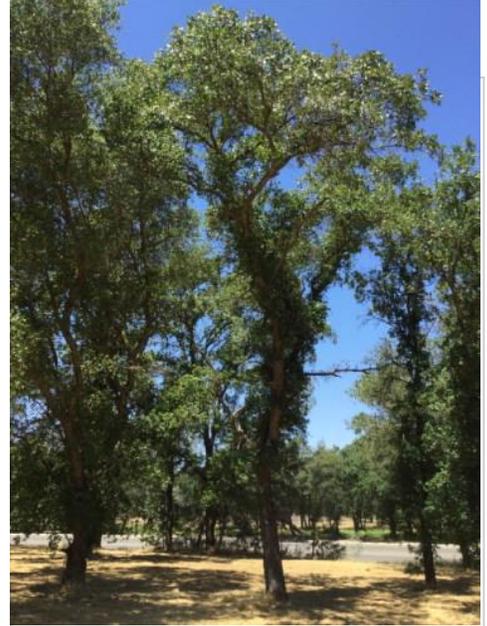
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Quercus lobata



Oak, Interior Live Tag#: 230
Quercus wislizeni



Oak, Valley Tag#: 231
Quercus lobata



Oak, Valley Tag#: 232
Quercus lobata



Oak, Valley Tag#: 233
Quercus lobata



Oak, Valley Tag#: 234
Quercus lobata



Oak, Valley Tag#: 235
Quercus lobata



Oak, Valley Tag #:236
Quercuslobata



Oak, Valley Tag #:237
Quercuslobata



Oak, Valley Tag #:238
Quercuslobata



Oak, Valley Tag #:239
Quercuslobata



Oak, Valley Tag #:240
Quercuslobata



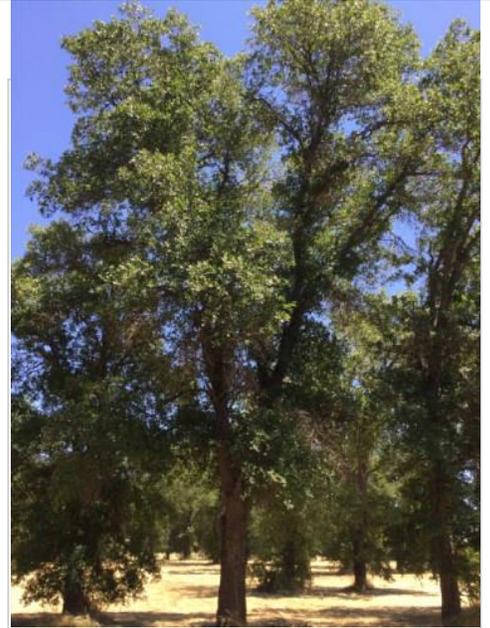
Oak, Valley Tag #:241
Quercuslobata



Oak, Valley Tag #: 242
Quercuslobata



Oak, Valley Tag #: 243
Quercuslobata



Oak, Valley Tag #: 244
Quercuslobata



Oak, Valley Tag #: 245
Quercuslobata



Oak, Valley Tag #: 246
Quercuslobata



Oak, Valley Tag #: 247
Quercuslobata



Oak, Valley Tag#: 248
Quercus lobata



Oak, Valley Tag#: 249
Quercus lobata



Oak, Valley Tag#: 250
Quercus lobata



Oak, Valley Tag#: 251
Quercus lobata



Oak, Valley Tag#: 252
Quercus lobata



Oak, Valley Tag#: 253
Quercus lobata



Oak, Valley Tag #: 254
Quercus lobata



Oak, Valley Tag #: 255
Quercus lobata



Oak, Valley Tag #: 256
Quercus lobata



Oak, Valley Tag #: 257
Quercus lobata



Oak, Valley Tag #: 258
Quercus lobata



Oak, Valley Tag #: 259
Quercus lobata



Oak, Valley Tag #: 260
Quercus lobata



Oak, Valley Tag #: 261
Quercus lobata



Oak, Valley Tag #: 262
Quercus lobata



Oak, Valley Tag #: 263
Quercus lobata



Oak, Valley Tag #: 264
Quercus lobata



Oak, Valley Tag #: 265
Quercus lobata



Oak, Valley Tag #:266
Quercuslobata



Oak, Valley Tag #:267
Quercuslobata



Oak, Valley Tag #:268
Quercuslobata



Oak, Valley Tag #:269
Quercuslobata



Oak, Interior Live Tag #:270
Quercus wislizeni



Oak, Interior Live Tag #:271
Quercus wislizeni



Oak, Valley Tag #:273
Quercuslobata



Oak, Valley Tag #:274
Quercuslobata



Oak, Valley Tag #:275
Quercuslobata



Oak, Valley Tag #:276
Quercuslobata



Oak, Valley Tag #:277
Quercuslobata



Oak, Valley Tag #:278
Quercuslobata



Oak, Valley Tag #:279
Quercuslobata



Oak, Interior Live Tag #:280
Quercus wislizeni



Oak, Valley Tag #:281
Quercuslobata



Oak, Valley Tag #:282
Quercuslobata



Oak, Valley Tag #:283
Quercuslobata



Oak, Valley Tag #:284
Quercuslobata



Oak, Valley Tag#:285
Quercuslobata



Oak, Valley Tag#:286
Quercuslobata



Oak, Interior Live Tag#:287
Quercus wislizeni



Oak, Valley Tag#:288
Quercuslobata



Oak, Valley Tag#:289
Quercuslobata

4049 Granite Drive Oak Tree Inventory
May 2018

Tag #	Original Tag #	Common Name	Botanical Name	DBH	Health	Observations
200	N/A	Oak, Valley	<i>Quercus lobata</i>	16.6	60% - Fair	Included Bark, Minor Deadwood
201	344	Oak, Valley	<i>Quercus lobata</i>	17.2	80% - Good	Deadwood, Epicormic Sprouts, Included Bark
202	N/A	Oak, Valley	<i>Quercus lobata</i>	13.6	80% - Good	Included Bark, Minor Deadwood
203	N/A	Oak, Coast Live	<i>Quercus agrifolia</i>	48.5 (multi-trunk)	80% - Good	Deadwood, Leaf Spot,
204	462	Oak, Coast Live	<i>Quercus agrifolia</i>	17.6	60% - Fair	Crowded By Adjacent Valley Oak, Canopy Dieback, Deadwood, Poor Structure
205	463	Oak, Valley	<i>Quercus lobata</i>	16.4	60% - Fair	Included Bark, Poor Structure
206	464	Oak, Valley	<i>Quercus lobata</i>	12.7	40% - Poor	Deadwood, Epicormic Sprouts, Poor Structure, Small Cavity at Base
207	465	Oak, Valley	<i>Quercus lobata</i>	13.8	40% - Poor	Deadwood, Epicormic Sprouts, Poor Structure
208	466	Oak, Valley	<i>Quercus lobata</i>	12.5	40% - Poor	Deadwood, Epicormic Sprouts, Poor Structure
209	N/A	Oak, Coast Live	<i>Quercus agrifolia</i>	25.1 (multi-	60% - Fair	Canopy Dieback, Deadwood, Mistletoe, Poor Structure, Trunk
210	N/A	Oak, Valley	<i>Quercus lobata</i>	12.6	40% - Poor	Co-Dominant Leader with Included Bark, Deadwood, Epicormic Sprouts, Poor Structure, Tussock Moth Presence
211	469	Oak, Valley	<i>Quercus lobata</i>	12.8	40% - Poor	Epicormic Sprouts, Included Bark, Poor Structure, Significant
212	491	Oak, Valley	<i>Quercus lobata</i>	12.6	40% - Poor	Epicormic Sprouts, Included Bark, Poor Structure, Significant
213	N/A	Oak, Interior Live	<i>Quercus wislizeni</i>	22.7	60% - Fair	Canopy Dieback, Deadwood, Trunk Wound, Tussock Moth
214	494	Oak, Valley	<i>Quercus lobata</i>	15.3	60% - Fair	Co-Dominant Trunks, Deadwood, Epicormic Sprouts
215	492	Oak, Valley	<i>Quercus lobata</i>	14.7	60% - Fair	Deadwood, Epicormic Sprouts, Poor Structure, Tussock Moth Presence
216	490	Oak, Valley	<i>Quercus lobata</i>	12.9	40% - Poor	Canopy Dieback, Deadwood, Epicormic Sprouts, Poor Structure,
217	496	Oak, Valley	<i>Quercus lobata</i>	14.2	40% - Poor	Canopy Dieback, Deadwood, Epicormic Sprouts, Poor Structure,
218	497	Oak, Valley	<i>Quercus lobata</i>	10.8	60% - Fair	Deadwood, Epicormic Sprouts, Powdery Mildew, Tussock Moth Presence
219	498	Oak, Valley	<i>Quercus lobata</i>	13.6	40% - Poor	Deadwood, Epicormic Sprouts, Poor Structure, Powdery Mildew, Tussock Moth Presence
220	499	Oak, Valley	<i>Quercus lobata</i>	19.3	60% - Fair	Co-Dominant Leader with Included Bark, Epicormic Sprouts, Tussock Moth Presence
221	500	Oak, Valley	<i>Quercus lobata</i>	14.1	60% - Fair	Deadwood, Epicormic Sprouts, Included Bark
222	489	Oak, Valley	<i>Quercus lobata</i>	11	60% - Fair	Canopy Dieback, Co-Dominant Leader with Included Bark, Deadwood, Epicormic Sprouts, Poor Structure

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Tag #	Original Tag #	Common Name	Botanical Name	DBH	Health	Observations
223	488	Oak, Valley	Quercus lobata	10.8	40% - Poor	Epicormic Sprouts, Poor Structure, Tussock Moth Presence, Unbalanced Canopy
224	506	Oak, Valley	Quercus lobata	14.8 (multi-trunk)	20% - Critical	Co-Dominant Leaders, Overcrowded by Adjacent Interior Live Oak, Poor Structure, Weight Over Sidewalk
225	507	Oak, Interior Live	Quercus wislizeni	29.8 (multi-trunk)	60% - Fair	Deadwood, Sparse Canopy, Weight Over Sidewalk
226	508	Oak, Valley	Quercus lobata	11.9	40% - Poor	Canopy Dieback, Deadwood, Epicormic Sprouts Throughout, Poor Structure
227	509	Oak, Valley	Quercus lobata	12.3	40% - Poor	Canopy Dieback, Deadwood, Epicormic Sprouts Throughout, Poor Structure, Tussock Moth Presence
228	484	Oak, Valley	Quercus lobata	13.1	60% - Fair	Co-Dominant Leader with Included Bark, Deadwood, Growing Out
229	N/A	Oak, Valley	Quercus lobata	10.6	60% - Fair	Deadwood, Epicormic Sprouts, Included Bark
230	511	Oak, Interior Live	Quercus wislizeni	18.7 (multi-trunk)	80% - Good	Deadwood, Leaf Spot, Minor Canopy Dieback, Tussock Moth Presence
231	504	Oak, Valley	Quercus lobata	11	60% - Fair	Co-Dominant Leader with Included Bark, Deadwood, Epicormic Sprouts, Poor Structure, Tussock Moth Presence
232	503	Oak, Valley	Quercus lobata	13.2	40% - Poor	Canopy Dieback, Epicormic Sprouts, Major Deadwood, Poor Structure, Tussock Moth Presence
233	N/A	Oak, Interior Live	Quercus wislizeni	18.1	80% - Good	Competing with Adjacent Valley Oak, Epicormic Sprouts, Minor Deadwood
234	486	Oak, Valley	Quercus lobata	11.8	60% - Fair	Deadwood, Epicormic Sprouts, Tussock Moth Presence
235	485	Oak, Valley	Quercus lobata	11.1	60% - Fair	Deadwood, Epicormic Sprouts, Tussock Moth Presence
236	481	Oak, Valley	Quercus lobata	9.6	20% - Critical	80% dead, Epicormic Sprouts
237	482	Oak, Valley	Quercus lobata	11.9	40% - Poor	Deadwood, Epicormic Sprouts Throughout, Poor Structure, Trunk Wound
238	471	Oak, Valley	Quercus lobata	10.4	80% - Good	Canopy Dieback, Deadwood, Epicormic Sprouts, Powdery Mildew,
239	470	Oak, Valley	Quercus lobata	22.1	80% - Good	Co-Dominant Leader with Included Bark, Minor Deadwood,
240	N/A	Oak, Valley	Quercus lobata	13.8	60% - Fair	Canopy Dieback, Co-Dominant Leader with Included Bark,
241	472	Oak, Valley	Quercus lobata	9.7	60% - Fair	Canopy Dieback, Deadwood, Epicormic Sprouts, Poor Structure
242	473	Oak, Valley	Quercus lobata	13.4	80% - Good	Deadwood, End-Weight

4049 Granite Drive Oak Tree Inventory
May 2018

Tag #	Original Tag #	Common Name	Botanical Name	DBH	Health	Observations
243	474	Oak, Valley	Quercus lobata	10.2	40% - Poor	Canopy Dieback, Deadwood, Poor Structure
244	475	Oak, Valley	Quercus lobata	16.2	60% - Fair	Co-Dominant Leader with Included Bark, Major Deadwood, Tussock Moth Presence
245	476	Oak, Valley	Quercus lobata	12.6	60% - Fair	Co-Dominant Leader with Included Bark, Deadwood
246	477	Oak, Valley	Quercus lobata	16 (multi-trunk)	60% - Fair	Co-Dominant Stem, Deadwood, Epicormic Sprouts, Minor Canopy
247	478	Oak, Valley	Quercus lobata	11.8	60% - Fair	Canopy Dieback, Epicormic Sprouts
248	501	Oak, Valley	Quercus lobata	13.6	40% - Poor	Canopy Dieback, Epicormic Sprouts, Poor Structure, Tussock Moth Presence
249	N/A	Oak, Valley	Quercus lobata	10.5	60% - Fair	Deadwood, Powdery Mildew, Unbalanced Canopy
250	N/A	Oak, Valley	Quercus lobata	10.9	40% - Poor	Canopy Dieback, Epicormic Sprouts, Multiple Co-Dominant Leaders with Included Bark, Poor Structure
251	517	Oak, Valley	Quercus lobata	10.2	40% - Poor	Deadwood, Epicormic Sprouts Throughout, Poor Structure
252	N/A	Oak, Valley	Quercus lobata	11.4	60% - Fair	Deadwood, Epicormic Sprouts, Minor Canopy Dieback, Powdery Mildew
253	N/A	Oak, Valley	Quercus lobata	11.2	40% - Poor	Co-Dominant Leader with Included Bark, Deadwood, Epicormic
254	522	Oak, Valley	Quercus lobata	12.1	60% - Fair	Deadwood, Epicormic Sprouts, Nest Present, Powdery Mildew
255	N/A	Oak, Valley	Quercus lobata	10.1	60% - Fair	Co-Dominant Leaders, Deadwood, Epicormic Sprouts
256	524	Oak, Valley	Quercus lobata	12.9	80% - Good	Co-Dominant Leaders with Included Bark, Deadwood, Epicormic Sprouts
257	516	Oak, Valley	Quercus lobata	15.2	60% - Fair	Canopy Dieback, Deadwood, Epicormic Sprouts, Unbalanced Canopy
258	N/A	Oak, Valley	Quercus lobata	10.4	40% - Poor	Canopy Dieback, Epicormic Sprouts, Multiple Co-Dominant
259	515	Oak, Valley	Quercus lobata	18.8	60% - Fair	Canopy Dieback, Deadwood, Epicormic Sprouts, Significant Limb
260	514	Oak, Valley	Quercus lobata	13.2	60% - Fair	Deadwood, Epicormic Sprouts, Minor Canopy Dieback, Tussock Moth Presence
261	513	Oak, Valley	Quercus lobata	15.1	40% - Poor	Canopy Dieback, Epicormic Sprouts Throughout, Limb Failures, Poor Structure, Tussock Moth Presence
262	N/A	Oak, Valley	Quercus lobata	12.1	80% - Good	Deadwood, Minor Canopy Dieback, Tussock Moth Presence
263	529	Oak, Valley	Quercus lobata	11.2	60% - Fair	Canopy Dieback, Deadwood
264	N/A	Oak, Valley	Quercus lobata	10.8	80% - Good	Co-Dominant Leader with Included Bark, Coast Live Oak Sucker, Minor Deadwood, Powdery Mildew, Tussock Moth Presence
265	528	Oak, Valley	Quercus lobata	16.8	60% - Fair	Deadwood, Epicormic Sprouts, Minor Canopy Dieback, Tussock Moth Presence

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Tag #	Original Tag #	Common Name	Botanical Name	DBH	Health	Observations
266	527	Oak, Valley	Quercus lobata	15.4	40% - Poor	Canopy Dieback, Deadwood, Endweight, Poor Structure
267	526	Oak, Valley	Quercus lobata	10.2	60% - Fair	Deadwood, Minor Canopy Dieback, Powdery Mildew, Tussock
268	525	Oak, Valley	Quercus lobata	14.5	40% - Poor	Canopy Dieback, Deadwood, Epicormic Sprouts Throughout, Nest Present, Tussock Moth Presence
269	N/A	Oak, Valley	Quercus lobata	10.8	60% - Fair	Co-dominant Leader with Included Bark, Deadwood, Epicormic Sprouts, Tussock Moth Presence
270	N/A	Oak, Interior Live	Quercus wislizeni	24.3	80% - Good	Deadwood, Leaf Spot, Minor Compartmentalized Decay in Trunk,
271	N/A	Oak, Interior Live	Quercus wislizeni	16.8	80% - Good	Minor Leaf Gall
273	549	Oak, Valley	Quercus lobata	14.8	90% - Very Good	Minor Deadwood
274	N/A	Oak, Valley	Quercus lobata	10.2	60% - Fair	Epicormic Sprouts, Trunk Wound, Tussock Moth Presence
275	542	Oak, Valley	Quercus lobata	16.8	60% - Fair	Deadwood, Epicormic Sprouts, Trunk Wound, Tussock Moth
276	539	Oak, Valley	Quercus lobata	13.6	60% - Fair	Canopy Dieback, Co-Dominant Leader, Deadwood, Epicormic
277	540	Oak, Valley	Quercus lobata	14	40% - Poor	Canopy Dieback, Co-Dominant Leader with Included Bark, Epicormic Sprouts Throughout, Poor Structure
278	538	Oak, Valley	Quercus lobata	14.2	60% - Fair	Co-Dominant Leader with Included Bark, Deadwood, Epicormic Sprouts
279	N/A	Oak, Valley	Quercus lobata	10.6	60% - Fair	Deadwood, Epicormic Sprouts, Nest Present, Poor Structure, Uneven Canopy Due To Limb Failure
280	536	Oak, Interior Live	Quercus wislizeni	21.5	80% - Good	Minor Deadwood
281	N/A	Oak, Valley	Quercus lobata	10.2	60% - Fair	Co-Dominant Leader with Included Bark, Deadwood, Epicormic Sprouts, Sparse Canopy
282	533	Oak, Valley	Quercus lobata	13.6	40% - Poor	Co-Dominant Leader with Included Bark, Epicormic Sprouts Throughout, Powdery Mildew, Trunk Wounds
283	N/A	Oak, Valley	Quercus lobata	9.8	40% - Poor	Co-Dominant Leader with Included Bark, Epicormic Sprouts Throughout, Powdery Mildew, Trunk Wounds
284	535	Oak, Valley	Quercus lobata	10.6	60% - Fair	Deadwood, Epicormic Sprouts, Unbalanced & Sparse Canopy
285	537	Oak, Valley	Quercus lobata	23.7	80% - Good	Minor Deadwood
286	454	Oak, Valley	Quercus lobata	28.1	80% - Good	Minor Deadwood
287	N/A	Oak, Interior Live	Quercus wislizeni	37.8 (multi-	80% - Good	Deadwood, Fungus & Wound on One Leader, Growing Out of
288	479	Oak, Valley	Quercus lobata	12.6	60% - Fair	Deadwood, Epicormic Sprouts, Poor Structure
289	480	Oak, Valley	Quercus lobata	15.9	60% - Fair	Co-Dominant Leader with Included Bark, Deadwood, Tussock Moth Presence, Trunk Wound at base

Summary

The oak trees located at 4049 Granite Drive ranged in health from critical (20%) to good (80%). Of the 89 trees surveyed 28 of the trees are in critical to poor condition and should be removed. The other 61 trees to remain on the site, which will be in direct contact with the public, should be pruned and an integrated pest management plan should be put in place. All tree work performed should be done under the direct supervision of a certified arborist. Additionally, any trees which may be impacted by development of the site will be subject to the City of Rocklin Oak Preservation ordinance (Section VI, Appendix D).

Limitations

This report is to be used for informational purposes only, based upon assessment of trees taken in May 2018.

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of the trees and attempt to reduce the risk to people and structures near trees. Arborists cannot detect every condition that could lead to a tree failure. There are inherent risks with trees that cannot be predicted with any degree of certainty, even by the most skilled and experienced arborist. Since trees are living organisms their condition may change at any time. Often conditions are hidden within the tree and/or below ground out of the Arborists sight. Arborists cannot guarantee tree health and/or safety under all circumstances or for a specific period of time. Arborists cannot predict acts of nature including, without limitation, storms of sufficient strength which can even take down a tree with a vigorous and structurally sound appearance.

Trees can be managed but they cannot be controlled. To develop land and live near trees is to accept some degree of risk and the only way to eliminate all risk associated with trees would be to eliminate all of the trees. Anyone who builds, buys or lives in a structure within the vicinity of a tree should be aware of this Arborists' Disclaimer, and understand the risk that a tree could at any time suffer a branch and/or limb failure, fail in a storm and/or fall for no apparent reason which may cause bodily injury and/or property damage.

Neither Arborwell, nor the author has assumed any responsibility for liability associated with the trees on or adjacent to this property, and/or any damage which may result.