

KIELTY

ARBORISTS SERVICES LLC

Certified Arborist WE#10724A TRAQ Qualified

P.O. Box 6187 San Mateo, CA 94403

650-532-4418

May 24, 2024 *Revised June 26, 2024*

David S. Chui
Pan-Cal Corporation
4125 Blackford Avenue #200
San Jose, CA 95117
Site: 1190 Roberts Ave, San Jose, CA 95122

Dear David S. Chui,

I am pleased to report that the anticipated site visit has been conducted as per schedule. KIELTY Arborists Services LLC has executed a thorough inspection and successfully collected all necessary data. We are currently working diligently to draft the Tree Protection Plan report based on the data collected.

To ensure the accuracy and completeness of this report, we require the site plan as discussed earlier, which is to be furnished by you, the architect. This site plan is integral to our understanding of the layout and will significantly aid us in finalizing our Tree Protection Plan report to include specifics as to your site plan. Upon receiving this vital document, we will be able to swiftly conclude the report, thereby providing you with our thorough findings and tailored recommendations.

As an additional resource to facilitate the design process, we have compiled a survey along with a Definitions and Distances section. This information serves to illustrate the key concepts related to tree protection zones, potential minimum distances, and critical root zones. We believe that this will be beneficial to your understanding and will contribute meaningfully to the overall project design.

I am at your service for any further information or clarifications you may require. Please do not hesitate to get in touch with me at any time. It would be my pleasure to discuss any aspect of the project or to provide additional insights as needed.

Thank you for entrusting KIELTY Arborists Services LLC with this project. We look forward to wrapping up this phase and delivering the comprehensive Tree Protection Plan report as promptly as possible.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

David Beckham

Signature of Consultant

David Beckham

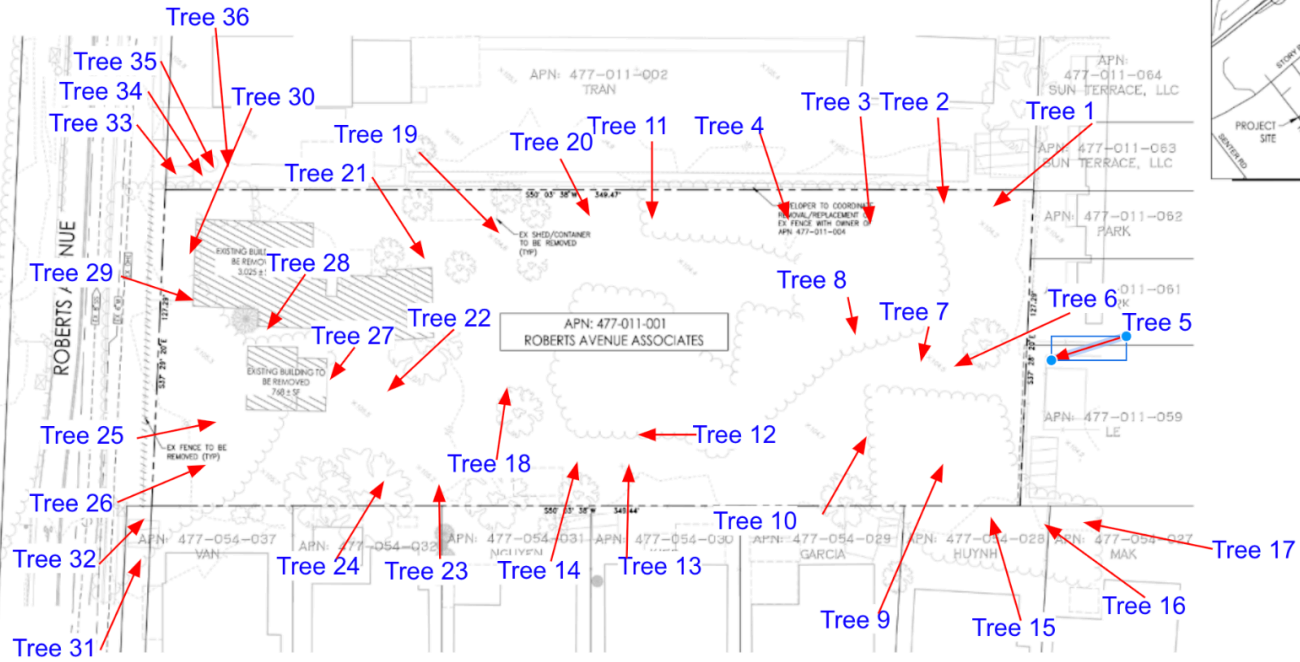
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WE#10724A TRAQ Qualified



TOPOGRAPHIC LEGEND

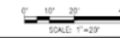
CONTOUR-MAJOR	---
CONTOUR-MINOR	----
EDGE OF PAVEMENT	=====
IMPROVED DIRT ROAD	-----
JEP/4x4 TRAIL	-----
TOP CURB	-----
GUTTER	-----
EDGE OF CONCRETE	-----
FRONT OF WALK	-----
BACK OF WALK	-----
GUARD RAIL	-----
FENCE	-----
FOUNDATION/BUILD WALL	-----
RETAINING WALL	-----
HEAD WALL	-----
OVERHEAD POWER LINE	-----
GAS LINE	-----
RAILROAD	-----
FLOWLINE	-----
EDGE OF WATER	-----
BRUSHLINE (GROUND OBSCURED)	-----
TREELINE (GROUND OBSCURED)	-----
BRUSH	-----
DECIDUOUS TREE	-----
CONIFEROUS TREE	-----
PHOTO CONTROL (XYZ)	-----
CELL/RADIO/SATELLITE TOWER	-----
MONITORING STATION	-----
UTILITY POLE	-----
UTILITY ANCHOR	-----
LIGHT POLE	-----
BOLLARD/FENCE POST	-----
SIGN	-----
FIRE HYDRANT	-----
WATER SPOUT	-----
MANHOLE	-----
VALVE COVER	-----
GAS VALVE	-----
WELL	-----
TRAFFIC SIGNAL	-----
RR/CROSSROAD SIGNAL	-----
MISC. UTILITY/OBJECT	-----
METER	-----
MARSH	-----
VAULT/BOX	-----
OUTFLOW/OUTVERT	-----
DROP INLET	-----
DRAIN RISER	-----
BUILDING	-----
DECK	-----
COVERED AREA/OVERHANG	-----
SHEB/TRAILER/OUTBUILDING	-----
TANKS/SLOS	-----



1190 ROBERTS AVENUE
SAN JOSE, CA

PAN CAL CORPORATION

EXISTING CONDITIONS & DEMOLITION PLAN



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
4810 WILLOW ROAD, SUITE 125 TEL 925.847.1558
Pleasanton, CA, 94588 Fax 925.847.1557

DATE 06.01.24
JOB NO. 4431-02













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TREE INVENTORY SURVEY

Tree Tag #	Protected Tree (Ordinance)	Preserve or Remove	Common Name / Scientific Name	Trunk (in.)	If more than 1 Trunks, Total Diameter	Circumference (in.)	Ten Times the Diameter in (ft.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Comments	Tree Picture #1
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1190 Roberts Ave

1	Yes	(R)	English walnut <i>Juglans regia</i>	10-9-9-8-7-6-7	33	103.6	27.5	30/20	Poor	Poor	Poor	Poor	30%	Half of tree failed in past, decay along limbs, and decline	
2	Yes	(R)	black walnut <i>Juglans nigra</i>	9-10-8-7-6	25	78.5	20.8	30/30	Poor	Poor	Fair	Poor	20%	In decline, codominant a grade, dead limbs	
3	Yes	(R)	black walnut <i>Juglans nigra</i>	9-8-7-6-5-14-8-6	38.5	120.9	32.1	30/30	Poor	Poor	Poor	Poor	20%	In decline, heart with decay on main stem, Codominant at grade, history of him loss	
4	Yes	(R)	black walnut <i>Juglans nigra</i>	14,8,6	21	65.9	17.5	30/30	Poor	Poor	Poor	Poor	20%	In decline, heart with decay on main stem, Codominant at grade, history of him loss	
5*	Yes	(R)	black walnut <i>Juglans nigra</i>	9-6-6-4-6	20	62.8	16.7	30/30	Poor	Poor	Poor	Poor	20%	In declined, codominate, Ave grade, Maine stems have decayed back, Israel, and loss, poor species	
6	Yes	(R)	black walnut <i>Juglans nigra</i>	12,6,4,5	19.5	61.2	16.3	20/20	Poor	Poor	Poor	Poor	20%	In declined, codominate, Ave grade, Maine stems have decayed back, Israel, and loss, poor species	
7	Yes	(R)	black walnut <i>Juglans nigra</i>	9-8-8-8-7-7-5	30.5	95.8	25.4	30/30	Poor	Poor	Poor	Poor	20%	In declined, codominate, Ave grade, Maine stems have decayed back, Israel, and loss, poor species	
8	No	(R)	black walnut <i>Juglans nigra</i>	9.8	-	30.8	8.2	20/15	Poor	Poor	Poor	Poor	20%	In declined, codominate, Ave grade, Maine stems have decayed back, Israel, and loss, poor species	
9	Yes	(R)	black walnut <i>Juglans nigra</i>	10,12,9	21.5	67.5	17.9	30/30	Poor	Poor	Poor	Poor	20%	In declined, codominate, Ave grade, Maine stems have decayed back, Israel, and loss, poor species	
10	Yes	(R)	black walnut <i>Juglans nigra</i>	24.5	-	76.9	20.4	55/40	Poor	Poor	Poor	Poor	10%	Excessive decay on trunk, Codominant, at 10 feet, nearly dead	



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11	Yes	(R)	black walnut <i>Juglans nigra</i>	14-12-4	22	69.1	18.3	30/35	Poor	Poor	Poor	Poor	20%	Codominate, at grade, main trunk has failed, in decline, history of Limb loss	
12	Yes	(R)	black walnut <i>Juglans nigra</i>	10,9,9,8	23	72.2	19.2	30/31	Poor	Poor	Poor	Poor	20%	In decline, Codominant at grade, history of limb, loss, excessive decay, long limbs	
13	Yes	(R)	red elderberry <i>Sambucus racemosa</i>	8-6-6-6-4	19	59.7	15.8	25/20	Poor	Poor	Poor	Poor	30%	On property line, codominate, At grade, history of limb loss	
14	Yes	(R)	tree-of-heaven <i>Ailanthus altissima</i>	12	-	37.7	10.0	40/25	Fair	Fair	Fair	Poor	45%	Invasive species, near property line	
15*	Yes	N/A	redwood <i>Sequoia sempervirens</i>	24	-	75.4	20.0	90/30	Fair	Good	Good	Good	70%	Neighboring Tree, Minor drought, stress, symptoms on neighboring property, 1 to 4 feet from property line, less trees surveyed	
16*	Yes	N/A	redwood <i>Sequoia sempervirens</i>	30	-	94.2	25.0	90/30	Fair	Good	Good	Good	70%	Neighboring Tree, Minor drought, stress, symptoms on neighboring property, 1 to 4 feet from property line, less trees surveyed	
17*	Yes	N/A	redwood <i>Sequoia sempervirens</i>	32	-	100.5	26.7	90/30	Fair	Good	Good	Good	70%	Neighboring Tree, Minor drought, stress, symptoms on neighboring property, 1 to 4 feet from property line, less trees surveyed	
18	No	(R)	tree-of-heaven <i>Ailanthus altissima</i>	10	-	31.4	8.3	40/25	Fair	Fair	Fair	Poor	45%	Invasive species, near property line	
19	Yes	(R)	tree-of-heaven <i>Ailanthus altissima</i>	25.4-9.5	29.15	91.5	24.3	40/30	Fair	Poor	Fair	Poor	45%	Up against structure, adjacent to driveway, lifting, hard scapes, codominate at 3 feet with included bark, invasive species	
20	Yes	(R)	almond <i>Prunus dulcis</i>	12-8-8-10	25	78.5	20.8	20/25	Fair	Poor	Fair	Poor	45%	Codominate at 4 feet with included bark	
21	Yes	(R)	fruit tree	8-4-5-6-6	18.5	58.1	15.4	25/16	Poor	Poor	Poor	Poor	30%	Codominant at grade, in decline	

TREE INVENTORY SURVEY

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22	Yes	(R)	English walnut <i>Juglans regia</i>	14	-	44.0	11.7	20/20	Poor	Poor	Poor	Poor	30%	In decline, topped in past	
23	Yes	(R)	English walnut <i>Juglans regia</i>	12-9	16.5	51.8	38029.2	20/16	Poor	Poor	Poor	Poor	30%	In decline, Codominant, at 4 feet, topping cuts observed, in between two structures, surrounded by hard scape	
24	Yes	(R)	tree-of-heaven <i>Ailanthus altissima</i>	12-12-10-9-9-9	36.5	114.6	30.4	45/35	Fair	Poor	Fair	Poor	45%	Invasive species, near structures, codominate at grade	
25	Yes	(R)	tree-of-heaven <i>Ailanthus altissima</i>	18,22,9	35.5	111.5	29.6	45/35	Fair	Poor	Fair	Poor	45%	Invasive species, near structures, codominate at grade	
26	Yes	(R)	Lombardy poplar <i>Populus nigra 'Italica'</i>	30	-	94.2	25.0	30/20	Fair	Fair	Fair	Poor	45%	Codominant at 10 feet, adjacent to driveway	
27	No	(R)	privet <i>Ligustrum lucidum</i>	6-2-2-2-2	10	31.4	8.3	20/12	Fair	Poor	Poor	Poor	20%	Codominant at grade up against home foundation	
28	Yes	(R)	lemon <i>Citrus limon</i>	8-9	13	40.8	10.8	20/15	Good	Fair	Fair	Poor	50%	Up against home foundation, Codominant at 2 feet, deadwood	
29	No	(R)	American arborvitae <i>Thuja occidentalis</i>	6,5,5	11	34.5	9.2	20/10	Poor	Poor	Poor	Poor	30%	In decline. Up against structure.	
30	No	(R)	American arborvitae <i>Thuja occidentalis</i>	7,6	10	31.4	8.3	20/10	Poor	Poor	Poor	Poor	30%	In decline. Up against structure.	
31*	No	N/A	privet <i>Ligustrum lucidum</i>	7	-	22.0	5.8	20/10	Fair	Fair	Fair	Poor	50%	Neighboring Tree, Drawing against property, line fence, and under utility lines	
32*	Yes	N/A	English walnut <i>Juglans regia</i>	15	-	47.1	12.5	15/15	Poor	Poor	Poor	Poor	20%	Neighboring Tree, Nearly dead, harbor decay	

TREE INVENTORY SURVEY

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33*	Yes	N/A	almond <i>Prunus dulcis</i>	9.6-6	12.6	39.6	10.5	15/12	Fair-Poor	Poor	Poor	Poor	40%	Neighboring Tree, Suppressed, at street edge	
34*	Yes	N/A	English walnut <i>Juglans regia</i>	15.5-13	22	69.1	18.3	25/35	Poor	Poor	Poor	Poor	30%	Neighboring Tree, Codominant at 2 feet, top and past for utility line clearance, excessive decay at codominant union	
35*	Yes	N/A	black walnut <i>Juglans nigra</i>	22.5	-	70.7	18.8	25/25	Fair-Poor	Poor	Poor	Poor	30%	Neighboring Tree, topped in past for utility line clearance, excessive decay on trunk	
36*	Yes	N/A	almond <i>Prunus dulcis</i>	9.6-6	12.6	39.6	10.5	14/12	Fair-Poor	Poor	Poor	Poor	30%	Neighboring Tree, In decline, suppressed	

DEFINITIONS AND DISTANCES

The Tree Protection Zone (TPZ) refers to a radius spanning from the external surface of the trunk measured at 54" above grade. It is possible to find many, but certainly not all, of the tree's roots in this area, which are essential for its biological functioning and structural stability.

Any activity occurring in the TPZ or within the confines of the Tree Protective Zone (TPZ) needs to adhere to the work scheme endorsed by the Project Arborist. This may necessitate the Arborist's supervision.

The TPZ is determined by multiplying the diameter of the trunk by ten ($10 \times \text{DBH} / 12$).

The Arborist Minimum Distance (AMD) denotes a radius calculated from the trunk measured at 54" above grade. This zone is likely to house a significant portion of the tree's roots, which are crucial for its biological and structural support. This is deemed "Arborist Minimal Distance" pending agreement by the Project Arborist and/or City Arborist.

All activities within the AMD must conform to the work plan approved by the Project Arborist, which might involve the Arborist's supervision.

The AMD is determined by multiplying the trunk diameter by six ($6 \times \text{DBH} / 12$) for a cut made on just one side of the tree, ensuring the remaining roots are undisturbed and uncut.

The Project Arborist must supervise all activities within the AMD when roots equal to or larger than 2 inches in diameter ($\geq 2"$) are encountered.

The Critical Root Zone (CRZ) is a radius measured from the trunk measured at 54" above grade. It likely houses the majority of the tree's supportive roots responsible for its physical stability.

The CRZ is calculated as the trunk diameter multiplied by three ($3 \times \text{DBH} / 12$) for a cut made along one side of the tree.

Any activities within the CRZ are not advised and must be supervised by the Project Arborist if approved.

METHOD OF INSPECTION

The inspections were conducted from the ground without climbing the trees. No tissue samples or root crown inspections were performed. The trees under consideration were identified based on the provided site plan. To assess the trees, their diameter at 54 inches above ground level (DBH or diameter at breast height) was measured using a D-Tape. Additionally, the protected trees were evaluated for their health, structure, form, and suitability for preservation with the following explanation of the ratings:

EVALUATION FIELDS:

Tree Tag #: Identification number for individual trees.	Protected Tree: Specifies whether the tree is protected by the city or county ordinance.
Height (ft.) / Canopy Spread (ft.): Measures both the height of the tree and the spread of its canopy.	Trunk (in.): Measures the primary trunk's diameter at the required height.
Comments: Any additional notes or observations about the tree.	Tree Picture: A photograph of the tree for visual assessment and record-keeping.
Preserve or Remove: Indicates the recommended action based on the tree's condition.	Common Name / Scientific Name: Specifies the name of the tree, both in common terms and scientific nomenclature.
If more than 1 Trunks, Total Diameter: If the tree has multiple trunks, this field indicates the combined diameter of all trunks.	6, 8, 10 Times the Diameter (ft.): Provides calculations based on the diameter to assist in various tree protection requirements.
Appraised Value: An unbiased estimate of the tree's worth is performed in accordance with the current edition of the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers.	

*Note that not all fields may be provided for every tree. Some might be left blank due to various reasons, such as lack of accessibility to the tree, incomplete data, or the parameter not being applicable for a particular tree.

Tree Structure Ratings:
Poor: Major uncorrectable structural flaws present; significant dead wood, decay, or multiple trunks; potentially hazardous lean.
Fair: Structural flaws exist but less severe; issues like slight lean and crowding on trunk; some uncorrectable issues through pruning.
Good: Minor flaws; mainly upright trunk, well-spaced branches; flaws correctable through pruning; symmetrical or mostly symmetrical canopy.

Tree Health Ratings:
Poor: Minimal new growth; significant dieback and pest infestation; expected not to reach natural lifespan.
Fair: Moderate new growth; canopy density 60-90%; potential external threats; not in decline but vulnerable.
Good: Vigorous growth; healthy foliage; 90-100% canopy density; expected natural lifespan.

Suitability for Preservation:
Poor: Adds little to landscape; poor health and potential hazards; unlikely to survive construction impacts.
Fair: Contributes to landscape; survival possible with protection during minor construction impacts.
Good: Valuable landscape asset; likely survival during minor to moderate construction impacts with protection.

Tree Form Ratings:
Poor: Highly asymmetric or abnormal form; visually unappealing; little landscape function.
Fair: Significant asymmetries; deviation from species norm; compromised function or aesthetics.
Good: Near ideal form; minor deviations; consistent aesthetics and function in landscape.

*Suitability for Preservation: This rating is based solely on the tree itself, irrespective of potential construction impacts.

Overall Condition Ratings:	
Very Poor	1-29
Poor	30-49
Fair	50-69
Good	70-89
Excellent	90-100

The trees were assigned a condition rating based on a combination of existing tree health, tree structure, and tree form using the following scale.

- **Legal Descriptions and Titles:** The consultant/arborist assumes the accuracy of any legal description and titles provided. No responsibility is assumed for any legal due diligence. The consultant/arborist shall not be held liable for any discrepancies or issues arising from incorrect legal descriptions or faulty titles.
- **Compliance with Laws and Regulations:** The property is assumed to be in compliance with all applicable codes, ordinances, statutes, or other government regulations. The consultant/arborist is not responsible for identifying or rectifying any non-compliance.
- **Reliability of Information:** Though diligent efforts have been made to obtain and verify information, the consultant/arborist is not responsible for inaccuracies or incomplete data provided by external sources. The client accepts full responsibility for any decisions or actions taken based on this data.
- **Testimony or Court Attendance:** The consultant/arborist has no obligation to provide testimony or attend court regarding this report unless mutually agreed upon through separate written agreements, which may incur additional fees.
- **Report Integrity:** Unauthorized alteration, loss, or reproduction of this report renders it invalid. The consultant/arborist shall not be liable for any interpretations or conclusions made from altered reports.
- **Restricted Publication and Use:** This report is exclusively for the use of the original client. Any other use or dissemination, without prior written consent from the consultant/arborist, is strictly prohibited.
- **Non-disclosure to Public Media:** The client is prohibited from using any content of this report, including the consultant/arborist's identity, in any public communication without prior written consent.
- **Opinion-based Report:** The report represents the independent, professional judgment of the consultant/arborist. The fee is not contingent upon any pre-determined outcomes, values, or events.
- **Visual Aids Limitation:** Visual aids are for illustrative purposes and should not be considered precise representations. They are not substitutes for formal engineering, architectural, or survey reports.
- **Inspection Limitations:** The consultant/arborist's inspection is limited to visible and accessible components. Non-invasive methods are used. There is no warranty or guarantee that problems will not develop in the future.

ARBORIST DISCLOSURE STATEMENT

Arborists specialize in the assessment and care of trees using their education, knowledge, training, and experience.

- **Limitations of Tree Assessment:** Arborists cannot guarantee the detection of all conditions that could compromise a tree's structure or health. The consultant/arborist makes no warranties regarding the future condition of trees and shall not be liable for any incidents or damages resulting from tree failures.
- **Remedial Treatments Uncertainty:** Remedial treatments for trees have variable outcomes and cannot be guaranteed.

- **Considerations Beyond Scope:** The consultant/arborist's services are confined to tree assessment and care. The client assumes responsibility for matters involving property boundaries, ownership, disputes, and other non-arboricultural considerations.
- **Inherent Risks:** Living near trees inherently involves risks. The consultant/arborist is not responsible for any incidents or damages arising from such risks.
- **Client's Responsibility:** The client is responsible for considering the information and recommendations provided by the consultant/arborist and for any decisions made or actions taken.

The client acknowledges and accepts these Assumptions and Limiting Conditions and Arborist Disclosure Statement, recognizing that reliance upon this report is at their own risk. The consultant/arborist disclaims all warranties, express or implied.

CERTIFICATION

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

David Beckham

Signature of Consultant

David Beckham

Certified Arborist

WE#10724A TRAQ Qualified

May 24, 2024

