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**Board of Supervisors File No. 200067**

**Appeal of Conditional Use Authorization  
95 Nordhoff Street**

**Planning Case No. 2018-015554CUA**

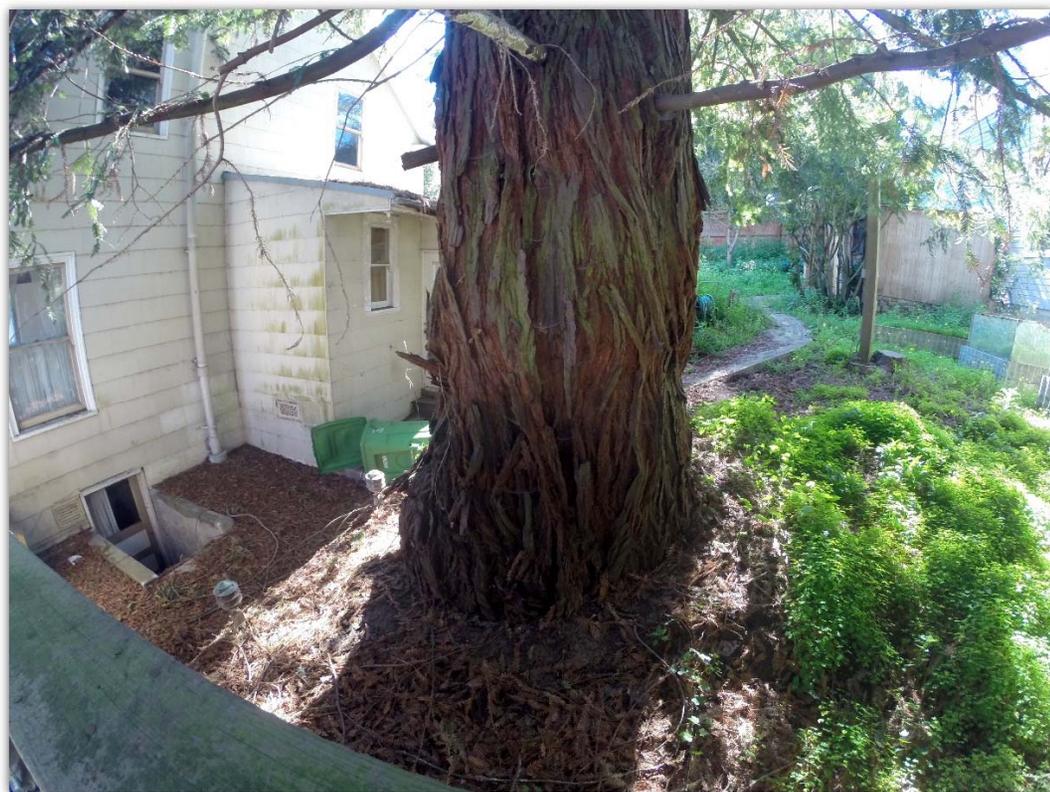
**APN 6763 LOT 001**

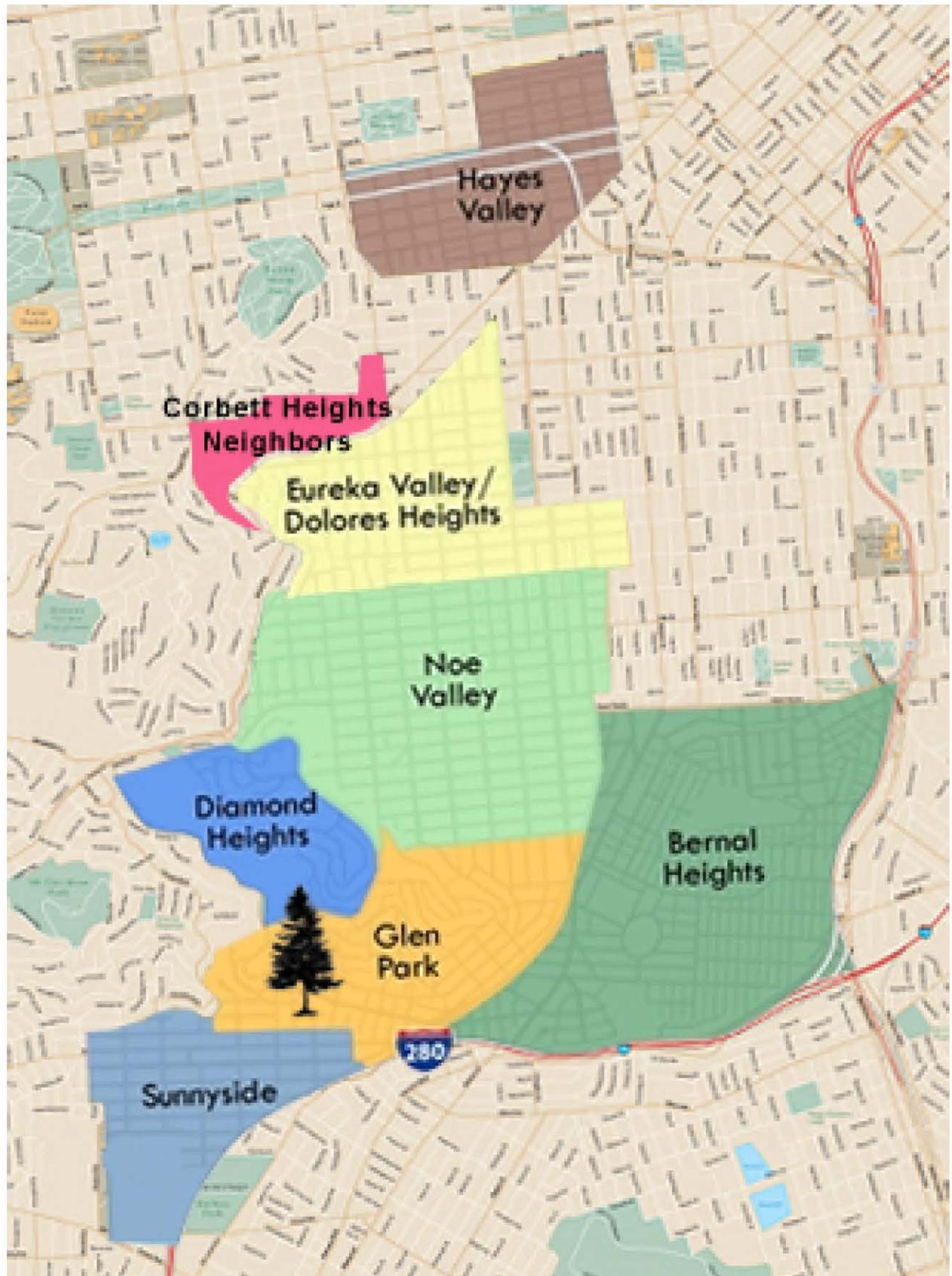
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**Support for the Redwood Tree at 95 Nordhoff Street**



## 5 Foot Diameter Redwood Tree at 95 Nordhoff Street





Hayes Valley

Corbett Heights Neighbors

Eureka Valley/  
Dolores Heights

Noe Valley

Diamond Heights

Glen Park

Bernal Heights

Sunnyside

280



May 12, 2016

Darryl Honda, President  
San Francisco Board of Appeals  
1650 Mission Street, Room 304  
San Francisco, CA 94013

Subject: Appeal of a Denial by the Department of Public Works for a Significant Tree Relocation at 95 Nordhoff Street

President Honda and Members of the Board:

The Glen Park Association board of directors, at our September 9, 2015 meeting, reviewed information about the Appeal of a Denial by the Department of Public Works for a Significant Tree Removal at 95 Nordhoff Street that is before the Board of Appeal. The GPA board then passed a resolution to support the DPW decision to deny the request to remove the Significant Tree at 95 Nordhoff Street, Appeal 15-109.

The Board is now reviewing a proposal to relocate the subject tree to the southwestern portion of the property. As we wrote in September 2015, "The GPA board specifically noted that removal of this tree would be premature while planning and environmental review of the proposed four-unit development at the site is underway. Any decision about the tree must await consideration of possible alternative development plans that could retain the tree. This is consistent with recommendations in DPW Order No: 183854."

We believe the relocation plan must also be deferred for the same reasons, and the Board of Appeal should uphold the DPW decision.

Sincerely,

/s/

Michael

Darryl Honda, President  
San Francisco Board of Appeals  
1650 Mission Street, Room 304  
San Francisco, CA 94013

RE: Appeal of an Approval by the Department of Public Works for a  
Significant Tree Relocation at 95 Nordhoff Street, Appeal No. 16-037

President Honda and Members of the Board:

I am writing on behalf of the Sunnyside Neighborhood Association in support of reversing the decision by the Department of Public Works of a permit to relocate the majestic redwood tree at 95 Nordhoff Street. The approval was issued contrary to the intent of the "Significant Tree" Legislation which was intended to protect trees just such as this. The City has passed legislation to value the natural environment to coexist with our built environment. Please uphold keeping this beautiful redwood tree visible from the public right of way to be enjoyed by all San Francisco residents.

Furthermore, we would ask that you reconsider allowing the demolition of the original Stillings home in order to build four four-story homes which would presumably be nearly identical, void of any character, and have minimal yard or open green space. It is important to realize that although we are in the midst of a housing crisis and there is immense pressure to develop every bit of space that we can in San Francisco, we must not let our sense of urgency to build overwhelm our better judgement, thereby losing the what little open remaining valuable green space we have, and forcing us to live with poorly and hastily planned developments which deteriorate both the quality of life and the character of the neighborhood.

In short, the Stillings home and redwood tree is a hidden gem of a property which contributes to the natural and historic beauty of the Sunnyside and Glen Park neighborhoods. If we allow the demolition of the home and removal or relocation of the redwood tree, we are losing a significant part of the beauty and natural environment of our neighborhood forever.

We propose that you not allow this proposal to proceed. We would like the developer to renovate the home, or if the home is in too poor of a condition to be renovated, allow the developer to demolish the home and build a single property which remains true to the character and style of the original Stillings family home, complete with the redwood tree intact.

We disagree with the Department of Public Works for inappropriately approving the relocation of this tree and encourage you to reverse their action.

Sincerely,



Stephen W. Martinpinto,  
President  
Sunnyside Neighborhood Association

HD 5/18/16

FILE

BOARD OF APPEALS

APR 21 2016 *CB*

APPEAL #/6-037

# Bernal Heights

## East Slope Design Review Board

Terry Milne, external secretary • 321 Rutledge • San Francisco 94110 • [285-8978]

18 April 2016

Darryl Honda, President  
San Francisco Board of Appeals  
1650 Mission Street, Room 304  
San Francisco CA 94103

Re: Appeal No. 16-037  
95 Nordhoff Street

Re: Appeal of Approval by the Department of Public Works  
for a Significant Tree Relocation at 95 Nordhoff Street

### Members of the Board:

The Bernal Heights neighborhood has historically favored preserving trees, particularly Significant Trees, as valuable markers of distinct neighborhood character.

Our Design Review Board is requesting that you keep the beautiful redwood at 95 Nordhoff St in place, visible from the public right-of-way, for the enjoyment of San Francisco residents. That is the whole point of the Significant Tree legislation which we fought for.

The Department of Public Works erred in approving the relocation and we ask that the Board of Appeals reverse DPWs action. Thank you very much.

Cordially,



Terry Milne, external secretary  
Bernal Heights East Slope Design Review Board

September 7, 2015

Ann Lazarus, President  
San Francisco Board of Appeals  
1650 Mission Street, Room 304  
San Francisco, CA 94013

**RE: Appeal of a Denial by the Department of Public Works for a Significant Tree Removal at 95 Nordhoff Street, Appeal No. 15-109**

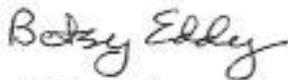
Dear President Lazarus and Members of the Board:

I am writing to request that you vote to support the DPW Bureau of Urban Forestry's decision to save the redwood tree at 95 Nordhoff Street and to deny the appeal to remove the tree. Here are a few reasons to save the tree.

- The tree is healthy as certified by the Bureau of Urban Forestry and is not a danger to the surrounding area.
- The tree is a native California tree. It is a privilege to have such a beautiful tree in the neighborhood.
- Retaining the tree allows development to the property.

Your vote to deny the appeal and save the tree will preserve a beautiful tree that will continue to grace the neighborhood at Nordhoff and Stillings Streets for many years to come.

Sincerely,



Betsy Eddy  
President, DHCA (for identification purposes only)



EVNA  
PO Box 14137  
San Francisco, CA 94114  
www.evna.org

EVNA, a 501 (C)(4) Non-profit,  
Tax ID: 51-0141022

Eureka Valley Foundation,  
a 501(C)(3) Non-profit,  
Tax ID: 26-0831195

#### EXECUTIVE COMMITTEE

Crispin Hollings  
President  
Collingwood Street

Secretary  
Scott Johnson  
19th Street

James Moore  
Treasurer  
18<sup>th</sup> Street

Alan Beach-Nelson  
Immediate Past President  
Castro Street

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17th Street

## CASTRO/EUREKA VALLEY NEIGHBORHOOD ASSOCIATION

The neighborhood association for the Castro, Upper Market and all of Eureka Valley since 1878

April 18, 2016

Darryl Honda, President  
San Francisco Board of Appeals  
1650 Mission Street, Room 304  
San Francisco, CA 94013

RE: Appeal of an Approval by the Department of Public Works for a Significant Tree Relocation at 95 Nordhoff Street, Appeal No. 16-037

President Honda and Members of the Board:

With regard to the subject of this appeal, the redwood tree at 95 Nordhoff Street, the Department of Public Works and the Department of Urban Forestry, in response to neighborhood concerns, denied the permit to remove the tree. The developer appealed the denial to the Board of Appeals but, shortly before the scheduled hearing, withdrew their appeal. As a result the tree was momentarily saved.

However, the developer has since developed a plan to move the redwood tree to a different location on their property. Any attempt to relocate a tree of this type and size would most certainly kill it. As such, the Eureka Valley Neighborhood Association (EVNA) has strong objections to this plan and believes that the approval was issued contrary to the intent of the "Significant Tree" legislation which was intended to protect trees such as this.

The Eureka Valley Neighborhood Association disagrees with the Department of Public Works' approval to relocate the redwood tree at 95 Nordhoff Street and requests that you reverse that action.

Sincerely,

Crispin Hollings  
President

Ann Lazarus, President  
San Francisco Board of Appeals  
1650 Mission Street, Room 304  
San Francisco, CA 94013

RE: Appeal of a Denial by the Department of Public Works for a Significant Tree Removal at 95 Nordhoff Street, Appeal No. 15-109

President Lazarus and Members of the Board:

I am writing to you on behalf of Protect Noe's Charm, a neighborhood organization committed to preserving the character, ecology, and well-being of Noe Valley.

We understand that a 50 foot healthy redwood tree at 95 Nordhoff Street has been targeted for removal but thanks to the thorough work and vigilance of the Department of Public Works, the permit for removal has been denied. The denial was issued on the basis of the "Significant Tree" Legislation, which intends to protect our environment, ecology, and trees such as this. Removing this tree is an act of total disregard for the environment and natural habitat of the city where we live in. Does the interest of a few take precedence over the well-being of a community and sustaining the natural environment?

We commend the Department of Public Work's decision for rightfully denying the permit and we urge you to support them by upholding their decision to save this beautiful redwood, the official California State tree.

Sincerely,

Ozzie Rohm

Co-Founder, Protect Noe's Charm Neighborhood Organization

FILE



## CORBETT HEIGHTS NEIGHBORS

[www.corbetteheights.org](http://www.corbetteheights.org)

April 14, 2016

Darryl Honda, President  
San Francisco Board of Appeals  
1650 Mission Street, Room 304  
San Francisco, CA 94013

RE: Appeal of an Approval by the Department of Public Works for a Significant Tree  
**Relocation at 95 Nordhoff Street, Appeal No. 16-037**

President Honda and Members of the Board:

I am writing on behalf of **Corbett Heights Neighbors**. We voted in the past to support the protection of the redwood tree at 95 Nordhoff Street. We now would like to add our support for reversing the decision by the Department of Public Works of a permit to relocate the same tree. The approval was issued contrary to the intent of the "Significant Tree" Legislation which was intended to protect trees just such as this.

As redwood trees have no tap root and depend entirely on surface roots, any attempt at relocation of this tree would almost certainly kill it - immediately or within a couple of years.

We disagree with the Department of Public Works for inappropriately approving the relocation of this tree and encourage you to reverse their action.

Sincerely,

Gary Weiss, President  
Corbett Heights Neighbors

**BOARD OF APPEALS**

APR 18 2016

APPEAL # 16-037

May 17, 2016

President Darryl Honda  
San Francisco Board of Appeals  
1650 Mission Street, Room 304  
San Francisco, CA 94103

RE: Appeal 16-037; J. Tick and S. Ganz vs. DPW-BUF, for Hearing May 18, 2016

President Honda and Members of the Board:

I am a member of the Planning and Land Use Committee of the Dolores Heights Improvement Club. I am writing to support appellants Judy Tick and Steven Ganz in their appeal in this matter. I ask that you preserve the integrity of the the City's Significant and Landmark Tree program by overturning the Department of Public Works' order 184613, issued February 19, 2016 (the "Order"), allowing the relocation of a large Coast Redwood (*Sequoia Sempervirens*) tree at 95 Nordhoff Street on Martha Hill in the village of Glen Park.

The Dolores Heights Improvement Club ("DHIC") was established in order to, among other things, maintain and enhance neighborhood appearance and value. The Dolores Heights neighborhood includes the Dolores Heights Special Use District, as described in Section 241 of the Planning Code. Section 241 was put into place "in order to preserve and provide for an established area with a unique character and balance of built and natural environment, with public and private view corridors and panoramas, to conserve existing buildings, plant materials and planted spaces..."

We are alarmed that the Department of Public Works in its Order is undermining the provisions and intent of the its own Significant and Landmark Tree program. The stated purpose of the program is simple: "that protected trees are appropriately protected" (see The Planning Department Director's Bulletin No. 2006-01). As stated so clearly in the Appellant's April 28, 2016 brief, the Order fails in so many ways to protect this tree, by allowing for its relocation and also by allowing it to lose its protected status as a significant tree.

We in DHIC have a stated goal to preserve, where possible and appropriate existing trees, including the many Significant Trees in our neighborhood and in the Special

Use District. Too often, though, we have seen that the pressure of development has resulted in the loss of plant materials and trees, including Significant Trees. We have to be able to rely on our City's agencies, including DPW, to help us in this effort. I believe that in this case, DPW has failed in its duty to protect this Significant Tree.

Please use your authority find in the Appellant's favor and overturn the decision to approve the Application for Tree Relocation Permit. Protect this tree, Glen Park, Dolores Heights and all of our neighborhoods.

Thank you



Bruce Bowen

4016 20<sup>th</sup> St SF CA 94114

bruce.v.bowen@gmail.com



*The HAYES VALLEY Neighborhood Association* | HVNA

May 9, 2016

President Darryl Honda  
San Francisco Board of Appeals  
1650 Mission Street, Room 304  
San Francisco, CA 94103

RE: Appeal 16-037; J. Tick and S. Ganz vs. DPW-BUF, for Hearing May 18, 2016

President Honda and Members of the Board:

The Hayes Valley Neighborhood Association and its Greening Committee are writing to express our support for preserving the redwood tree at 95 Nordhoff in Glen Park in its current location.

We believe that moving the tree from its current location presents a hazard to nearby structures, damages the character of the neighborhood, and sets a dangerous precedent for future debates around Significant Trees. The redwood's dimensions (200,000 pounds, 50 feet tall) make it a hazard to relocate within a densely populated residential area. The benefit to the developer is not worth the risk to residents and their property. This tree enjoys the protections of the Significant Tree precisely because it presents a significant value to the public. In moving the redwood to the proposed location, you deprive the public of a tree that they have a right to enjoy. Finally, approving this move severely limits, if not completely negates, the protections of the Significant Tree legislation. You are deciding the fate of other Significant Trees adorning neighborhoods in our city.

We stress our concern over the relocation of this redwood and ask you to make the right decision. Protect this Significant Tree for all to enjoy.

Sincerely,

The Hayes Valley Neighborhood Association

*NOTE OUR NEW MAILING ADDRESS→400 Grove Street, #3, San Francisco, CA 94102  
see us online at [www.hayesvalleysf.org](http://www.hayesvalleysf.org)*

## Steven Ganz

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**From:** Judy Irving <films@pelicanmedia.org>  
**Sent:** Thursday, September 03, 2015 7:01 PM  
**To:** Steven Ganz  
**Subject:** Appeals Board: Deny developer's request to destroy significant tree at 95 Nordhuff

Dear Steven,

The Telegraph Hill Dwellers support your group's efforts to secure protection for the healthy, mature redwood tree at 95 Nordhuff. We understand that this is a significant tree, and that DPW and the Department of Environment both agree that it should be protected. THD asks that the Board of Appeals deny the developer's request to destroy this beautiful tree.

Judy Irving, Co-Chair,  
Parks, Trees, and Birds Committee  
Telegraph Hill Dwellers

# Advanced Tree Care

965 East San Carlos Ave, San Carlos

95 Nordhoff St San Francisco CA 94131

November 9, 2019

Joseh Della Santina  
95 Nordhoff St  
San Francisco, CA 94131

Site: 95 Nordhoff St, San Francisco,

Dear Joe,

At your request I visited the above site for the purpose of inspecting and commenting on the redwood at the rear of property. An addition and remodel is planned, prompting the need for this tree protection report.

**Method:**

The location of the redwood can be found on the plan provided by you. The tree is measured at 54 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to the tree representing form and vitality on the following scale:

1 to 29	Very Poor
30 to 49	Poor
50 to 69	Fair
70 to 89	Good
90 to 100	Excellent

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree. The tree has also been photographed.

A Summary and Tree Protection Plan are at the end of the survey providing recommendations for maintaining the health and condition of the tree during and after construction.

If you have any questions, please don't hesitate to call.

Sincerely



Robert Weatherill  
Certified Arborist WE 1936A

## Observations

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Coastal redwood <i>Sequoia sempervirens</i>	60.1"	60/55	50	Fair health and condition

The redwood is located at the rear of the property, raised up on the hillside above a 2 foot retaining wall. The tree is located approximately 12 feet from the existing house. The existing house has a basement with stairs leading down to the basement that start at about 7 feet from the base of the tree. The surrounding landscape is unmaintained. The location of the tree, the surrounding landscape and existing house can be found on the drawings and seen in the attached photographs.

The tree is in fair health and poor condition. The lower half of the **canopy** is thick and healthy whereas the upper canopy is thin and sparse. The tree has codominant trunks at 30 feet above grade. Both co-dominant trunks have been severely reduced (**Topped**) at 60 feet above grade. The root flare which is where the trunk meets the roots is large. There are no signs of damage to the root flare and minimal damage to the surrounding landscape and hardscape from the root flare. The tree has not been maintained for many years. There are no signs of disease or insect infestation.

The tree is in fair health and poor condition. The thinning upper canopy suggests drought stress. The co-dominant trunks are typically a poor, structural weakness and this may be the reason for the 'topping' of the canopy at 60 feet. The tree may also have been 'topped' because the tops were dead due to decline from drought stress; or they may have been topped to provide for a view for a neighbor. The tree is quite old and may be declining. There is minimal, visible root activity close to the house suggesting that most of the root system extends uphill into the landscape.

# Advanced Tree Care

965 East San Carlos Ave, San Carlos

95 Nordhoff St San Francisco CA 94131

November 9, 2019

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Tree # 1: Coastal redwood



Trunk of redwood, existing house and steps down to basement





Existing basement and surrounding landscape



## Tree Protection Plan

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1½” or 2” posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the **dripline** of the tree. I recommend the TPZ as follows:-

TPZ should be at 15 feet from the trunk of the tree where possible, closing on the rear property line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 (6) . The ‘Ideal’ TPZ is marked in a red chain dot line, this is impractical and would make the improvements to the property unbuildable. A ‘Modified’ TPZ is shown in a solid red line which is where the TPZ fencing could be located to allow for proposed construction. Where possible the fencing should be located out at its fullest extent to the ‘Ideal’ TPZ.



**IMAGE 2.15-1**  
Tree Protection Fence at the Dripline



**IMAGE 2.15-2**  
Tree Protection Fence at the Dripline

### • **Type I Tree Protection**

The fences shall enclose the entire area under the **canopy dripline or TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (see *Images 2.15-1 and 2.15-2*). Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

It has been requested that an ADU be placed at the rear of this property. The proposed location for the ADU would be entirely within the TPZ of the tree. I would **strongly** recommend against this for several reasons; the required excavation for the foundation of the ADU would cause significant damage to the critical root zone of the tree; if this tree were to survive with the new ADU construction, any remaining roots under the ADU would cause significant damage to the foundation and structure of the ADU in years to come..

Excavation for the light well at the rear of the property within the TPZ of the tree should be hand dug. It may be beneficial to determine the extent of the roots at the edge of the light well by hand digging an exploratory trench prior to finalizing any architectural plans. Area for hand dig is marked in blue on the drawing. Any roots within this excavation greater than 4 inches in diameter should be preserved for inspection. If there are many large roots discovered that cannot be cut then the light well may have to be redesigned.

2. The foundation for the decking should be piers. The first 2 feet of the excavation for the piers should be done by hand. If any roots greater than 4 inches in diameter are encountered, the pier should be relocated and the root remain intact. Typical locations for piers are marked in blue on the drawing
3. Any pruning and maintenance of the tree shall be carried out before demolition and construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel.** Pruning should not exceed a maximum of 15% of the living canopy.
4. Demolition within the TPZs should be done either by hand or by machinery located outside the TPZ and reaching in.
5. Compaction of the soil within the dripline shall be kept to a minimum. <sup>(2)</sup> If access is required to go through the TPZ of a protected tree, the area within the TPZ should be protected from compaction with steel plates or with 4" of wood chip overlaid with plywood.
6. Any excavation in ground where there is a potential to damage roots of 2" or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.<sup>(2)</sup> Excavation for the proposed foundations within the TPZ, should be hand dug. No roots greater than 4 "in diameter should be cut. If roots are encountered they should be protected by encasing in PVC pipe filled with expanding foam before pouring concrete around them. This will allow for root expansion.
7. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.<sup>(2)</sup>
8. **Do Not:**<sup>(4)</sup>
  - a. Allow run off or spillage of damaging materials into the area below any tree canopy.
  - b. Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
  - c. Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
  - d. Allow fires under any adjacent trees.
  - e. Discharge exhaust into foliage.
  - f. Secure cable, chain or rope to trees or shrubs.
  - g. Apply soil sterilants under pavement near existing trees.
9. Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long.<sup>(4)</sup>
10. Route pipes into alternate locations to avoid conflict with roots.<sup>(4)</sup>

# Advanced Tree Care

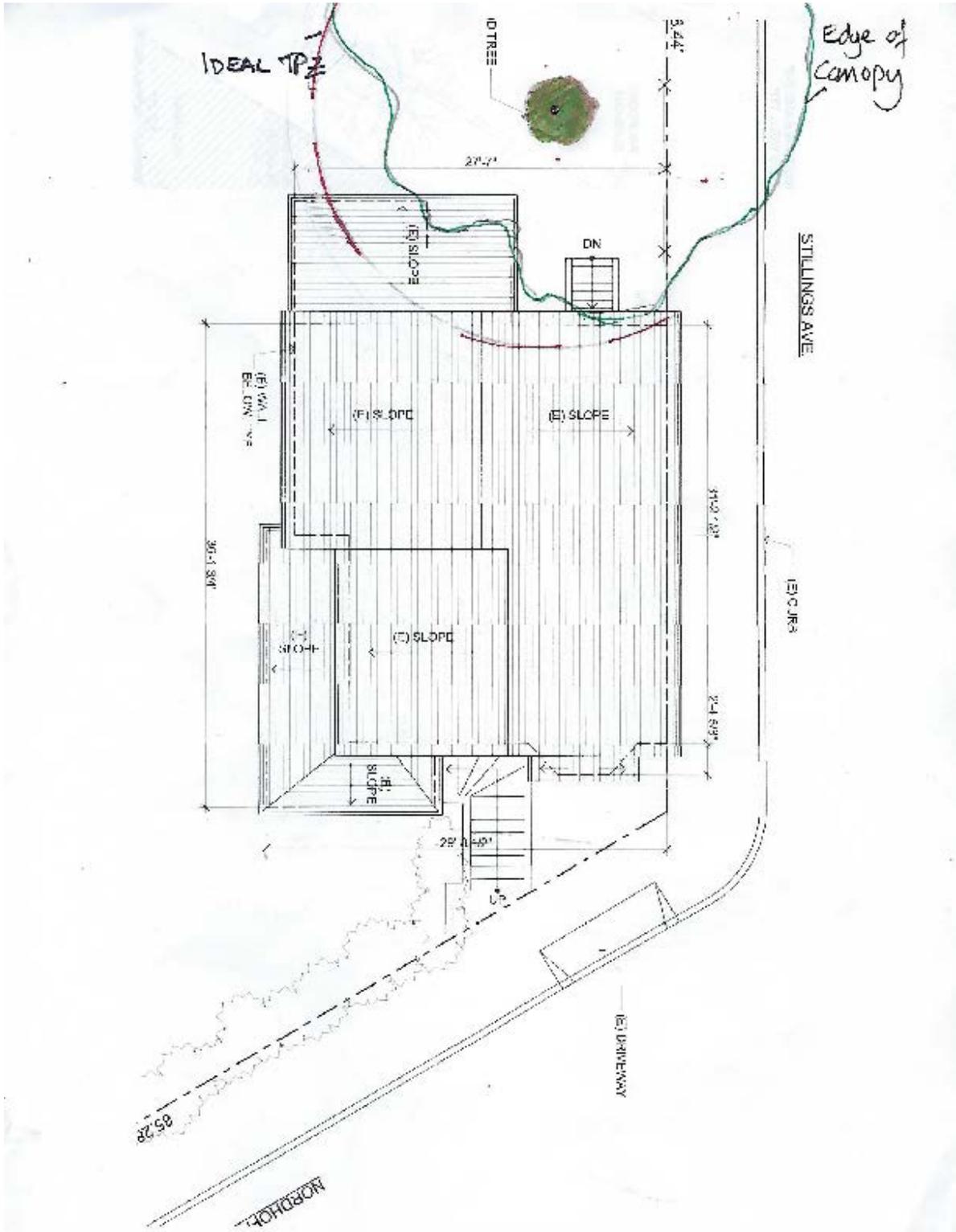
965 East San Carlos Ave, San Carlos

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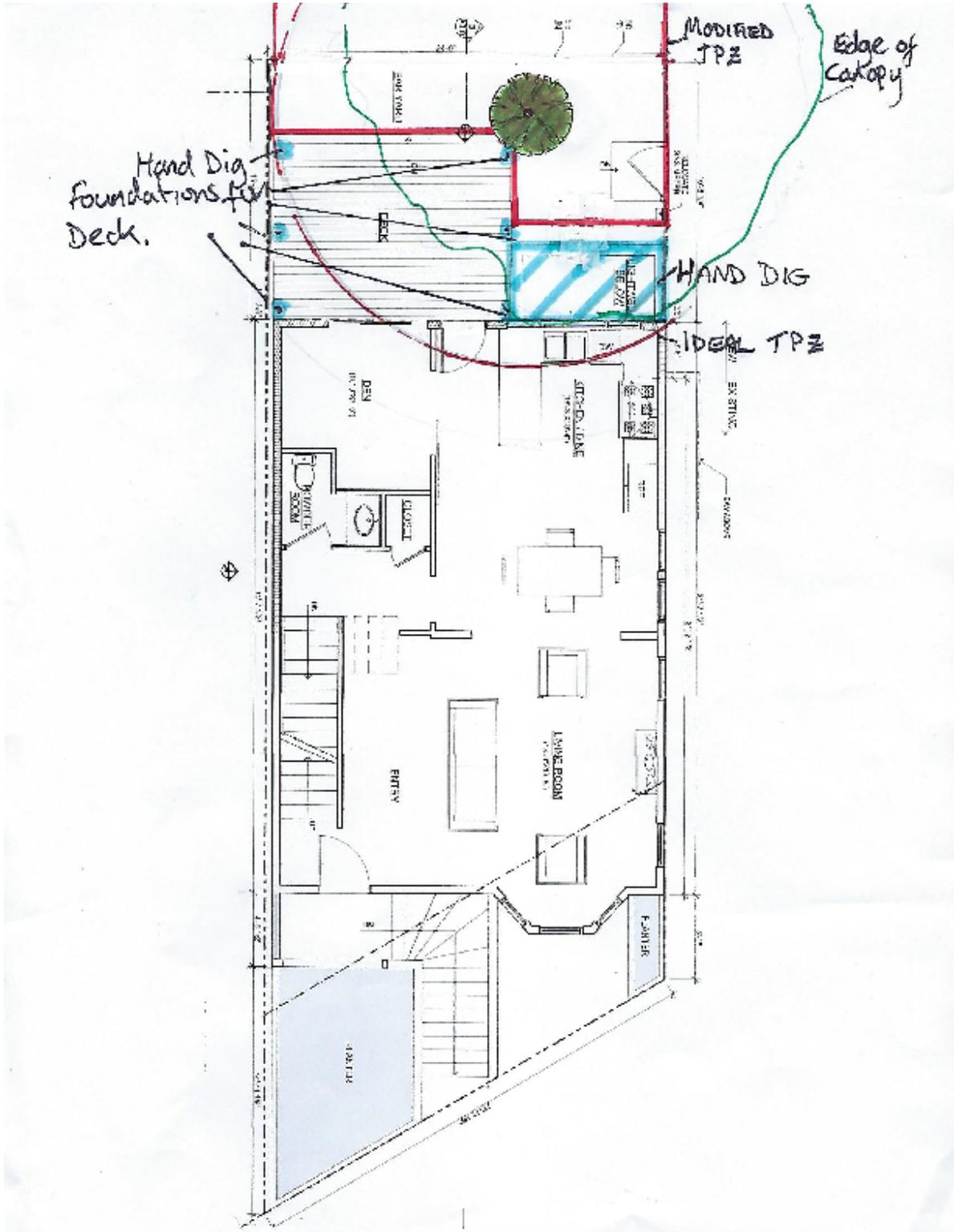
November 9, 2019

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11. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering “feeder” roots.<sup>(4)</sup>
12. Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.
13. Ensure upon completion of the project that the original ground level is restored



Location of existing house, redwood tree and 'Ideal' Tree Protection Zone



Location of proposed construction, 'Modified' Tree Protection Zone and areas of required hand digging for root protection

## Glossary

<b>Canopy</b>	The part of the crown composed of leaves and small twigs. <sup>(2)</sup>
<b>Cavities</b>	An open wound, characterized by the presence of extensive decay and resulting in a hollow. <sup>(1)</sup>
<b>Decay</b>	Process of degradation of woody tissues by fungi and bacteria through the decomposition of cellulose and lignin <sup>(1)</sup>
<b>Dripline</b>	The width of the crown as measured by the lateral extent of the foliage. <sup>(1)</sup>
<b>Genus</b>	A classification of plants showing similar characteristics.
<b>Species</b>	A Classification that identifies a particular plant.
<b>Standard height</b>	Height at which the girth of the tree is measured. Typically 4 1/2 feet above ground level
<b>Topping</b>	A pruning practice that results in removal of terminal growth leaving a stub cut end. Topping causes serious damage to the tree.

## References

(1) Matheny, N.P., and Clark, J.P. Evaluation of Hazard Trees in Urban Areas. International Society of Arboriculture, 1994.

(2) Harris, R.W., Matheny, N.P. and Clark, J.R.. Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines. Prentice Hall, 1999.

(3) Carlson, Russell E. Paulownia on The Green: An Assessment of Tree Health and Structural Condition. Tree Tech Consulting, 1998.

(4) Extracted from a copy of Tree Protection guidelines. Anon

(5) T. D. Sydnor, Arboricultural Glossary. School of Natural Resources, 2000

(6) D Dockter, Tree Technical Manual. City of Palo Alto, June, 2001

## *Certification of Performance<sup>(3)</sup>*

I, Robert Weatherill certify:

- \* That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;
- \* That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;
- \* That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;
- \* That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;
- \* That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;
- \* That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 15 years.

*Signed*



Robert Weatherill  
Certified Arborist WE 1936a  
Date: 11/9/19

## Terms and Conditions(3)

The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of Advanced Tree Care :

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. 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.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Advanced Tree Care, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
3. All reports and other correspondence are confidential, and are the property of Advanced Tree Care and it's named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Advanced Tree Care and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warrantee or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. Advanced Tree Care has no warrantee, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
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