



TREE
ASSOCIATES

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Davis, CA 95616
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February 4, 2017

Paul Gradeff
Olive Drive East, LLC
101 Montgomery Street, Ste. 2550
San Francisco, CA 94104-4158

RE: Arborist Report: Lincoln40 Project, Olive Drive, Davis, CA

Dear Paul,

Attached is the report you requested. I appreciate the opportunity to work with you. Please do not hesitate to contact me should you have questions regarding this report.

Sincerely,

John M. Lichter, M.S.
ASCA Registered Consulting Arborist #375
ISA Board Certified Master Arborist #863
ISA Qualified Tree Risk Assessor





TREE
ASSOCIATES

**ARBORIST REPORT
LINCOLN40 PROJECT
OLIVE DRIVE, DAVIS, CALIFORNIA**

**Prepared for
OLIVE DRIVE EAST, LLC
San Francisco, California**

**Prepared by
TREE ASSOCIATES
John M. Lichter, M.S.**

**ASCA Registered Consulting Arborist #375
ISA Board Certified Master Arborist #863
ISA Qualified Tree Risk Assessor**

February 4, 2017

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Executive Summary

Assignment

Mr. Paul Gradeff with Olive Drive East, LLC contacted me requesting an arborist report for the Lincoln40 Project on Olive Drive in Davis, California. The project is located on 5.92 acres of land including 11 separate parcels. The site is bounded by Olive Drive and railroad tracks.

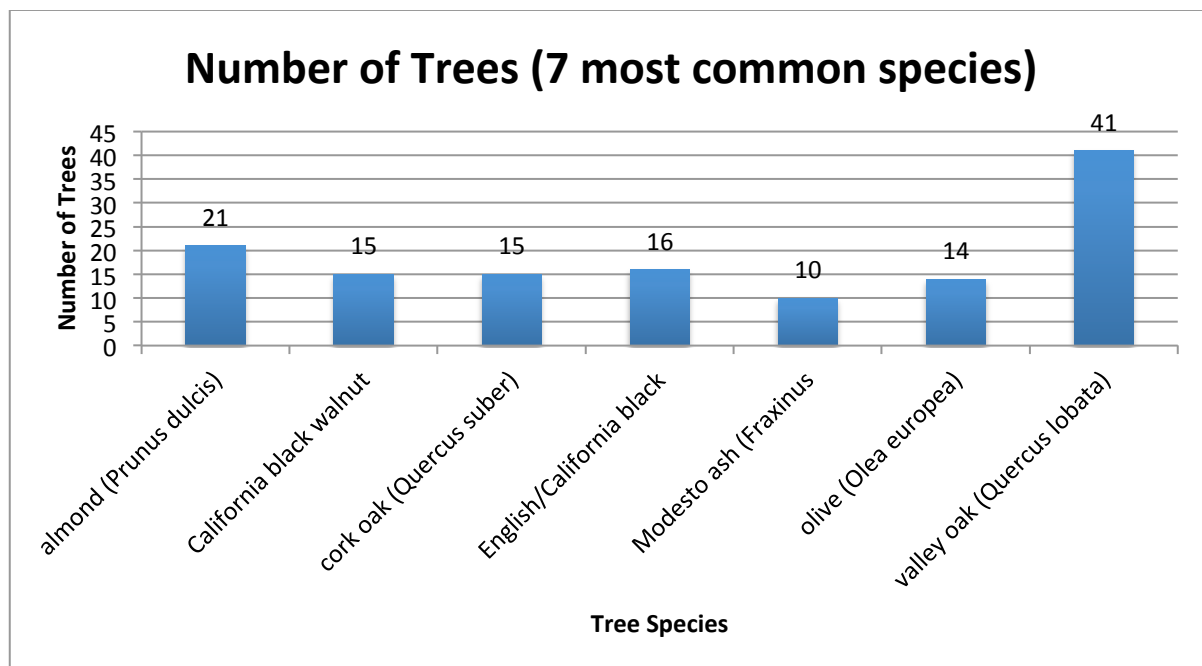
The report was to include an evaluation, appraisal, development impact assessment and mitigation requirements and preservation guidelines for all on site trees of significance (those greater than 5" diameter) as defined by the City of Davis Municipal Code Chapter 37.

Number of Trees, Species Makeup

I identified, tagged in the field and evaluated the trees between November 7 and November 17, 2015. The site contained 180 trees of significance that have been surveyed and plotted on the attached site plan (prepared by Cunningham Engineering). Note that two off site trees were accidentally tagged. These trees, numbered 95 and 96, are not included in this report.

Twenty-eight species were represented which include California native trees (valley oak, California black walnut) and exotic species. Seven species comprised 73 percent of the trees on site.

Valley oak was the most common species on site, representing 23% of the total population. Six other species represented 51% of the trees on site: almond (12%), English Walnut on Black Walnut rootstock (9%), California Black Walnut (8%), cork oak (8%), olive (8%), and Modesto ash (6%). A chart depicting the numbers of the seven most common trees on site can be found below.

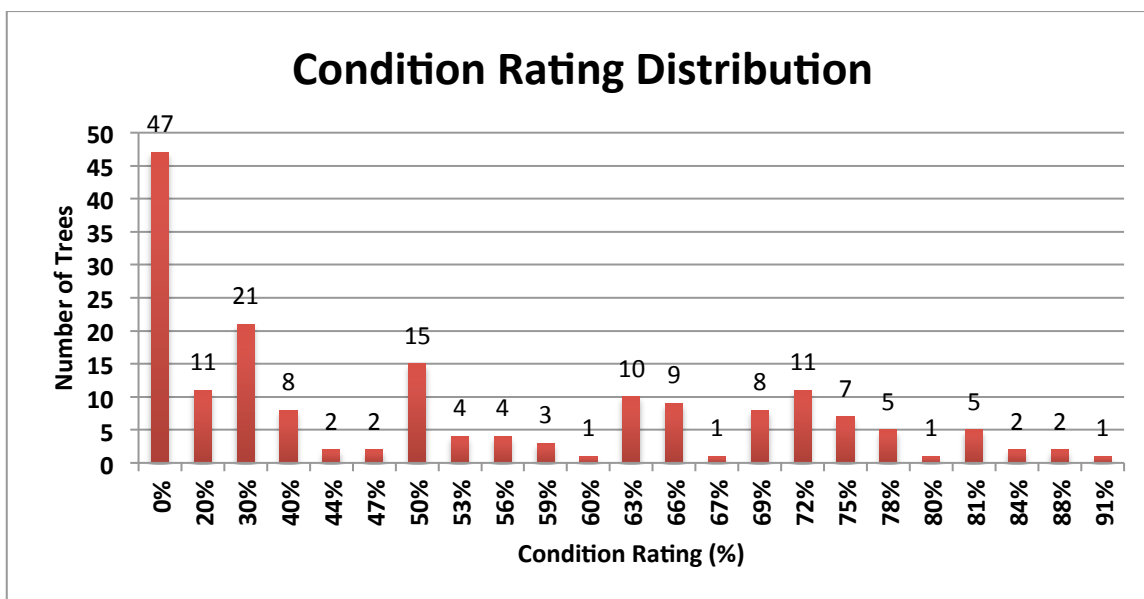


Tree Condition

Many of the on site trees were volunteers (not planted). The vast majority of the trees had not been irrigated, pruned or otherwise maintained. The lack of maintenance and severe drought has compromised the health of the on site trees.

Tree health was individually rated on a percentage basis, which considered visible features and characteristics of tree health and structure. A table detailing the species, size, protection zone, condition ratings and maintenance and/or removal recommendations is provided in Exhibit A.

Condition ratings of the subject trees ranged from 0% to 91%. Forty-seven trees (26% of the total) were given a 0% rating and 106 trees (58% of the total) were given ratings less than 50%. The graph below shows the number of trees for each given condition rating.



Removal Recommendations

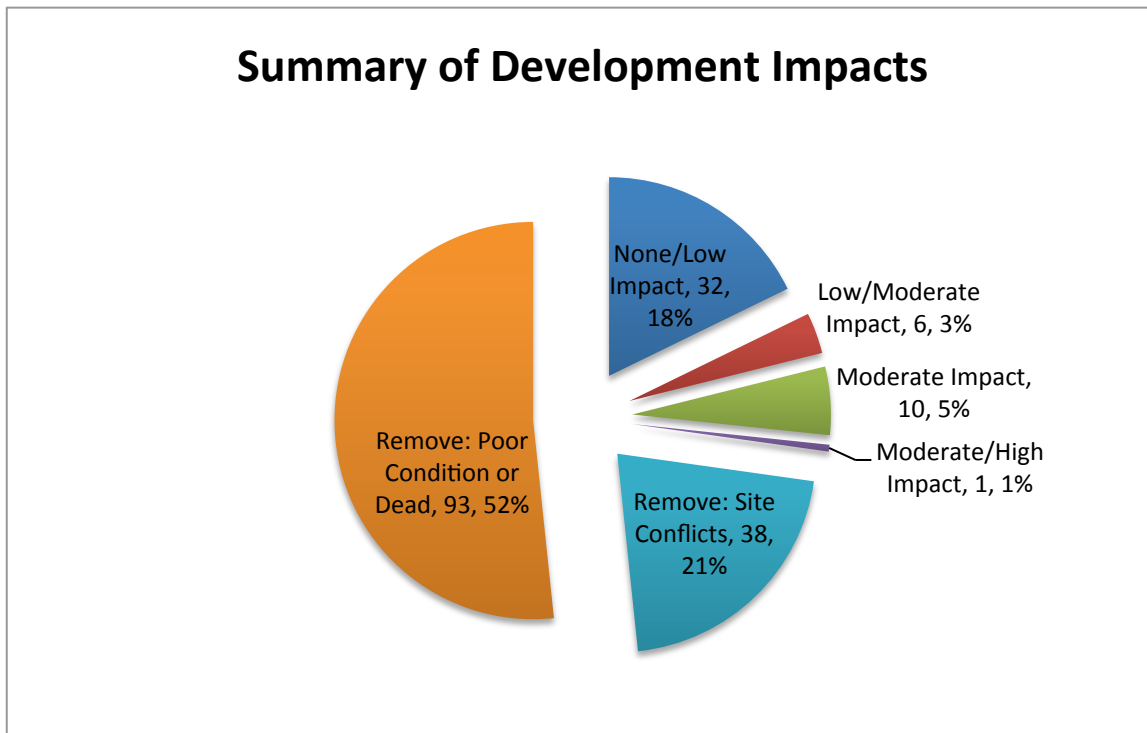
A total of 93 trees (52% of the total) were recommended for removal due to their poor health or structural condition (see list attached as Exhibit B).



Development Impact Assessment

I recommended 93 trees (52% of the total) be removed due to their poor condition. Considering the site plan reviewed, an additional 38 trees (21% of the tree population) would need to be removed due to site layout conflicts.

Of the remaining 49 trees to be preserved, 32 will have none or low development impacts, 6 have low/moderate impacts, 10 have moderate impacts and 1 has moderate/high impacts. A graph depicting the impact of the development on the project trees is presented below. Exhibit C presents a description of impacts and an impact rating for each of the existing trees.



Mitigation Requirements

To adequately mitigate tree impacts of the proposed project, replacement trees shall be replanted onsite consistent with the following criteria:

- A minimum of 65 replacement trees shall be replanted onsite using 24-inch box trees or larger.
- A qualified arborist shall review the final landscape plan to verify that the tree species selected and locations proposed for the onsite replacement trees are appropriate to ensure that the replacement trees will mature to collectively equal or exceed the total diameter at breast height (DBH) of the trees removed or impacted at a moderate/high level by the proposed project.

Tree Appraisal

The value of each tree was appraised following Arborist-standard methods of tree appraisal. Results of the appraisal are attached (Exhibit E). The total value of trees to be removed due to site layout conflicts was \$122,710.00 (Exhibit F, attached).

-End of Executive Summary



Limits/Assumptions of the Assignment

- This evaluation reports on the condition of the subject trees at the time of my site visit. Tree conditions change over time and, as they change, the trees values may change and this report may need to be revised.
- Some trees were covered with ivy and their trunks were obscured from view. For these trees, I evaluated only what I could see.
- This appraisal utilized Arborist-standard methods based on guidelines found in the Guide for Plant Appraisal, 9th Edition, authored by the Council of Tree and Landscape Appraisers (CTLA).

Arborist Disclosure Statement

The following statement pertains to my work and this report.

Arborists are tree specialists who use their education, knowledge, training and experience 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 to seek additional advice.

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

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, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the Arborist. An Arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.



Tree Evaluation

For each of the trees meeting the City of Davis's criteria (trunks >5" diameter), the following data were provided (see tree location map below).

- Tree Number – corresponds to a round aluminum tag affixed to each tree.
- Species – common and Latin name of tree.
- Trunk Diameter – the diameter of the tree (in inches) at 4.5' above grade, unless measurement at another location between 1 and 5 feet above grade provided a more accurate reflection of the size of the tree.
- Dripline – the approximate maximum (wheel measured) distance from the trunk to the edge of the branches, in feet.
- Tree Protection Zone (TPZ) – the radius in feet of a circular tree protection zone recommended by the author.
- Condition Rating – rating of the condition of the tree on a scale of 0-100% as described in the Guide for Plant Appraisal, p. 34-35.
- Comments – comments regarding tree and landscape features that influenced condition and location ratings.
- Recommendations – recommendations for tree work or treatments to improve tree structure or health or for further evaluation, where necessary. Note: recommendations are indicated in red where removal was recommended.

Exhibit A, entitled "Tree Evaluation and Recommendations" is attached, which summarizes the results of the tree evaluation. Trees recommended for removal are listed in Exhibit B. The approximate locations of trees are shown on the attached site plan.

Development Impact Assessment

I have reviewed a few site plans and had meetings and discussions concerning tree preservation with Project Landscape Architect Mike Engle who has revised the plans to address my concerns as possible. Considering the latest site plan, dated December 22, 2016 (attached), I rated the potential development impacts to project trees, assuming no site disturbance would occur, other than what was shown on the plans and that all preservation guidelines recommended herein are followed.

The impact rating scale was from low to high. Trees with an impact rating of high are expected to suffer significant impacts to their condition and possibly death. Trees with a low impact rating are not expected to experience significant changes in their condition.

The results of this assessment are presented in Exhibit C, entitled "Development Impact Assessment." This table presents the tree number, protection zone, a description of impacts and a development impact rating.



Large Cork Oak Preservation Measures

There were four very large cork oaks on site (numbered 40, 41, 128 and 129). No site modifications (other than landscaping to the west of 129) are anticipated for trees 128 and 129. Therefore, the proposed project will have little to no impact on these trees. However, site modifications are proposed within the protection zones of trees 40 and 41, which are described below.

Tree #	TPZ (ft.)	Description of Proposed Development
40	53	Building and wall on piers 30' west of trunk; sidewalk 13' northwest and 22' west of trunk.
41	57	Building 48' north northwest of trunk; wall on piers 13' west of trunk; sidewalk 8' west, 44' west, 38' northwest and 48' northeast of trunk.

In order to minimize development impacts, specific design features and construction methods are proposed within the protection zones of both trees (along with the preservation guidelines provided below). The design details and construction methods within the trees' protection zones are indicated on the site plan and are summarized below.

- All work within the protection zones of the trees is to be supervised by the Consulting Arborist;
- Overbuild for the building is to be limited to the path surrounding the building (use shoring as needed);
- The grading limits of the building closest to the trunk within the protection zone of tree #40 will need to be excavated with water and any roots 2" or larger pre cut prior to excavation;
- All areas outside of this area are to be fenced off prior to demolition and through the construction period and protected from soil disturbance;
- Concrete walkways are to be installed on grade with no soil scarification;
- Walls are to be installed on grade on piers avoiding roots >2" in diameter;
- A drip irrigation system (emitters on 2' centers in TPZ where possible) is to be installed under 4 inch mulch, which will be maintained at that thickness.
- The trees will need to be irrigated once every three weeks (during the spring through fall) to wet the soil to a three-foot depth starting this coming spring and continuing indefinitely);
- The Consulting Arborist should inspect the trees throughout the construction period and every spring and summer for at least three years following the end of construction. The inspection would include an assessment of and recommendations to improve tree health, preservation measures and irrigation management.

Implementation of these details, construction methods and tree preservation guidelines will minimize development impacts to trees 40 and 41 and, as a result, the potential project impacts on the four very large cork oaks on site (numbered 40, 41, 128 and 129) will be less than significant.



Tree Impact Mitigation

Where a development project has the potential to result in a moderate/high to high impact on trees, the project may impact the long term health of those trees. This tree impact mitigation is proposed to address impacts resulting from trees required for removal due to site layout conflicts or impacted at a moderate/high to high level by the proposed project.

The proposed project will require the removal of a total of 38 trees due to site layout conflicts and will result in a moderate/high impact to one tree proposed to be retained. Some of these 39 trees have multiple trunks. For these trees, tree size was determined by adding the cross sectional area of the stems and correlating this with a single trunk diameter. In total, the trees that require removal to develop the proposed project include 523 inches in trunk diameter (see Exhibit E), and the tree with a moderate/high impact is 25 inches in trunk diameter.

To adequately mitigate tree impacts of the proposed project, replacement trees shall be replanted onsite consistent with the following criteria:

- A minimum of 65 replacement trees shall be replanted onsite using 24-inch box trees or larger.
- A qualified arborist shall review the final landscape plan to verify that the tree species selected and locations proposed for the onsite replacement trees are appropriate to ensure that the replacement trees will mature to collectively equal or exceed the total diameter at breast height (DBH) of the trees removed or impacted at a moderate/high level by the proposed project.

Additional Davis Municipal Code Standards

The City of Davis has adopted a tree ordinance designed to address the environmental benefits of the City's community forest in addition to its social and economic benefits. (Davis Municipal Code, § 37.01.010.) Among other requirements, the ordinance generally requires one or more of the following measures where a development project requires removal of trees: (1) onsite replacement, (2) offsite replacement, and/or (3) payment of in lieu fees. (Davis Municipal Code, § 37.01.070(d)(2).) Pursuant to the ordinance, the total replacement trees or in lieu fees must equal 523 inches (the combined trunk diameter of the trees proposed for removal to develop the proposed project).

24-inch box trees are considered to have a two-inch diameter. Therefore, assuming 71 replacement trees are provided by the proposed project, as depicted on the December 22, 2016 project site plan, then the proposed project would receive 142 inches of "credit" from onsite tree planting under the City's ordinance. Pursuant to the ordinance, an additional 381 inches of plantings or in lieu fees would be required.



If the City identifies off-site properties within the City's or project applicant's control that are suitable for additional tree plantings prior issuance of the permit, the project applicant shall plant off-site replacement trees or be responsible for the planting of offsite replacement trees in the quantities and locations identified by the City. If the total on- and off- site replacement trees equal less than a total of 523 inches of "credit," then the project applicant shall also make an in lieu fee payment. City Arborist Rob Cain indicated that in lieu fees paid to the City's tree preservation fund would be calculated at \$169.00 per inch. Assuming 142 inches of onsite "credit" and no off-site replacement trees are provided, the in lieu fees required for the proposed project would be \$64,389.00 (381 x \$169.00) or as in effect at the time of permit issuance (Davis Municipal Code, § 37.01.070(d)(2)). Consistent with the City policy, the in-lieu fees paid shall be used to purchase and plant trees elsewhere within the City as needed.

Tree Appraisal

Trees were appraised following guidelines found in the Council of Tree and Landscape Appraisers Guide for Plant Appraisal, 9th Edition. The guide suggests utilizing the Trunk Formula Method to estimate the value of trees larger than those that can be replaced with commonly available trees (regionally accepted as 24-inch boxed trees).

Appraised values derived with the Trunk Formula Method add the installed cost of the largest commonly available transplantable tree (assumed to be a 24-inch boxed tree) to the increase in value of the tree due to its larger than 24" box size (calculated as a regionally determined unit price per square inch of trunk multiplied by the difference between the area of the subject tree and the area of a 24-inch boxed tree). This "basic" value is then adjusted by regionally accepted species and arborist determined condition and location ratings (CTLA, p. 70).

Calculations of values of all on site trees are found in Exhibit E, entitled "Appraisal Calculations." Exhibit F provides the values of trees to be removed due to site layout conflicts.



Tree Preservation Guidelines

The guidelines presented below should be followed for all trees to be preserved to ensure the least impact considering the proposed site plan.

- Indicate surveyed trunk locations and tree protection zones/tree protection fencing as described in attached table on all construction plans for trees to be preserved. Note, where infrastructure is located within protection zones, indicate protection zone and fencing as close to infrastructure as possible (minimize overbuild).
- Engage the Consulting Arborist to revise development impact assessment (as needed) for trees to be preserved once construction plans are drafted.
- Tree preservation measures should be indicated on all construction plans.
- Avoid grading, compaction, trenching, rototilling, vehicle traffic, material storage, spoil, waste or washout or any other disturbance within tree protection zones (TPZ's).
- Conduct a meeting to discuss tree preservation guidelines with the Consulting Arborist and all contractors, subcontractors and project managers prior to the initiation of demolition and construction.
- Prior to any demolition activity on site, identify (tagged) trees to be preserved and install tree protection fencing in a circle centered at the tree trunk with a radius equal to the defined tree protection zone (see table) unless otherwise indicated in construction plans. Tree protection fences should be made of chain link with posts sunk into the ground. These fences should not be removed or moved until construction is complete. Avoid soil or above ground disturbances within the fenced area.
- Any pruning required for construction or recommended in this report should be performed by an ISA Certified Arborist or Tree Worker. Pruning for necessary clearance should be the minimum required to build the project and performed prior to demolition by an ISA Certified Arborist.
- Any work that is to occur within the protection zones of the trees should be monitored by the Consulting Arborist.
- If roots larger than 1.5 inches or limbs larger than 3 inches in diameter are cut or damaged during construction, contact Consulting Arborist as soon as possible to inspect and recommend appropriate remedial treatments.
- All trees to be preserved should be irrigated once every week during non-Winter months to uniformly wet the soil to a depth of at least 18 inches under and beyond their canopies.



Glossary¹

Bow – the gradual curve of a branch or stem.

Callus – growth resulting from and found at the margin of wounds.

Canker – a localized area of dead tissue on a stem or branch, caused by fungal or bacterial organisms.

Central Leader – the main stem of the tree.

Chlorotic – yellow.

Codominant – equal in size and relative importance.

Crown – parts of the tree above the trunk.

Crown Clean – the removal of dead, dying, diseased, broken, and weakly attached branches and watersprouts from a tree's crown.

Decay – process of degradation of woody tissues by fungi and bacteria.

Dieback – death of shoots and branches, generally from tip to base.

Dropcrotch – the process of shortening trunks or limbs by pruning back to dominant lateral limbs.

End Weight – the concentration of foliage at the distal ends of branches.

Epicormic – shoots which result from adventitious or latent buds; often indicates poor vigor.

Included bark – pattern of development at branch junctions where bark is turned inward rather than pushed out.

Primary limb – limb attached directly to the trunk.

Reduction cut – shortening the length of a branch or stem by cutting it back to a lateral branch of at least one-third the diameter of the cut stem.

Root crown – area at the base of a tree where the roots and stem merge.

Secondary limb – limb attached directly to a primary limb.

Sound wood – undecayed wood.

Suppressed – trees which have been overtopped and whose crown development is restricted from above.

Target – people or property potentially affected by tree failure.

Topped – Pruned to reduce height by cutting large branches back to stubs.

Train – to prune a young tree to establish a strong structure.

Vigor – overall health.

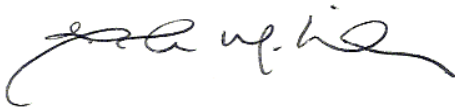
Watersprouts – vigorous, upright, epicormic shoots that grow from latent buds in older wood.

¹ Definitions from author or Matheny and Clark, Evaluation of Hazard Trees in Urban Areas, 2nd Edition c 1994, ISA.

Certification of Performance

I, John M. Lichter, 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/or 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.



John M. Lichter, M.S.
ASCA Registered Consulting Arborist #375
ISA Board Certified Master Arborist #863
ISA Qualified Tree Risk Assessor



ASSUMPTIONS AND LIMITING CONDITIONS: John M. Lichter dba TREE ASSOCIATES

1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.
4. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
5. Unless required by law otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
6. Unless required by law otherwise, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser - particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant/appraiser as stated in his qualifications.
7. This report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
8. Sketches, drawings, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is for the express purpose of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by John M. Lichter or TREE ASSOCIATES as to the sufficiency or accuracy of said information.
9. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
10. Loss or alteration of any part of this report invalidates the entire report.



EXHIBIT A

**Lincoln40
Tree Evaluation and Recommendations**

**To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (inches at 4.5')	Dripline (max radius, feet)	TPZ (radius, ft.)	Condition Rating (%)	Comments	Recommendations
1	1	Modesto ash (Fraxinus velutina 'Modesto')	30	30	30	0%	Old trunk wounds; conks; primary limb failures.	Remove tree.
2	2	California black walnut (Juglans hindsii)	31 @ 1.5'	20	30	0%	Codominant trunks; extensive wounds on trunk and limbs with insect damage; deadwood to 13" diameter; poor limb attachments.	Remove tree.
3	3	valley oak (Quercus lobata)	29	45	45	81%	Dramatic lean and unbalanced canopy; codominant trunks.	
4	4	Modesto ash (Fraxinus velutina 'Modesto')	29	32	29	20%	Previous limb failures; trunk decay; primary limbs with excessive end weight; poor trunk and limb attachments; partially suppressed.	Remove tree.
5	5	California black walnut (Juglans hindsii)	19	23	19	30%	Four feet from #5; large trunk wound; deadwood to 10"; poor limb attachments.	Crown clean. Shorten limbs over street using reduction cuts.
6	6	California black walnut (Juglans hindsii)	14	30	14	30%	Four feet from #5; large trunk wounds; root structure likely poor; bowed.	Perform crown reduction using reduction cuts.
7	7	Modesto ash (Fraxinus velutina 'Modesto')	23	19	23	0%	Trunk failure; decay; trunk splitting; topped for power line clearance.	Remove tree.
8	8	California black walnut (Juglans hindsii)	40	29	40	0%	Very large trunk wounds; dead roots; decay; poor trunk attachments; topped for power line clearance.	Remove tree.
9	9	cork oak (Quercus suber)	5,7,9,15 adj. 18	18	18	30%	Topped at 8 feet; looks like large shrub; multiple trunks which are suckers as trunk previously removed.	Train to single trunk.
10	10	cork oak (Quercus suber)	8	10	8	75%	Previously topped at 6 feet; codominant trunks.	Train to single trunk.
11	11	plum (Prunus sp.)	13@ 6"	14	12	0%	Dying; shothole borer extensive.	Remove tree.
12	12	valley oak (Quercus lobata)	7	10	7	91%	Fair/good health.	Train (prune) to strong form.
13	13	California black walnut (Juglans hindsii)	32	27	32	50%	Roots dead north side; trunk hollow; trunk and limb wounds.	Remove tree.
14	14	California black walnut (Juglans hindsii)	21	24	21	40%	Unbalanced crown; large wound at base of trunk and root crown; one trunk of two missing.	Remove tree.

EXHIBIT A

**Lincoln40
Tree Evaluation and Recommendations**

**To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (inches at 4.5')	Dripline (max radius, feet)	TPZ (radius, ft.)	Condition Rating (%)	Comments	Recommendations
15	15	California black walnut (Juglans hindsii)	20	25	20	0%	Large trunk and root wounds; one of 2 trunks dead.	Remove tree.
16	16	California black walnut (Juglans hindsii)	41,23	20	41	0%	Extensive trunk wounds; insect activity; decay; root loss; trunk failures.	Remove tree.
17	17	goldenrain tree (Koelreuteria paniculata)	9@1'	15	9	0%	Seedling grew at base of #18; poor anchorage; unbalanced crown.	Remove tree.
18	18	plum (Prunus sp.)	5,5,6	18	10	44%	Codominant trunks with included bark; drought stressed. Poor suitability for preservation.	Remove tree.
19	19	goldenrain tree (Koelreuteria paniculata)	5@3'	14	6	0%	Adjacent to foundation; heavily bowed; root growth restriction; structure will worsen with time.	Remove tree.
20	20	olive (Olea europea)	9	15	9	59%	Crack in primary limb; unbalanced crown.	
21	21	olive (Olea europea)	5	13	6	78%	Fallen trunk and branch from other tree resting on lower trunk; unbalanced crown.	
22	22	beefwood (Casuarina sp.)	22,12,13,17	31	31	0%	Trunk failures; topped for power line clearance; multiple trunks; trunk wounds; excessive weight on trunks.	Remove tree.
23	23	beefwood (Casuarina sp.)	36	20	36	0%	Conks on trunk; decay apparent in crown; topped.	Remove tree.
24	24	beefwood (Casuarina sp.)	8,12, adj. 13	23	13	20%	Codominant trunks with poor attachments and included bark; limb failures; topped to clear power lines.	Remove tree.
25	25	cork oak (Quercus suber)	28	29	28	75%	Side pruned to clear high voltage lines; very unbalanced crown; primary limbs with slightly excessive end weight; good health.	
26	26	London plane (Platanus X acerifolia)	14	23	14	30%	Very low vigor; deadwood to 8" diameter; under high voltage lines.	Remove tree.
27	27	almond (Prunus dulcis)	7	19	7	30%	Trunk growing at 45 degree angle.	Remove tree.
28	28	London plane (Platanus X acerifolia)	22	26	22	30%	Topped; under high voltage lines; poor structure.	Remove tree.
29	29	myrtle (Myrtus sp.)?	6	9	6	50%	Codominant trunks; adjacent to foundation; restricted rooting.	

EXHIBIT A

**Lincoln40
Tree Evaluation and Recommendations**

**To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (inches at 4.5')	Dripline (max radius, feet)	TPZ (radius, ft.)	Condition Rating (%)	Comments	Recommendations
30	30	goldenrain tree (Koelreuteria paniculata)	5,7,4	18	10	0%	5 inch trunk may be separate tre adjacent to larger trunk; trunks with poor attachment; adjacent to building; root growth restricted.	Remove tree.
31	31	English/California black walnut	26	28	26	40%	English walnut portion very low vigor; headed to clear power lines; dieback; decay; was covered with ivy.	Remove tree.
32	32	English/California black walnut	18	27	18	30%	Was covered with ivy; much of crown dead.	Remove tree.
33	33	Modesto ash (Fraxinus velutina 'Modesto')	23	19	23	50%	Under high voltage lines; topped; poor form; primary limbs with excessive end weight.	Remove tree.
34	34	plum (Prunus sp.)	6,3	13	7	0%	Main trunk dead; topped; under high voltage lines; shothole borer; adjacent to #35.	Remove tree.
35	35	valley oak (Quercus lobata)	10	20	10	0%	Adjacent to #34; topped; very poor form.	Remove tree.
36	36	olive (Olea europea)	6	11	6	50%	Topped; under high voltage lines.	
37	37	cork oak (Quercus suber)	5	6	5	50%	Topped; under high voltage lines.	Remove tree.
38	38	cork oak (Quercus suber)	5	10	5	81%	Under high voltage lines; will be topped.	Remove tree.
39	39	almond (Prunus dulcis)	6,8,3	23	11	50%	Supressed by #40; dead trunk; low vigor (in full shade); trunk wounds; decay.	
40	40	cork oak (Quercus suber)	53	46	53	75%	Portion of crown v-cut to clear power lines; multiple trunks; deadwood to 6 inches.	Perform crown reduction using reduction cuts up to 6" diameter to remove up to 20% of the foliage.
41	41	cork oak (Quercus suber)	57	43	57	72%	Under high voltage lines; v-cut; multiple large scaffolds; primary limbs with slightly excessive end weight.	Perform crown reduction using reduction cuts up to 6" diameter to remove up to 20% of the foliage.
42	42	cork oak (Quercus suber)	12	16	12	72%	Trunk with 30 degree lean; near high voltage lines; large primary limb with included bark	Train (prune) to strong form.
43	43	purple leaf plum (Prunus cerasifera 'Atropurpurea')	6,8 @ 1'	15	10	0%	Dying; shothole borer.	Remove tree.
44	44	London plane (Platanus X acerifolia)	18	20	18	0%	Very low vigor; extensive dieback.	Remove tree.
45	45	English/California black walnut	21	33	21	0%	Extensive decay; dying; borers.	Remove tree.

EXHIBIT A

**Lincoln40
Tree Evaluation and Recommendations**

**To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (inches at 4.5')	Dripline (max radius, feet)	TPZ (radius, ft.)	Condition Rating (%)	Comments	Recommendations
46	46	California black walnut (Juglans hindsii)	16,6	29	17	47%	45 degree trunk lean; large wound on tension side of trunk; low vigor; deadwood to 6 inches; growing under high voltage lines.	Remove tree.
47	47	California black walnut (Juglans hindsii)	26,18	30	30	44%	Deadwood to 14 inches; extensive dieback; low vigor; very large wound of 40% circumference on larger trunk.	Remove tree.
48	48	English/California black walnut	14,6	17	16	0%	Extensive decay; dying; borers.	Remove tree.
49	49	valley oak (Quercus lobata)	5	10	6	75%	Two of three trunks removed; codominant trunks.	Train (prune) to strong form.
50	50	box elder (Acer negundo)	11	7	11	0%	Not physically tagged (restricted access). Topped; one trunk dead; very low vigor; in patio.	Remove tree.
51	51	English walnut (Juglans regia)	10	14	10	20%	Many fluxing wounds; dying back; low vigor; poor health.	Remove tree.
52	52	almond (Prunus dulcis)	10	23	10	30%	Unbalanced crown; limbs with excessive end weight; restricted root zone; suppressed; shaded.	
53	53	valley oak (Quercus lobata)	24	34	24	81%	Primary limbs with excessive end weight.	Use reduction cuts to remove 20-25% of the foliage/buds on primary limbs with diameters >/= 1/3 trunk diameter at their attachment.
54	54	almond (Prunus dulcis)	6	18	6	53%	Two of three trunks removed; trunk grew around fence; suppressed; low vigor; unbalanced crown.	
55	55	cork oak (Quercus suber)	29	36	29	0%	Lower trunk lying on ground; codominant trunks; large primary with included bark.	Remove tree.
56	56	almond (Prunus dulcis)	12	23	12	53%	Suppressed; root growth restriction; gummosis.	
57	57	almond (Prunus dulcis)	8,5,3	21	10	47%	Limb break; poor structure; lower trunk wound; suppressed.	
58	58	valley oak (Quercus lobata)	14	22	14	72%	Low vigor; twig dieback; jumping oak gall.	
59	59	olive (Olea europea)	8	12	8	0%	Trunk fell over and is lying on ground.	Remove tree.
60	60	English/California black walnut	42	17	42	0%	Trunk hollow; all English walnut portions dead and decayed; black walnut suckers poorly attached.	Remove tree.
61	61	almond (Prunus dulcis)	12	22	12	40%	Bleeding at base; unbalanced crown; low vigor.	Monitor health.
62	62	valley oak (Quercus lobata)	12	22	12	78%	Codominant trunks.	
63	63	plum (Prunus sp.)	11	16	11	69%	Codominant trunks; crossing limbs; drought stress	

EXHIBIT A

**Lincoln40
Tree Evaluation and Recommendations**

**To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (inches at 4.5')	Dripline (max radius, feet)	TPZ (radius, ft.)	Condition Rating (%)	Comments	Recommendations
64	64	plum (Prunus sp.)	9	16	9	66%	Poor trunk attachment; pronounced lean; unbalanced crown; gummosis	
65	65	almond (Prunus dulcis)	8,10,7	15	15	63%	Multiple trunks from base with included bark; under high voltage lines.	
66	66	coast redwood (Sequoia sempervirens)	32	21	24	63%	Lost top.	
67	67	coast redwood (Sequoia sempervirens)	32	21	24	63%	Codominant trunks.	Cable trunks.
68	68	Mulberry (Morus nigra)	9	16	9	53%	Multiple trunks; possible crack in upper crown.	
69	69	valley oak (Quercus lobata)	5,5	14	7	75%	Codominant trunks; bowed; unbalanced crown; good vigor.	Remove one trunk.
70	70	fruitless mulberry (Morus alba)	29@2'	30	29	0%	Root decay; lost trunk; trunk decay; multiple trunks with excessive end weight; limbs with included bark; deadwood to 9"; low vigor.	Remove tree.
71	71	goldenrain tree (Koelreuteria paniculata)	5@3'	9	5	72%	Multiple trunks; limited light and room to spread; sunburn.	
72	72	valley oak (Quercus lobata)	25@2'	29	25	63%	Twig dieback; codominant trunks; very large diameter primary limbs with excessive end weight.	Use reduction cuts up to 6" to remove 20-25% of the foliage/buds on primary limbs with diameters >/= 1/3 trunk diameter at their attachment.
73	73	fruitless mulberry (Morus alba)	25	30	25	0%	Lost trunk; extensive decay; unbalanced trunk; failure probable.	Remove tree.
74	74	valley oak (Quercus lobata)	19	28	19	84%	Codominant trunks; primary limbs with slightly excessive end weight; twig dieback.	Use reduction cuts up to 4" to remove 20% of the foliage/buds on primary limbs with diameters >/= 1/3 trunk diameter at their attachment.
75	75	almond (Prunus dulcis)	4,3,5,3	20	8	20%	Multiple trunks; suppressed; very pronounced bow; two trunks from base.	Remove tree.
76	76	almond (Prunus dulcis)	5,6,6,6	23	12	20%	Suppressed; unbalanced crown; multiple trunks with poor attachment; poor structure.	Remove tree.
77	77	valley oak (Quercus lobata)	9	30	9	20%	Bowed; trunk reaches horizontal.	Remove tree.
78	78	valley oak (Quercus lobata)	11	30	11	50%	Bowed; unbalanced crown; codominant trunks.	
79	79	turkey oak (Quercus cerris)?	27	29	27	69%	Covered with ivy; obscured; very wide spreading crown; under high voltage lines; v-pruned.	Perform crown reduction.

EXHIBIT A

**Lincoln40
Tree Evaluation and Recommendations**

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Tree Associates Report
Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (inches at 4.5')	Dripline (max radius, feet)	TPZ (radius, ft.)	Condition Rating (%)	Comments	Recommendations
80	80	almond (Prunus dulcis)	6,3,5,6	14	11	40%	Multiple trunks from base with included bark and poor attachments; covered with ivy.	
81	81	valley oak (Quercus lobata)	10	16	10	72%	Trunk covered with ivy and obscured; codominant trunks; slightly low vigor.	Train to single trunk.
82	82	valley oak (Quercus lobata)	8	17	8	84%	Covered with ivy; obscured; low vigor; unbalanced.	
83	83	persimmon (Diospyros kaki)	10,11	19	15	20%	Vast majority covered with ivy and obscured; codominant trunks.	Remove tree.
84	84	valley oak (Quercus lobata)	16	24	16	78%	Covered with ivy; obscured; codominant trunks; primary limbs with slightly excessive end weight.	Use reduction cuts to remove 20-25% of the foliage/buds on primary limbs with diameters >= 1/3 trunk diameter at their attachment.
85	85	cork oak (Quercus suber)	10	11	10	30%	Completely covered with ivy; obscured; bowed.	Remove ivy; re-assess.
86	86	valley oak (Quercus lobata)	10	14	10	20%	Vast majority covered with ivy and obscured.	Remove tree.
87	87	valley oak (Quercus lobata)	31	31	31	72%	Covered with ivy; obscured; codominant trunks.	Dropcrotch south facing trunk. Use reduction cuts to remove 20-25% of the foliage/buds on primary limbs with diameters >= 1/3 trunk diameter at their attachment. Remove ivy and re-assess.
88	88	coast live oak (Quercus agrifolia)	5	12	6	88%	Unbalanced crown; codominant trunks.	
89	89	fruitless mulberry (Morus alba)	27@3'	35	27	30%	Multiple trunks; previously topped; limbs with excessive end weight; trunks with poor attachments; poor structure; large limb failure.	Remove tree.
90	90	fruitless mulberry (Morus alba)	28@3'	38	28	20%	Previously topped; trunk failures; poorly attached trunks; limbs with excessive end weight; poor structure.	Remove tree.
91	91	valley oak (Quercus lobata)	15,8	28	17	30%	Much twig dieback; low vigor; codominant trunks; 2 trunks from base; adjacent to residence.	Remove tree.
92	92	cork oak (Quercus suber)	14,12,13	22	23	0%	Four trunks from base with poor attachments; one removed; adjacent to residence.	Remove tree.
93	93	Modesto ash (Fraxinus velutina 'Modesto')	24	20	24	0%	Limb failure; extensive decay in crown; crack between trunks; topped; under high voltage lines.	Remove tree.
94	94	English/California black walnut	32@3'	23	32	0%	Topped; under high voltage lines; decay; large diameter dieback.	Remove tree.
95	97	fruitless mulberry (Morus alba)	21,15,20	32	32	0%	Three trunks from near base; extensive trunk decay near attachment; held together by cable wrapped around trunks.	Remove tree.

EXHIBIT A

**Lincoln40
Tree Evaluation and Recommendations**

**To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (inches at 4.5')	Dripline (max radius, feet)	TPZ (radius, ft.)	Condition Rating (%)	Comments	Recommendations
96	98	almond (Prunus dulcis)	19,19,10	28	28	0%	Multiple trunks from base; trunks splitting apart.	Remove tree.
97	99	English walnut (Juglans regia)	7	18	7	30%	Much fluxing on trunk; low vigor; dieback; 4 feet from house.	Remove tree.
98	100	valley oak (Quercus lobata)	10	16	10	88%	Small wound on base of trunk.	
99	101	English/California black walnut	12	19	12	66%	Covered with ivy; obscured; on fence line; low vigor; branch dieback.	Remove ivy; re-assess.
100	102	fig (Ficus carica)	16	11	16	20%	Decay in trunk; headed; dieback; poor structure.	Remove tree.
101	103	English/California black walnut	12	25	12	40%	Corrected lean; very low vigor; dieback; very large primary limb; sunburn in crown.	Remove tree.
102	104	plum (Prunus sp.)	9	18	9	0%	Two of three trunks broke out; decay at attachment; dying; failure probable.	Remove tree.
103	105	English/California black walnut	13,6,5	25	16	0%	English walnut portion dead; two suckers survive; poor structure.	Remove tree.
104	106	plum (Prunus sp.)	8	17	8	50%	Multiple trunks with included bark; poor structure; headed; dieback.	Remove tree.
105	107	Modesto ash (Fraxinus velutina 'Modesto')	22	31	22	56%	Codominant trunks; was covered with ivy; twig dieback; primary limbs with excessive end weight; decay in crown.	Conduct level 3 risk assessment including aerial inspection. Perform crown reduction.
106	108	English/California black walnut	37	27	37	0%	Cambium dead on 25% of trunk; very high graft; english walnut dead or nearly so; decay and large wounds in crown.	Remove tree.
107	109	coast live oak (Quercus agrifolia)	11	28	11	59%	Trunk covered with ivy and debris and obscured; staining on trunk - unknown malady; bowed.	Remove ivy; re-assess.
108	110	valley oak (Quercus lobata)	6,5	21	8	72%	Codominant trunks from base; bowed; 6' from #111.	Remove tree to benefit #112.
109	111	valley oak (Quercus lobata)	7	13	7	66%	Primary limbs with included bark; codominant trunks; bowed; unbalanced; 6' from 110, 112.	Remove tree to benefit #112.
110	112	valley oak (Quercus lobata)	5,6,7	19	11	69%	Three trunks from near base; two smaller trunks topped; covered with ivy and obscured.	Remove smaller trunks.
111	113	English/California black walnut	8,5	14	10	0%	Scion dead; remaining trunks are suckers; extensive decay.	Remove tree.
112	114	Modesto ash (Fraxinus velutina 'Modesto')	16	29	16	53%	Pronounced lean; trunk adjacent to 113; twig and branch dieback.	Conduct level 3 risk assessment including root crown examination.
113	115	orange (Citrus sinensis)	11	15	11	50%	Trunk within 18" of foundation; limbs headed; poor structure; twig dieback.	Remove tree.

EXHIBIT A

**Lincoln40
Tree Evaluation and Recommendations**

**To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (inches at 4.5')	Dripline (max radius, feet)	TPZ (radius, ft.)	Condition Rating (%)	Comments	Recommendations
114	116	orange (Citrus sinensis)	16@3'	15	16	72%	Very large diameter primary limb; twig dieback; small leaves; unbalanced crown.	
115	117	valley oak (Quercus lobata)	10	26	10	67%	Bowed; unbalanced crown due to #118.	Remove tree to benefit #118.
116	118	deodar cedar (Cedrus deodara)	26	38	26	63%	Two feet from foundation; lean; leader outgrown; several primary limbs with excessive end weight and length; limb failure.	Use reduction cuts up to 7" to remove 20-30% of the foliage/buds on primary limbs with diameters >/= 1/3 trunk diameter at their attachment.
117	119	valley oak (Quercus lobata)	22	28	22	81%	Large diameter primary and secondary limbs.	Use reduction cuts up to 6" to remove 20-25% of the foliage/buds on primary limbs with diameters >/= 1/3 trunk diameter at their attachment.
118	120	valley oak (Quercus lobata)	20	24	20	72%	Codominant trunks; primary limbs with slightly excessive end weight.	Cable trunks. Drop crotch east trunk. Use reduction cuts up to 5" to remove 20% of the foliage/buds on primary limbs with diameters >/= 1/3 trunk diameter at their attachment.
119	121	purple leaf plum (Prunus cerasifera 'Atropurpurea')	8,5@1'	14	10	0%	Dying; riddled with shothole borer; codominant trunks with included bark.	Remove tree.
120	122	almond (Prunus dulcis)	5,6,7	20	11	30%	Multiple trunks from base with included bark; poor trunk attachments; unbalanced crown; trunk wound.	Remove tree.
121	123	common hackberry (Celtis occidentalis)	7,11	23	13	72%	Two trunks from base; poor attachment; codominant trunks.	Remove smaller trunk.
122	124	Modesto ash (Fraxinus velutina 'Modesto')	12,8	26	15	30%	Two trunks from base; topped; trunk wounds; bowed; unbalanced crown; was covered with ivy; 3' from 125.	Remove tree.
123	125	Modesto ash (Fraxinus velutina 'Modesto')	13	18	13	50%	Lean; was covered with ivy; topped; 3' from 124.	Remove tree.
124	126	olive (Olea europea)	7,4,3,3	25	9	69%	Three trunks from base; mostly watersprouts; bowed; limb breaks.	
125	127	purple leaf plum (Prunus cerasifera 'Atropurpurea')	multiple adj. 12	17	12	30%	Multiple trunks from base; poor attachments; low vigor; drought stress.	Remove tree.
126	128	cork oak (Quercus suber)	67	52	67	50%	In small planter; base trunk touching sidewalk; codominant trunks; primary limbs with excessive end weight; twig and branch dieback to 8"; low vigor; limb failures. Off property.	
127	129	cork oak (Quercus suber)	55	53	55	66%	Multiple trunks; trunk adjacent to and lifting sidewalk; twig and branch dieback to 5"; crown gall; off property.	

EXHIBIT A

**Lincoln40
Tree Evaluation and Recommendations**

**To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (inches at 4.5')	Dripline (max radius, feet)	TPZ (radius, ft.)	Condition Rating (%)	Comments	Recommendations
128	130	Modesto ash (Fraxinus velutina 'Modesto')	10	13	10	0%	Poor health; 50% of crown dead; adjacent to foundation.	Remove tree.
129	131	Chinese hackberry (Celtis sinensis)	23	37	23	50%	Codominant trunks; deadwood to 5"; declining; low vigor; primary limbs with slightly excessive end weight.	Remove tree.
130	132	Chinese hackberry (Celtis sinensis)	16	28	16	0%	Bowed; unbalanced crown; very low vigor; trunk wound; deadwood to 6"; dying.	Remove tree.
131	133	California black walnut (Juglans hindsii)	23	30	23	0%	Roots dead on west side trunk; trunk leans eastward; dieback to 8".	Remove tree.
132	134	valley oak (Quercus lobata)	25	33	25	66%	Unbalanced crown; trunk and root crown wounds; possible girdling roots; codominant trunks; twig and branch dieback; primary limbs with excessive end weight.	
133	135	valley oak (Quercus lobata)	13@3'	27	13	60%	Unbalanced crown; supressed; trunk wounds.	
134	136	English walnut (Juglans regia)	13	23	13	30%	Corrected lean; very low vigor; borers; trunk fluxing; twig and branch dieback; in decline.	Remove tree.
135	137	olive (Olea europea)	6	12	6	63%	Covered with ivy; obscured; bowed.	Remove ivy; re-assess.
136	138	walnut (Juglans sp.)	10	19	10	75%	Trunk lean; covered with ivy, obscured; multiple trunks.	Remove ivy; re-assess. Train.
137	139	English/California black walnut	10	4	10	0%	English walnut portion dead; covered with ivy.	Remove tree.
138	140	English/California black walnut	9,8	20	13	0%	One english walnut trunk remains; one black walnut shoot dominates; poor structure.	Remove tree.
139	141	valley oak (Quercus lobata)	10	12	10	63%	Covered with ivy; obscured; low vigor.	Remove ivy; re-assess.
140	142	common hackberry (Celtis occidentalis)	9	13	9	69%	Codominant trunks; low vigor.	Train (prune) to strong form.
141	143	English/California black walnut	29	16	29	0%	English walnut long dead; large trunk wound; suckers poorly attached.	Remove tree.
142	144	California black walnut (Juglans hindsii)	10,10	20	15	0%	Suckers from ground; two trunks - one nearly dead; other bowed.	Remove tree.
143	145	olive (Olea europea)	5,4	18	6	50%	Unbalanced crown; bowed.	

EXHIBIT A

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Tree Evaluation and Recommendations**

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Tree Count	Tree #	Species	Diameter (inches at 4.5')	Dripline (max radius, feet)	TPZ (radius, ft.)	Condition Rating (%)	Comments	Recommendations
144	146	olive (Olea europea)	5	15	5	30%	One remaining trunk of many; bowed; very unbalanced.	Remove tree.
145	147	Canary Island date palm (Phoenix canariensis)	45' tall	20	10	80%	Many dead fronds. Not tree of significance; old specimen.	Remove dead fronds.
146	148	valley oak (Quercus lobata)	22	38	22	63%	Heavily bowed; primary limbs with excessive end weight.	Use reduction cuts on lowest large primary limb to remove 40% of the foliage/buds.
147	149	California black walnut (Juglans hindsii)	13	14	13	0%	Dead or very nearly dead.	Remove tree.
148	150	California black walnut (Juglans hindsii)	13	16	13	0%	Extensive dieback; low vigor.	Remove tree.
149	151	almond (Prunus dulcis)	12	20	12	69%	Multiple trunks; one dead; trunk lean.	
150	152	California black walnut (Juglans hindsii)	15	23	15	30%	Trunk wound; at base of stump; low vigor; dieback; limb failure.	Remove tree.
151	153	olive (Olea europea)	6,7	14	5	0%	Topped at 5.5' to clear gate; may be suckers off root system of 154.	Remove tree.
152	154	olive (Olea europea)	12,5,4	21	14	50%	Two main trunks; one topped at 3'; poor structure.	
153	155	olive (Olea europea)	5,3	10	6	40%	Smaller trunk topped; bowed; unbalanced crown.	
154	156	valley oak (Quercus lobata)	12	34	12	30%	Extreme bow; structure will become problematic with time.	Remove tree.
155	157	olive (Olea europea)	7,8,10	22	15	56%	Major trunk with pronounced bow; large limb failure; poor trunk attachment.	Perform crown reduction using reduction cuts.
156	158	valley oak (Quercus lobata)	12	24	12	78%	Bowed; codominant trunk; slightly low vigor.	
157	159	almond (Prunus dulcis)	13	23	13	75%	Dead primary limb; limbs headed; limb failure; low vigor.	
158	160	valley oak (Quercus lobata)	10	30	10	40%	Three feet from 159; heavily bowed; structure will worsen with time.	Remove tree.
159	161	valley oak (Quercus lobata)	9	28	9	66%	Bowed; slightly low vigor.	Use 4" cut to prune to a vertical primary limb to serve as leader.
160	162	olive (Olea europea)	16,12	20	20	0%	Two trunks broke out; trunk failure probable.	Remove tree.

EXHIBIT A

**Lincoln40
Tree Evaluation and Recommendations**

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Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (inches at 4.5')	Dripline (max radius, feet)	TPZ (radius, ft.)	Condition Rating (%)	Comments	Recommendations
161	163	valley oak (Quercus lobata)	6	11	6	63%	Partially suppressed; multiple trunks; unbalanced crown; adjacent to 162.	Train (prune) to strong form. Remove privet at base.
162	164	valley oak (Quercus lobata)	8	23	8	40%	Pronounced bow; suppressed by 166; structure will become problematic with time.	Remove tree.
163	165	olive (Olea europea)	6	16	6	50%	Adjacent to 166; bowed; suppressed; slightly low vigor.	
164	166	coast live oak (Quercus agrifolia)	31	34	31	81%	Unbalanced crown; codominant trunks; primary limbs with slightly excessive end weight.	
165	167	valley oak (Quercus lobata)	16,17	37	24	63%	Two trunks from base; trunks bowed away from 166.	Perform crown reduction using reduction cuts up to 6" diameter to remove up to 30% of the foliage.
166	168	valley oak (Quercus lobata)	13@3'	22	13	69%	Codominant trunks; bowed; low vigor.	
167	169	English/California black walnut	13	3	13	0%	Trunk failure; adjacent to 170.	Remove tree.
168	170	valley oak (Quercus lobata)	23@3'	35	23	78%	Primary limbs with excessive end weight.	Use reduction cuts up to 8" on largest primary limbs to remove 40% of the foliage/buds. Use reduction cuts to remove 20-25% of foliage/buds on primary limbs with diameters >= 1/3 trunk diameter at their attachment.
169	171	English/California black walnut	28@3'	35	28	0%	English walnut long dead; one poorly attached sucker makes crown.	Remove tree.
170	172	valley oak (Quercus lobata)	19@3'	38	19	69%	Bowed; unbalanced crown; primary limbs with excessive end weight.	Use reduction cuts to reduce southern extent of crown.
171	173	almond (Prunus dulcis)	17@2'	17	17	72%	Codominant trunks; limb failure; lean.	
172	174	cork oak (Quercus suber)	14,5,6,5	26	17	30%	Trunk fell at extreme angle; primary limbs are now multiple trunks.	Remove tree.
173	175	valley oak (Quercus lobata)	5	14	5	66%	Codominant trunk; dog leg.	Train (prune) to strong form.
174	176	cork oak (Quercus suber)	9@2' adj. 5	8	5	20%	Lower trunk with extreme bow; primary limbs are now multiple trunks.	Remove tree.
175	177	almond (Prunus dulcis)	9@18" adj. 8	16	8	56%	Lower trunk with lean; topped; low vigor.	
176	178	almond (Prunus dulcis)	6,4	20	8	56%	Codominant trunks; headed; low vigor.	
177	179	almond (Prunus dulcis)	6@3'	16	6	30%	Unbalanced crown; topped at 3'; poor structure.	

EXHIBIT A

**Lincoln40
Tree Evaluation and Recommendations**

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Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (inches at 4.5')	Dripline (max radius, feet)	TPZ (radius, ft.)	Condition Rating (%)	Comments	Recommendations
178	180	almond (Prunus dulcis)	5,3	16	6	66%	Dieback to 2"; low vigor.	
179	181	valley oak (Quercus lobata)	29	30	29	66%	Codominant trunks; low density; slightly low vigor; primary limbs with slightly excessive end weight.	
180	182	almond (Prunus dulcis)	6	9	6	59%	Large trunk wound; bowed; low vigor.	Remove tree.

Note: trees #95 and 96 were tagged but not included in this report as they were located outside of the project site.

EXHIBIT B

**Lincoln40
Trees Recommended for Removal
Due to Poor Condition**

**To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (inches at 4.5')	Dripline (max radius, feet)	TPZ (radius, ft.)	Condition Rating (%)	Comments	Recommendations
1	1	Modesto ash (Fraxinus velutina 'Modesto')	30	30	30	0%	Old trunk wounds; conks; primary limb failures.	Remove tree.
2	2	California black walnut (Juglans hindsii)	31 @ 1.5'	20	30	0%	Codominant trunks; extensive wounds on trunk and limbs with insect damage; deadwood to 13" diameter; poor limb attachments.	Remove tree.
3	4	Modesto ash (Fraxinus velutina 'Modesto')	29	32	29	20%	Previous limb failures; trunk decay; primary limbs with excessive end weight; poor trunk and limb attachments; partially suppressed.	Remove tree.
4	7	Modesto ash (Fraxinus velutina 'Modesto')	23	19	23	0%	Trunk failure; decay; trunk splitting; topped for power line clearance.	Remove tree.
5	8	California black walnut (Juglans hindsii)	40	29	40	0%	Very large trunk wounds; dead roots; decay; poor trunk attachments; topped for power line clearance.	Remove tree.
6	11	plum (Prunus sp.)	13@ 6"	14	12	0%	Dying; shothole borer extensive.	Remove tree.
7	13	California black walnut (Juglans hindsii)	32	27	32	50%	Roots dead north side; trunk hollow; trunk and limb wounds.	Remove tree.
8	14	California black walnut (Juglans hindsii)	21	24	21	40%	Unbalanced crown; large wound at base of trunk and root crown; one trunk of two missing.	Remove tree.
9	15	California black walnut (Juglans hindsii)	20	25	20	0%	Large trunk and root wounds; one of 2 trunks dead.	Remove tree.
10	16	California black walnut (Juglans hindsii)	41,23	20	41	0%	Extensive trunk wounds; insect activity; decay; root loss; trunk failures.	Remove tree.
11	17	goldenrain tree (Koelreuteria paniculata)	9@1'	15	9	0%	Seedling grew at base of #18; poor anchorage; unbalanced crown.	Remove tree.
12	18	plum (Prunus sp.)	5,5,6	18	10	44%	Codominant trunks with included bark; drought stressed. Poor suitability for preservation.	Remove tree.
13	19	goldenrain tree (Koelreuteria paniculata)	5@3'	14	6	0%	Adjacent to foundation; heavily bowed; root growth restriction; structure will worsen with time.	Remove tree.
14	22	beefwood (Casuarina sp.)	22,12,13,17	31	31	0%	Trunk failures; topped for power line clearance; multiple trunks; trunk wounds; excessive weight on trunks.	Remove tree.
15	23	beefwood (Casuarina sp.)	36	20	36	0%	Conks on trunk; decay apparent in crown; topped.	Remove tree.

EXHIBIT B

**Lincoln40
Trees Recommended for Removal
Due to Poor Condition**

**To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (inches at 4.5')	Dripline (max radius, feet)	TPZ (radius, ft.)	Condition Rating (%)	Comments	Recommendations
16	24	beefwood (Casuarina sp.)	8,12, adj. 13	23	13	20%	Codominant trunks with poor attachments and included bark; limb failures; topped to clear power lines.	Remove tree.
17	26	London plane (Platanus X acerifolia)	14	23	14	30%	Very low vigor; deadwood to 8" diameter; under high voltage lines.	Remove tree.
18	27	almond (Prunus dulcis)	7	19	7	30%	Trunk growing at 45 degree angle.	Remove tree.
19	28	London plane (Platanus X acerifolia)	22	26	22	30%	Topped; under high voltage lines; poor structure.	Remove tree.
20	30	goldenrain tree (Koelreuteria paniculata)	5,7,4	18	10	0%	5 inch trunk may be separate tree adjacent to larger trunk; trunks with poor attachment; adjacent to building; root growth restricted.	Remove tree.
21	31	English/California black walnut	26	28	26	40%	English walnut portion very low vigor; headed to clear power lines; dieback; decay; was covered with ivy.	Remove tree.
22	32	English/California black walnut	18	27	18	30%	Was covered with ivy; much of crown dead.	Remove tree.
23	33	Modesto ash (Fraxinus velutina 'Modesto')	23	19	23	50%	Under high voltage lines; topped; poor form; primary limbs with excessive end weight.	Remove tree.
24	34	plum (Prunus sp.)	6,3	13	7	0%	Main trunk dead; topped; under high voltage lines; shothole borer; adjacent to #35.	Remove tree.
25	35	valley oak (Quercus lobata)	10	20	10	0%	Adjacent to #34; topped; very poor form.	Remove tree.
26	37	cork oak (Quercus suber)	5	6	5	50%	Topped; under high voltage lines.	Remove tree.
27	38	cork oak (Quercus suber)	5	10	5	81%	Under high voltage lines; will be topped.	Remove tree.
28	43	purple leaf plum (Prunus cerasifera 'Atropurpurea')	6,8 @ 1'	15	10	0%	Dying; shothole borer.	Remove tree.
29	44	London plane (Platanus X acerifolia)	18	20	18	0%	Very low vigor; extensive dieback.	Remove tree.
30	45	English/California black walnut	21	33	21	0%	Extensive decay; dying; borers.	Remove tree.
31	46	California black walnut (Juglans hindsii)	16,6	29	17	47%	45 degree trunk lean; large wound on tension side of trunk; low vigor; deadwood to 6 inches; growing under high voltage lines.	Remove tree.

EXHIBIT B

**Lincoln40
Trees Recommended for Removal
Due to Poor Condition**

**To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (inches at 4.5')	Dripline (max radius, feet)	TPZ (radius, ft.)	Condition Rating (%)	Comments	Recommendations
32	47	California black walnut (Juglans hindsii)	26,18	30	30	44%	Deadwood to 14 inches; extensive dieback; low vigor; very large wound of 40% circumference on larger trunk.	Remove tree.
33	48	English/California black walnut	14,6	17	16	0%	Extensive decay; dying; borers.	Remove tree.
34	50	box elder (Acer negundo)	11	7	11	0%	Not physically tagged (no access). Topped; one trunk dead; very low vigor; in patio.	Remove tree.
35	51	English walnut (Juglans regia)	10	14	10	20%	Many fluxing wounds; dying back; low vigor; poor health.	Remove tree.
36	55	cork oak (Quercus suber)	29	36	29	0%	Lower trunk lying on ground; codominant trunks; large primary with included bark.	Remove tree.
37	59	olive (Olea europea)	8	12	8	0%	Trunk fell over and is lying on ground.	Remove tree.
38	60	English/California black walnut	42	17	42	0%	Trunk hollow; all English walnut portions dead and decayed; black walnut suckers poorly attached.	Remove tree.
39	70	fruitless mulberry (Morus alba)	29@2'	30	29	0%	Root decay; lost trunk; trunk decay; multiple trunks with excessive end weight; limbs with included bark; deadwood to 9"; low vigor.	Remove tree.
40	73	fruitless mulberry (Morus alba)	25	30	25	0%	Lost trunk; extensive decay; unbalanced trunk; failure probable.	Remove tree.
41	75	almond (Prunus dulcis)	4,3,5,3	20	8	20%	Multiple trunks; suppressed; very pronounced bow; two trunks from base.	Remove tree.
42	76	almond (Prunus dulcis)	5,6,6,6	23	12	20%	Suppressed; unbalanced crown; multiple trunks with poor attachment; poor structure.	Remove tree.
43	77	valley oak (Quercus lobata)	9	30	9	20%	Bowed; trunk reaches horizontal.	Remove tree.
44	83	persimmon (Diospyros kaki)	10,11	19	15	20%	Vast majority covered with ivy and obscured; codominant trunks.	Remove tree.
45	86	valley oak (Quercus lobata)	10	14	10	20%	Vast majority covered with ivy and obscured.	Remove tree.
46	89	fruitless mulberry (Morus alba)	27@3'	35	27	30%	Multiple trunks; previously topped; limbs with excessive end weight; trunks with poor attachments; poor structure; large limb failure.	Remove tree.
47	90	fruitless mulberry (Morus alba)	28@3'	38	28	20%	Previously topped; trunk failures; poorly attached trunks; limbs with excessive end weight; poor structure.	Remove tree.
48	91	valley oak (Quercus lobata)	15,8	28	17	30%	Much twig dieback; low vigor; codominant trunks; 2 trunks from base; adjacent to residence.	Remove tree.
49	92	cork oak (Quercus suber)	14,12,13	22	23	0%	Four trunks from base with poor attachments; one removed; adjacent to residence.	Remove tree.

EXHIBIT B

**Lincoln40
Trees Recommended for Removal
Due to Poor Condition**

**To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (inches at 4.5')	Dripline (max radius, feet)	TPZ (radius, ft.)	Condition Rating (%)	Comments	Recommendations
50	93	Modesto ash (Fraxinus velutina 'Modesto')	24	20	24	0%	Limb failure; extensive decay in crown; crack between trunks; topped; under high voltage lines.	Remove tree.
51	94	English/California black walnut	32@3'	23	32	0%	Topped; under high voltage lines; decay; large diameter dieback.	Remove tree.
52	97	fruitless mulberry (Morus alba)	21,15,20	32	32	0%	Three trunks from near base; extensive trunk decay near attachment; held together by cable wrapped around trunks.	Remove tree.
53	98	almond (Prunus dulcis)	19,19,10	28	28	0%	Multiple trunks from base; trunks splitting apart.	Remove tree.
54	99	English walnut (Juglans regia)	7	18	7	30%	Much fluxing on trunk; low vigor; dieback; 4 feet from house.	Remove tree.
55	102	fig (Ficus carica)	16	11	16	20%	Decay in trunk; headed; dieback; poor structure.	Remove tree.
56	103	English/California black walnut	12	25	12	40%	Corrected lean; very low vigor; dieback; very large primary limb; sunburn in crown.	Remove tree.
57	104	plum (Prunus sp.)	9	18	9	0%	Two of three trunks broke out; decay at attachment; dying; failure probable.	Remove tree.
58	105	English/California black walnut	13,6,5	25	16	0%	English walnut portion dead; two suckers survive; poor structure.	Remove tree.
59	106	plum (Prunus sp.)	8	17	8	50%	Multiple trunks with included bark; poor structure; headed; dieback.	Remove tree.
60	108	English/California black walnut	37	27	37	0%	Cambium dead on 25% of trunk; very high graft; english walnut dead or nearly so; decay and large wounds in crown.	Remove tree.
61	110	valley oak (Quercus lobata)	6,5	21	8	72%	Codominant trunks from base; bowed; 6' from #111.	Remove tree to benefit #112.
62	111	valley oak (Quercus lobata)	7	13	7	66%	Primary limbs with included bark; codominant trunks; bowed; unbalanced; 6' from 110, 112.	Remove tree to benefit #112.
63	113	English/California black walnut	8,5	14	10	0%	Scion dead; remaining trunks are suckers; extensive decay.	Remove tree.
64	115	orange (Citrus sinensis)	11	15	11	50%	Trunk within 18" of foundation; limbs headed; poor structure; twig dieback.	Remove tree.
65	117	valley oak (Quercus lobata)	10	26	10	67%	Bowed; unbalanced crown due to #118.	Remove tree to benefit #118.
66	121	purple leaf plum (Prunus cerasifera 'Atropurpurea')	8,5@1'	14	10	0%	Dying; riddled with shothole borer; codominant trunks with included bark.	Remove tree.
67	122	almond (Prunus dulcis)	5,6,7	20	11	30%	Multiple trunks from base with included bark; poor trunk attachments; unbalanced crown; trunk wound.	Remove tree.

EXHIBIT B

**Lincoln40
Trees Recommended for Removal
Due to Poor Condition**

**To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (inches at 4.5')	Dripline (max radius, feet)	TPZ (radius, ft.)	Condition Rating (%)	Comments	Recommendations
68	124	Modesto ash (Fraxinus velutina 'Modesto')	12,8	26	15	30%	Two trunks from base; topped; trunk wounds; bowed; unbalanced crown; was covered with ivy; 3' from 125.	Remove tree.
69	125	Modesto ash (Fraxinus velutina 'Modesto')	13	18	13	50%	Lean; was covered with ivy; topped; 3' from 124.	Remove tree.
70	127	purple leaf plum (Prunus cerasifera 'Atropurpurea')	multiple adj. 12	17	12	30%	Multiple trunks from base; poor attachments; low vigor; drought stress.	Remove tree.
71	130	Modesto ash (Fraxinus velutina 'Modesto')	10	13	10	0%	Poor health; 50% of crown dead; adjacent to foundation.	Remove tree.
72	131	Chinese hackberry (Celtis sinensis)	23	37	23	50%	Codominant trunks; deadwood to 5"; declining; low vigor; primary limbs with slightly excessive end weight.	Remove tree.
73	132	Chinese hackberry (Celtis sinensis)	16	28	16	0%	Bowed; unbalanced crown; very low vigor; trunk wound; deadwood to 6"; dying.	Remove tree.
74	133	California black walnut (Juglans hindsii)	23	30	23	0%	Roots dead on west side trunk; trunk leans eastward; dieback to 8".	Remove tree.
75	136	English walnut (Juglans regia)	13	23	13	30%	Corrected lean; very low vigor; borers; trunk fluxing; twig and branch dieback; in decline.	Remove tree.
76	139	English/California black walnut	10	4	10	0%	English walnut portion dead; covered with ivy.	Remove tree.
77	140	English/California black walnut	9,8	20	13	0%	One english walnut trunk remains; one black walnut shoot dominates; poor structure.	Remove tree.
78	143	English/California black walnut	29	16	29	0%	English walnut long dead; large trunk wound; suckers poorly attached.	Remove tree.
79	144	California black walnut (Juglans hindsii)	10,10	20	15	0%	Suckers from ground; two trunks - one nearly dead; other bowed.	Remove tree.
80	146	olive (Olea europea)	5	15	5	30%	One remaining trunk of many; bowed; very unbalanced.	Remove tree.
81	149	California black walnut (Juglans hindsii)	13	14	13	0%	Dead or very nearly dead.	Remove tree.
82	150	California black walnut (Juglans hindsii)	13	16	13	0%	Extensive dieback; low vigor.	Remove tree.
83	152	California black walnut (Juglans hindsii)	15	23	15	30%	Trunk wound; at base of stump; low vigor; dieback; limb failure.	Remove tree.

EXHIBIT B

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Tree Associates Report
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Tree Count	Tree #	Species	Diameter (inches at 4.5')	Dripline (max radius, feet)	TPZ (radius, ft.)	Condition Rating (%)	Comments	Recommendations
84	153	olive (Olea europea)	6,7	14	5	0%	Topped at 5.5' to clear gate; may be suckers off root system of 154.	Remove tree.
85	156	valley oak (Quercus lobata)	12	34	12	30%	Extreme bow; structure will become problematic with time.	Remove tree.
86	160	valley oak (Quercus lobata)	10	30	10	40%	Three feet from 159; heavily bowed; structure will worsen with time.	Remove tree.
87	162	olive (Olea europea)	16,12	20	20	0%	Two trunks broke out; trunk failure probable.	Remove tree.
88	164	valley oak (Quercus lobata)	8	23	8	40%	Pronounced bow; suppressed by 166; structure will become problematic with time.	Remove tree.
89	169	English/California black walnut	13	3	13	0%	Trunk failure; adjacent to 170.	Remove tree.
90	171	English/California black walnut	28@3'	35	28	0%	English walnut long dead; one poorly attached sucker makes crown.	Remove tree.
91	174	cork oak (Quercus suber)	14,5,6,5	26	17	30%	Trunk fell at extreme angle; primary limbs are now multiple trunks.	Remove tree.
92	176	cork oak (Quercus suber)	9@2' adj. 5	8	5	20%	Lower trunk with extreme bow; primary limbs are now multiple trunks.	Remove tree.
93	182	almond (Prunus dulcis)	6	9	6	59%	Large trunk wound; bowed; low vigor.	Remove tree.

EXHIBIT C**Lincoln40
Development Impact Assessment****To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree #	TPZ (in ft.)	Description of Impacts Within TPZ	Impact Rating
1	30	To be removed per arborist report	N/A
2	30	To be removed per arborist report	N/A
3	45	None shown on site plan	None/Low
4	29	To be removed per arborist report	N/A
5	19	None shown on site plan	None/Low
6	14	None shown on site plan	None/Low
7	23	To be removed per arborist report	N/A
8	40	To be removed per arborist report	N/A
9	18	None shown on site plan	None/Low
10	8	None shown on site plan	None/Low
11	12	To be removed per arborist report	N/A
12	7	To be removed due to site layout conflicts	N/A
13	32	To be removed per arborist report	N/A
14	21	To be removed per arborist report	N/A
15	20	To be removed per arborist report	N/A
16	41	To be removed per arborist report	N/A
17	9	To be removed per arborist report	N/A
18	10	To be removed per arborist report	N/A
19	6	To be removed per arborist report	N/A
20	9	Parking 6' south of trunk	Moderate
21	6	Parking 6' south of trunk	Low
22	31	To be removed per arborist report	N/A
23	36	To be removed per arborist report	N/A
24	13	To be removed per arborist report	N/A
25	28	Parking 15' west, 22' southeast	Moderate
26	14	To be removed per arborist report	N/A
27	7	To be removed per arborist report	N/A
28	22	To be removed per arborist report	N/A
29	6	To be removed due to site layout conflicts	N/A
30	10	To be removed per arborist report	N/A
31	26	To be removed per arborist report	N/A
32	18	To be removed per arborist report	N/A
33	23	To be removed per arborist report	N/A
34	7	To be removed per arborist report	N/A
35	10	To be removed per arborist report	N/A
36	6	None shown on site plan	None/Low
37	5	To be removed per arborist report	N/A
38	5	To be removed per arborist report	N/A
39	11	Sidewalk on grade 5' north of trunk	Low/Moderate
40	53	Building and wall on piers 30' west of trunk; on grade sidewalk 13' northwest, 22' west of trunk	Low/Moderate
41	57	On grade sidewalk 8' west, 44' west, 38' northwest and 48' northeast of trunk; wall on piers 13' west of trunk	Low
42	12	Path 7.5' north;	Low
43	10	To be removed per arborist report	N/A

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Development Impact Assessment****To Accompany
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Tree #	TPZ (in ft.)	Description of Impacts Within TPZ	Impact Rating
44	18	To be removed per arborist report	N/A
45	21	To be removed per arborist report	N/A
46	17	To be removed per arborist report	N/A
47	30	To be removed per arborist report	N/A
48	16	To be removed per arborist report	N/A
49	6	None shown on site plan	None/Low
50	11	To be removed per arborist report	N/A
51	10	To be removed per arborist report	N/A
52	10	Parking 9' south of trunk; special parking detail	Low
53	24	Special parking detail 8' south of trunk; regular parking 15' east and 17' southwest of trunk	Moderate
54	6	None shown on site plan	None/Low
55	29	To be removed per arborist report	N/A
56	12	Parking 10.5' south southeast of trunk	Low
57	10	Parking 9' south southeast of trunk.	Low
58	14	Parking 9.5' south of trunk	Low/Moderate
59	8	To be removed per arborist report	N/A
60	42	To be removed per arborist report	N/A
61	12	Parking 11' southeast of trunk	Low
62	12	Parking 9' south of trunk	Low
63	11	To be removed due to site layout conflicts	N/A
64	9	To be removed due to site layout conflicts	N/A
65	15	Wall and gathering area 12' northwest of trunk; storm water quality planter 12' west of trunk.	Low/Moderate
66	24	To be removed due to site layout conflicts	N/A
67	24	To be removed due to site layout conflicts	N/A
68	9	To be removed due to site layout conflicts	N/A
69	7	To be removed due to site layout conflicts	N/A
70	29	To be removed per arborist report	N/A
71	5	To be removed due to site layout conflicts	N/A
72	25	To be removed due to site layout conflicts	N/A
73	25	To be removed per arborist report	N/A
74	19	To be removed due to site layout conflicts	N/A
75	8	To be removed per arborist report	N/A
76	12	To be removed per arborist report	N/A
77	9	To be removed per arborist report	N/A
78	11	To be removed due to site layout conflicts	N/A
79	27	Wall 11.5' northwest of trunk; pool deck 17' northwest of trunk	Moderate
80	11	To be removed due to site layout conflicts	N/A
81	10	To be removed due to site layout conflicts	N/A
82	8	To be removed due to site layout conflicts	N/A
83	15	To be removed per arborist report	N/A
84	16	To be removed due to site layout conflicts	N/A
85	10	To be removed due to site layout conflicts	N/A
86	10	To be removed per arborist report	N/A

EXHIBIT C**Lincoln40
Development Impact Assessment****To Accompany
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Tree #	TPZ (in ft.)	Description of Impacts Within TPZ	Impact Rating
87	31	To be removed due to site layout conflicts	N/A
88	6	To be removed due to site layout conflicts	N/A
89	27	To be removed per arborist report	N/A
90	28	To be removed per arborist report	N/A
91	17	To be removed per arborist report	N/A
92	23	To be removed per arborist report	N/A
93	24	To be removed per arborist report	N/A
94	32	To be removed per arborist report	N/A
97	32	To be removed per arborist report	N/A
98	28	To be removed per arborist report	N/A
99	7	To be removed per arborist report	N/A
100	10	To be removed due to site layout conflicts	N/A
101	12	To be removed due to site layout conflicts	N/A
102	16	To be removed per arborist report	N/A
103	12	To be removed per arborist report	N/A
104	9	To be removed per arborist report	N/A
105	16	To be removed per arborist report	N/A
106	8	To be removed per arborist report	N/A
107	22	To be removed due to site layout conflicts	N/A
108	37	To be removed per arborist report	N/A
109	11	To be removed due to site layout conflicts	N/A
110	8	To be removed per arborist report	N/A
111	7	To be removed per arborist report	N/A
112	11	To be removed due to site layout conflicts	N/A
113	10	To be removed per arborist report	N/A
114	16	To be removed due to site layout conflicts	N/A
115	11	To be removed per arborist report	N/A
116	16	To be removed due to site layout conflicts	N/A
117	10	To be removed per arborist report	N/A
118	26	To be removed due to site layout conflicts	N/A
119	22	Drive 13' east of trunk; Parking 17' north and 20' south of trunk	Moderate
120	20	To be removed due to site layout conflicts	N/A
121	10	To be removed per arborist report	N/A
122	11	To be removed per arborist report	N/A
123	13	To be removed due to site layout conflicts	N/A
124	15	To be removed per arborist report	N/A
125	13	To be removed per arborist report	N/A
126	9	To be removed due to site layout conflicts	N/A
127	12	To be removed per arborist report	N/A
128	67	None shown on site plan	None/Low
129	55	None shown on site plan	None/Low
130	10	To be removed per arborist report	N/A
131	23	To be removed per arborist report	N/A
132	16	To be removed per arborist report	N/A
133	23	To be removed per arborist report	N/A

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Development Impact Assessment****To Accompany
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Tree #	TPZ (in ft.)	Description of Impacts Within TPZ	Impact Rating
134	25	Drive 16' east and 11.5' northwest of trunk; parking 20 feet south	Moderate/High
135	13	To be removed due to site layout conflicts	N/A
136	13	To be removed per arborist report	N/A
137	6	To be removed due to site layout conflicts	N/A
138	10	To be removed due to site layout conflicts	N/A
139	10	To be removed per arborist report	N/A
140	13	To be removed per arborist report	N/A
141	10	To be removed due to site layout conflicts	N/A
142	9	To be removed due to site layout conflicts	N/A
143	29	To be removed per arborist report	N/A
144	15	To be removed per arborist report	N/A
145	6	None shown on site plan	None/Low
146	5	To be removed per arborist report	N/A
147	10	None shown on site plan	None/Low
148	22	To be removed due to site layout conflicts	N/A
149	13	To be removed per arborist report	N/A
150	13	To be removed per arborist report	N/A
151	12	None shown on site plan	None/Low
152	15	To be removed per arborist report	N/A
153	5	To be removed per arborist report	N/A
154	14	Drive 14' south of trunk	Low
155	6	None shown on site plan	None/Low
156	12	To be removed per arborist report	N/A
157	15	None shown on site plan	None/Low
158	12	None shown on site plan	None/Low
159	13	None shown on site plan	None/Low
160	10	To be removed per arborist report	N/A
161	9	None shown on site plan	None/Low
162	20	To be removed per arborist report	N/A
163	6	To be removed due to site layout conflicts	N/A
164	8	To be removed per arborist report	N/A
165	6	Parking 6' south of trunk with special parking detail	Low
166	31	Parking 8' southwest of trunk with special parking detail; drive 22' south of trunk	Moderate
167	24	Parking 9' east of trunk; special parking detail; drive 18' south southeast of trunk	Moderate
168	13	Parking 8' west southwest of trunk with special parking detail	Low/Moderate
169	13	To be removed per arborist report	N/A
170	23	Parking 7' east of trunk with special parking detail; drive 20' south southeast of trunk	Moderate
171	28	To be removed per arborist report	N/A
172	19	Parking 8' southeast and 11' southwest of trunk with special parking detail	Moderate
173	17	To be removed due to site layout conflicts	N/A

EXHIBIT C**Lincoln40
Development Impact Assessment****To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree #	TPZ (in ft.)	Description of Impacts Within TPZ	Impact Rating
174	17	To be removed per arborist report	N/A
175	5	Parking 5' south of trunk	Low/Moderate
176	5	To be removed per arborist report	N/A
177	8	None shown on site plan	None/Low
178	8	None shown on site plan	None/Low
179	6	None shown on site plan	None/Low
180	6	None shown on site plan	None/Low
181	29	Parking 11.5' south southeast of trunk with special parking detail	Moderate
182	6	To be removed per arborist report	N/A

Note: trees #95 and 96 were tagged but are not included in this report as they are not located on

EXHIBIT D**Lincoln40
Tree Mitigation Calculations****To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree #	Diameter	Mitigation Inches
12	7	7
29	6	6
63	11	11
64	9	9
66	32	32
67	32	32
68	9	9
69	5,5	7
71	5	5
72	25	25
74	19	19
78	11	11
80	6,3,5,6	11
81	10	10
82	8	8
84	16	16
85	10	10
87	31	31
88	5	5
100	10	10
101	12	12
107	22	22
109	11	11
112	5,6,7	11
114	16	16
116	16	16
118	26	26
120	20	20
123	7,11	13
126	7,4,3,3	9
135	13	13
137	6	6
138	10	10
141	10	10
142	9	9
148	22	22
163	6	6
173	17	17
TOTAL		523

EXHIBIT E

**Lincoln40
Appraisal Calculations**

**To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (in.) at 4.5' height	Species Rating	Condition Rating (%)	Location Rating	Installed Tree Cost (installed cost of largest commonly replaced tree)	Unit Tree Cost (cost/trunk sq. in.)	Trunk or Adjusted Trunk Area (sq. in.)	Replacement Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to \$100.00 if over \$5,000; to \$10.00 if < \$5000)
1	1	Modesto ash (Fraxinus velutina 'Modesto')	30	30%	0%	67%	\$ 345.46	\$ 36.36	707	4.75	702.25	\$ 25,879.27	\$ -	\$ -
2	2	California black walnut (Juglans hindsii)	31 @ 1.5'	70%	0%	67%	\$ 345.46	\$ 45.46	739	3.80	735.20	\$ 33,767.65	\$ -	\$ -
3	3	valley oak (Quercus lobata)	29	90%	81%	67%	\$ 345.46	\$ 77.04	660	2.24	657.76	\$ 51,019.29	\$ 24,919.35	\$ 24,900.00
4	4	Modesto ash (Fraxinus velutina 'Modesto')	29	30%	20%	67%	\$ 345.46	\$ 36.36	660	4.75	655.25	\$ 24,170.35	\$ 971.65	\$ 970.00
5	5	California black walnut (Juglans hindsii)	19	70%	30%	67%	\$ 345.46	\$ 45.46	283	3.80	279.20	\$ 13,037.89	\$ 1,834.43	\$ 1,830.00
6	6	California black walnut (Juglans hindsii)	14	70%	30%	67%	\$ 345.46	\$ 45.46	154	3.80	150.20	\$ 7,173.55	\$ 1,009.32	\$ 1,010.00
7	7	Modesto ash (Fraxinus velutina 'Modesto')	23	30%	0%	67%	\$ 345.46	\$ 36.36	415	4.75	410.25	\$ 15,262.15	\$ -	\$ -
8	8	California black walnut (Juglans hindsii)	40	70%	0%	37%	\$ 345.46	\$ 45.46	1149	3.80	1,145.20	\$ 52,406.25	\$ -	\$ -
9	9	cork oak (Quercus suber)	5,7,9,15 adj. 18	90%	30%	67%	\$ 345.46	\$ 77.04	254	2.24	251.76	\$ 19,741.05	\$ 3,571.16	\$ 3,570.00
10	10	cork oak (Quercus suber)	8	90%	75%	67%	\$ 345.46	\$ 77.04	50	2.24	47.76	\$ 4,024.89	\$ 1,820.26	\$ 1,820.00
11	11	plum (Prunus sp.)	13@ 6"	30%	0%	37%	\$ 345.46	\$ 77.04	133	2.24	130.76	\$ 10,419.21	\$ -	\$ -
12	12	valley oak (Quercus lobata)	7	90%	91%	37%	\$ 345.46	\$ 77.04	38	2.24	35.76	\$ 3,100.41	\$ 939.52	\$ 940.00
13	13	California black walnut (Juglans hindsii)	32	70%	50%	37%	\$ 345.46	\$ 45.46	788	3.80	784.20	\$ 35,995.19	\$ 4,661.38	\$ 4,660.00
14	14	California black walnut (Juglans hindsii)	21	70%	40%	37%	\$ 345.46	\$ 45.46	346	3.80	342.20	\$ 15,901.87	\$ 1,647.43	\$ 1,650.00
15	15	California black walnut (Juglans hindsii)	20	70%	0%	37%	\$ 345.46	\$ 45.46	314	3.80	310.20	\$ 14,447.15	\$ -	\$ -
16	16	California black walnut (Juglans hindsii)	41,23	70%	0%	37%	\$ 345.46	\$ 45.46	1430	3.80	1,426.20	\$ 65,180.51	\$ -	\$ -

EXHIBIT E

**Lincoln40
Appraisal Calculations**

**To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (in.) at 4.5' height	Species Rating	Condition Rating (%)	Location Rating	Installed Tree Cost (installed cost of largest commonly replaced tree)	Unit Tree Cost (cost/trunk sq. in.)	Trunk or Adjusted Trunk Area (sq. in.)	Replacement Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to \$100.00 if over \$5,000; to \$10.00 if < \$5000)
17	17	goldenrain tree (Koelreuteria paniculata)	9@1'	70%	0%	37%	\$ 345.46	\$ 77.04	64	2.24	61.76	\$ 5,103.45	\$ -	\$ -
18	18	plum (Prunus sp.)	5,5,6	30%	44%	37%	\$ 345.46	\$ 77.04	68	2.24	65.76	\$ 5,411.61	\$ 264.30	\$ 260.00
19	19	goldenrain tree (Koelreuteria paniculata)	5@3'	70%	0%	37%	\$ 345.46	\$ 77.04	20	2.24	17.76	\$ 1,713.69	\$ -	\$ -
20	20	olive (Olea europea)	9	90%	59%	37%	\$ 345.46	\$ 45.46	64	3.80	60.20	\$ 3,082.15	\$ 605.55	\$ 610.00
21	21	olive (Olea europea)	5	90%	78%	37%	\$ 345.46	\$ 45.46	20	3.80	16.20	\$ 1,081.91	\$ 281.02	\$ 280.00
22	22	beefwood (Casuarina sp.)	22,12,13,17	70%	0%	37%	\$ 345.46	\$ 45.46	835	3.80	831.20	\$ 38,131.81	\$ -	\$ -
23	23	beefwood (Casuarina sp.)	36	70%	0%	37%	\$ 345.46	\$ 45.46	974	3.80	970.20	\$ 44,450.75	\$ -	\$ -
24	24	beefwood (Casuarina sp.)	8,12, adj. 13	70%	20%	37%	\$ 345.46	\$ 45.46	133	3.80	129.20	\$ 6,218.89	\$ 322.14	\$ 320.00
25	25	cork oak (Quercus suber)	28	90%	75%	37%	\$ 345.46	\$ 77.04	615	2.24	612.76	\$ 47,552.49	\$ 11,876.23	\$ 11,900.00
26	26	London plane (Platanus X acerifolia)	14	70%	30%	37%	\$ 345.46	\$ 45.46	154	3.80	150.20	\$ 7,173.55	\$ 557.38	\$ 560.00
27	27	almond (Prunus dulcis)	7	70%	30%	37%	\$ 345.46	\$ 77.04	38	2.24	35.76	\$ 3,100.41	\$ 240.90	\$ 240.00
28	28	London plane (Platanus X acerifolia)	22	70%	30%	37%	\$ 345.46	\$ 45.46	380	3.80	376.20	\$ 17,447.51	\$ 1,355.67	\$ 1,360.00
29	29	myrtle (Myrtus sp.)?	6	90%	50%	37%	\$ 345.46	\$ 82.82	28	2.09	25.91	\$ 2,491.33	\$ 414.81	\$ 410.00
30	30	goldenrain tree (Koelreuteria paniculata)	5,7,4	70%	0%	37%	\$ 345.46	\$ 77.04	71	2.24	68.76	\$ 5,642.73	\$ -	\$ -
31	31	English/California black walnut	26	70%	40%	37%	\$ 345.46	\$ 45.46	531	3.80	527.20	\$ 24,311.97	\$ 2,518.72	\$ 2,520.00
32	32	English/California black walnut	18	70%	30%	37%	\$ 345.46	\$ 45.46	254	3.80	250.20	\$ 11,719.55	\$ 910.61	\$ 910.00

EXHIBIT E

**Lincoln40
Appraisal Calculations**

**To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (in.) at 4.5' height	Species Rating	Condition Rating (%)	Location Rating	Installed Tree Cost (installed cost of largest commonly replaced tree)	Unit Tree Cost (cost/trunk sq. in.)	Trunk or Adjusted Trunk Area (sq. in.)	Replacement Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to \$100.00 if over \$5,000; to \$10.00 if < \$5000)
33	33	Modesto ash (Fraxinus velutina 'Modesto')	23	30%	50%	37%	\$ 345.46	\$ 36.36	415	4.75	410.25	\$ 15,262.15	\$ 847.05	\$ 850.00
34	34	plum (Prunus sp.)	6,3	30%	0%	37%	\$ 345.46	\$ 77.04	35	2.24	32.76	\$ 2,869.29	\$ -	\$ -
35	35	valley oak (Quercus lobata)	10	90%	0%	37%	\$ 345.46	\$ 77.04	79	2.24	76.76	\$ 6,259.05	\$ -	\$ -
36	36	olive (Olea europea)	6	90%	50%	67%	\$ 345.46	\$ 45.46	28	3.80	24.20	\$ 1,445.59	\$ 435.85	\$ 440.00
37	37	cork oak (Quercus suber)	5	90%	50%	67%	\$ 345.46	\$ 77.04	20	2.24	17.76	\$ 1,713.69	\$ 516.68	\$ 520.00
38	38	cork oak (Quercus suber)	5	90%	81%	67%	\$ 345.46	\$ 77.04	20	2.24	17.76	\$ 1,713.69	\$ 837.02	\$ 840.00
39	39	almond (Prunus dulcis)	6,8,3	70%	50%	67%	\$ 345.46	\$ 77.04	81	2.24	78.76	\$ 6,413.13	\$ 1,503.88	\$ 1,500.00
40	40	cork oak (Quercus suber)	53	90%	75%	67%	\$ 345.46	\$ 77.04	1645	2.24	1,642.76	\$126,903.69	\$ 57,392.19	\$ 57,400.00
41	41	cork oak (Quercus suber)	57	90%	72%	67%	\$ 345.46	\$ 77.04	1775	2.24	1,772.76	\$136,918.89	\$ 59,444.71	\$ 59,400.00
42	42	cork oak (Quercus suber)	12	90%	72%	37%	\$ 345.46	\$ 77.04	113	2.24	110.76	\$ 8,878.41	\$ 2,128.69	\$ 2,130.00
43	43	purple leaf plum (Prunus cerasifera 'Atropurpurea')	6,8 @ 1'	30%	0%	37%	\$ 345.46	\$ 77.04	78	2.24	75.76	\$ 6,182.01	\$ -	\$ -
44	44	London plane (Platanus X acerifolia)	18	70%	0%	37%	\$ 345.46	\$ 45.46	254	3.80	250.20	\$ 11,719.55	\$ -	\$ -
45	45	English/California black walnut	21	70%	0%	37%	\$ 345.46	\$ 45.46	346	3.80	342.20	\$ 15,901.87	\$ -	\$ -
46	46	California black walnut (Juglans hindsii)	16,6	70%	47%	37%	\$ 345.46	\$ 45.46	229	3.80	225.20	\$ 10,583.05	\$ 1,288.27	\$ 1,290.00
47	47	California black walnut (Juglans hindsii)	26,18	70%	44%	37%	\$ 345.46	\$ 45.46	788	3.80	784.20	\$ 35,995.19	\$ 4,102.01	\$ 4,100.00
48	48	English/California black walnut	14,6	70%	0%	37%	\$ 345.46	\$ 45.46	182	3.80	178.20	\$ 8,446.43	\$ -	\$ -

EXHIBIT E

**Lincoln40
Appraisal Calculations**

**To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (in.) at 4.5' height	Species Rating	Condition Rating (%)	Location Rating	Installed Tree Cost (installed cost of largest commonly replaced tree)	Unit Tree Cost (cost/trunk sq. in.)	Trunk or Adjusted Trunk Area (sq. in.)	Replacement Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to \$100.00 if over \$5,000; to \$10.00 if < \$5000)
49	49	valley oak (Quercus lobata)	5	90%	75%	37%	\$ 345.46	\$ 77.04	20	2.24	17.76	\$ 1,713.69	\$ 427.99	\$ 430.00
50	50	box elder (Acer negundo)	11	30%	0%	70%	\$ 345.46	\$ 36.36	95	4.75	90.25	\$ 3,626.95	\$ -	\$ -
51	51	English walnut (Juglans regia)	10	70%	20%	70%	\$ 345.46	\$ 45.46	79	3.80	75.20	\$ 3,764.05	\$ 368.88	\$ 370.00
52	52	almond (Prunus dulcis)	10	70%	30%	37%	\$ 345.46	\$ 77.04	79	2.24	76.76	\$ 6,259.05	\$ 486.33	\$ 490.00
53	53	valley oak (Quercus lobata)	24	90%	81%	37%	\$ 345.46	\$ 77.04	452	2.24	449.76	\$ 34,994.97	\$ 9,439.19	\$ 9,440.00
54	54	almond (Prunus dulcis)	6	70%	53%	37%	\$ 345.46	\$ 77.04	28	2.24	25.76	\$ 2,330.01	\$ 319.84	\$ 320.00
55	55	cork oak (Quercus suber)	29	90%	0%	37%	\$ 345.46	\$ 77.04	660	2.24	657.76	\$ 51,019.29	\$ -	\$ -
56	56	almond (Prunus dulcis)	12	70%	53%	37%	\$ 345.46	\$ 77.04	113	2.24	110.76	\$ 8,878.41	\$ 1,218.74	\$ 1,220.00
57	57	almond (Prunus dulcis)	8,5,3	70%	47%	37%	\$ 345.46	\$ 77.04	77	2.24	74.76	\$ 6,104.97	\$ 743.16	\$ 740.00
58	58	valley oak (Quercus lobata)	14	90%	72%	37%	\$ 345.46	\$ 77.04	154	2.24	151.76	\$ 12,037.05	\$ 2,886.00	\$ 2,890.00
59	59	olive (Olea europea)	8	90%	0%	37%	\$ 345.46	\$ 45.46	50	3.80	46.20	\$ 2,445.71	\$ -	\$ -
60	60	English/California black walnut	42	70%	0%	37%	\$ 345.46	\$ 45.46	1233	3.80	1,229.20	\$ 56,224.89	\$ -	\$ -
61	61	almond (Prunus dulcis)	12	70%	40%	37%	\$ 345.46	\$ 77.04	113	2.24	110.76	\$ 8,878.41	\$ 919.80	\$ 920.00
62	62	valley oak (Quercus lobata)	12	90%	78%	37%	\$ 345.46	\$ 77.04	113	2.24	110.76	\$ 8,878.41	\$ 2,306.08	\$ 2,310.00
63	63	plum (Prunus sp.)	11	30%	69%	70%	\$ 345.46	\$ 77.04	95	2.24	92.76	\$ 7,491.69	\$ 1,085.55	\$ 1,090.00
64	64	plum (Prunus sp.)	9	30%	66%	70%	\$ 345.46	\$ 77.04	64	2.24	61.76	\$ 5,103.45	\$ 707.34	\$ 710.00
65	65	almond (Prunus dulcis)	8,10,7	70%	63%	70%	\$ 345.46	\$ 77.04	167	2.24	164.76	\$ 13,038.57	\$ 4,025.01	\$ 4,020.00
66	66	coast redwood (Sequoia sempervirens)	32	70%	63%	70%	\$ 345.46	\$ 36.36	788	4.75	783.25	\$ 28,824.43	\$ 8,898.10	\$ 8,900.00
67	67	coast redwood (Sequoia sempervirens)	32	70%	63%	70%	\$ 345.46	\$ 36.36	788	4.75	783.25	\$ 28,824.43	\$ 8,898.10	\$ 8,900.00
68	68	Mulberry (Morus nigra)	9	50%	53%	70%	\$ 345.46	\$ 45.46	64	3.80	60.20	\$ 3,082.15	\$ 571.74	\$ 570.00

EXHIBIT E

**Lincoln40
Appraisal Calculations**

**To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (in.) at 4.5' height	Species Rating	Condition Rating (%)	Location Rating	Installed Tree Cost (installed cost of largest commonly replaced tree)	Unit Tree Cost (cost/trunk sq. in.)	Trunk or Adjusted Trunk Area (sq. in.)	Replacement Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to \$100.00 if over \$5,000; to \$10.00 if < \$5000)
69	69	valley oak (Quercus lobata)	5,5	90%	75%	70%	\$ 345.46	\$ 77.04	40	2.24	37.76	\$ 3,254.49	\$ 1,537.75	\$ 1,540.00
70	70	fruitless mulberry (Morus alba)	29@2'	50%	0%	70%	\$ 345.46	\$ 45.46	660	3.80	656.20	\$ 30,176.31	\$ -	\$ -
71	71	goldenrain tree (Koelreuteria paniculata)	5@3'	70%	72%	70%	\$ 345.46	\$ 77.04	20	2.24	17.76	\$ 1,713.69	\$ 604.59	\$ 600.00
72	72	valley oak (Quercus lobata)	25@2'	90%	63%	70%	\$ 345.46	\$ 77.04	491	2.24	488.76	\$ 37,999.53	\$ 15,082.01	\$ 15,100.00
73	73	fruitless mulberry (Morus alba)	25	50%	0%	70%	\$ 345.46	\$ 45.46	491	3.80	487.20	\$ 22,493.57	\$ -	\$ -
74	74	valley oak (Quercus lobata)	19	90%	84%	50%	\$ 345.46	\$ 77.04	283	2.24	280.76	\$ 21,975.21	\$ 8,306.63	\$ 8,300.00
75	75	almond (Prunus dulcis)	4,3,5,3	70%	20%	50%	\$ 345.46	\$ 77.04	47	2.24	44.76	\$ 3,793.77	\$ 265.56	\$ 270.00
76	76	almond (Prunus dulcis)	5,6,6,6	70%	20%	50%	\$ 345.46	\$ 77.04	188	2.24	185.76	\$ 14,656.41	\$ 1,025.95	\$ 1,030.00
77	77	valley oak (Quercus lobata)	9	90%	20%	50%	\$ 345.46	\$ 77.04	64	2.24	61.76	\$ 5,103.45	\$ 459.31	\$ 460.00
78	78	valley oak (Quercus lobata)	11	90%	50%	50%	\$ 345.46	\$ 77.04	95	2.24	92.76	\$ 7,491.69	\$ 1,685.63	\$ 1,690.00
79	79	turkey oak (Quercus cerris)?	27	70%	69%	67%	\$ 345.46	\$ 77.04	572	2.24	569.76	\$ 44,239.77	\$ 14,316.43	\$ 14,300.00
80	80	almond (Prunus dulcis)	6,3,5,6	70%	40%	50%	\$ 345.46	\$ 77.04	91	2.24	88.76	\$ 7,183.53	\$ 1,005.69	\$ 1,010.00
81	81	valley oak (Quercus lobata)	10	90%	72%	50%	\$ 345.46	\$ 77.04	79	2.24	76.76	\$ 6,259.05	\$ 2,027.93	\$ 2,030.00
82	82	valley oak (Quercus lobata)	8	90%	84%	50%	\$ 345.46	\$ 77.04	50	2.24	47.76	\$ 4,024.89	\$ 1,521.41	\$ 1,520.00
83	83	persimmon (Diospyros kaki)	10,11	90%	20%	50%	\$ 345.46	\$ 82.82	174	2.09	171.91	\$ 14,583.05	\$ 1,312.47	\$ 1,310.00
84	84	valley oak (Quercus lobata)	16	90%	78%	50%	\$ 345.46	\$ 77.04	201	2.24	198.76	\$ 15,657.93	\$ 5,495.93	\$ 5,500.00

EXHIBIT E

**Lincoln40
Appraisal Calculations**

**To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (in.) at 4.5' height	Species Rating	Condition Rating (%)	Location Rating	Installed Tree Cost (installed cost of largest commonly replaced tree)	Unit Tree Cost (cost/trunk sq. in.)	Trunk or Adjusted Trunk Area (sq. in.)	Replacement Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to \$100.00 if over \$5,000; to \$10.00 if < \$5000)
85	85	cork oak (Quercus suber)	10	90%	30%	50%	\$ 345.46	\$ 77.04	79	2.24	76.76	\$ 6,259.05	\$ 844.97	\$ 840.00
86	86	valley oak (Quercus lobata)	10	90%	20%	50%	\$ 345.46	\$ 77.04	79	2.24	76.76	\$ 6,259.05	\$ 563.31	\$ 560.00
87	87	valley oak (Quercus lobata)	31	90%	72%	50%	\$ 345.46	\$ 77.04	739	2.24	736.76	\$ 57,105.45	\$ 18,502.17	\$ 18,500.00
88	88	coast live oak (Quercus agrifolia)	5	90%	88%	50%	\$ 345.46	\$ 45.46	20	3.80	16.20	\$ 1,081.91	\$ 428.44	\$ 430.00
89	89	fruitless mulberry (Morus alba)	27@3'	50%	30%	50%	\$ 345.46	\$ 45.46	572	3.80	568.20	\$ 26,175.83	\$ 1,963.19	\$ 1,960.00
90	90	fruitless mulberry (Morus alba)	28@3'	50%	20%	50%	\$ 345.46	\$ 45.46	615	3.80	611.20	\$ 28,130.61	\$ 1,406.53	\$ 1,410.00
91	91	valley oak (Quercus lobata)	15,8	90%	30%	70%	\$ 345.46	\$ 77.04	227	2.24	224.76	\$ 17,660.97	\$ 3,337.92	\$ 3,340.00
92	92	cork oak (Quercus suber)	14,12,13	90%	0%	70%	\$ 345.46	\$ 77.04	400	2.24	397.76	\$ 30,988.89	\$ -	\$ -
93	93	Modesto ash (Fraxinus velutina 'Modesto')	24	30%	0%	67%	\$ 345.46	\$ 36.36	452	4.75	447.25	\$ 16,607.47	\$ -	\$ -
94	94	English/California black walnut	32@3'	70%	0%	67%	\$ 345.46	\$ 45.46	788	3.80	784.20	\$ 35,995.19	\$ -	\$ -
95	97	fruitless mulberry (Morus alba)	21,15,20	50%	0%	70%	\$ 345.46	\$ 45.46	800	3.80	796.20	\$ 36,540.71	\$ -	\$ -
96	98	almond (Prunus dulcis)	19,19,10	70%	0%	70%	\$ 345.46	\$ 77.04	645	2.24	642.76	\$ 49,863.69	\$ -	\$ -
97	99	English walnut (Juglans regia)	7	70%	30%	70%	\$ 345.46	\$ 45.46	38	3.80	34.20	\$ 1,900.19	\$ 279.33	\$ 280.00
98	100	valley oak (Quercus lobata)	10	90%	88%	50%	\$ 345.46	\$ 77.04	79	2.24	76.76	\$ 6,259.05	\$ 2,478.58	\$ 2,480.00
99	101	English/California black walnut	12	70%	66%	50%	\$ 345.46	\$ 45.46	113	3.80	109.20	\$ 5,309.69	\$ 1,226.54	\$ 1,230.00
100	102	fig (Ficus carica)	16	70%	20%	70%	\$ 345.46	\$ 77.04	201	2.24	198.76	\$ 15,657.93	\$ 1,534.48	\$ 1,530.00

EXHIBIT E

**Lincoln40
Appraisal Calculations**

**To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (in.) at 4.5' height	Species Rating	Condition Rating (%)	Location Rating	Installed Tree Cost (installed cost of largest commonly replaced tree)	Unit Tree Cost (cost/trunk sq. in.)	Trunk or Adjusted Trunk Area (sq. in.)	Replacement Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to \$100.00 if over \$5,000; to \$10.00 if < \$5000)
101	103	English/California black walnut	12	70%	40%	50%	\$ 345.46	\$ 45.46	113	3.80	109.20	\$ 5,309.69	\$ 743.36	\$ 740.00
102	104	plum (Prunus sp.)	9	30%	0%	50%	\$ 345.46	\$ 77.04	64	2.24	61.76	\$ 5,103.45	\$ -	\$ -
103	105	English/California black walnut	13,6,5	70%	0%	50%	\$ 345.46	\$ 45.46	181	3.80	177.20	\$ 8,400.97	\$ -	\$ -
104	106	plum (Prunus sp.)	8	30%	50%	50%	\$ 345.46	\$ 77.04	50	2.24	47.76	\$ 4,024.89	\$ 301.87	\$ 300.00
105	107	Modesto ash (Fraxinus velutina 'Modesto')	22	30%	56%	50%	\$ 345.46	\$ 36.36	380	4.75	375.25	\$ 13,989.55	\$ 1,175.12	\$ 1,180.00
106	108	English/California black walnut	37	70%	0%	70%	\$ 345.46	\$ 45.46	1018	3.80	1,014.20	\$ 46,450.99	\$ -	\$ -
107	109	coast live oak (Quercus agrifolia)	11	90%	59%	37%	\$ 345.46	\$ 45.46	95	3.80	91.20	\$ 4,491.41	\$ 882.43	\$ 880.00
108	110	valley oak (Quercus lobata)	6,5	90%	72%	37%	\$ 345.46	\$ 77.04	48	2.24	45.76	\$ 3,870.81	\$ 928.07	\$ 930.00
109	111	valley oak (Quercus lobata)	7	90%	66%	37%	\$ 345.46	\$ 77.04	38	2.24	35.76	\$ 3,100.41	\$ 681.41	\$ 680.00
110	112	valley oak (Quercus lobata)	5,6,7	90%	69%	37%	\$ 345.46	\$ 77.04	86	2.24	83.76	\$ 6,798.33	\$ 1,562.05	\$ 1,560.00
111	113	English/California black walnut	8,5	70%	0%	37%	\$ 345.46	\$ 45.46	70	3.80	66.20	\$ 3,354.91	\$ -	\$ -
112	114	Modesto ash (Fraxinus velutina 'Modesto')	16	30%	53%	37%	\$ 345.46	\$ 36.36	201	4.75	196.25	\$ 7,481.11	\$ 440.11	\$ 440.00
113	115	orange (Citrus sinensis)	11	70%	50%	70%	\$ 345.46	\$ 77.04	95	2.24	92.76	\$ 7,491.69	\$ 1,835.46	\$ 1,840.00
114	116	orange (Citrus sinensis)	16@3'	70%	72%	70%	\$ 345.46	\$ 77.04	201	2.24	198.76	\$ 15,657.93	\$ 5,524.12	\$ 5,500.00
115	117	valley oak (Quercus lobata)	10	90%	67%	70%	\$ 345.46	\$ 77.04	79	2.24	76.76	\$ 6,259.05	\$ 2,641.95	\$ 2,640.00
116	118	deodar cedar (Cedrus deodara)	26	70%	63%	70%	\$ 345.46	\$ 45.46	531	3.80	527.20	\$ 24,311.97	\$ 7,505.11	\$ 7,500.00
117	119	valley oak (Quercus lobata)	22	90%	81%	70%	\$ 345.46	\$ 77.04	380	2.24	377.76	\$ 29,448.09	\$ 15,027.36	\$ 15,000.00

EXHIBIT E

**Lincoln40
Appraisal Calculations**

**To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (in.) at 4.5' height	Species Rating	Condition Rating (%)	Location Rating	Installed Tree Cost (installed cost of largest commonly replaced tree)	Unit Tree Cost (cost/trunk sq. in.)	Trunk or Adjusted Trunk Area (sq. in.)	Replacement Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to \$100.00 if over \$5,000; to \$10.00 if < \$5000)
118	120	valley oak (Quercus lobata)	20	90%	72%	37%	\$ 345.46	\$ 77.04	314	2.24	311.76	\$ 24,363.45	\$ 5,841.38	\$ 5,800.00
119	121	purple leaf plum (Prunus cerasifera 'Atropurpurea')	8,5@1'	30%	0%	37%	\$ 345.46	\$ 77.04	70	2.24	67.76	\$ 5,565.69	\$ -	\$ -
120	122	almond (Prunus dulcis)	5,6,7	70%	30%	37%	\$ 345.46	\$ 77.04	86	2.24	83.76	\$ 6,798.33	\$ 528.23	\$ 530.00
121	123	common hackberry (Celtis occidentalis)	7,11	70%	72%	37%	\$ 345.46	\$ 45.46	133	3.80	129.20	\$ 6,218.89	\$ 1,159.70	\$ 1,160.00
122	124	Modesto ash (Fraxinus velutina 'Modesto')	12,8	30%	30%	37%	\$ 345.46	\$ 36.36	163	4.75	158.25	\$ 6,099.43	\$ 203.11	\$ 200.00
123	125	Modesto ash (Fraxinus velutina 'Modesto')	13	30%	50%	37%	\$ 345.46	\$ 36.36	133	4.75	128.25	\$ 5,008.63	\$ 277.98	\$ 280.00
124	126	olive (Olea europea)	7,4,3,3	90%	69%	37%	\$ 345.46	\$ 45.46	65	3.80	61.20	\$ 3,127.61	\$ 718.63	\$ 720.00
125	127	purple leaf plum (Prunus cerasifera 'Atropurpurea')	multiple adj. 12	30%	30%	37%	\$ 345.46	\$ 77.04	113	2.24	110.76	\$ 8,878.41	\$ 295.65	\$ 300.00
126	128	cork oak (Quercus suber)	67	90%	50%	67%	\$ 345.46	\$ 77.04	2052	2.24	2,049.76	\$158,258.97	\$ 47,715.08	\$ 47,700.00
127	129	cork oak (Quercus suber)	55	90%	66%	67%	\$ 345.46	\$ 77.04	1711	2.24	1,708.76	\$131,988.33	\$ 52,528.72	\$ 52,500.00
128	130	Modesto ash (Fraxinus velutina 'Modesto')	10	30%	0%	70%	\$ 345.46	\$ 36.36	79	4.75	74.25	\$ 3,045.19	\$ -	\$ -
129	131	Chinese hackberry (Celtis sinensis)	23	70%	50%	67%	\$ 345.46	\$ 45.46	415	3.80	411.20	\$ 19,038.61	\$ 4,464.55	\$ 4,460.00
130	132	Chinese hackberry (Celtis sinensis)	16	70%	0%	67%	\$ 345.46	\$ 45.46	201	3.80	197.20	\$ 9,310.17	\$ -	\$ -
131	133	California black walnut (Juglans hindsii)	23	70%	0%	50%	\$ 345.46	\$ 45.46	415	3.80	411.20	\$ 19,038.61	\$ -	\$ -
132	134	valley oak (Quercus lobata)	25	90%	66%	50%	\$ 345.46	\$ 77.04	491	2.24	488.76	\$ 37,999.53	\$ 11,285.86	\$ 11,300.00

EXHIBIT E

**Lincoln40
Appraisal Calculations**

**To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (in.) at 4.5' height	Species Rating	Condition Rating (%)	Location Rating	Installed Tree Cost (installed cost of largest commonly replaced tree)	Unit Tree Cost (cost/trunk sq. in.)	Trunk or Adjusted Trunk Area (sq. in.)	Replacement Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to \$100.00 if over \$5,000; to \$10.00 if < \$5000)
133	135	valley oak (Quercus lobata)	13@3'	90%	60%	50%	\$ 345.46	\$ 77.04	133	2.24	130.76	\$ 10,419.21	\$ 2,813.19	\$ 2,810.00
134	136	English walnut (Juglans regia)	13	70%	30%	50%	\$ 345.46	\$ 45.46	133	3.80	129.20	\$ 6,218.89	\$ 652.98	\$ 650.00
135	137	olive (Olea europea)	6	90%	63%	37%	\$ 345.46	\$ 45.46	28	3.80	24.20	\$ 1,445.59	\$ 303.27	\$ 300.00
136	138	walnut (Juglans sp.)	10	70%	75%	37%	\$ 345.46	\$ 45.46	79	3.80	75.20	\$ 3,764.05	\$ 731.17	\$ 730.00
137	139	English/California black walnut	10	70%	0%	37%	\$ 345.46	\$ 45.46	79	3.80	75.20	\$ 3,764.05	\$ -	\$ -
138	140	English/California black walnut	9,8	70%	0%	37%	\$ 345.46	\$ 45.46	114	3.80	110.20	\$ 5,355.15	\$ -	\$ -
139	141	valley oak (Quercus lobata)	10	90%	63%	37%	\$ 345.46	\$ 77.04	79	2.24	76.76	\$ 6,259.05	\$ 1,313.09	\$ 1,310.00
140	142	common hackberry (Celtis occidentalis)	9	70%	69%	37%	\$ 345.46	\$ 45.46	64	3.80	60.20	\$ 3,082.15	\$ 550.81	\$ 550.00
141	143	English/California black walnut	29	70%	0%	37%	\$ 345.46	\$ 45.46	660	3.80	656.20	\$ 30,176.31	\$ -	\$ -
142	144	California black walnut (Juglans hindsii)	10,10	70%	0%	37%	\$ 345.46	\$ 45.46	158	3.80	154.20	\$ 7,355.39	\$ -	\$ -
143	145	olive (Olea europea)	5,4	90%	50%	37%	\$ 345.46	\$ 45.46	33	3.80	29.20	\$ 1,672.89	\$ 278.54	\$ 280.00
144	146	olive (Olea europea)	5	90%	30%	37%	\$ 345.46	\$ 45.46	20	3.80	16.20	\$ 1,081.91	\$ 108.08	\$ 110.00
145	147	Canary Island date palm (Phoenix canariensis)	45' tall	70%	80%	37%					0.00	\$ -	\$ -	n/a
146	148	valley oak (Quercus lobata)	22	90%	63%	37%	\$ 345.46	\$ 77.04	380	2.24	377.76	\$ 29,448.09	\$ 6,177.91	\$ 6,200.00
147	149	California black walnut (Juglans hindsii)	13	70%	0%	37%	\$ 345.46	\$ 45.46	133	3.80	129.20	\$ 6,218.89	\$ -	\$ -
148	150	California black walnut (Juglans hindsii)	13	70%	0%	37%	\$ 345.46	\$ 45.46	133	3.80	129.20	\$ 6,218.89	\$ -	\$ -
149	151	almond (Prunus dulcis)	12	70%	69%	37%	\$ 345.46	\$ 77.04	113	2.24	110.76	\$ 8,878.41	\$ 1,586.66	\$ 1,590.00

EXHIBIT E

**Lincoln40
Appraisal Calculations**

**To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (in.) at 4.5' height	Species Rating	Condition Rating (%)	Location Rating	Installed Tree Cost (installed cost of largest commonly replaced tree)	Unit Tree Cost (cost/trunk sq. in.)	Trunk or Adjusted Trunk Area (sq. in.)	Replacement Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to \$100.00 if over \$5,000; to \$10.00 if < \$5000)
150	152	California black walnut (Juglans hindsii)	15	70%	30%	37%	\$ 345.46	\$ 45.46	177	3.80	173.20	\$ 8,219.13	\$ 638.63	\$ 640.00
151	153	olive (Olea europea)	6,7	90%	0%	37%	\$ 345.46	\$ 45.46	66	3.80	62.20	\$ 3,173.07	\$ -	\$ -
152	154	olive (Olea europea)	12,5,4	90%	50%	37%	\$ 345.46	\$ 45.46	146	3.80	142.20	\$ 6,809.87	\$ 1,133.84	\$ 1,130.00
153	155	olive (Olea europea)	5,3	90%	40%	37%	\$ 345.46	\$ 45.46	27	3.80	23.20	\$ 1,400.13	\$ 186.50	\$ 190.00
154	156	valley oak (Quercus lobata)	12	90%	30%	37%	\$ 345.46	\$ 77.04	113	2.24	110.76	\$ 8,878.41	\$ 886.95	\$ 890.00
155	157	olive (Olea europea)	7,8,10	90%	56%	37%	\$ 345.46	\$ 45.46	167	3.80	163.20	\$ 7,764.53	\$ 1,447.93	\$ 1,450.00
156	158	valley oak (Quercus lobata)	12	90%	78%	37%	\$ 345.46	\$ 77.04	113	2.24	110.76	\$ 8,878.41	\$ 2,306.08	\$ 2,310.00
157	159	almond (Prunus dulcis)	13	70%	75%	37%	\$ 345.46	\$ 77.04	133	2.24	130.76	\$ 10,419.21	\$ 2,023.93	\$ 2,020.00
158	160	valley oak (Quercus lobata)	10	90%	40%	37%	\$ 345.46	\$ 77.04	79	2.24	76.76	\$ 6,259.05	\$ 833.71	\$ 830.00
159	161	valley oak (Quercus lobata)	9	90%	66%	37%	\$ 345.46	\$ 77.04	64	2.24	61.76	\$ 5,103.45	\$ 1,121.64	\$ 1,120.00
160	162	olive (Olea europea)	16,12	90%	0%	37%	\$ 345.46	\$ 45.46	315	3.80	311.20	\$ 14,492.61	\$ -	\$ -
161	163	valley oak (Quercus lobata)	6	90%	63%	37%	\$ 345.46	\$ 77.04	28	2.24	25.76	\$ 2,330.01	\$ 488.81	\$ 490.00
162	164	valley oak (Quercus lobata)	8	90%	40%	37%	\$ 345.46	\$ 77.04	50	2.24	47.76	\$ 4,024.89	\$ 536.12	\$ 540.00
163	165	olive (Olea europea)	6	90%	50%	37%	\$ 345.46	\$ 45.46	28	3.80	24.20	\$ 1,445.59	\$ 240.69	\$ 240.00
164	166	coast live oak (Quercus agrifolia)	31	90%	81%	37%	\$ 345.46	\$ 45.46	739	3.80	735.20	\$ 33,767.65	\$ 9,108.15	\$ 9,100.00
165	167	valley oak (Quercus lobata)	16,17	90%	63%	37%	\$ 345.46	\$ 77.04	378	2.24	375.76	\$ 29,294.01	\$ 6,145.59	\$ 6,100.00
166	168	valley oak (Quercus lobata)	13@3'	90%	69%	37%	\$ 345.46	\$ 77.04	133	2.24	130.76	\$ 10,419.21	\$ 2,394.02	\$ 2,390.00
167	169	English/California black walnut	13	70%	0%	37%	\$ 345.46	\$ 45.46	133	3.80	129.20	\$ 6,218.89	\$ -	\$ -
168	170	valley oak (Quercus lobata)	23@3'	90%	78%	37%	\$ 345.46	\$ 77.04	415	2.24	412.76	\$ 32,144.49	\$ 8,349.21	\$ 8,300.00

EXHIBIT E

**Lincoln40
Appraisal Calculations**

**To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (in.) at 4.5' height	Species Rating	Condition Rating (%)	Location Rating	Installed Tree Cost (installed cost of largest commonly replaced tree)	Unit Tree Cost (cost/trunk sq. in.)	Trunk or Adjusted Trunk Area (sq. in.)	Replacement Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to \$100.00 if over \$5,000; to \$10.00 if < \$5000)
169	171	English/California black walnut	28@3'	70%	0%	37%	\$ 345.46	\$ 45.46	615	3.80	611.20	\$ 28,130.61	\$ -	\$ -
170	172	valley oak (Quercus lobata)	19@3'	90%	69%	37%	\$ 345.46	\$ 77.04	283	2.24	280.76	\$ 21,975.21	\$ 5,049.24	\$ 5,000.00
171	173	almond (Prunus dulcis)	17@2'	70%	72%	37%	\$ 345.46	\$ 77.04	227	2.24	224.76	\$ 17,660.97	\$ 3,293.42	\$ 3,290.00
172	174	cork oak (Quercus suber)	14,5,6,5	90%	30%	37%	\$ 345.46	\$ 77.04	222	2.24	219.76	\$ 17,275.77	\$ 1,725.85	\$ 1,730.00
173	175	valley oak (Quercus lobata)	5	90%	66%	37%	\$ 345.46	\$ 77.04	20	2.24	17.76	\$ 1,713.69	\$ 376.63	\$ 380.00
174	176	cork oak (Quercus suber)	9@2' adj. 5	90%	20%	37%	\$ 345.46	\$ 77.04	20	2.24	17.76	\$ 1,713.69	\$ 114.13	\$ 110.00
175	177	almond (Prunus dulcis)	9@18" adj. 8	70%	56%	37%	\$ 345.46	\$ 77.04	50	2.24	47.76	\$ 4,024.89	\$ 583.77	\$ 580.00
176	178	almond (Prunus dulcis)	6,4	70%	56%	37%	\$ 345.46	\$ 77.04	41	2.24	38.76	\$ 3,331.53	\$ 483.21	\$ 480.00
177	179	almond (Prunus dulcis)	6@3'	70%	30%	37%	\$ 345.46	\$ 77.04	28	2.24	25.76	\$ 2,330.01	\$ 181.04	\$ 180.00
178	180	almond (Prunus dulcis)	5,3	70%	66%	37%	\$ 345.46	\$ 77.04	27	2.24	24.76	\$ 2,252.97	\$ 385.12	\$ 385.00
179	181	valley oak (Quercus lobata)	29	90%	66%	37%	\$ 345.46	\$ 77.04	660	2.24	657.76	\$ 51,019.29	\$ 11,213.02	\$ 11,200.00
180	182	almond (Prunus dulcis)	6	70%	59%	37%	\$ 345.46	\$ 77.04	28	2.24	25.76	\$ 2,330.01	\$ 356.05	\$ 360.00

EXHIBIT F

**Lincon40
Appraised Values of Trees to be Removed due to Site Layout Conflicts**

**To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (in.) at 4.5' height	Species Rating	Condition Rating (%)	Location Rating	Installed Tree Cost (installed cost of largest commonly replaced)	Unit Tree Cost (cost/trunk sq. in)	Trunk or Adjusted Trunk Area (sq. in.)	Replacement Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to \$100.00 if over \$5,000; to \$10.00 if < \$5000)
1	12	valley oak (Quercus lobata)	7	90%	91%	37%	\$ 345.46	\$ 77.04	38	2.24	35.76	\$ 3,100.41	\$ 939.52	\$ 940.00
2	29	myrtle (Myrtus sp.)?	6	90%	50%	37%	\$ 345.46	\$ 82.82	28	2.09	25.91	\$ 2,491.33	\$ 414.81	\$ 410.00
3	63	plum (Prunus sp.)	11	30%	69%	70%	\$ 345.46	\$ 77.04	95	2.24	92.76	\$ 7,491.69	\$ 1,085.55	\$ 1,090.00
4	64	plum (Prunus sp.)	9	30%	66%	70%	\$ 345.46	\$ 77.04	64	2.24	61.76	\$ 5,103.45	\$ 707.34	\$ 710.00
5	66	coast redwood (Sequoia sempervirens)	32	70%	63%	70%	\$ 345.46	\$ 36.36	788	4.75	783.25	\$ 28,824.43	\$ 8,898.10	\$ 8,900.00
6	67	coast redwood (Sequoia sempervirens)	32	70%	63%	70%	\$ 345.46	\$ 36.36	788	4.75	783.25	\$ 28,824.43	\$ 8,898.10	\$ 8,900.00
7	68	Mulberry (Morus nigra)	9	50%	53%	70%	\$ 345.46	\$ 45.46	64	3.80	60.20	\$ 3,082.15	\$ 571.74	\$ 570.00
8	69	valley oak (Quercus lobata)	5,5	90%	75%	70%	\$ 345.46	\$ 77.04	40	2.24	37.76	\$ 3,254.49	\$ 1,537.75	\$ 1,540.00
9	71	goldenrain tree (Koelreuteria paniculata)	5@3'	70%	72%	70%	\$ 345.46	\$ 77.04	20	2.24	17.76	\$ 1,713.69	\$ 604.59	\$ 600.00
10	72	valley oak (Quercus lobata)	25@2'	90%	63%	70%	\$ 345.46	\$ 77.04	491	2.24	488.76	\$ 37,999.53	\$ 15,082.01	\$ 15,100.00
11	74	valley oak (Quercus lobata)	19	90%	84%	50%	\$ 345.46	\$ 77.04	283	2.24	280.76	\$ 21,975.21	\$ 8,306.63	\$ 8,300.00
12	78	valley oak (Quercus lobata)	11	90%	50%	50%	\$ 345.46	\$ 77.04	95	2.24	92.76	\$ 7,491.69	\$ 1,685.63	\$ 1,690.00
13	80	almond (Prunus dulcis)	6,3,5,6	70%	40%	50%	\$ 345.46	\$ 77.04	91	2.24	88.76	\$ 7,183.53	\$ 1,005.69	\$ 1,010.00
14	81	valley oak (Quercus lobata)	10	90%	72%	50%	\$ 345.46	\$ 77.04	79	2.24	76.76	\$ 6,259.05	\$ 2,027.93	\$ 2,030.00
15	82	valley oak (Quercus lobata)	8	90%	84%	50%	\$ 345.46	\$ 77.04	50	2.24	47.76	\$ 4,024.89	\$ 1,521.41	\$ 1,520.00
16	84	valley oak (Quercus lobata)	16	90%	78%	50%	\$ 345.46	\$ 77.04	201	2.24	198.76	\$ 15,657.93	\$ 5,495.93	\$ 5,500.00
17	85	cork oak (Quercus suber)	10	90%	30%	50%	\$ 345.46	\$ 77.04	79	2.24	76.76	\$ 6,259.05	\$ 844.97	\$ 840.00
18	87	valley oak (Quercus lobata)	31	90%	72%	50%	\$ 345.46	\$ 77.04	739	2.24	736.76	\$ 57,105.45	\$ 18,502.17	\$ 18,500.00
19	88	coast live oak (Quercus agrifolia)	5	90%	88%	50%	\$ 345.46	\$ 45.46	20	3.80	16.20	\$ 1,081.91	\$ 428.44	\$ 430.00
20	100	valley oak (Quercus lobata)	10	90%	88%	50%	\$ 345.46	\$ 77.04	79	2.24	76.76	\$ 6,259.05	\$ 2,478.58	\$ 2,480.00

EXHIBIT F

**Lincon40
Appraised Values of Trees to be Removed due to Site Layout Conflicts**

**To Accompany
Tree Associates Report
Dated: 2/4/17**

Tree Count	Tree #	Species	Diameter (in.) at 4.5' height	Species Rating	Condition Rating (%)	Location Rating	Installed Tree Cost (installed cost of largest commonly replaced)	Unit Tree Cost (cost/trunk sq. in.)	Trunk or Adjusted Trunk Area (sq. in.)	Replacement Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to \$100.00 if over \$5,000; to \$5000)
21	101	English/California black walnut	12	70%	66%	50%	\$ 345.46	\$ 45.46	113	3.80	109.20	\$ 5,309.69	\$ 1,226.54	\$ 1,230.00
22	107	Modesto ash (Fraxinus velutina 'Modesto')	22	30%	56%	50%	\$ 345.46	\$ 36.36	380	4.75	375.25	\$ 13,989.55	\$ 1,175.12	\$ 1,180.00
23	109	coast live oak (Quercus agrifolia)	11	90%	59%	37%	\$ 345.46	\$ 45.46	95	3.80	91.20	\$ 4,491.41	\$ 882.43	\$ 880.00
24	112	valley oak (Quercus lobata)	5,6,7	90%	69%	37%	\$ 345.46	\$ 77.04	86	2.24	83.76	\$ 6,798.33	\$ 1,562.05	\$ 1,560.00
25	114	Modesto ash (Fraxinus velutina 'Modesto')	16	30%	53%	37%	\$ 345.46	\$ 36.36	201	4.75	196.25	\$ 7,481.11	\$ 440.11	\$ 440.00
26	116	orange (Citrus sinensis)	16@3'	70%	72%	70%	\$ 345.46	\$ 77.04	201	2.24	198.76	\$ 15,657.93	\$ 5,524.12	\$ 5,500.00
27	118	deodar cedar (Cedrus deodara)	26	70%	63%	70%	\$ 345.46	\$ 45.46	531	3.80	527.20	\$ 24,311.97	\$ 7,505.11	\$ 7,500.00
28	120	valley oak (Quercus lobata)	20	90%	72%	37%	\$ 345.46	\$ 77.04	314	2.24	311.76	\$ 24,363.45	\$ 5,841.38	\$ 5,800.00
29	123	common hackberry (Celtis occidentalis)	7,11	70%	72%	37%	\$ 345.46	\$ 45.46	133	3.80	129.20	\$ 6,218.89	\$ 1,159.70	\$ 1,160.00
30	126	olive (Olea europea)	7,4,3,3	90%	69%	37%	\$ 345.46	\$ 45.46	65	3.80	61.20	\$ 3,127.61	\$ 718.63	\$ 720.00
31	135	valley oak (Quercus lobata)	13@3'	90%	60%	50%	\$ 345.46	\$ 77.04	133	2.24	130.76	\$ 10,419.21	\$ 2,813.19	\$ 2,810.00
32	137	olive (Olea europea)	6	90%	63%	37%	\$ 345.46	\$ 45.46	28	3.80	24.20	\$ 1,445.59	\$ 303.27	\$ 300.00
33	138	walnut (Juglans sp.)	10	70%	75%	37%	\$ 345.46	\$ 45.46	79	3.80	75.20	\$ 3,764.05	\$ 731.17	\$ 730.00
34	141	valley oak (Quercus lobata)	10	90%	63%	37%	\$ 345.46	\$ 77.04	79	2.24	76.76	\$ 6,259.05	\$ 1,313.09	\$ 1,310.00
35	142	common hackberry (Celtis occidentalis)	9	70%	69%	37%	\$ 345.46	\$ 45.46	64	3.80	60.20	\$ 3,082.15	\$ 550.81	\$ 550.00
36	148	valley oak (Quercus lobata)	22	90%	63%	37%	\$ 345.46	\$ 77.04	380	2.24	377.76	\$ 29,448.09	\$ 6,177.91	\$ 6,200.00
37	163	valley oak (Quercus lobata)	6	90%	63%	37%	\$ 345.46	\$ 77.04	28	2.24	25.76	\$ 2,330.01	\$ 488.81	\$ 490.00
38	173	almond (Prunus dulcis)	17@2'	70%	72%	37%	\$ 345.46	\$ 77.04	227	2.24	224.76	\$ 17,660.97	\$ 3,293.42	\$ 3,290.00
													TOTAL	\$ 122,710.00

Lincoln 40 Project

Davis Student Housing

Davis, CA



SITE PLAN

DATE: 12/22/16
PROJECT NO: 1212-0001
SCALE: AS SHOWN
SHEET: X1.01



LPAS

2484 Natomas Park Drive Suite 100 Sacramento CA 95833
916.443.0335 lpasdesign.com Architecture • Design



LANDSCAPE MATERIALS LEGEND

SYMBOL	DESCRIPTION
[Pattern]	BARK MULCH ONLY
[Pattern]	STABILIZED DECOMPOSED GRANITE

TREE LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE	HxW
[Symbol]	ACE AU2	ACER FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	15 GAL	M	50'x30'
[Symbol]	GIN BIL	GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	15 GAL	M	45'x30'
[Symbol]	LAG TH1	LASERSTROEMIA INDICA 'TWILIGHT'	TWILIGHT CREPE MYRTLE	15 GAL	L	20'x15'
[Symbol]	PIS KE2	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL	L	50'x30'
[Symbol]	QUE LOB	QUERCUS LOBATA	VALLEY OAK	15 GAL	L	70'x35'
[Symbol]	QUE SUB	QUERCUS SUBER	CORK OAK	15 GAL	L	60'x35'
[Symbol]	ZEL SER	ZELKOVA SERRATA 'GREEN VASE'	SANLEAF ZELKOVA	15 GAL	M	70'x35'

PLANTING LEGEND

GRASSES	CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HxW
[Symbol]	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	L	4'x3'
[Symbol]	FES SIS	FESTUCA IDAHOENSIS 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	1 GAL	L	2'x2'
[Symbol]	FES MAI	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	L	3'x3'
[Symbol]	MH RIG	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	L	4'x4'
GROUND COVER	CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HxW
[Symbol]	JUN BUF	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	1 GAL	L	1'x6'
[Symbol]	MYO PAR	MYOPORUM PARVIFOLIUM	TRAILING MYOPORIUM	1 GAL	L	6'x6'
[Symbol]	ROS HUN	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	L	2'x6'
LARGE SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HxW
[Symbol]	ARC HOW	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	L	5'x6'
[Symbol]	CAL VIO	CALLISTEMON CITRINUS 'VIOLECEUS'	PURPLE BOTTLEBRUSH	5 GAL	L	6'x6'
[Symbol]	CEA SKY	CEANOTHUS THYRSIFLORUS 'SKYLARK'	SKYLARK CEANOTHUS	5 GAL	L	5'x5'
MEDIUM SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HxW
[Symbol]	DIE VEG	DIETES VEGETA	AFRICAN IRIS	1 GAL	L	3'x3'
[Symbol]	LAV GRE	LAVANDULA DENTATA 'GOODWIN CREEK GRAY'	GOODWIN CREEK GRAY LAVENDER	1 GAL	L	3'x4'
[Symbol]	NAN COM	NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	1 GAL	L	4'x3'
[Symbol]	SAL BAR	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE	1 GAL	L	3'x4'
[Symbol]	XYL COM	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA	5 GAL	L	4'x4'
SMALL SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HxW
[Symbol]	CEA VAL	CEANOTHUS MARITIMUS 'VALLEY VIOLET'	MARITIME CEANOTHUS	1 GAL	L	2'x4'
[Symbol]	COT MIC	COTONEASTER MICROPHYLLUS	ROCKSPRAY COTONEASTER	1 GAL	L	2'x6'
[Symbol]	EPI GAR	EPILOBIUM CANUM 'GARMEN'S GREY'	GARMEN'S GREY CALIFORNIA FUCHSIA	1 GAL	L	2'x4'
[Symbol]	ERI KAR	ERIGERON KARYNSKIANUS	FLEABANE	1 GAL	L	2'x3'
[Symbol]	LAV SHA	LAVANDULA ANGUSTIFOLIA 'SHARON ROBERTS'	SHARON ROBERTS ENGLISH LAVENDER	1 GAL	L	2'x2'
[Symbol]	LAV OTT	LAVANDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER	1 GAL	L	2'x3'
[Symbol]	TUL TRI	TULBAGHIA VIOLACEA 'TRICOLOR'	TRICOLOR SOCIETY GARLIC	1 GAL	L	2'x2'
SCALE VEGETATION	CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HxW
[Symbol]	JUN PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	M	2'x2'
[Symbol]	LOM BR2	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	L	3'x3'
TURF	CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HxW
[Symbol]	TUR SOD	TURF SOD	DROUGHT TOLERANT FESCUE BLEND	SOD	M	

