



Mayne Tree Expert Company, Inc.

STATE CONTRACTOR'S LICENSE NO. 276793

CERTIFIED ARBORISTS • PEST CONTROL • ADVISORS AND OPERATORS

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November 16, 2024

Mr. Kirk McCowen
1194 Sesame Dr
Sunnyvale, CA 94087

Dear, Mr. McGowen

RE: 1815 CORDILLERAS RD., EMERALD HILLS (ARBORIST REPORT)

I visited the above site on November 5, 2024, at your request. My purpose was to inspect the trees on the site that are larger than six inches in diameter and any trees larger than six inches in diameter located within ten feet of the property line.

Limitations of this report

This report is based on a visual-only inspection at ground level. I accept no responsibility for any unseen or undocumented defects associated with this site or this report.

Method

Each tree identified within this report is given an identification number. This number is scribed onto a metal foil tag and placed on the tree trunk at eye level unless otherwise noted in the report. This number is also placed on the provided site map to show the approximate location of the tree on the property. The diameter of each tree was found by measuring the tree trunk at fifty-four inches off the natural grade as described in the San Mateo County significant tree ordinance. The height and canopy spread of each tree has been estimated to give the approximate dimensions for each tree. A condition rating is given to each tree. This rating is based on form and vitality and can be further defined by the following table.

| | | | |
|----|---|-----|-----------|
| 0 | - | 29 | Very Poor |
| 30 | - | 49 | Poor |
| 50 | - | 69 | Fair |
| 70 | - | 89 | Good |
| 90 | - | 100 | Excellent |

Lastly, a comment section is provided for each tree to provide more individual details about the trees and their surrounding environment.

Tree Survey

| Tree # | Species Common (<i>Scientific</i>) | Diameter (inches) | Condition (percent) | Height (feet) | Spread (feet) | Comments |
|--------|---|-------------------|---------------------|---------------|---------------|--|
| 1 | Mexican Fan Palm | Est. 16.0 | 85 | 18 | 9 | Good form and vigor, no tag, located on neighboring property. |
| 2 | Coast Live Oak | Est. 12.0 | 45 | 40 | 18 | Located on the neighboring property, no tag, leans to the west, side pruned by PG&E, poor form, good vigor, trunk in contact with the property line fence. |
| 3 | Coast Live Oak | 27.8 | 55 | 50 | 39 | Located near the property line, partially covered root crown, three-stem at 12 feet high, PG&E routinely side prunes canopy, excess end weight, fair form and good vigor. |
| 4 | Coast Live Oak | Est. 20.0 | 50 | 50 | 34 | Located on the neighboring property, no tag, trunk in contact with the property line fence, slight lean to the west, three-stem attachment at 20 feet high, moderate amount of interior deadwood, good vigor, and fair form. |
| 5 | Redwood | 22.1 | 85 | 70 | 36 | Partially covered root crown, good form, and vigor, branches touching internet line. |
| 6 | Coast Live Oak | 35.3 | 60 | 55 | 48 | Partially covered root crown, three-stem attachment at 15 feet high, heavy lateral limbs, good vigor, and fair form. |

| Tree # | Species Common (<i>Scientific</i>) | Diameter (inches) | Condition (percent) | Height (feet) | Spread (feet) | Comments |
|--------|---|-------------------|---------------------|---------------|---------------|---|
| 7 | Coast Live Oak | 35.6 | 60 | 55 | 39 | Large surface roots around the base, slight lean to the west-northwest, slight upwelling opposite the tree's lean, cavity at 20 feet high from previously failed leader, two stem attachment 18 feet high, good vigor, and poor form. |
| 8 | Coast Live Oak | 62.6 | 45 | 70 | 49 | Decay at the base on northwest side, three-stem at 7 feet high with included bark, large heavy canopy with support cables, Sycamore Borer on the lower trunk, good vigor and poor form, probable hollow lower trunk. |
| 9 | <i>Pittosporum eugenioides</i> | Est. 8.0 | 45 | 20 | 15 | Root crown covered, three-stem at base, hedge tree, poor form, good vigor, cavity at base. |
| 10 | <i>Pittosporum nigricans</i> | Est. 6.0 | 45 | 20 | 15 | Two stem with included bark at base, hedge tree, poor form and good vigor. . |
| 11 | California Bay Laurel | 8.5 | 55 | 25 | 15 | Root crown covered, full canopy with good vigor and fair form, located along the property line fence, trunk in contact with the fence. |
| 12 | Podocarpus | 7.1 | 40 | 25 | 9 | Codominant attachment with included bark at 5 feet high, moderate amount of interior deadwood, fair vigor and poor form. |
| 13 | English Laurel | 7.2 | 45 | 20 | 15 | Decay at 2 feet high on west side of trunk, multi-stem at 3 feet high, fair vigor and poor form. |

| Tree # | Species Common (<i>Scientific</i>) | Diameter (inches) | Condition (percent) | Height (feet) | Spread (feet) | Comments |
|--------|---|-------------------|---------------------|---------------|---------------|--|
| 14 | Japanese Privet | 12.9 | 40 | 45 | 18 | Decay at base on northeast side, multi-stem at 15 feet high, good vigor and poor form. |
| 15 | Coast Live Oak | Est. 45.0 | 55 | 80 | 60 | Two-stem at base, straddling the property line, the two stems lean in opposite directions, Sycamore borer on the lower trunk, abundance of trunk sprouts, poor form and moderate vigor. |
| 16 | California Bay Laurel | Est. 65.0 | 40 | 70 | 65 | Six stems at base, lower trunk completely hollow with extensive decay, heavy lateral limbs, on leaning leaders, poor form and good vigor. |
| 17 | California Bay Laurel | 10.4 | 45 | 40 | 21 | Three-stem at base, partially covered root crown, leans east, poor form, fair vigor. |
| 18 | California Bay Laurel | 7.1 | 40 | 25 | 24 | Significantly lean to the east, stag headed crown, poor form and fair vigor. |
| 19 | California Bay Laurel | 57.8 | 35 | 50 | 39 | Partially covered root crown, lower trunk is completely hollow, four-stem at 15 feet high, significant decay at 15 feet high, topped in past at 30 feet high, abundance of weakly attached sprouts at old cuts, poor form, and good vigor. |
| 20 | Coast Live Oak | 39.9 | 60 | 40 | 39 | Partially covered root crown, Sycamore Borer on lower trunk, recently pruned, good vigor and fair form. |
| 21 | Douglas Fir | 7.6 | 50 | 15 | 12 | Partially covered root crown, multi-stem top at 9 feet high, good vigor and fair form. |

| Tree # | Species Common (<i>Scientific</i>) | Diameter (inches) | Condition (percent) | Height (feet) | Spread (feet) | Comments |
|--------|---|-------------------|---------------------|---------------|---------------|---|
| 22 | English Yew | Est. 18.0 | 80 | 25 | 18 | Six-stem at base, root crown covered, good vigor and form. |
| 23 | Liquidambar | 16.7 | 55 | 40 | 24 | Slight lean east, fair form and vigor. |
| 24 | Valley Oak | 30.9, 31.1 | 50 | 50 | 45 | Root crown covered, surrounded by brick tree well, 90% of root zone is covered by asphalt, two-stem at base, recently pruned, fair vigor and form. |
| 25 | Coast Live Oak | 57.3 | 60 | 50 | 55 | Root crown covered, three-stem at 10 feet high recently pruned fair vigor and form. |
| 26 | Redwood | 34.7 | 65 | 110 | 39 | Partially covered root crown, codominant attachment with included bark at 9 feet high, recently pruned, poor form and fair vigor. |
| 27 | Valley Oak | Est. 49.0 | 50 | 50 | 54 | Partially covered root crown, two-stem with included bark at 8 feet high, canopy grows over high voltage lines, heavy lateral limbs, good vigor and fair form. |
| 28 | Coast Live Oak | 47.1 | 50 | 40 | 55 | Cavity with Ganoderma Conk at base on the southeast side, Sycamore Borer on the lower trunk, cavity at 8 feet on east side of trunk, three-stem at 7 feet high, recently pruned good vigor and poor form. |
| 29 | Redwood | 57.3 | 85 | 100 | 39 | Partially covered root crown, canopy overhangs power lines, good vigor and form. |
| 30 | Deodara Cedar | 24.9 | 65 | 75 | 36 | Moderate amount of interior deadwood, single large upright leader to the north, good vigor and fair form. |

| Tree # | Species Common (<i>Scientific</i>) | Diameter (inches) | Condition (percent) | Height (feet) | Spread (feet) | Comments |
|--------|---|-------------------|---------------------|---------------|---------------|---|
| 31 | Coast Live Oak | Est. 18.0 | 45 | 35 | 42 | Located on the neighboring property, no tag, two-stem at 7 feet high, leans significantly to the northeast, poor form and fair vigor. |
| 32 | Coast Live Oak | Est. 30.0 | 50 | 50 | 36 | Located on the neighboring property, no tag, three-stem attachment at 7 feet high, abundance of interior deadwood, good vigor and poor form. |
| 33 | Coast Live Oak | Est. 13.0 | 50 | 30 | 18 | Located on the neighboring property, no tag, two-stem attachment at 10 feet high, moderate amount of interior deadwood, poor form and good vigor. |
| 34 | Coast Live Oak | Est. 28.0 | 50 | 40 | 39 | Located on the neighboring property, no tag, multi-stem attachment at 10 feet high, poor form and good vigor. |
| 35 | Linden | Est. 8.0 | 50 | 25 | 18 | Located on the neighboring property, no tag, leans south, fair form and vigor, multi-stem top at 15 feet high. |
| 36 | Italian Cypress | Est. 15.0 | 70 | 40 | 9 | Located on the neighboring property, no tag, good form and vigor. |
| 37 | Italian Cypress | Est. 14.0 | 70 | 40 | 9 | Located on the neighboring property, no tag, good form and vigor. |
| 38 | Mexican Fan Palm | Est. 18.0 | 80 | 60 | 12 | Located on the neighboring property, no tag, good form and vigor. |
| 39 | Willow | Est. 16.0 | 50 | 20 | 24 | Located on the neighboring property, multi-stem top at 8 feet high, good vigor and poor form. |

| Tree # | Species Common (<i>Scientific</i>) | Diameter (inches) | Condition (percent) | Height (feet) | Spread (feet) | Comments |
|--------|---|-------------------|---------------------|---------------|---------------|---|
| 40 | Blue Gum Eucalyptus | 59.4 | 45 | 90 | 40 | Fungus at the base, two-stem at 5 feet high, abundance of loose bark, moderate amount of interior deadwood, fair vigor and poor form. |
| 41 | Blue Gum Eucalyptus | 41.5 | 35 | 90 | 36 | Partially covered root crown, two-stem at 8 feet high, and codominant attachments at 10 feet high, abundance of interior deadwood, poor form and fair vigor. |
| 42 | Blue Gum Eucalyptus | 63.9 | 35 | 95 | 40 | Girdling roots at the base, multi-stem attachment with included bark at 12-15 feet high, moderate amount of interior deadwood loose bark throughout the canopy, very poor form, and moderate vigor. |
| 43 | Coast Live Oak | Est. 18.0 | 50 | 30 | 21 | Root crown covered, codominant attachment with included bark at 6 feet high, poor form, and good vigor, located on the rear neighboring property. |
| 44 | Coast Live Oak | Est. 23.0 | 40 | 20 | 18 | Multi-stem attachment at 5 feet high, abundance of interior deadwood, no tag, poor form, and good vigor. |
| 45 | Coast Live Oak | Est. 19.0 | 35 | 40 | 42 | Two-stem at base with included bark, cavity between the two stems, leans to the north over the garage and west towards the pool, poor form, and moderate vigor. |
| 46 | Japanese Privet | 10.2 | 40 | 520 | 12 | Leans west towards the pool, drought stressed, poor vigor and fair form. |

| Tree # | Species Common (Scientific) | Diameter (inches) | Condition (percent) | Height (feet) | Spread (feet) | Comments |
|--------|-----------------------------|-------------------|---------------------|---------------|---------------|--|
| 47 | Coast Live Oak | 11.1 | 40 | 25 | 18 | Root crown covered, located on the property line, no tag, top leans to the west, poor form and fair vigor. |
| 48 | Coast Live Oak | 25.7 | 45 | 30 | 36 | Partially covered root crown, codominant attachment with included bark at 6 feet high, poor form and fair vigor. |
| 49 | Japanese Privet | 9.8 | 40 | 30 | 21 | Leans north, poor form and fair vigor. |

Observations

This is a large site with an older landscape with many large mature trees. Many of these trees were recently pruned and the landscape receives routine maintenance.

Tree #1 is a Mexican Fan Palm located near the property's front right corner along the fence's outside near the street on the neighboring site. Overall, this tree has good form and vigor.

This tree is growing near the high-voltage lines and may be severely pruned by PG&E in the future due to the potential interference with the power lines. At present, no work is recommended.

Tree #2 is a Coast Live Oak located near the front right corner of the side of the neighboring property. The lower trunk is in contact with the property line fence; it leans to the west. This tree is routinely side-pruned by PG&E to maintain clearance of the high-voltage lines. This pruning has promoted growth away from the power lines, increasing the weight of several lateral limbs. Overall, this tree has poor form and good vigor.

The maintenance of this tree is the responsibility of the neighboring tree owner. At present, no work over the client's property is recommended.

Tree #3 is a Coast Live Oak near the property's front right corner. Soil and other organic material partially cover the root crown; it has a three-stem attachment at 12 feet high; PG&E side routinely prunes the canopy away from the high voltage lines; it has excess end weight on some lateral limbs. Overall, this tree has fair form and good vigor.

I recommend routine tree maintenance, including exposing the root crown and reducing the end weight of the heavier lateral limbs.

Tree #4 is a Coast Live Oak located along the right front side of the property line. It grows on the neighboring property; the trunk has no tag. The lower trunk is in contact with the property line fence, leans to the west, has a three-stem attachment at 20 feet high, and has a moderate amount of interior deadwood. Overall, this tree has good vigor and fair form.

No work is recommended for this tree as it grows on the neighboring property and is the responsibility of the neighboring property owner.

Tree #5 is a Redwood tree located along the front right corner of the site. Soil and other organic material partially cover the root crown. Overall, this tree has good form and vigor.

No work is recommended currently.

Tree #6 is a Coast Live Oak located along the front right corner of the site. Soil and other organic material cover the root crown; it has a three-stem attachment at 15 feet high and heavy lateral limbs. Overall, this tree has good vigor and fair form.

This tree appears to have recently been pruned, and no work is recommended. End weight reduction of the heavier lateral limbs is advised to be performed during the next pruning cycle.

Tree #7 is a Coast Live Oak located along the right front corner of the site. There are several large surface roots around the tree's base; it leans to the southwest slightly with a slight upwelling opposite the tree's lean and has a two-stem attachment 18 feet high. One of the stems has a large cavity from a previously failed leader around 20 feet high. Overall, this tree has good vigor and poor form.

I recommend routine tree maintenance, including weight reduction on the leaning side of the canopy and the leader with the large cavity.

Tree #8 is a Coast Live Oak along the home's right side. The lower trunk of this tree appears to be partially hollow and has significant decay present. It has a three-stem attachment, including bark at 7 feet high, a large, heavy canopy with support cables, and a Sycamore borer on the lower trunk. Overall, this tree has good vigor but poor form.

This tree appears to have received recent tree maintenance. Future maintenance should include removing large deadwood and end weight reduction of the lateral limbs.

Tree #9 is a *Pittosporum eugenioides* located along the right property line. Soil and other organic materials cover the root crown; it has a three-stem attachment at its base; this tree is part of the hedge row and has a small cavity at its base. Overall, this tree has poor form and good vigor.

I recommend routine tree maintenance that should include exposing the root crown and shaping the tree to maintain the hedge form.

Tree #10 is a *Pittosporum nigricans* located along the right side of the property as part of a hedge row. It has a two-stem attachment, which includes bark at its base. Overall, this tree has poor form and good vigor.

I recommend routine tree maintenance that should include exposing the root crown and shaping the tree to maintain the hedge form.

Tree #11 is a California Bay Laurel tree located along the right property line. Soil and other organic materials cover the root crown, and the lower trunk is in contact with the property line fence and has a full canopy. Overall, this tree has good vigor and fair form.

I recommend routine tree maintenance that should include exposing the root crown and shaping the tree to maintain the hedge form.

Tree #12 is a Podocarpus tree located along the right side of the property. It has a codominant attachment, including bark at 5 feet high and a moderate amount of interior deadwood. Overall, this tree has fair vigor and poor form.

I recommend routine tree maintenance that should include shaping the canopy to promote a balanced form.

Tree #13 is an English Laurel tree located along the right side of the property. This tree leans to the north, has decay at its base on the west side of the trunk, and has a multi-stem attachment at 3 feet high. Overall, this tree has fair vigor and poor form.

I recommend routine tree maintenance that should include shaping the tree to maintain a balanced form.

Tree #14 is a Japanese Privet tree located along the right side of the property. This tree has decay at its base on the north side of the trunk and has a multi-stem attachment at 15 feet high. Overall, this tree has good vigor and poor form.

I recommend removing this tree as it is an undesirable volunteer species with poor form and decay at its base.

Tree #15 is a Coast Live Oak straddling the right property line. It is a two-stem tree with one stem extending east over the property line, and the remaining stem extends southwest on the neighboring property. This tree has Sycamore Borer on the lower trunk and an abundance of trunk sprouts. Overall, this tree has poor form and moderate vigor.

I recommend routine tree maintenance, including thinning out the trunk sprouts on the stem over the client's property and reducing the end weight in the same location.

Tree #16 is a California Bay Laurel tree located on the hillside along the right rear corner of the site. This tree has a total of 6 stems originating from a significantly decayed lower trunk affected by Ganoderma sap. This is a common issue with old large Bay trees. The weakly attached large leaders have a high potential for failure due to this type of weakened attachment. Overall, this tree has good vigor and very poor form.

I recommend routine tree maintenance, including significant weight reduction of the leaning leaders and reshaping of the canopy to promote a balanced form.

Tree #17 is a small leaning California Bay Laurel tree located along the right rear corner of the property. It has a three-stem attachment at its base, a partially covered root crown, and leans to the east. Overall, this tree has poor form and fair vigor.

I recommend routine tree maintenance that should include exposing the root crown and shaping the canopy to promote a balanced form.

Tree #18 is a small California Bay laurel tree located along the hillside at the rear right corner of the property. It leans significantly to the east; it has a stag-headed canopy structure. Overall, this tree has poor form and fair vigor.

I recommend routine tree maintenance, including end weight reduction and canopy shaping, to improve the overall form.

Tree #19 is a California Bay laurel tree located along the right rear corner of the property on the hillside near a stairway. The lower trunk of this tree has extensive decay and is hollow. The upper canopy was topped at 30 feet in the past, with many weakly attached sprouts. Overall, this tree has poor form and fair vigor.

I recommend removing this tree as it has poor form and extensive decay and is a potential hazard.

Tree #20 is a Coast Live Oak located along the driveway near the center of the property. Soil and other organic material partially cover the root crown; a Sycamore Borer infesting the lower trunk has been recently pruned. Overall, this tree has good vigor and fair form.

I recommend routine tree maintenance that includes having the root crown exposed and continuing with the pruning and end weight reduction in the future.

Tree #21 is a Douglas Fir tree located along the front right side of the property. Soil and other organic material cover the root crown; it has been topped at 9 feet high. Overall, this tree has good vigor and fair form.

I recommend continuing with routine tree maintenance, including exposing the root crown and shaping the canopy to maintain a more diminutive balanced form.

Tree #22 is an English Yew located along the front right side of the property. This tree has six stems at the base and a full-side canopy. Overall, this tree has good vigor and form. I could not place a tag on this tree.

I recommend continuing routine tree maintenance, including exposing the root crown and shaping the canopy to maintain a smaller, balanced form.

Tree #23 is a Liquidambar tree located along the front of the property. This tree has a slight lean to the east. Overall, this tree has fair form and vigor.

No work is recommended currently.

Tree #24 is a Valley Oak in a tree well in the center of the driveway turnaround. Soil and other organic material cover the root crown; roughly 90% of the tree's root zone is covered by asphalt; it has a two-stem attachment at its base and was recently pruned. Overall, this tree has fair vigor and form.

I recommend fertilizing this tree in the future to help replenish the nutrients in the soil and maintain good vigor in the tree.

Tree #25 is a Coast Live Oak located along the right side of the long guest house in front. Soil and other organic material cover the root crown; it has a three-stem attachment at 10 feet high, was recently pruned, has old support cables in the canopy, and has heavy lateral limbs. Overall, this tree has good vigor and fair form.

I recommend routine tree maintenance that should include exposing the root crown, inspecting the old support cables, and reducing the end weight during the next pruning cycle.

Tree #26 is a Redwood tree located in the fenced-in horse corral. Soil and other organic material over the root crown has a codominant attachment, including bark that is 9 feet high; it was recently pruned. Overall, this tree has poor form and good vigor.

I recommend routine tree maintenance that should include exposing the root crown.

Tree #27 is a Valley Oak located along the front of the property near the street. Soil and other organic material cover the root crown; it has a two-stem attachment with included bark at 8 feet high; the canopy grows over the high voltage lines and heavy lateral limbs. Overall, this tree has good vigor and fair form.

I recommend routine tree maintenance that includes exposing the root crown and reducing the weight of the heavier lateral limbs. Certain work within ten feet of the utility lines requires a line clearance-certified company to perform the work.

Tree #28 is a Coast Live Oak located along the front left portion of the property. This tree has a Ganoderma conk at its base on the southeast side, has Sycamore Borer present on the lower trunk, a cavity at 8 feet high on the east side, and a three-stem attachment at 7 feet high; it has been recently pruned. Overall, this tree has good vigor and poor form.

No work is recommended currently.

Tree #29 is a Redwood tree located along the front left corner of the property. Soil and other organic materials partially cover the root crown, and a portion of its canopy overhangs the high-voltage lines. Overall, this tree has good vigor and form.

I recommend routine tree maintenance that should include exposing the root crown and removing any large deadwood present.

Tree #30 is a Deodara Cedar located near the front left corner of the property. It has a moderate amount of interior deadwood and a single large upright leader adjacent to the main leader. Overall, this tree has good vigor and fair form.

I recommend routine tree maintenance that should include removing the interior deadwood and shaping the canopy to maintain a balanced form.

Tree #31 is a Coast Live Oak located along the front left corner of the site on the neighboring property. It has a two-stem attachment at 7 feet high, leans significantly to the northeast, and has excess end weight over the neighboring property. Overall, this tree has good vigor and poor form.

No work is currently recommended on the client's property.

Tree #32 is a Coast Live Oak located along the left property line on the neighboring property line. It has a three-stem attachment at 7 feet high and an abundance of interior deadwood. Overall, this tree has good vigor but poor form.

I recommend routine tree maintenance that includes side pruning the canopy to reduce the growth over the property line.

Tree #33 is a Coast Live Oak located along the left property line on the neighboring site. It has a two-stem attachment 10 feet high and moderate interior deadwood. Overall, this tree has poor form and good vigor.

I recommend routine tree maintenance that includes side pruning the canopy to reduce the growth over the property line.

Tree #34 is a Coast Live Oak located along the front left property line on the neighboring site. It has a multi-stem attachment 10 feet high. Overall, this tree has poor form and good vigor.

I recommend routine tree maintenance that includes side pruning the canopy to reduce the growth over the property line.

Tree #35 is a small Linden tree located along the left property line on the neighboring property site. It leans to the south and has a multi-stem top at 15 feet high. Overall, this tree has fair form and vigor.

No work is recommended currently.

Trees #36 and #37 are Italian Cypress trees along the neighboring site's left property line. They have good form and vigor.

No work is recommended currently.

Tree #38 is a Mexican Fan Palm located along the left side of the property. Overall, this tree has good form and vigor.

No work is recommended currently.

Tree #39 is a Willow tree located along the left property line on the neighboring site. This tree has a multi-stem attachment at 8 feet high. Overall, this tree has good vigor and poor form.

No work is recommended currently.

Trees #40, #41, and #42 are Blue Gum Eucalyptus trees located along the left rear corner of the site. These trees all have excessive amounts of loose bark, moderate interior deadwood, and several codominant attachments in the upper canopy. Trees #40 and #41 have two-stem attachments at 5 and 8 feet, respectively. Tree #42 has a multi-stem attachment with included bark at 12 to 15 feet. All three trees have poor form and moderate vigor.

I recommend removing all three of these trees.

Tree #43 root crown covered, codominant with included bark at 6 feet high, located on the rear of the neighboring property. Overall, this tree has poor form, good vigor,

No work is recommended currently.

Tree #44 is a Coast Live Oak located along the left rear corner of the property on the neighboring site. It has a multi-stem attachment at 5 feet high and an abundance of interior deadwood. Overall, this tree has poor form and good vigor.

I recommend routine tree maintenance that includes trimming the canopy back to near the property to reduce the growth over the client's property.

Tree #45 is a Coast Live Oak in the rear of the garage. It has a to-stem attachment with included bark at its base and a cavity between the two stems; it leans to the north over the garage and west towards the pool. Overall, this tree has poor form and fair vigor.

I recommend removing this tree as it is in very poor form and is hazardous to the area.

Tree #46 is a Japanese Privet near the garage's front right corner. It leans west towards the pool and is drought-stressed. Overall, this tree has poor form and vigor.

I recommend increasing the irrigation to improve overall vigor.

Tree #47 is a Coast Live Oak located near the pool's rear property line. Soil and other organic material cover the root crown; the top leans to the west. Overall, this tree has poor form and fair vigor.

I recommend routine tree maintenance that should include exposing the root crown and shaping the leaning side of the canopy to reduce weight and maintain a green edge.

Tree #48 is a Coast Live Oak located along the rear property line. Soil and other organic material partially cover the root crown; it has a codominant attachment, including bark at 6 feet high, poor form, and fair vigor.

I recommend routine tree maintenance that should include exposing the root crown and reducing weight throughout the canopy.

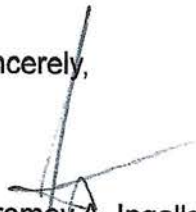
Tree #49 is a Japanese Privet located along the rear of the pool. This tree leans to the north. Overall, this tree has a poor form and fair vigor.

I recommend shaping the leaning side of the canopy to reduce weight and control the size of the tree.

All tree work performed because of this report should be accomplished by a qualified licensed tree care professional.

I believe this report is accurate and based on sound arboricultural principles and practices. If I can be of further assistance, please contact me at my office.

Sincerely,


Jeromey A. Ingalls
Certified Arborist WE #7076A



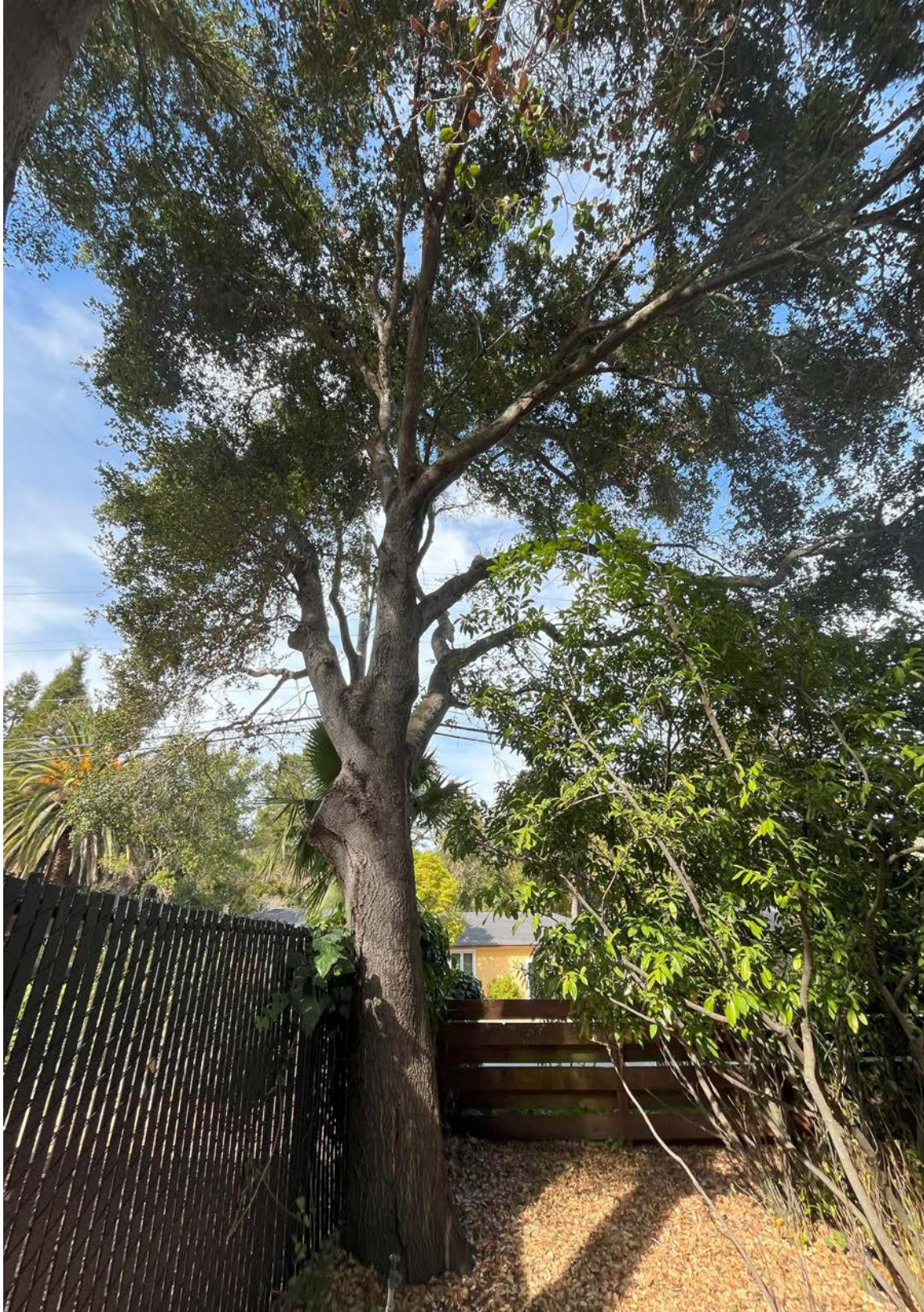
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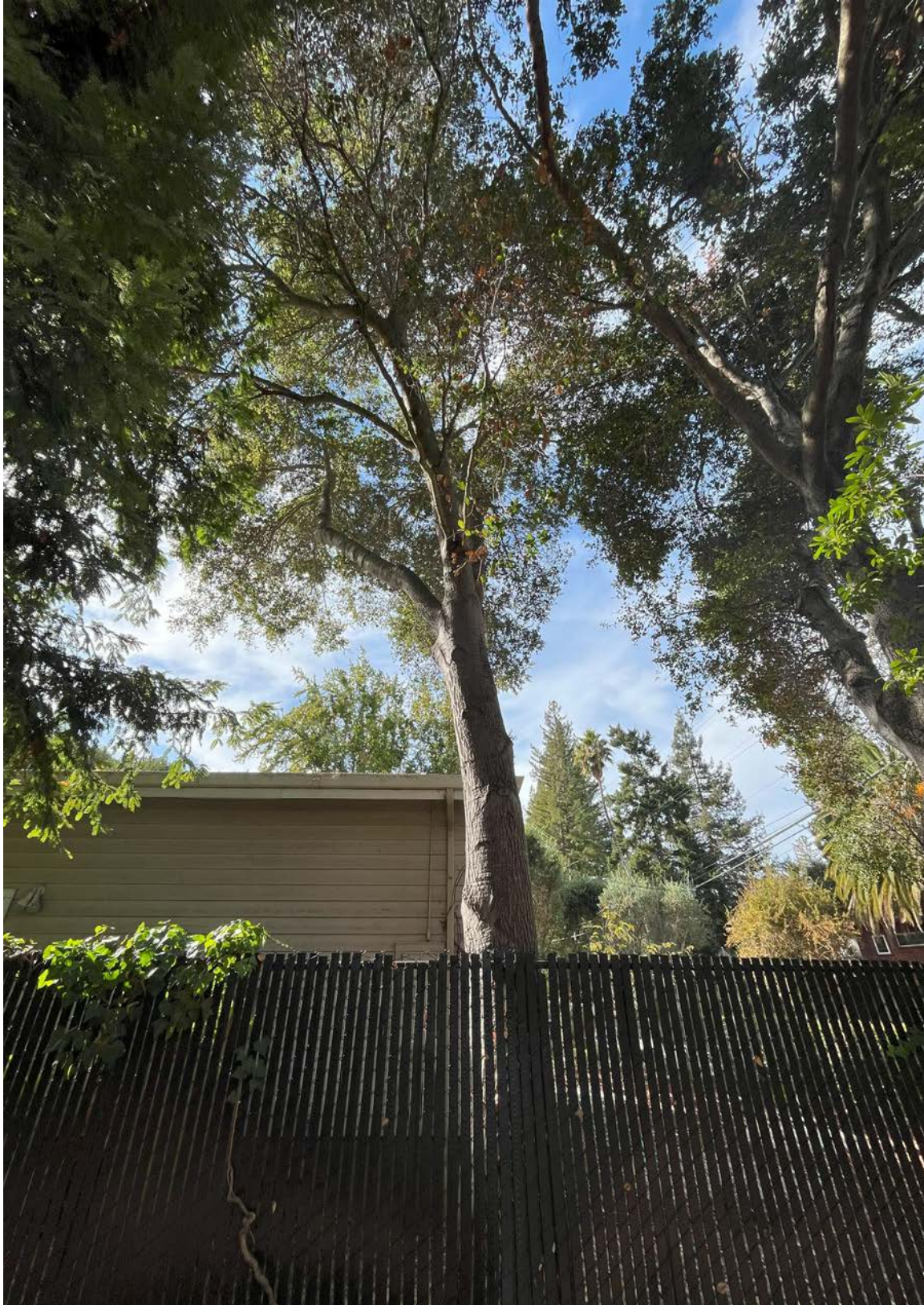
Tree #1



Tree #2



Tree #3



Tree #4



Tree #5



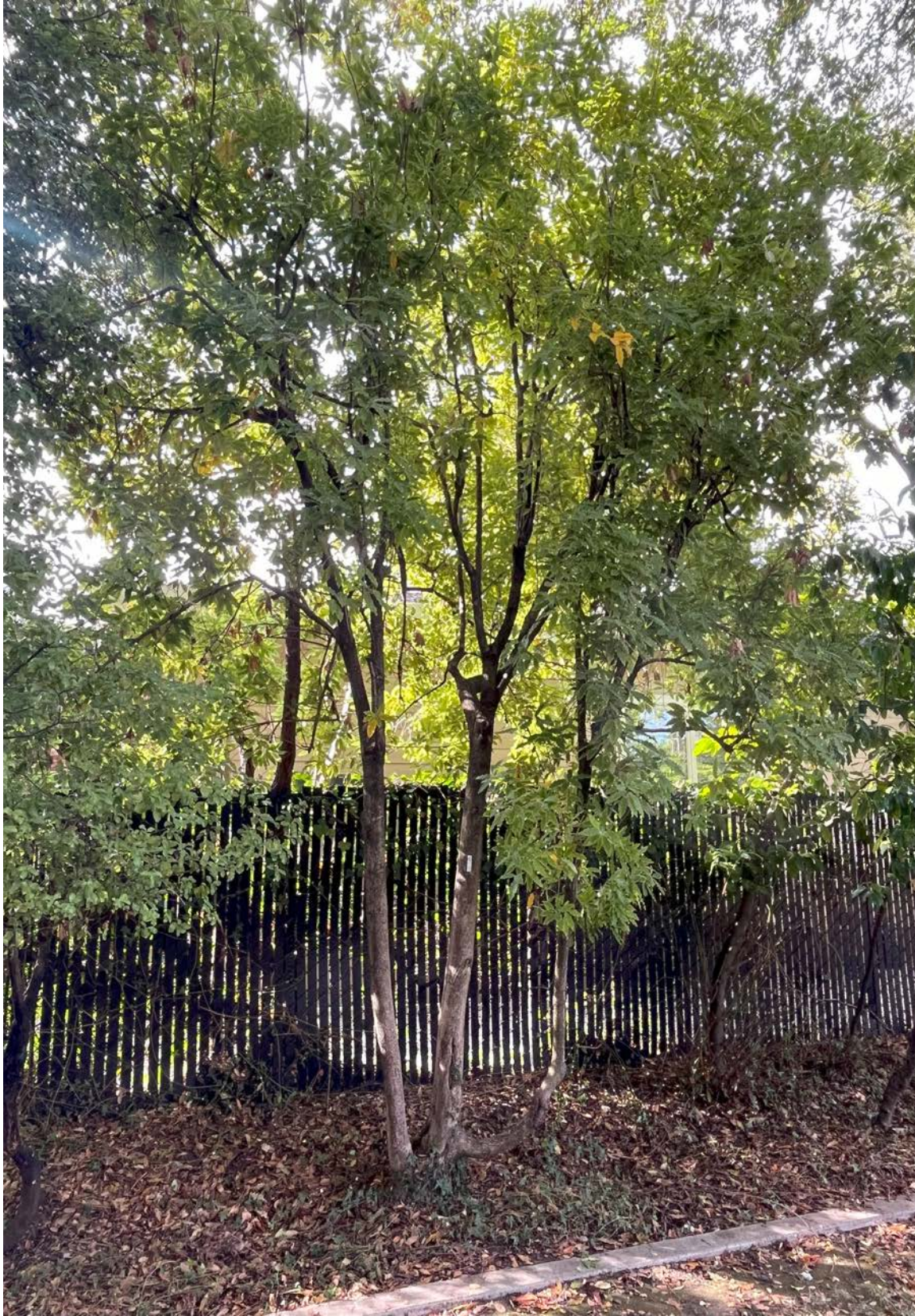
Tree #6



Tree #7



Tree #8



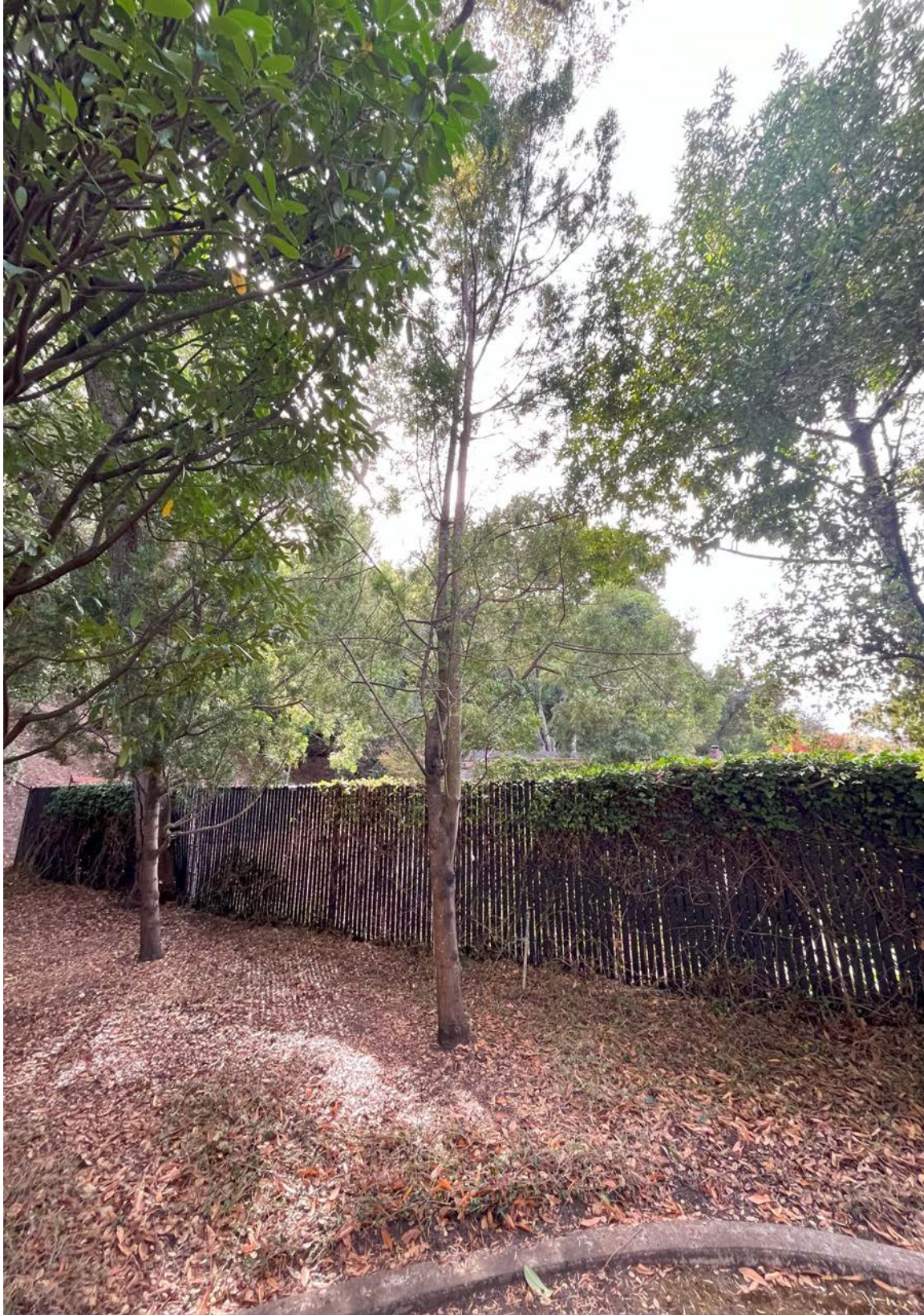
Tree #9



Tree #10



Tree #11



Tree #12



Tree #13



Tree #14



Tree #15



Tree #16



(16a)



(16b)



(16c)



(16d)



(16e)



(16f)



(16g)



Tree #17



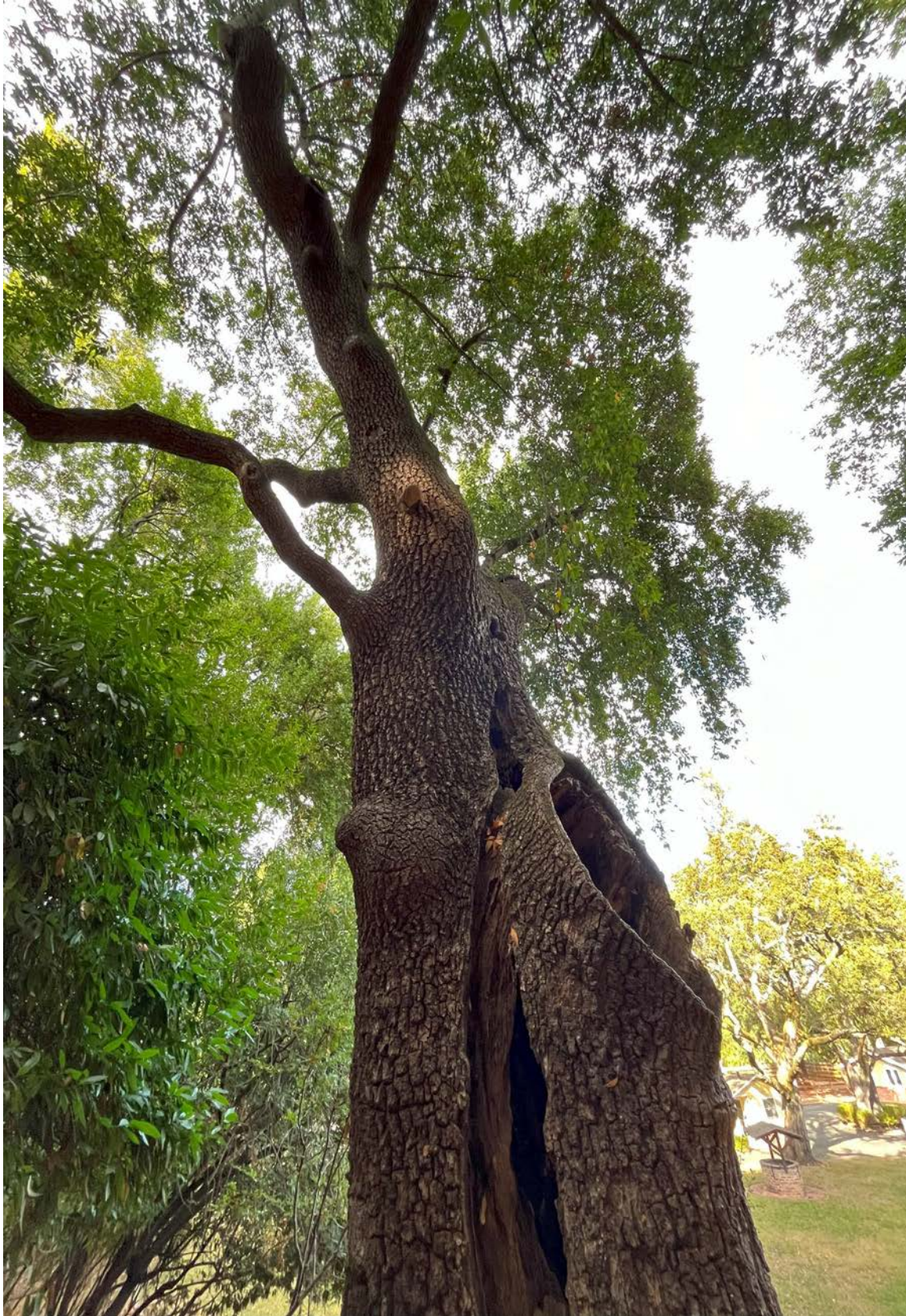
Tree #18



Tree #19



(19a)



(19b)



(19c)



(19d)



(19e)



(19f)



Tree #20



Tree #21



Tree #22



Tree #23



Tree #24



Tree #25



Tree #26



Tree #27



Tree #28



Tree #29



Tree #30



Tree #31



Tree #32



Tree #33



Tree #34



Tree #35



Tree #36 & #37



Tree #38



Tree #39



Tree #40



Tree #41



Tree #42



(42a)



Tree #43



Tree #44



Tree #45



(45a)



Tree #46



Tree #47



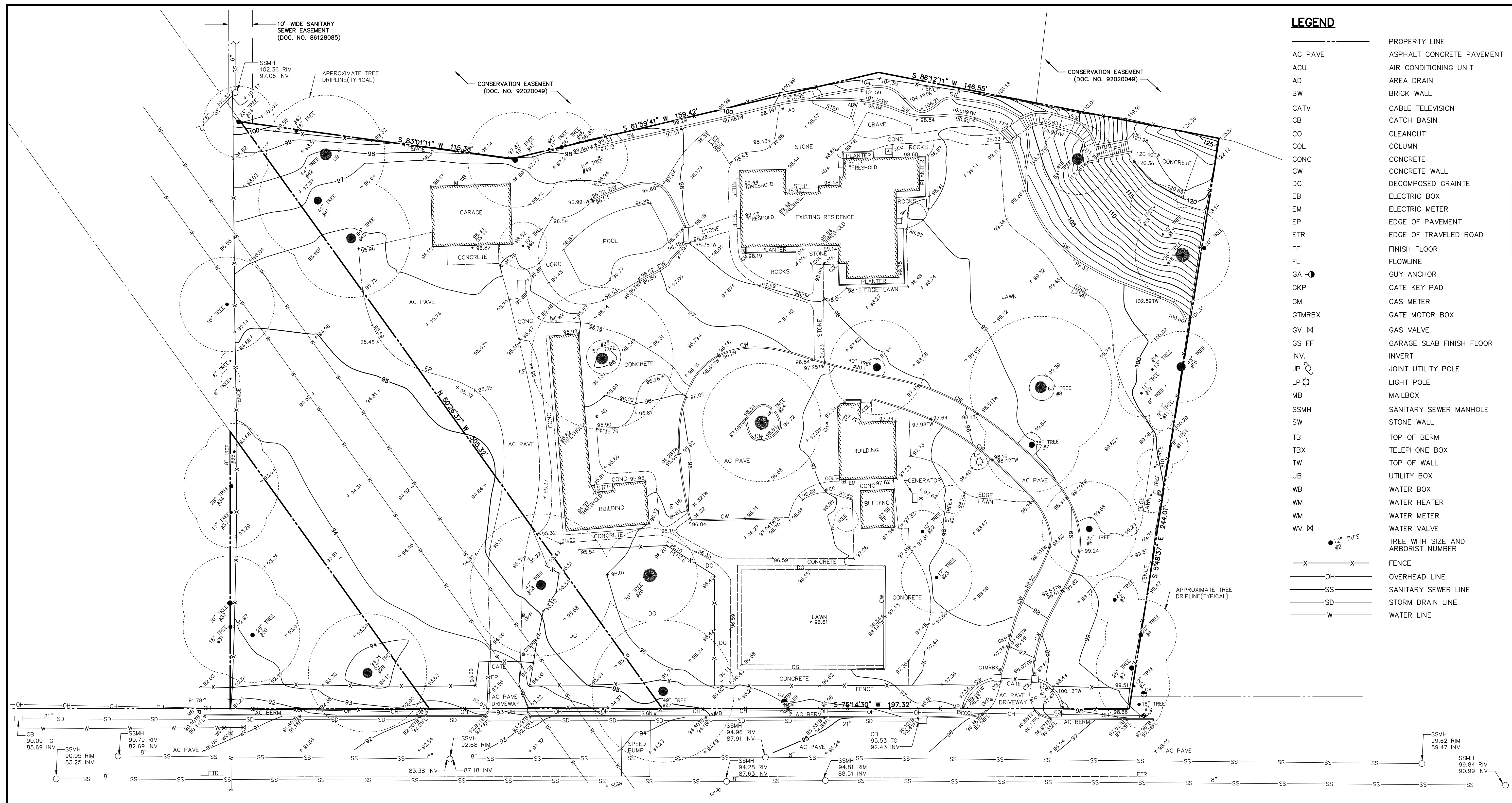
Tree #48



(48a)



Tree #49



LEGEND

- AC PAVE ASPHALT CONCRETE PAVEMENT
- ACU AIR CONDITIONING UNIT
- AD AREA DRAIN
- BW BRICK WALL
- CATV CABLE TELEVISION
- CB CATCH BASIN
- CO CLEANOUT
- COL COLUMN
- CONC CONCRETE
- CW CONCRETE WALL
- DG DECOMPOSED GRAINTE
- EB ELECTRIC BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- ETR EDGE OF TRAVELED ROAD
- FF FINISH FLOOR
- FL FLOWLINE
- GA GUY ANCHOR
- GKP GATE KEY PAD
- GM GAS METER
- GTMRBX GATE MOTOR BOX
- GV GAS VALVE
- GS FF GARAGE SLAB FINISH FLOOR
- INV INVERT
- JP JOINT UTILITY POLE
- LP LIGHT POLE
- MB MAILBOX
- SSMH SANITARY SEWER MANHOLE
- SW STONE WALL
- TB TOP OF BERM
- TBX TELEPHONE BOX
- TW TOP OF WALL
- UB UTILITY BOX
- WB WATER BOX
- WM WATER HEATER
- WM WATER METER
- WV WATER VALVE
- 12" TREE TREE WITH SIZE AND ARBORIST NUMBER
- X-X FENCE
- OH OVERHEAD LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- W WATER LINE

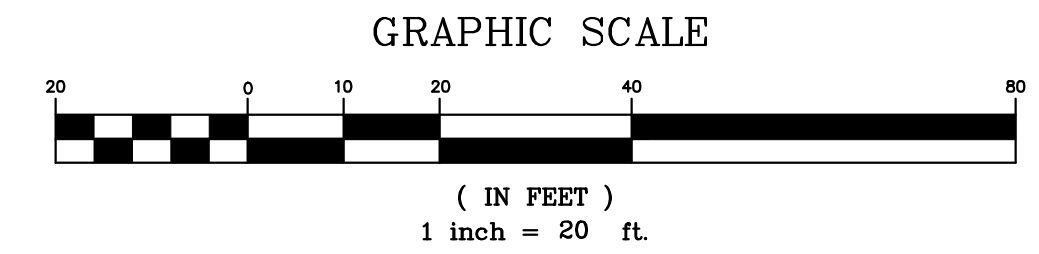
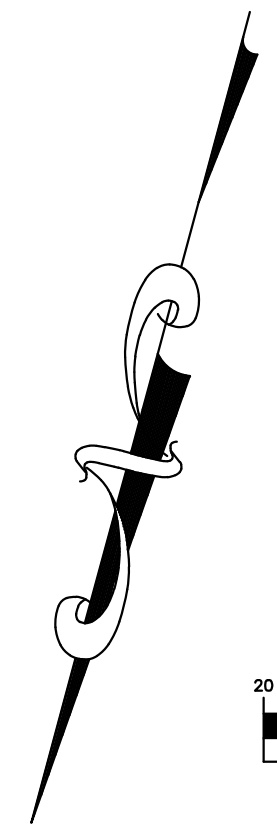
TREE NUMBERS ARE PER THE ARBORIST REPORT PREPARED BY MAYNE TREE EXPERT COMPANY, DATED NOVEMBER 16, 2024.

LOT AREA:

= 76,378 SQ. FT. ±

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.



| | |
|--|--------------------|
| | DATE: _____ |
| | BY: _____ |
| | DESCRIPTION: _____ |
| | REV: _____ |
| | |
| <p>MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8560</p> | |
| PREPARED FOR: EDENBRIDGE | |
| EXISTING TREE PLAN SITE SURVEY 1815 CORDILLERAS ROAD A.P.N. 057-070-090 & 057-063-010 PARCELS 1 AND 2 OF DOC NO. 2024-055193 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA | |
| DRAWN BY: EM | |
| DESIGNED BY: --- | |
| CHECKED BY: DGM | |
| SCALE: 1"=20' | |
| DATE: 01-29-26 | |
| DRAWING NO. 5705-TREE | |
| SHEET 1 OF 2 | |

Tree Survey

| Tree # | Species Common (Scientific) | Diameter (inches) | Condition (percent) | Height (feet) | Spread (feet) | Comments |
|--------|-----------------------------|-------------------|---------------------|---------------|---------------|--|
| 1 | Mexican Fan Palm | Est. 16.0 | 85 | 18 | 9 | Good form and vigor, no tag, located on neighboring property. |
| 2 | Coast Live Oak | Est. 12.0 | 45 | 40 | 18 | Located on the neighboring property, no tag, leans to the west, side pruned by PG&E, poor form, good vigor, trunk in contact with the property line fence. |
| 3 | Coast Live Oak | 27.8 | 55 | 50 | 39 | Located near the property line, partially covered root crown, three-stem at 12 feet high, PG&E routinely side prunes canopy, excess end weight, fair form and good vigor. |
| 4 | Coast Live Oak | Est. 20.0 | 50 | 50 | 34 | Located on the neighboring property, no tag, trunk in contact with the property line fence, slight lean to the west, three-stem attachment at 20 feet high, moderate amount of interior deadwood, good vigor, and fair form. |
| 5 | Redwood | 22.1 | 85 | 70 | 36 | Partially covered root crown, good form, and vigor, branches touching internet line. |
| 6 | Coast Live Oak | 35.3 | 60 | 55 | 48 | Partially covered root crown, three-stem attachment at 15 feet high, heavy lateral limbs, good vigor, and fair form. |

| Tree # | Species Common (Scientific) | Diameter (inches) | Condition (percent) | Height (feet) | Spread (feet) | Comments |
|--------|-----------------------------|-------------------|---------------------|---------------|---------------|---|
| 31 | Coast Live Oak | Est. 18.0 | 45 | 35 | 42 | Located on the neighboring property, no tag, two-stem at 7 feet high, leans significantly to the northeast, poor form and fair vigor. |
| 32 | Coast Live Oak | Est. 30.0 | 50 | 50 | 36 | Located on the neighboring property, no tag, three-stem attachment at 7 feet high, abundance of interior deadwood, good vigor and poor form. |
| 33 | Coast Live Oak | Est. 13.0 | 50 | 30 | 18 | Located on the neighboring property, no tag, two-stem attachment at 10 feet high, moderate amount of interior deadwood, poor form and good vigor. |
| 34 | Coast Live Oak | Est. 28.0 | 50 | 40 | 39 | Located on the neighboring property, no tag, multi-stem attachment at 10 feet high, poor form and good vigor. |
| 35 | Linden | Est. 8.0 | 50 | 25 | 18 | Located on the neighboring property, no tag, leans south, fair form and vigor, multi-stem top at 15 feet high. |
| 36 | Italian Cypress | Est. 15.0 | 70 | 40 | 9 | Located on the neighboring property, no tag, good form and vigor. |
| 37 | Italian Cypress | Est. 14.0 | 70 | 40 | 9 | Located on the neighboring property, no tag, good form and vigor. |
| 38 | Mexican Fan Palm | Est. 18.0 | 80 | 60 | 12 | Located on the neighboring property, no tag, good form and vigor. |
| 39 | Willow | Est. 16.0 | 50 | 20 | 24 | Located on the neighboring property, multi-stem top at 8 feet high, good vigor and poor form. |

| Tree # | Species Common (Scientific) | Diameter (inches) | Condition (percent) | Height (feet) | Spread (feet) | Comments |
|--------|-----------------------------|-------------------|---------------------|---------------|---------------|---|
| 7 | Coast Live Oak | 35.6 | 60 | 55 | 39 | Large surface roots around the base, slight lean to the west-northwest, slight upwelling opposite the tree's lean, cavity at 20 feet high from previously failed leader, two stem attachment 18 feet high, good vigor, and poor form. |
| 8 | Coast Live Oak | 62.6 | 45 | 70 | 49 | Decay at the base on northwest side, three-stem at 7 feet high with included bark, large heavy canopy with support cables, Sycamore Borer on the lower trunk, good vigor and poor form, probable hollow lower trunk. |
| 9 | Pittosporum eugenioides | Est. 8.0 | 45 | 20 | 15 | Root crown covered, three-stem at base, hedge tree, poor form, good vigor, cavity at base. |
| 10 | Pittosporum nigricans | Est. 6.0 | 45 | 20 | 15 | Two stem with included bark at base, hedge tree, poor form and good vigor. |
| 11 | California Bay Laurel | 8.5 | 55 | 25 | 15 | Root crown covered, full canopy with good vigor and fair form, located along the property line fence, trunk in contact with the fence. |
| 12 | Podocarpus | 7.1 | 40 | 25 | 9 | Codominant attachment with included bark at 5 feet high, moderate amount of interior deadwood, fair vigor and poor form. |
| 13 | English Laurel | 7.2 | 45 | 20 | 15 | Decay at 2 feet high on west side of trunk, multi-stem at 3 feet high, fair vigor and poor form. |

| Tree # | Species Common (Scientific) | Diameter (inches) | Condition (percent) | Height (feet) | Spread (feet) | Comments |
|--------|-----------------------------|-------------------|---------------------|---------------|---------------|---|
| 40 | Blue Gum Eucalyptus | 59.4 | 45 | 90 | 40 | Fungus at the base, two-stem at 5 feet high, abundance of loose bark, moderate amount of interior deadwood, fair vigor and poor form. |
| 41 | Blue Gum Eucalyptus | 41.5 | 35 | 90 | 36 | Partially covered root crown, two-stem at 8 feet high, and codominant attachments at 10 feet high, abundance of interior deadwood, poor form and fair vigor. |
| 42 | Blue Gum Eucalyptus | 63.9 | 35 | 95 | 40 | Girdling roots at the base, multi-stem attachment with included bark at 12-15 feet high, moderate amount of interior deadwood loose bark throughout the canopy, very poor form, and moderate vigor. |
| 43 | Coast Live Oak | Est. 18.0 | 50 | 30 | 21 | Root crown covered, codominant attachment with included bark at 6 feet high, poor form, and good vigor, located on the rear neighboring property. |
| 44 | Coast Live Oak | Est. 23.0 | 40 | 20 | 18 | Multi-stem attachment at 5 feet high, abundance of interior deadwood, no tag, poor form, and good vigor. |
| 45 | Coast Live Oak | Est. 19.0 | 35 | 40 | 42 | Two-stem at base with included bark, cavity between the two stems, leans to the north over the garage and west towards the pool, poor form, and moderate vigor. |
| 46 | Japanese Privet | 10.2 | 40 | 520 | 12 | Leans west towards the pool, drought stressed, poor vigor and fair form. |

| Tree # | Species Common (Scientific) | Diameter (inches) | Condition (percent) | Height (feet) | Spread (feet) | Comments |
|--------|-----------------------------|-------------------|---------------------|---------------|---------------|--|
| 14 | Japanese Privet | 12.9 | 40 | 45 | 18 | Decay at base on northeast side, multi-stem at 15 feet high, good vigor and poor form. |
| 15 | Coast Live Oak | Est. 45.0 | 55 | 80 | 60 | Two-stem at base, straddling the property line, the two stems lean in opposite directions, Sycamore borer on the lower trunk, abundance of trunk sprouts, poor form and moderate vigor. |
| 16 | California Bay Laurel | Est. 65.0 | 40 | 70 | 65 | Six stems at base, lower trunk completely hollow with extensive decay, heavy lateral limbs, on leaning leaders, poor form and good vigor. |
| 17 | California Bay Laurel | 10.4 | 45 | 40 | 21 | Three-stem at base, partially covered root crown, leans east, poor form, fair vigor. |
| 18 | California Bay Laurel | 7.1 | 40 | 25 | 24 | Significantly lean to the east, stag headed crown, poor form and fair vigor. |
| 19 | California Bay Laurel | 57.8 | 35 | 50 | 39 | Partially covered root crown, lower trunk is completely hollow, four-stem at 15 feet high, significant decay at 15 feet high, topped in past at 30 feet high, abundance of weakly attached sprouts at old cuts, poor form, and good vigor. |
| 20 | Coast Live Oak | 39.9 | 60 | 40 | 39 | Partially covered root crown, Sycamore Borer on lower trunk, recently pruned, good vigor and fair form. |
| 21 | Douglas Fir | 7.6 | 50 | 15 | 12 | Partially covered root crown, multi-stem top at 9 feet high, good vigor and fair form. |

| Tree # | Species Common (Scientific) | Diameter (inches) | Condition (percent) | Height (feet) | Spread (feet) | Comments |
|--------|-----------------------------|-------------------|---------------------|---------------|---------------|--|
| 47 | Coast Live Oak | 11.1 | 40 | 25 | 18 | Root crown covered, located on the property line, no tag, top leans to the west, poor form and fair vigor. |
| 48 | Coast Live Oak | 25.7 | 45 | 30 | 36 | Partially covered root crown, codominant attachment with included bark at 6 feet high, poor form and fair vigor. |
| 49 | Japanese Privet | 9.8 | 40 | 30 | 21 | Leans north, poor form and fair vigor. |

TREE INVENTORY SURVEY TAKEN FROM THE ARBORIST REPORT PREPARED BY MAYNE TREE EXPERT COMPANY, DATED NOVEMBER 16, 2024.

| Tree # | Species Common (Scientific) | Diameter (inches) | Condition (percent) | Height (feet) | Spread (feet) | Comments |
|--------|-----------------------------|-------------------|---------------------|---------------|---------------|---|
| 22 | English Yew | Est. 18.0 | 80 | 25 | 18 | Six-stem at base, root crown covered, good vigor and form. |
| 23 | Liquidambar | 16.7 | 55 | 40 | 24 | Slight lean east, fair form and vigor. |
| 24 | Valley Oak | 30.9, 31.1 | 50 | 50 | 45 | Root crown covered, surrounded by brick tree well, 90% of root zone is covered by asphalt, two-stem at base, recently pruned, fair vigor and form. |
| 25 | Coast Live Oak | 57.3 | 60 | 50 | 55 | Root crown covered, three-stem at 10 feet high recently pruned fair vigor and form. |
| 26 | Redwood | 34.7 | 65 | 110 | 39 | Partially covered root crown, codominant attachment with included bark at 9 feet high, recently pruned, poor form and fair vigor. |
| 27 | Valley Oak | Est. 49.0 | 50 | 50 | 54 | Partially covered root crown, two-stem with included bark at 8 feet high, canopy grows over high voltage lines, heavy lateral limbs, good vigor and fair form. |
| 28 | Coast Live Oak | 47.1 | 50 | 40 | 55 | Cavity with Ganoderma Conk at base on the southeast side, Sycamore Borer on the lower trunk, cavity at 8 feet on east side of trunk, three-stem at 7 feet high, recently pruned good vigor and poor form. |
| 29 | Redwood | 57.3 | 85 | 100 | 39 | Partially covered root crown, canopy overhangs power lines, good vigor and fair form. |
| 30 | Deodara Cedar | 24.9 | 65 | 75 | 36 | Moderate amount of interior deadwood, single large upright leader to the north, good vigor and fair form. |

DATE: _____
 BY: _____
 DESCRIPTION: _____
 REV: _____

MACLEOD AND ASSOCIATES
 CIVIL ENGINEERING • LAND SURVEYING
 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8560

PREPARED FOR:
 EDENBRIDGE

EXISTING TREE PLAN
 TREE SURVEY TABLE
 1815 CORDILLERAS ROAD
 A.P.N. 057-070-090 & 057-063-010
 PARCELS 1 AND 2 OF DOC NO. 2024-055193
 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

DRAWN BY: EM
 DESIGNED BY: ---
 CHECKED BY: DGM
 SCALE: NONE
 DATE: 01-29-26
 DRAWING NO. 5705-TREE
 SHEET 2 OF 2