Mayne Tree Expert Company, Inc.

ESTABLISHED 1931
CERTIFIED FORESTER • CERTIFIED ARBORISTS • PEST CONTROL • ADVISORS AND OPERATORS

STATE CONTRACTOR'S LICENSE NO. 276793

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January 13, 2017

Mr. Ronald Stefanick
Point Pillar Project Developers LLC
P.O. Box 158
Half Moon Bay, CA 94019

Dear Mr. Stefanick,

RE: PRINCETON HARBOR RV PARK, 280 CAPISTRANO ROAD, HALF MOON BAY

At your request, I visited the above address on December 29, 2016, to identify, inspect, and comment on the trees located on the site. A tree protection plan will be incorporated within this report to be implemented during the upcoming construction.

Limitations of this report

This report is based on a visual-only inspection of the trees that took place from ground level. I accept no responsibility for any unknown or any unseen defects associated with the trees on this site. Trees on this property larger than ten inches in diameter will be shown on this report.

Each tree on this report was identified and given a number. This number was scribed onto a metal foil tag and placed at eye level on the trunk of the tree. The identification number is also shown on the provided site map to show the approximate location of each tree on the site. The diameter of each tree was found by measuring the tree's trunk at 48 inches off of the natural grade as described in the Half Moon Bay Heritage Tree Ordinance. The height and canopy spread of each tree has been estimated to show its approximate dimensions. A condition rating was then 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 comments section is provided to give more individual detail for each tree.

Tree Survey

Tree #	Species (Common)	Diameter (inches)	Condition (percent)	Height (feet)	Spread (feet)	Comments
1	Monterey Cypress	33.0 (est.)	50	35	27	Significantly covered root crown; six stems at the base; abundance of interior deadwood; heavy lateral limbs.
2	Monterey Cypress	30.0 (est.)	50	40	27	Significantly covered root crown; five stems at the base; abundance of interior deadwood; small wounds on lower trunk.
3	Monterey Cypress	26.4	55	40	30	Significantly covered root crown; slight lean to the southwest; abundance of interior deadwood; wound on east side of the base; heavy lateral limbs; crossing branches in the canopy.
4	Monterey Cypress	26.3	50	40	36	Significantly covered root crown; codominant at 3 feet with included bark; low limbs near the base; abundance of interior deadwood.
5	Monterey Cypress	40.0 (est.)	45	40	33	Significantly covered root crown; five stems at the base; abundance of interior deadwood; broken stubs at the base; heavy lateral limbs.
6	Monterey Cypress	45.0 (est.)	45	40	36	Significantly covered root crown; seven stems at the base; abundance of interior deadwood; broken stems in the canopy; heavy lateral limbs.
7	Monterey Cypress	12.9	40	25	21	Significantly covered root crown; two-stem at the base; slight lean west; abundance of interior deadwood; one-sided canopy growth.
8	Monterey Cypress	13.6	40	25	18	Significantly covered root crown; three-stem at the base with included bark; abundance of interior deadwood.
9	Monterey Cypress	19.2	35	18	24	Significantly covered root crown; significant lean to the south; stag-headed crown; ivy on the lower trunk.
10	Monterey Cypress	31.4	40	30	36	Significantly covered root crown; four stems at base; abundance of interior deadwood; several codominant attachments in the canopy.
11	Monterey Cypress	30.0 (est.)	40	30	27	Significantly covered root crown; three stems near the base; abundance of interior deadwood.

Tree #	Species (Common)	Diameter (inches)	Condition (percent)	Height (feet)	Spread (feet)	Comments
12	Monterey Cypress	30.0 (est.)	45	30	30	Significantly covered root crown; five stems at the base; abundance of interior deadwood; most canopy growth is to the southwest.
13	Monterey Cypress	33.0 (est.)	40	30	21	Significantly covered root crown; four-stem at the base; leans north-northeast; abundance of interior deadwood.
14	Monterey Cypress	37.8	50	45	36	Significantly covered root crown; four-stem at 5 feet with included bark; abundance of interior deadwood; heavy lateral limbs.
15	Monterey Cypress	39.0 (est.)	50	45	39	Significantly covered root crown; abundance of interior deadwood; heavy lateral limbs; several poorly attached limbs in the canopy; debris present around the base and in the main crotch; multi-stem at 5 feet.
16	Monterey Cypress	37.0 (est.)	45	40	42	Significantly covered root crown; abundance of debris around the base; heavy lateral limbs; abundance of interior deadwood; multi-stem at 4 feet.
17	Monterey Cypress	42.0 (est.)	40	45	39	Significantly covered root crown; abundance of interior deadwood; multi-stem at the base; several codominant attachments in the canopy; abundance of debris around the base; poor form.
18	Monterey Cypress	29.0 (est.)	45	40	33	Significantly covered root crown; abundance of interior deadwood; codominant at the base; heavy lateral limbs.
19	Monterey Cypress	42.0 (est.)	45	45	39	Significantly covered root crown; abundance of interior deadwood; ten stems at the base; significant amount of debris around the base and lower trunk; codominant attachments in the upper canopy.
20	Monterey Cypress	42.0 (est.)	45	45	39	Significantly covered root crown; abundance of interior deadwood; multi-stem at the base; several codominant attachments in the upper canopy.

Tree #	Species (Common)	Diameter (inches)	Condition (percent)	Height (feet)	Spread (feet)	Comments
21	Monterey Cypress	39.0 (est.)	45	45	39	Significantly covered root crown; abundance of interior deadwood; seven-stem at the base with included bark; heavy lateral limbs.
22	Monterey Cypress	36.0 (est.)	45	45	33	Significantly covered root crown; abundance of interior deadwood; nine stems at 4 feet with included bark; codominant attachments in the canopy; heavy lateral limbs.
23	Monterey Cypress	19.0 (est.)	55	25	18	Root crown covered; heavy lateral limbs; good vigor.
24	Monterey Cypress (Hedge)	6-10" (est.)	50	12	15	Hedge row of five trees; root crowns covered; no tag.
25	Monterey Cypress (Hedge)	8-12" (est.)	50	12	15	Hedge row of five trees; root crowns covered; no tag.

Observations

This site consists of an open lot with all Monterey Cypress trees located around the perimeter of the property. All of the trees are located on the northeast side of the property along California State Route 1 (Cabrillo Highway), except two small Monterey Cypress hedges and one Monterey Cypress tree that are located at the southwestern corner of the property.

Trees #1-#22 are all located along the northeast border along Cabrillo Highway. There is no evidence these trees have received any maintenance in the past. Soil, construction debris, and other organic material significantly cover the root crowns of these trees. It appears as though past grading of the property pushed excess soil upon the lower two feet of the tree trunks. These trees appear to have multiple stems at the base, good vigor, an abundance of interior deadwood, and excess end weight on the lateral limbs. These trees provide excellent screening and are a sound buffer for the highway. With proper pruning and tree maintenance, these trees will continue to provide a benefit to the property.

Tree #23 is a Monterey Cypress located by itself at the northwest corner of the property. This tree has good vigor and form.

Trees #24 and #25 are both Monterey Cypress hedges located along the southern border of the property. These hedges consist of approximately five trees apiece and they range in diameter from about 6 inches to about 12 inches. Both hedges have been topped at approximately 15 feet and the sides have been routinely pruned into a hedge-type form.

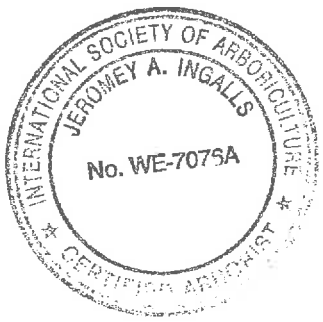
I recommend routine maintenance for all of the trees on site. This maintenance should include, but not be limited to, exposing the root crowns by removing the soil and other organic material away from the trees' bases by at least 2 to 3 feet, removing large dead limbs from the canopies, and reducing the end weight of the lateral limbs to reduce the chance of failures occurring in the future.

All work performed as a result of this report should be accomplished by a qualified licensed tree care professional. If I can be of further assistance, please contact me at my office.

Sincerely,

Jeromey A. Ingalls
Certified Arborist WE #7076A

JAI:pmd



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Dear Mr. Stefanick,

RE: PRINCETON HARBOR RV PARK, 280 CAPISTRANO ROAD, HALF MOON BAY

At your request, I reviewed the proposed construction plans for the above-referenced address. During my review, I determined a new RV park will be constructed upon this previously vacant property. The proposed construction plans include retaining all of the Monterey Cypress trees located along the border with California State Route 1 (Cabrillo Highway), removing tree #23, and two smaller Monterey Cypress hedges.

Tree #23 is located within the footprint of the proposed laundry and restroom building and will need to be removed. The two hedges are located within the proposed parking areas and will need to be removed.

All of the other trees on this report should not be significantly impacted by the proposed construction.

TREE PROTECTION SPECIFICATIONS

1. A protective barrier of 6-foot chain link fencing shall be installed around the dripline(s) of protected tree(s). The fencing can be moved within the dripline if authorized by the Project Arborist or the City Arborist, but not closer than 2 feet from the trunk of any tree. Fence posts shall be 1.5 inches in diameter and are to be driven 2 feet into the ground. The distance between posts shall not be more than 10 feet. This enclosed area is the Tree Protection Zone (TPZ). I have drawn in on the provided site map the approximate location of the tree protection fencing.

2. Movable barriers of chain link fencing secured to cement blocks can be substituted for "fixed" fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the Project Arborist or City Arborist.

3. **Avoid the following conditions.**
   DO NOT:
   a. Allow runoff or spillage of damaging materials into the area below any tree canopy.
   b. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
   c. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the City Arborist.
   d. Allow fires under and adjacent to trees.
   e. Discharge exhaust into foliage.
   f. Secure cable, chain, or rope to trees or shrubs.
   g. Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the City Arborist.
   h. Apply soil sterilants under pavement near existing trees.

4. Only excavation by hand or compressed air shall be allowed within the driplines of trees. Machine trenching shall not be allowed.

5. Avoid injury to tree roots. When a ditching machine, which is being used outside of the dripline of trees, encounters roots smaller than 2 inches, the wall of the trench adjacent to the trees shall be hand trimmed, making clear, clean cuts through the roots. All damaged, torn, and cut roots shall be given a clean cut to remove ragged edges, which promote decay. Trenches shall be filled within 24 hours, but, where this is not possible, the side of the trench adjacent to the trees shall be kept shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet. Roots 2 inches or larger, when encountered, shall be reported immediately to the Project Arborist, who will decide whether the Contractor may cut the root as mentioned above or shall excavate by hand or with compressed air under the root. The root is to be protected with dampened burlap.

6. Route pipes outside of the area that is 10 times the diameter of a protected tree to avoid conflict with roots.

7. Where it is not possible to reroute pipes or trenches, the contractor shall bore beneath the dripline of the tree. The boring shall take place not less than 3 feet below the surface of the soil in order to avoid encountering "feeder" roots.

8. Any damage due to construction activities shall be reported to the Project Arborist or City Arborist within six hours so that remedial action can be taken.

9. Violation of any of the above provisions may result in sanctions or other disciplinary action.

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

JAI:pmd