



November 4, 2023

Certified Arborist Assessment
719 W 51st Street, Miami Beach, Florida
NLE Project No. 14823006

New Leaf Environmental, LLC (NLE) is providing this report as a record of our assessment of the trees within the above referenced property. This assessment was conducted by an International Society of Arboriculture Certified Arborist in general accordance with the ANSI A300 Standards for Tree Risk Assessment and associated Best Management Practices (BMP) companion book, for a Level 1 (Limited Visual) Assessment. This assessment is not intended to serve for purposes other than tree permitting for site redevelopment. Trees on the site were identified and assessed in November of 2023 and recorded on a tree table (attached). Photos were taken of each tree and included on the attached photo log.

This assessment is valid for the time at which it was written, and changing site conditions, proposed development, and changes in tree health may affect the future validity of this assessment. This assessment does not cover trees other than those listed on the tree table. Trees on site that are exempt from permitting (by classification of species) and woody plants that do not meet the size requirements to be classified as a tree are not typically included with this assessment, but selected individuals may be included to avoid confusion/clarify regulatory status and to provide consistency with survey data.

Project Background & General Site Description

Development activities are being proposed within this property. The current evaluation of trees onsite is intended to assist with identification of trees to be retained, removed, or relocated as part of proposed property improvements. The adjacent aerial depicts an overhead view of the property, with approximate property boundaries.



Condition Ratings

Assigned condition ratings follow the categories described in the 10th edition for Plant Appraisal:

Excellent – nearly perfect vigor and health, free of defects.

Good - no significant damage, normal vigor, any defects or health problems are minor/affect only small branches. Function and aesthetics not compromised.

Fair – reduced vigor, significant damage/defects in up to 50% of the crown though the defects are unlikely to be fatal. Function and aesthetics are compromised.

Poor – unhealthy/in a state of decline, overmature, or severely stressed. Poor vigor. Poor foliage density/color. Defects cannot be detected and are anticipated to contribute to death of the tree. Significant effects on the function and aesthetics of the tree.

Very Poor – tree is effectively dead, though some living foliage may be present. Little to no function.

Dead - tree completely dead. Stumps are recorded when observed and appear to have been cut/tree fallen within the last 3-6 months.

Special Classification

In addition to the condition ratings, the following special classification is noted as applicable:

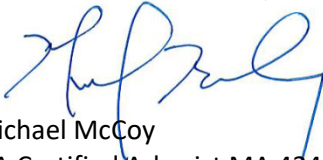
Non-viable trees are identified as trees which do not currently qualify as High Risk but may be considered as “dead” or effectively destroyed for regulatory purposes - they cannot continue to grow to a reasonably typical form in their current location/condition, and cannot be restored or relocated. Examples are trees with a fatal, non-treatable pathogen, trees that have fallen over but continue to grow, and trees growing overtop of infrastructure elements where their removal is required to comply with mandatory infrastructure maintenance and relocation is infeasible.

Measurements were recorded as follows:

Heights were measured using a digital range finder/hypsometer when a clear line of site was available, and otherwise visually approximated. Heights were recorded to the nearest foot up to 20 feet, and in five-foot increments above 20 feet. The height of a canopy was considered the top of the main contiguous area of leaves, and does not include solitary branches that may protrude above this level. Diameter at breast height (DBH) was measured using a diameter tape (where possible), and rounded to the nearest inch, except when rounding up or down would change the regulatory status of the tree. Trees with multiple stems at 4.5 feet are measured with a single diameter at caliper height (6 inches) where possible, and otherwise are calculated by the sum of the squares for the diameter of each stem at 4.5 feet. Canopy width measurements are approximated based on field observations and aerial photography, and intended to demonstrate the average diameter of the canopy.

Sincerely,

New Leaf Environmental, LLC



Michael McCoy

ISA Certified Arborist MA 4243A, TRAQ Qualified

LIAF Certified Landscape Inspector

Attachments: tree table, photo log, tree map

Tree Table 719 W 51st Street

| Tree # | Common Name | Scientific Name | DBH (inches) | Condition | Number of stems | Height (feet) | Spread (feet) | Prohibited? | Specimen? | Comments |
|--------|--------------|---------------------------------|-----------------|-----------|--------------------|------------------|------------------|-------------|-----------|---------------------------------|
| 1 | spindle palm | <i>Hyophorbe verschaffeltii</i> | 14 | Fair | 1 | 11 | 9 | | | size below regulatory threshold |
| 2 | spindle palm | <i>Hyophorbe verschaffeltii</i> | 12 | Fair | 1 | 11 | 9 | | | size below regulatory threshold |
| 3 | sapodilla | <i>Manikara zapota</i> | 26 | Fair | 5 | 40 | 30 | | Yes | |
| 4 | coconut palm | <i>Cocos nucifera</i> | 10 | Good | 1 | 40 | 18 | | | 30'C.T. |
| 5 | coconut palm | <i>Cocos nucifera</i> | 10 | Good | 1 | 35 | 18 | | | 24'C.T. |
| 6 | mango | <i>Mangifera indica</i> | 10 | Fair | 1 | 30 | 30 | | | |
| 7 | avocado | <i>Persea americana</i> | 12 | Fair | 2 | 35 | 35 | | Yes | |
| 8 | spindle palm | <i>Hyophorbe verschaffeltii</i> | 12 | Poor | 1 | 8 | 4 | | | size below regulatory threshold |

Tree 1 spindle palm
(*Hyophorbe verschaffeltii*)
14 inch DBH, Fair condition
11 foot height, 9 foot spread



size below regulatory threshold

Tree 2 spindle palm
(*Hyophorbe verschaffeltii*)
12 inch DBH Fair condition
11 foot height, 9 foot spread



size below regulatory threshold

Tree 3 sapodilla
(*Manikara zapota*)
26 inch DBH, Fair condition
40 foot height, 30 foot spread



Tree 4 coconut palm
(*Cocos nucifera*)
10 inch DBH Good condition
40 foot height, 18 foot spread



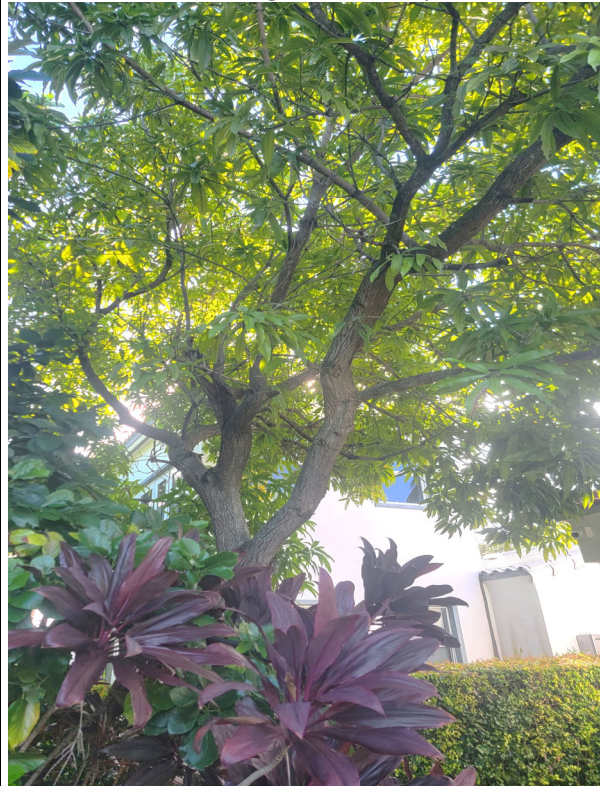
30'C.T.

Tree 5 coconut palm
(*Cocos nucifera*)
10 inch DBH, Good condition
35 foot height, 18 foot spread

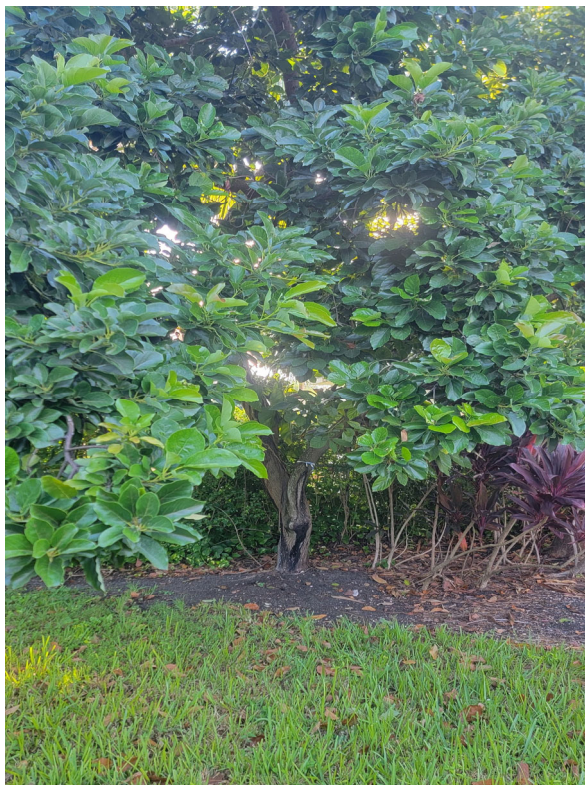


24'C.T.

Tree 6 mango
(*Mangifera indica*)
10 inch DBH Fair condition
30 foot height, 30 foot spread



Tree 7 avocado
(*Persea americana*)
12 inch DBH, Fair condition
35 foot height, 35 foot spread

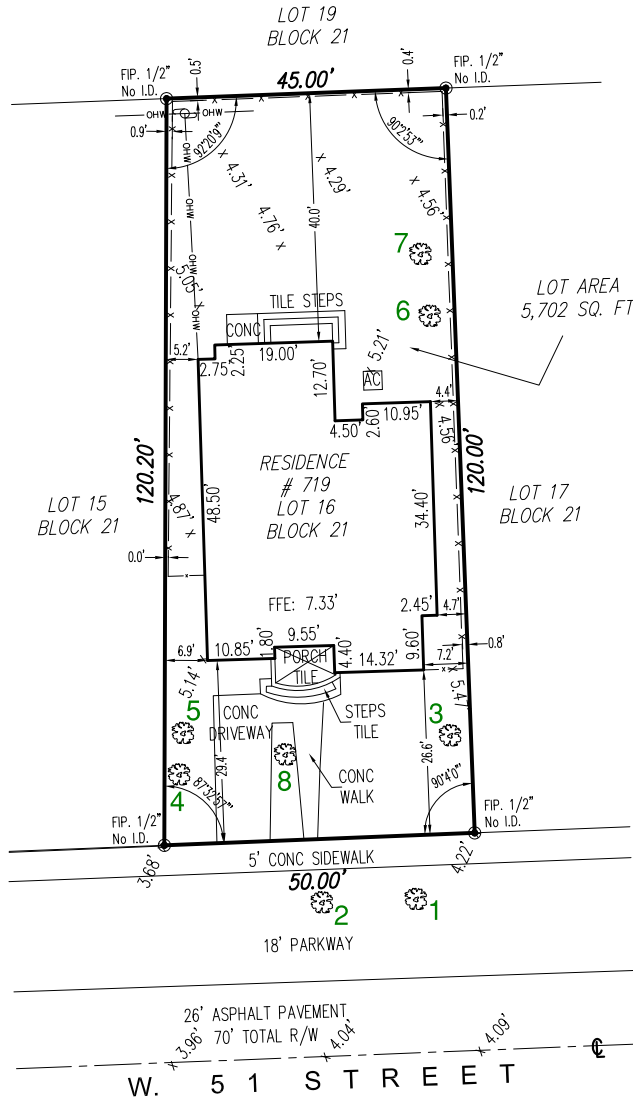
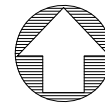


Tree 8 spindle palm
(*Hyophorbe verschaffeltii*)
12 inch DBH Poor condition
8 foot height, 4 foot spread



size below regulatory threshold

BOUNDARY SURVEY



**TREE MAP
OVERLAY ON SITE SURVEY
NEW LEAF ENVIRONMENTAL
NOVEMBER, 2023**

ABBREVIATIONS AND LEGEND:

| | |
|------------|------------------------------------|
| B.C. | = DENOTES BLOCK CORNER |
| B.M. | = DENOTES BENCH MARK |
| C.B.S. | = DENOTES CONCRETE BLOCK STUCCO |
| C & G | = DENOTES CURVE & GUTTER |
| V.G. | = DENOTES VALLEY GUTTER |
| CL | = DENOTES CENTERLINE |
| ML | = DENOTES MONUMENT LINE |
| F. 1/2" IP | = DENOTES FOUND IRON PIPE |
| NO ID | = NOT IDENTIFIED |
| F.F.E. | = DENOTES FINISH FLOOR ELEVATION |
| E.M. | = DENOTES ELECTRIC METER |
| D.H. | = DENOTES DRILL HOLE |
| (M) | = DENOTES MEASURE |
| (R) | = DENOTES RECORD |
| R/W | = DENOTES RIGHT-OF-WAY |
| U.E. | = DENOTES UTILITY EASEMENT |
| P.B. | = DENOTES PLAT BOOK |
| PG. | = DENOTES PAGE |
| F.C.P. | = DENOTES PERMANENT CONTROL POINT |
| x 0.00' | = DENOTES LIGHT POLE |
| 0.00' | = DENOTES CATCH BASIN |
| 0.00' | = DENOTES WATER METER |
| 0.00' | = DENOTES WOOD FENCE |
| 0.00' | = DENOTES CHAIN LINK FENCE |
| 0.00' | = DENOTES IRON FENCE |
| 0.00' | = DENOTES OVERHEAD LINE |
| 0.00' | = DENOTES FOUND IRON PIPE (NO ID.) |
| 0.00' | = DENOTES FOUND NAIL AND DISC |
| 0.00' | = DENOTES WOOD POWER POLE |
| 0.00' | = DENOTES MANHOLE SANITARY |
| 0.00' | = DENOTES MANHOLE STORM |
| 0.00' | = DENOTES ASPHALT |
| 0.00' | = DENOTES BRICK |
| 0.00' | = DENOTES CONCRETE PAD |
| 0.00' | = DENOTES TILE |

GENERAL NOTES:

LEGAL DESCRIPTION PROVIDED BY OTHERS.
EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.
THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED.
ENCUMBRANCES NOT SHOWN ON THE PLAT.
UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
WALL TIES ARE THE FACE OF THE WALL.
FENCE OWNERSHIP NOT DETERMINED.
BEARINGS REFERENCED TO LINE NOTED AS B.R.
BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK, PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
NOT VALID UNLESS SEALED WITH THE SIGNINGS SURVEYORS EMBOSSED SEAL.
DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

BOUNDARY SURVEY

| DATE | DRAWN BY | SCALE |
|-----------------------------|-------------|--------|
| 10-10-2022 | I.C. | 1"=20' |
| REVISION / UPDATE OF SURVEY | | |
| DATE | DESCRIPTION | |
| N/A | N/A | |

CERTIFIED TO:

NATALIA CORNALI
MATTEO CORNALI

ALL BEARINGS AND DISTANCES SHOWN
HEREON ARE RECORDED AND MEASURED
UNLESS OTHERWISE NOTED.

| FIELD DATE OF SURVEY | 10-05-2022 | FLOOD ZONE: | AE | COMMUNITY: | 120651 | PANEL: | 0309 |
|----------------------|------------|-------------|-------|---------------|------------|---------|------|
| BENCH MARK: | A-34 | ELEVATION: | 8.00' | DATE OF FIRM: | 09-11-2009 | SUFFIX: | L |
| ELEVATION: | 14.29' | | | | | | |

MARTINEZ & MARTINEZ ENTERPRISES, INC.

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WEBSITE: MARTINEZ AND MARTINEZ.COM

SIGNED: 10-10-2022 FOR THE FIRM
PEDRO LUIS MARTINEZ, L.S. 120651-STATE OF FLORIDA NOT VALID WITHOUT
AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL
AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.