NOT FINAL DRAFT FOR RELEASE

PATRICK HANNAH,
Certified Arborist LLC

Patrick Hannah ISA CA FL-6275 A
PHCA LLC.
3052825051

October 4, 2023

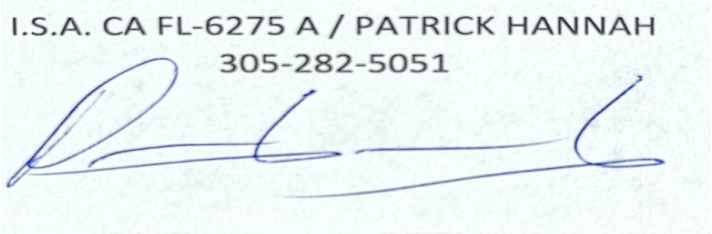
4330 Nautilus Dr. Arborist Report
Attn:
James Saka
Matheus@clarocorp.com

RE: 4330 Nautilus Dr. Miami Beach FL, 33140

Dear Stakeholders of this Property,

I visited the above-mentioned property on October 2, 2023, to perform a level 1 assessment for +/- 58 trees on site, (within 10' of property line, and right of way across street), verify conditions and measurements, take photographs, calculate critical root zone (CRZ) and tree protection zones, formulate tree protection guidelines. This assessment is for proposed exterior remodeling on this property.

Please see the data collected in the field including species, condition, height, width, diameter at breast height (dbh), and pertinent notes.
Please find additional details and photographs below.



IDENTIFIED TREE INVENTORY ON SITE

1. Carica papaya (Papaya tree) (3) DBH 1”-4” ea., Spread 4’-6’ea., Height 10’-20’ea. these trees conditions are fair (Class B 80%). These trees are in the southeast quadrant of property. Minimum 2’ radius from trunk Tree protection zone shall be installed to protect 4’ Critical root zone of these trees and done under ANSI A-300 guidelines should these trees need protection during construction. These trees are scheduled to remain.



2. Quercus virginiana (Live Oak tree) DBH 27”, Spread 50’, Height 42’ this trees condition is fair (Class A 80%). This tree is in the southeast quadrant of property. Minimum 13.5’ radius from trunk Tree protection zone shall be installed to protect 27’ Critical root zone of this tree and done under ANSI A-300 guidelines should this tree need protection during construction. This tree is scheduled to remain.



3,5,6. Adonidia merrillii (Christmas palm tree) (5) DBH 4” ea., Spread 8’ea., Height 20’-25’ea. these trees conditions are fair (Class PALM 80%). These trees are on the east side of existing house on this property. Minimum 2’ radius from trunk Tree protection zone shall be installed to protect 4’ Critical root zone of these trees and done under ANSI A-300 guidelines should these trees need protection during construction. These trees are scheduled to remain.





4. Veitchia arecina (Montgomery palm tree) DBH 5”, Spread 8’, Height 26’ this trees condition is fair (Class PALM 80%). This tree is on the east side of existing house on this property. Minimum 3’ radius from trunk Tree protection zone shall be installed to protect 6’ Critical root zone of this tree and done under ANSI A-300 guidelines should this tree need protection during construction. This tree is scheduled to remain.



7. Quercus virginiana (Live Oak tree) DBH 13”, Spread 38’, Height 37’ this trees condition is fair (Class A 80%). This tree is in the east side of property, on the right of way. Minimum 6.5’ radius from trunk Tree protection zone shall be installed to protect 13’ Critical root zone of this tree and done under ANSI A-300 guidelines should this tree need protection during construction. This tree is scheduled to remain.



8. Bursera simaruba (Gumbo Limbo tree) DBH 70”, Spread 50’, Height 28’ this trees condition is moderate (Class A 70%). This tree is in the east side of property, on the right of way opposite side of Nautilus Dr. Minimum 6’ radius from trunk Tree protection zone shall be installed to protect 40’ Critical root zone of this tree and done under ANSI A-300 guidelines should this tree need protection during construction. This tree is scheduled to remain.



9. Phoenix canariensis (Canary Island Date palm tree) DBH 20”, Spread 20’, Height 48’ this trees condition is moderate (Class PALM 60%). This tree is in the east side of property, on the right of way opposite side of Nautilus Dr. Minimum 3’ radius from trunk Tree protection zone shall be installed to protect 6’ Critical root zone of this tree and done under ANSI A-300 guidelines should this tree need protection during construction. This tree is scheduled to remain.



10. Coco nucifera (Coconut palm tree) DBH 12”, Spread 20’, Height 38’ this trees condition is fair (Class PALM 80%). This tree is in the east side of property, on the right of way opposite side of Nautilus Dr. Minimum 3’ radius from trunk Tree protection zone shall be installed to protect 6’ Critical root zone of this tree and done under ANSI A-300 guidelines should this tree need protection during construction. This tree is scheduled to remain.



11. Caesalpinia granadillo (Bridalveil tree) DBH 12”, Spread 50’, Height 31’ this trees condition is fair (Class A 80%). This tree is in the east side of property, on the right of way opposite side of Nautilus Dr. Minimum 6’ radius from trunk Tree protection zone shall be installed to protect 12’ Critical root zone of this tree and done under ANSI A-300 guidelines should this tree need protection during construction. This tree is scheduled to remain.



12. Adonidia merrillii (Christmas palm tree) (3) DBH 4” ea., Spread 8’ea., Height 20’-25’ea. these trees conditions are fair (Class PALM 80%). These trees are on the northeast quadrant of this property. Minimum 2’ radius from trunk Tree protection zone shall be installed to protect 4’ Critical root zone of these trees and done under ANSI A-300 guidelines should these trees need protection during construction. These trees are scheduled to remain.





13. Mangifera indica (Mango tree) DBH 12”, Spread 36’, Height 25’ this trees condition is fair (Class B 80%). This tree is in the northeast quadrant of property. Minimum 6’ radius from trunk Tree protection zone shall be installed to protect 12’ Critical root zone of this tree and done under ANSI A-300 guidelines should this tree need protection during construction. This tree is scheduled to remain.



14. Adonidia merrillii (Christmas palm tree) (3) DBH 4” ea., Spread 8’ea., Height 20’-25’ea. these trees conditions are fair (Class PALM 80%). These trees are on the northeast quadrant of this property. Minimum 2’ radius from trunk Tree protection zone shall be installed to protect 4’ Critical root zone of these trees and done under ANSI A-300 guidelines should these trees need protection during construction. These trees are scheduled to remain.





1. Carica papaya (Papaya tree) (3) DBH 1”-3” ea., Spread 4’-6’ea., Height 10’-20’ea. these trees conditions are fair (Class B 80%). These trees are in the northeast quadrant of property. Minimum 2’ radius from trunk Tree protection zone shall be installed to protect 4’ Critical root zone of these trees and done under ANSI A-300 guidelines should these trees need protection during construction. These trees are scheduled to remain.



16. Sabal palmetto (Cabbage palm tree) DBH 11”, Spread 8’, Height 20’ this trees condition is fair (Class PALM 80%). This tree is on the north side of property. Minimum 6’ radius from trunk Tree protection zone shall be installed to protect 12’ Critical root zone of this tree and done under ANSI A-300 guidelines should this tree need protection during construction. This tree is scheduled to remain.



17-29. Elaeocarpus decipiens (Japanese Blueberry tree) (13) DBH 3”-8” ea., Spread 8’-10’ea., Height 20’ea. these trees conditions are fair (Class B 80%). These trees are in the north side of property. Minimum 4’ radius from trunk Tree protection zone shall be installed to protect 8’ Critical root zone of these trees and done under ANSI A-300 guidelines should these trees need protection during construction. These trees are scheduled to remain.



30-35. Elaeocarpus decipiens (Japanese Blueberry tree) (6) DBH 3”-8” ea., Spread 8’-10’ea., Height 20’ea. these trees conditions are fair (Class B 80%). These trees are in the northwest quadrant of property. Minimum 4’ radius from trunk Tree protection zone shall be installed to protect 8’ Critical root zone of these trees and done under ANSI A-300 guidelines should these trees need protection during construction. These trees are scheduled to remain.



38. Mangifera indica (Mango tree) DBH 9”, Spread 25’, Height 23’ this trees condition is moderate (Class B 70%). This tree is in the northwest quadrant of property. Minimum 4.5’ radius from trunk Tree protection zone shall be installed to protect 9’ Critical root zone of this tree and done under ANSI A-300 guidelines should this tree need protection during construction. This tree is scheduled to remain.



36-52, excluding 38. Elaeocarpus decipiens (Japanese Blueberry tree) (16) DBH 3”-8” ea., Spread 8’-10’ea., Height 20’ea. these trees conditions are fair (Class B 80%). These trees are in the west side of property. Minimum 4’ radius from trunk Tree protection zone shall be installed to protect 8’ Critical root zone of these trees and done under ANSI A-300 guidelines should these trees need protection during construction. These trees are scheduled to remain.



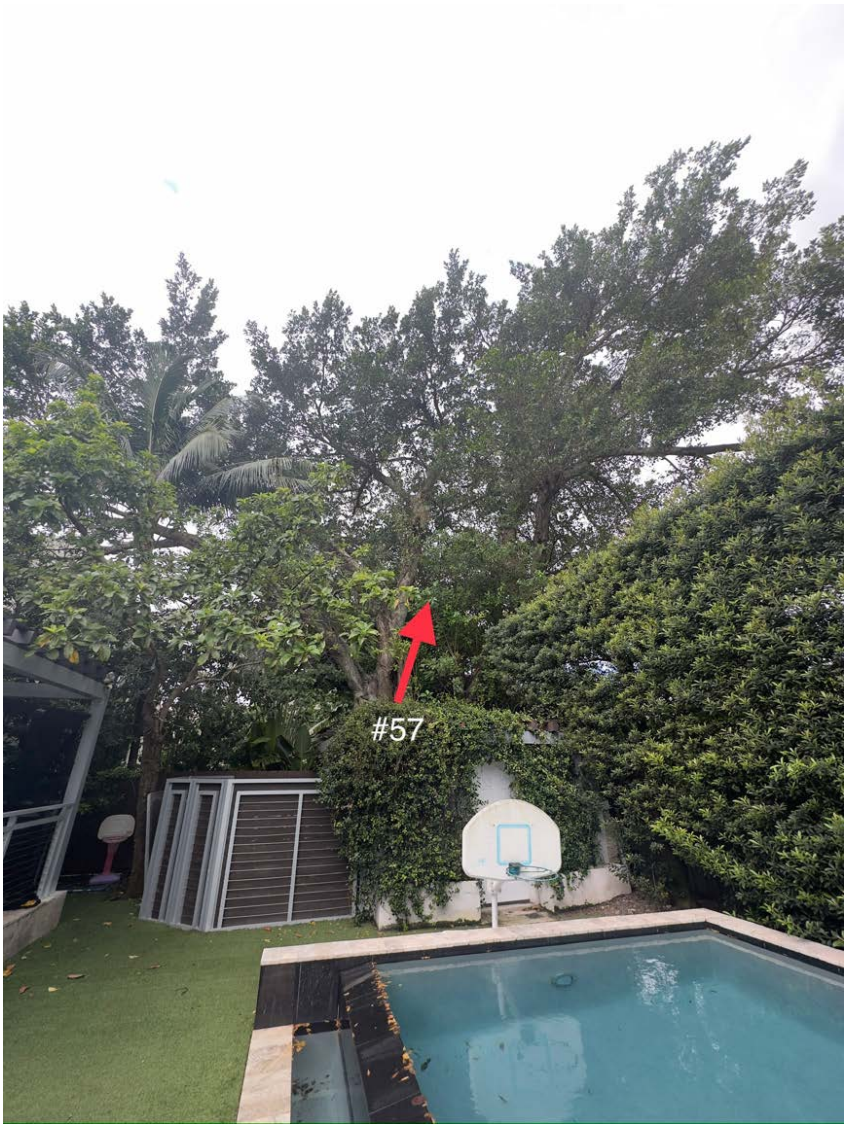
53. Persea americana (Avocado tree) DBH 10”, Spread 38’, Height 28’ this trees condition is moderate (Class B 60%). This tree is in the southwest quadrant of property. Minimum 5’ radius from trunk Tree protection zone shall be installed to protect 10’ Critical root zone of this tree and done under ANSI A-300 guidelines should this tree need protection during construction. This tree is scheduled to remain.



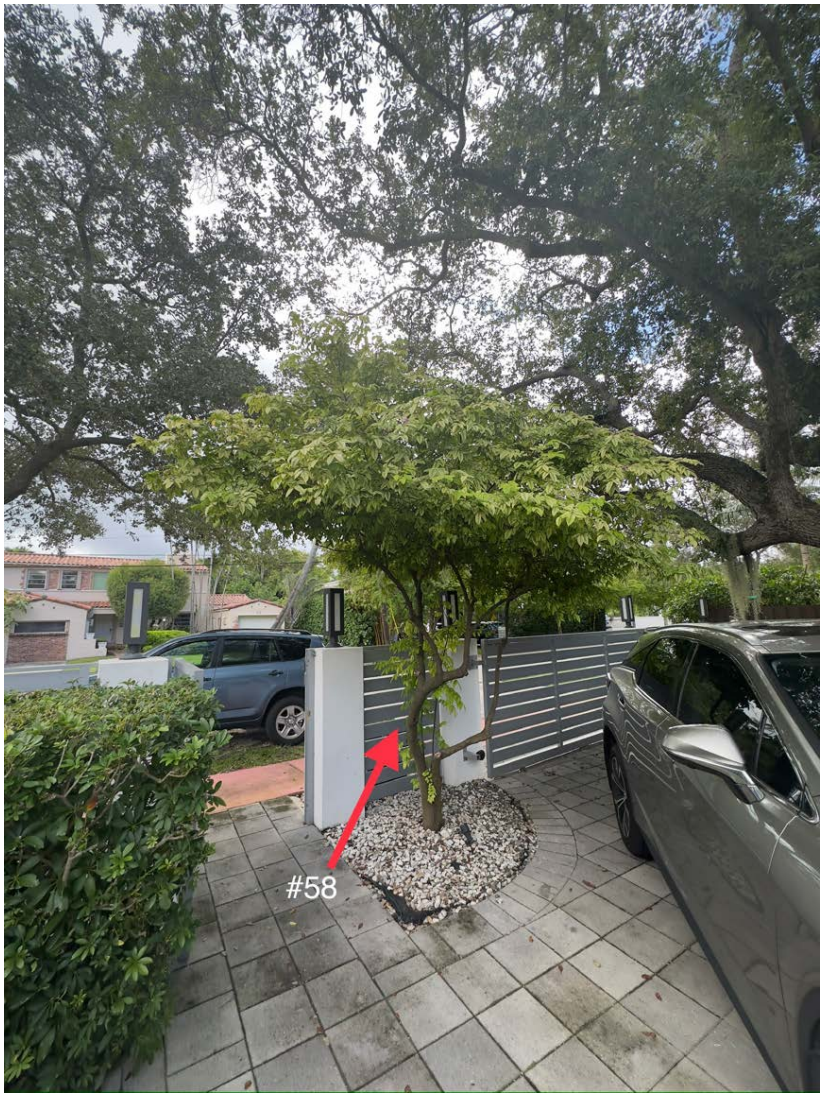
54-56. Elaeocarpus decipiens (Japanese Blueberry tree) (3) DBH 3”-6” ea., Spread 8’-15’ea., Height 20’-25’ea. these trees conditions are fair (Class B 80%). These trees are in the south side of property. Minimum 3’ radius from trunk Tree protection zone shall be installed to protect 6’ Critical root zone of these trees and done under ANSI A-300 guidelines should these trees need protection during construction. These trees are scheduled to remain.



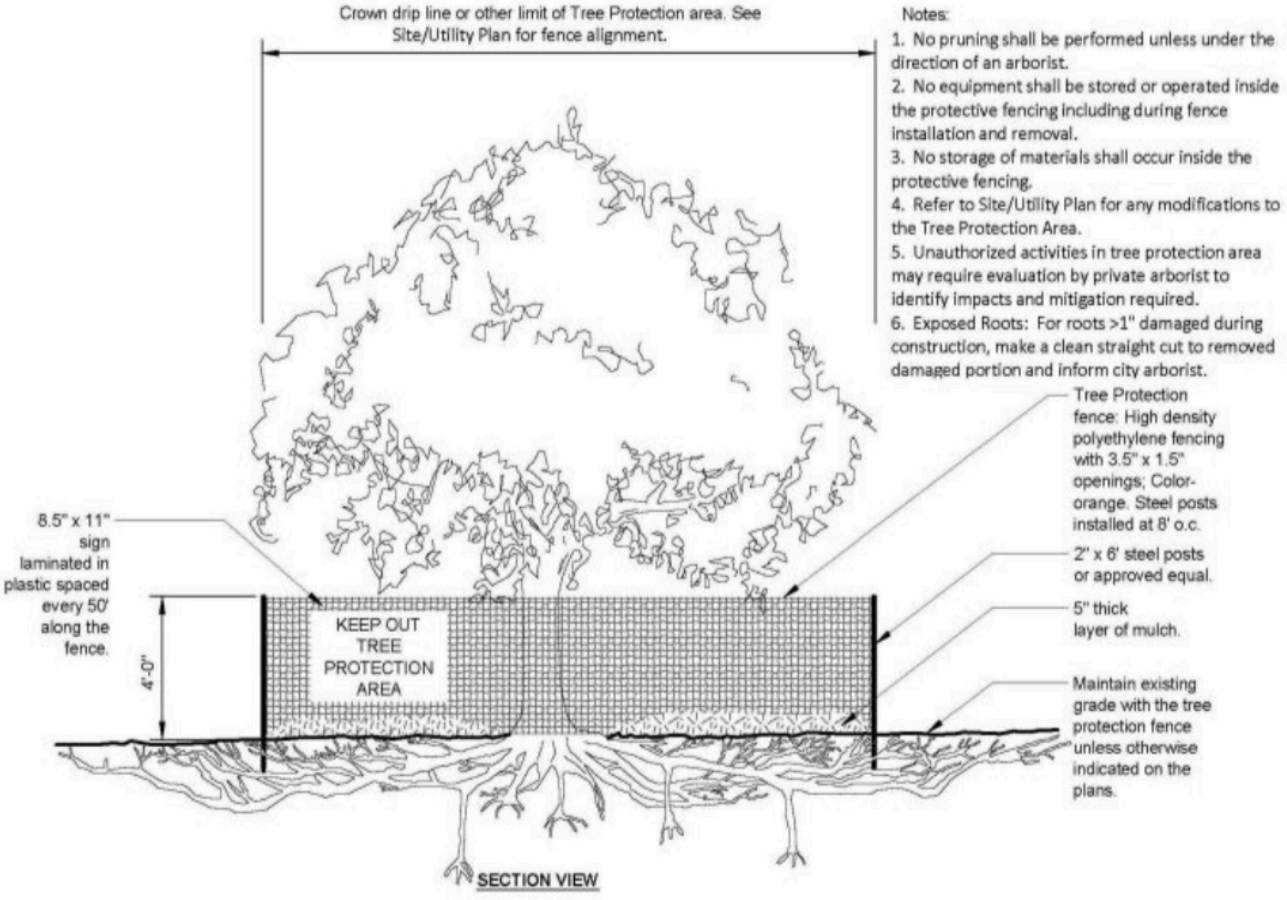
57. Ficus aurea (Strangler Fig tree) DBH 86”, Spread 70’, Height 50’ this trees condition is fair (Class A 80%). This tree on the neighboring property line, in the southwest quadrant of property. Minimum 20’ radius from trunk Tree protection zone shall be installed to protect 40’ Critical root zone of this tree and done under ANSI A-300 guidelines should this tree need protection during construction. This tree is scheduled to remain.



58. Averrhoa carambola (Starfruit tree) DBH 4”, Spread 20’, Height 15’ this trees condition is fair (Class B 80%). This tree is in the east side of property. Minimum 3’ radius from trunk Tree protection zone shall be installed to protect 6’ Critical root zone of this tree and done under ANSI A-300 guidelines should this tree need protection during construction. This tree is scheduled to remain.

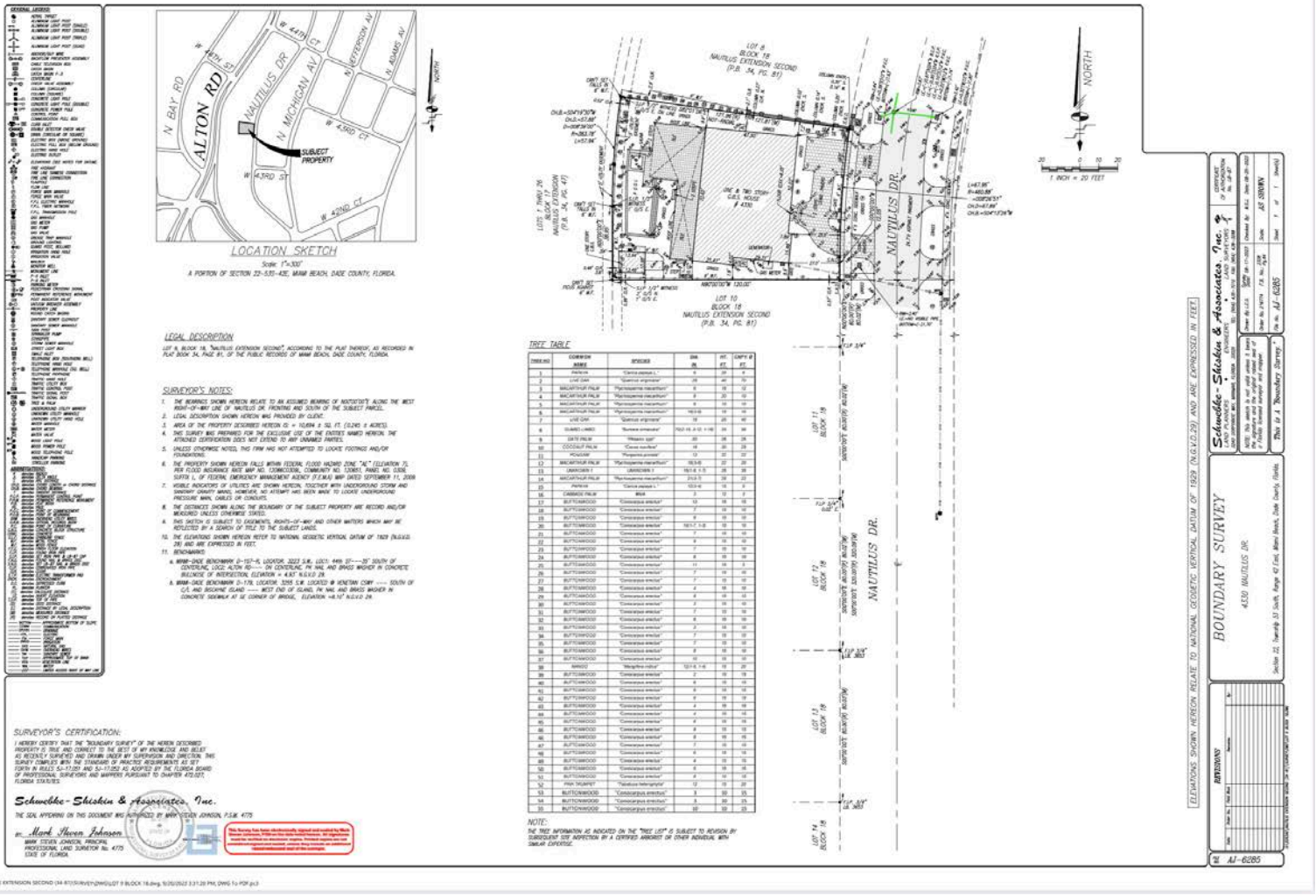


TREE PROTECTION GUIDELINES (TPZ)

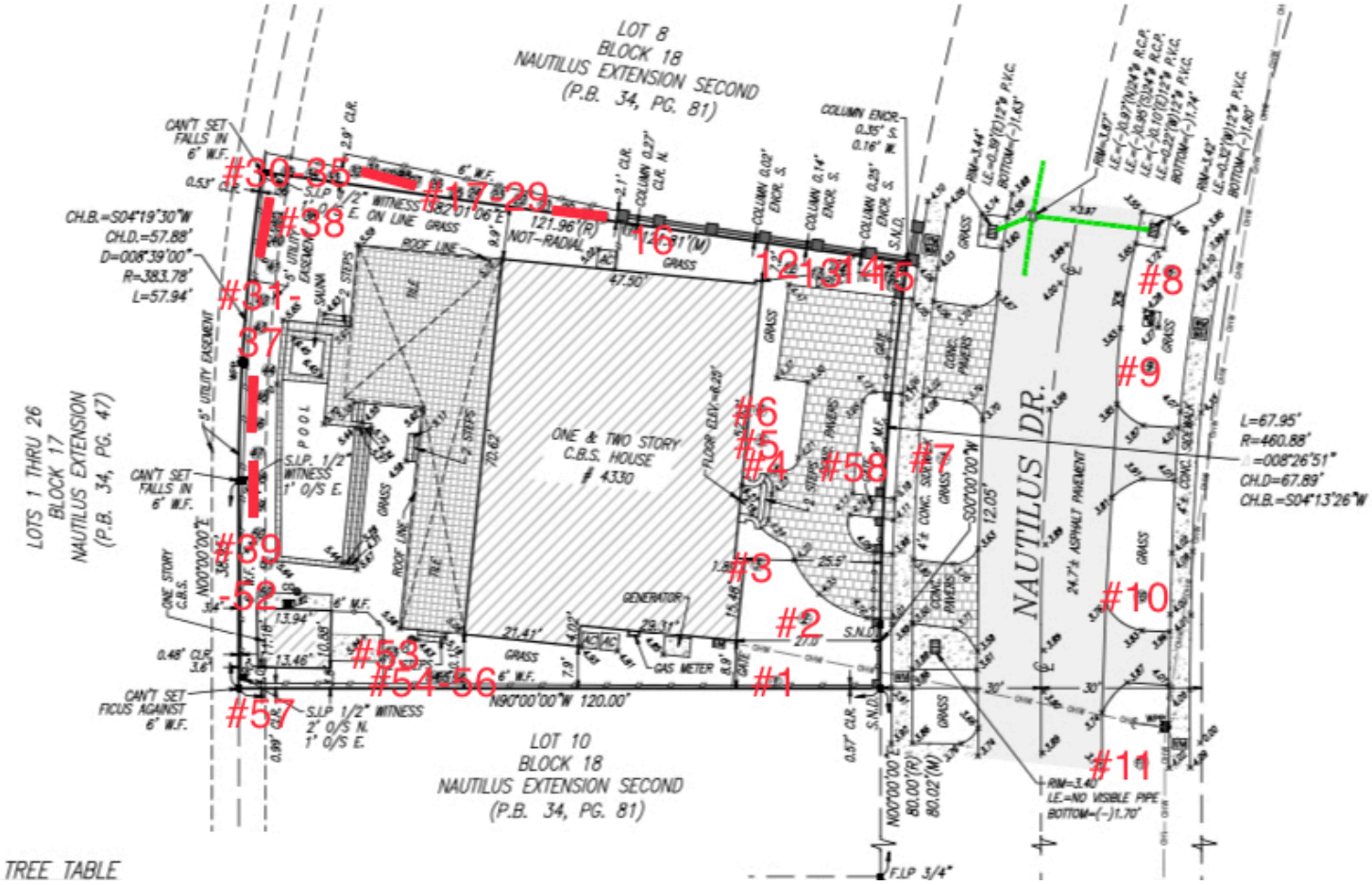


TREE PROTECTION DETAIL

SURVEY PROVIDED BY THE CLIENT



TREE LOCATIONS



DISPOSITION TABLE

SCIENTIFIC NAME	COMMON NAME	DBH	SPREAD	HEIGHT	TPZ	CONDITION	DISPOSITION
1.Carica papaya	Papaya tree (3)	1"-4"ea.	4'-6'ea.	10'-20'ea.	2'ea.	FAIR	REMAIN
2.Quercus virginiana	Live Oak tree	27"	50'	42'	13.5'	FAIR	REMAIN
3,5,6.Adonidia merrillii	Christmas palm tree (5)	4"ea.	8'ea.	20'-25'ea.	2'ea.	FAIR	REMAIN
4.Veitchia arecina	Montgomery palm tree	5"	8'	26'	3'	FAIR	REMAIN
7.Quercus virginiana	Live Oak tree	13"	38'	37'	6.5'	FAIR	REMAIN
8.Bursera simaruba	Gumbo Limbo tree	70"	50'	28'	6'	MODERATE	REMAIN
9.Phoenix canariensis	Canary Date palm tree	20"	20'	48'	3'	MODERATE	REMAIN
10.Coco nucifera	Coconut palm tree	12"	20'	38'	3'	FAIR	REMAIN
11.Caesalpinia granadillo	Bridalveil tree	12"	50'	31'	6'	FAIR	REMAIN
12.Adonidia merrillii	Christmas palm tree (3)	4"ea.	8'ea.	20'-25'ea.	2'ea.	FAIR	REMAIN
13.Mangifera indica	Mango tree	12"	36'	25'	6'	FAIR	REMAIN
14.Adonidia merrillii	Christmas palm tree (3)	4"ea.	8'ea.	20'-25'ea.	2'ea.	FAIR	REMAIN
15.Carica papaya	Papaya tree (2)	1"-4"ea.	4'-6'ea.	10'-20'ea.	2'ea.	FAIR	REMAIN
16.Sabal palmetto	Cabbage palm tree	11"	8'	20'	3'	FAIR	REMAIN
17-37.Elaeocarpus decipiens	Japanese Blueberry tree (	3"-8"ea.	8'-10'ea.	20'ea.	4'ea.	FAIR	REMAIN
38.Mangifera indica	Mango tree	9"	25'	23'	4.5'	MODERATE	REMAIN
39-52.Elaeocarpus decipiens	Japanese Blueberry tree (	3"-8"ea.	8'-10'ea.	20'ea.	4'ea.	FAIR	REMAIN
53.Persea americana	Avocado tree	10"	38'	28'	5'	MODERATE	REMAIN
54-56.Elaeocarpus decipiens	Japanese Blueberry tree (	3"-6"ea.	8'-15'ea.	20'-25'ea.	3'ea.	FAIR	REMAIN
57.Ficus aurea	Strangler Fig tree	86"	70'	50'	20'	FAIR	REMAIN
58.Averrhoa carambola	Starfruit tree	4"	20'	15'	3'	FAIR	REMAIN

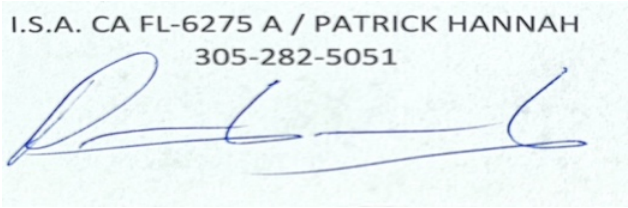
ASSUMPTIONS AND LIMITING CONDITIONS:

1. Any legal description provided to the PHCA LLC. 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 evaluated as though free and clear, under responsible ownership and competent management.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, PHCA LLC. can neither guarantee nor be responsible for the accuracy of information provided by others.
3. PHCA LLC. shall not be required to give testimony or 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.
4. Loss or alteration of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose
by any other than the client to whom it is intended or permitting without the prior expressed written
or verbal consent of PHCA LLC.
6. 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 PHCA LLC. particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon PHCA LLC. as stated in the qualifications.
7. This report and values expressed herein represent the opinion of PHCA LLC., and PHCA LLC.'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, diagrams, graphs, 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 otherwise specified.
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 plant or property in question may not arise in the future.

CERTIFICATE OF PERFORMANCE:

1. I have verified tree and environmental conditions located at the site referred to in this report on the dates indicated and have stated my findings accurately to the best of my knowledge. The extent of the evaluation is stated in the attached report and the Limits of the Assignment.
2. I have no current or prospective interest in the trees or the property that are the subject of this report and have no personal interest or bias with respect to the parties involved.
3. The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.
4. My analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
5. No one provided significant professional assistance to me, except as indicated within the report.
6. 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.
7. I am a member in good standing of the International Society of Arboriculture as a certified arborist. I have been professionally involved in the field of arboriculture for a period of more than 14 years.



The International Society of Arboriculture

Hereby Announces That

Patrick J. Hannah

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan
CEO & Executive Director

19 February 2011	30 June 2026	FL-6275A
Issue Date	Expiration Date	Certification Number

ANAB
ANSI National Accreditation Board
ACCREDITED
ISO/IEC 17024
PERSONNEL CERTIFICATION BODY
#0847
ISA Certified Arborist

The International Society of Arboriculture

Hereby Announces That

Patrick J. Hannah

Has Earned the Credential

ISA Tree Risk Assessment Qualification®

By successfully meeting ISA Tree Risk Assessment Qualification certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Council

Caitlyn Pollihan
CEO & Executive Director

4 November 2022	4 November 2027
Issue Date	Expiration Date