Exhibit C

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Prepared for,
Eric Miller Architects for
Hetherington Residence
8125 Carina Tehama Lot 80
Carmel, Ca 93923
APN: 259-092-020-000

Prepared by,
Michael Tope
ISA Certified #WE-12498A
ISA Tree Risk Assessor

Limitations:

- No ISA tree risk assessment was performed.
- No ISA Hazard evaluation was performed.
- No aerial inspections were performed.
- Root collar excavation was not performed.
- Sounding with a mallet was not performed.
- Resistance testing was not performed.
- All assessments were made at ground level.
- Bird nesting is not visible on site at time of assessment.
- No biological or environmental testing was performed.

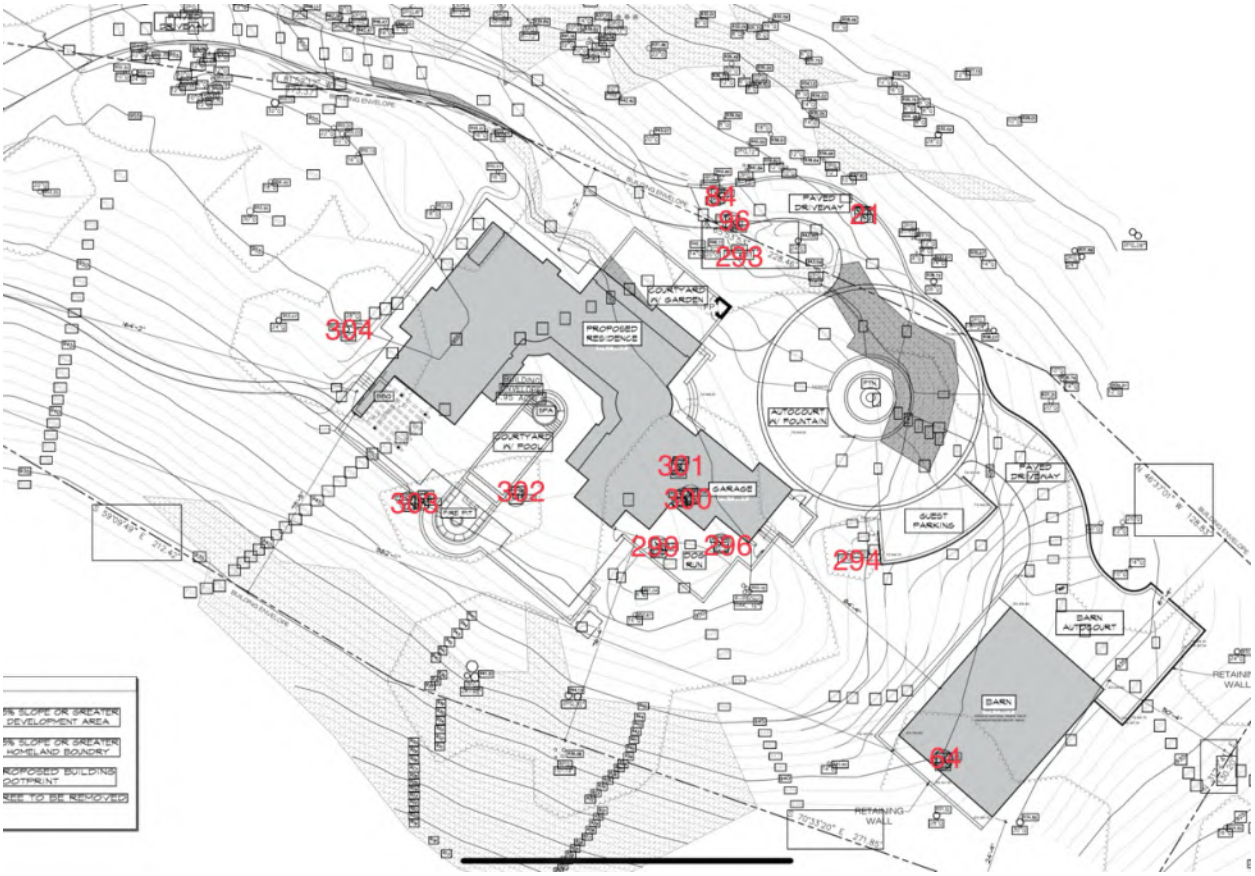
Tree Assessment:

On August 22nd 2024, I visually inspected several subject trees as requested by Eric Miller Architects for the Hetherington residence. See below for my assessment of the subject trees.

Tree Tag #	Species	Diameter	Recommendations
84	Coast live oak	14	Removal
96	Coast live oak	15	Removal
21	Coast live oak	20	Removal
293	Coast live oak	30	Prune
64	Coast live oak	22	Removal
294	Coast live oak	16	Prune
301	Coast live oak	14	Removal
300	Coast live oak	18	Removal
299	Coast live oak	22	Removal
296	Coast live oak	20	Removal
302	Coast live oak	14	Removal
303	Coast live oak	14	Removal
304	Coast live oak	50	Prune

Site Plan:

Pictured below shows the location of subject trees proposed for removal and pruning per construction site plan provided by Miller architects. Notice the numbers were added by the certified arborist in order to show where the trees are located on the site.



Subject Tree #84

Species: Coast live oak- Quercus agrifolia

Diameter: 14 inches

Upon visual inspection the tree appears to be in fair condition. The tree does appear to be in a crowded growing location. The tree is growing into the proposed driveway location. If the tree is to be conserved preventative pruning is recommended. If the tree is to be removed, replanting at a 1:1 ratio with a Coast live oak tree is recommended.

Subject Tree #96

Species: Coast live oak- Quercus agrifolia

Diameter: 15 inches

Upon visual inspection the tree appears to be in fair condition. The tree does appear to be in a crowded growing location. Removal is recommended to reduce overcrowding. The tree is growing into the proposed driveway location. If the tree is to be conserved preventative pruning is recommended. If the tree is to be removed, replanting at a 1:1 ratio with a Coast live oak tree is recommended.

Subject Tree #21

Species: Coast live oak- Quercus agrifolia

Diameter: 20 inches

Upon visual inspection the trees appears to be in poor condition. The tree has significant decay on the trunk. In order to reduce the risk of failure, tree removal is recommended. If the tree is removed a replant ratio of 1:1 with a Coast live oak is recommended.

Pictured below shows the tree which is within the footprints of the proposed driveway

Pictured below shows significant decay on tree #21

Subject tree #293

Species: Coast live oak- Quercus agrifolia

Diameter: 30 inches

Upon visual inspection the tree appears to be in good condition. The tree is not on the proposed plans for removal, but preservation of health is important. In order to reduce the construction impact on the tree; preventative pruning is recommended, fertilizing, and applying mulch in the root zone of the subject tree to reduce compaction.

Pictured below shows the health of the subject tree.

Subject tree # 64

Species: Coast live oak- Quercus agrifolia

Diameter: 22 inches

Upon visual assessment the canopy of the subject tree appears to be in fair condition overall. The tree is in the proposed footprints of the barn. If the tree is to be conserved preventative pruning is recommended. If the tree is to be removed, replanting at a 1:1 ratio with a Coast live oak tree is recommended.

Pictured below shows the Coast live oak tree notice the orange flag where the tree is growing within the proposed structure.

Subject tree #294: Coast live oak- Quercus agrifolia

Diameter: 16 inches

This tree is outside of the building footprints and is not proposed for removal. Preventative pruning is recommended and annual inspections. Mulch is also recommended in order to reduce construction compaction. See picture below.

Pictures below shows the good form but heavy canopy of the tree. Preventative pruning is recommended.

Subject tree #301: Coast live oak- Quercus agrifolia

Diameter: 14 inches

Upon visual assessment the canopy of the subject tree appears to be in fair condition overall. The tree appears to have minor canopy dieback. The tree has a weak point where the trunk and two major limbs meet. This weak point may increase the likelihood of failure. The tree is also in the proposed footprints of the building. Due to the high likelihood of failure this tree poses tree removal is recommended. If the tree is to be removed, replanting at a 1:1 ratio with a Coast live oak tree is recommended. If the tree is to be conserved significant preventative pruning is recommended to reduce the likelihood of failure.

Subject tree #300: Coast live oak- Quercus agrifolia

Diameter: 18 inches

Upon visual assessment the canopy of the subject tree appears to be in fair condition overall. The tree appears to have minor canopy dieback. There appears to be significant decay where the two trunks attach. This decay may increase the likelihood of failure. The tree is in the proposed footprints of the structure. Tree removal is recommended for this tree. If the tree is to be removed, replanting at a 1:1 ratio with a Coast live oak tree is recommended.

Subject Tree #299: Coast love oak- Quercus agrifolia

Diameter: 22 inches

Upon visual assessment the canopy of the subject tree appears to be in fair condition overall. The tree appears to have minor canopy dieback. On the trunk there appears to be a fungal fruiting body which is an indication there may be internal decay. Tree removal is recommended due to the fungal fruiting body on the lower trunk. See picture below of fruiting body. If the tree is to be removed, replanting at a 1:1 ratio with a Coast live oak tree is recommended.

Pictured below shows tree #299. The tree appears to have minor canopy dieback and possible previous canopy failure.

Pictured below shows a large fruiting body on the trunk of tree #299. Fungal fruiting bodies are an indication there may be significant decay internally.

Subject tree #296: Coast live oak- Quercus agrifolia

Diameter: 20 inches

Upon visual inspection the tree appears to be in fair condition. This Coast live oak tree has co-dominant trunks on it and included bark. Due to the included bark the tree has a higher likelihood of failure therefor tree removal is recommended. The tree is also in the proposed building footprints. Pictured below shows the location of the tree in relation to other trees. If the tree is to be removed, replanting at a 1:1 ratio with a Coast live oak tree is recommended.

Pictured below shows tree #296 notice a significant mature Oak to the left to be conserved.

Pictured below shows the included bark in between the co-dominant trunks.

Subject tree #302: Coast live oak- Quercus agrifolia

Diameter: 14 inches

Upon visual assessment the canopy of the subject tree appears to be in poor condition overall. The tree appears to have minor canopy dieback. Tree removal is recommended due to what appears to a previous significant canopy failure. If the tree is to be removed, replanting at a 1:1 ratio with a Coast live oak tree is recommended.

Pictured below shows tree #302. The tree appears to have minor canopy dieback and possible previous canopy failure.

Subject tree #303: Coast live oak- Quercus agrifolia

Diameter: 14 inches

Upon visual assessment the canopy of the subject tree appears to be in fair condition overall. The tree appears to have minor canopy dieback. This tree however has significant trunk decay that may make the tree structurally unsound especially in the event of inclement weather. Tree removal is recommended due to the decay and lean. If the tree is to be removed, replanting at a 1:1 ratio with a Coast live oak tree is recommended.

Pictured below shows the significant lean of the tree.

Pictured below notice the significant decay on the trunk of the tree.

Subject tree #304: Coast live oak- Quercus agrifolia

Diameter: 50 inches

Upon visual inspection the subject tree appears to in good health at the time of inspection. Due to the significance and health of the tree, pruning is recommended in order to reduce canopy weight on the tree and reduce the likelihood of failure. Annual inspections intervals are recommended for the trees on site.

Tree protection is also recommended and roots no larger than 2inches in diameter should be cut.

Pictures below shows the close proximity of the tree in relation to proposed construction. Significant limbs may need to be pruned in order to preserve the tree and construct a building.

Tree Protection:

1. All Protected Trees shall be marked with a spot of paint, or flagging and temporarily fenced during construction.
The tree protection zone (TPZ) shall extend to the dripline of all trees with decurrent form (broad canopy). For trees with excurrent form (typically conifers) the TPZ fencing shall be located at a distance of 15 times the trees diameter measured at 4’ 5” above grade in all directions. Tree protection fencing shall be no less than 4’ and height and shall be constructed of chain link or snow fencing. Fenced areas shall not be used for material stockpile, storage, vehicle parking, or dumping of materials, chemicals, or garbage. Fenced areas shall be maintained in a natural condition and not compacted.

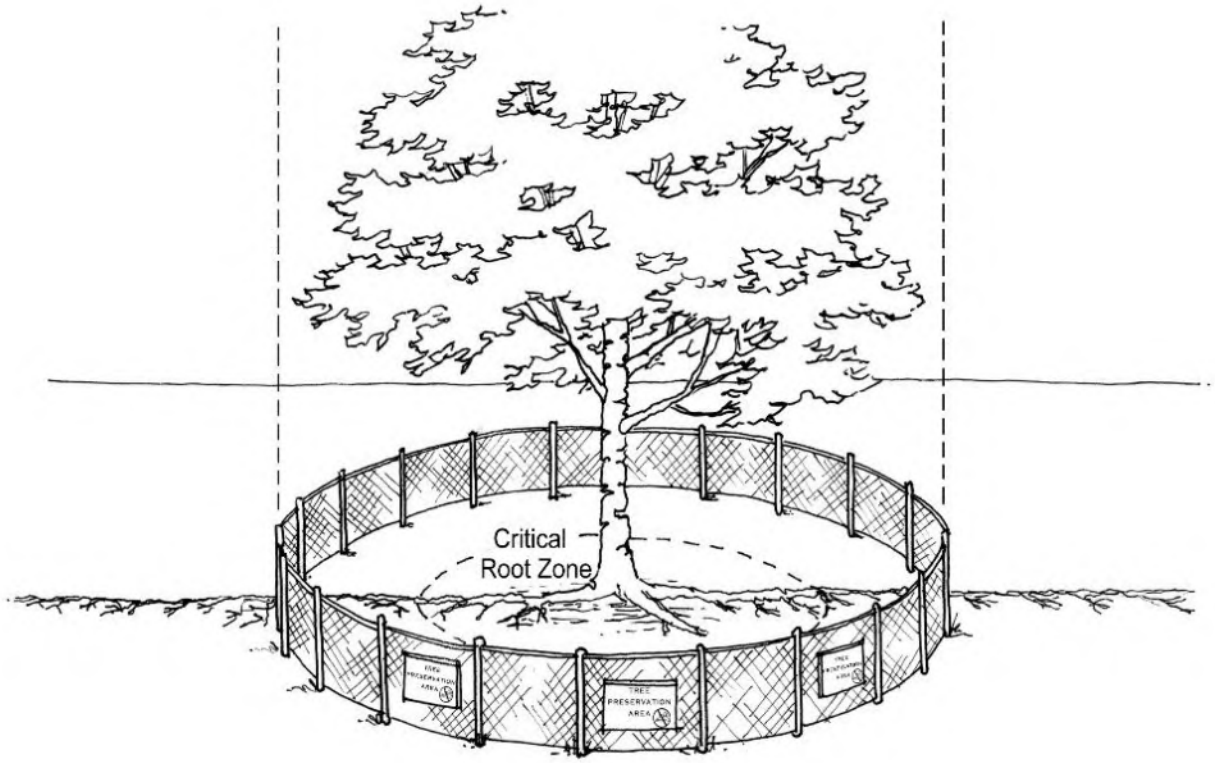


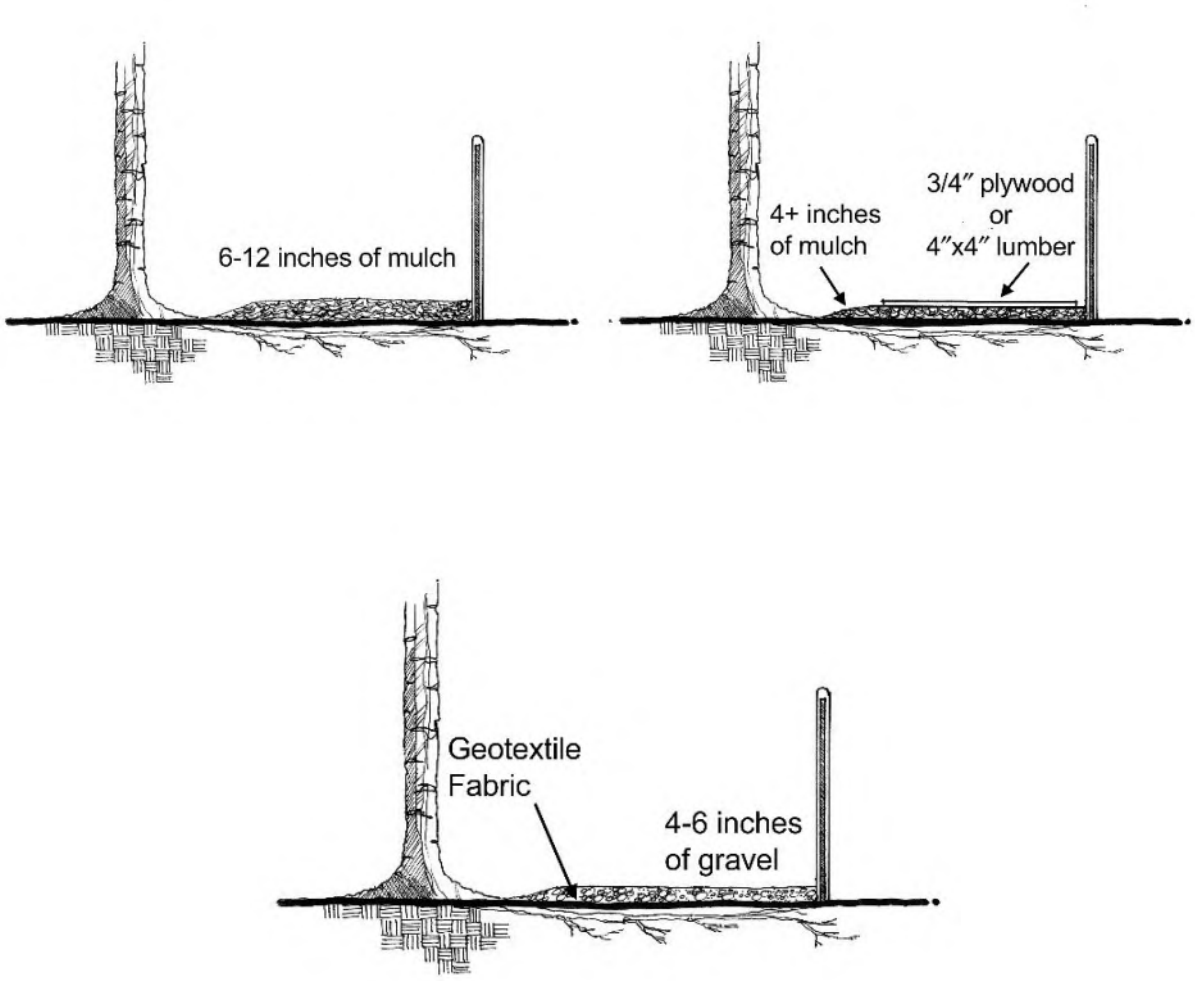
Image Courtesy of the International Society of Arboriculture

2. If construction activities inside the TPZ are unavoidable one of the following measures must be enacted to avoid soil compaction and root damage

a. Apply 6-12” of clean locally sourced mulch

b. Laying ¾” minimum thickness plywood, beams, commercial logging or road mats over a 4” thick layer of wood mulch

c. Applying 4 to 6” of gravel over taught staked geotextile fabric.



Images Courtesy of the International Society of Arboriculture

d. Any stone or mulch greater than 4” in depth shall be removed when the threat of root damage has passed and fencing shall be re-installed for the remainder of the construction activities.

e. If TPZ fencing is to be removed for any period of time, a 4-foot chain link fence shall be erected in the critical root zone which is defined as an area no closer than 3’ from the stem of the tree. This fencing may be removed once TPZ fencing is reinstalled.

f. Rules forbidding material stockpile, storage, vehicle parking or dumping of materials, chemical or garbage still apply during times when fencing has been removed.

3. Trees outside of the construction zone but in close proximity to increased equipment or truck traffic may require protection to avoid damage to the stem. These measures should include fencing at the critical root zone (three feet) and installing thick wood planks around the trunk bound by straps or wire.

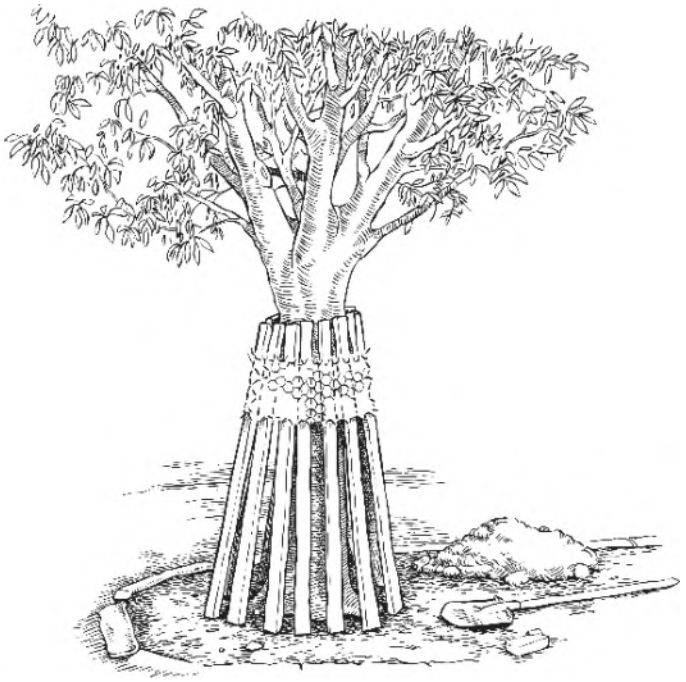


Image Courtesy of the International Society of Arboriculture

Root Pruning and Root Zone Impact Mitigation:

All approved construction work within the root zone of trees scheduled for preservation shall observe the following minimum tree protection practices:

1. Hand trenching at point or line of grade cuts closest to the trunk to expose major roots 2" in diameter or larger. In cases where rock or unusually dense soil prevents hand trenching, mechanical equipment may be used, provided that work is closely supervised to prevent tearing or other damage to major roots.

2. Exposed major roots shall be cut with a saw to form a smooth surface and avoid tears or jagged edges.

3. Absorbent tarp or heavy cloth fabric shall be placed over new grade cuts where roots are exposed and secured by stakes. 2" to 4" of compost or woodchip mulch shall be spread over the tarp to prevent soil moisture loss. The tarp should be thoroughly wetted at least twice per week to insure constant moisture levels until backfilling occurs. In very dry climate conditions, additional watering may be required to maintain a constant moisture level. This program of watering shall be maintained through all phases of construction including delays and other periods of inactivity.

4. Decks located within the root zone of trees scheduled for preservation shall be of post and beam construction to eliminate any need for root pruning or removal.

5. On-grade patios or paving that cover more than one-third of the feeder zone of pine trees or oak trees shall be constructed of permeable materials that allow aeration and water penetration. Patios and paving shall be combined with any other non-permeable surface or structure for purposes of calculating the one-third coverage standard. A maximum 80% compaction for permeable surfaces shall be allowed. The paving design shall specify this restriction.

6. Planting beneath trees scheduled for preservation shall take into consideration watering requirements of the tree to prevent damage from over or under watering. Planting beneath native oak trees is of special concern and should be avoided. At a minimum, all new irrigation should be directed away from the trunks of oak trees. Installing lawn or other planting that requires frequent watering insures a slow death for oak trees due to their sensitivity to over watering and susceptibility to oak root fungus. Over-watering may also damage native pines.

Recommendations:

Many of the subject trees appear to be in poor health. Many of the trees are also in the proposed building footprints and/or are within striking distance to people, vehicles, and structures. Due to these factors' removal is recommended, and conservation is important where trees could be possibly conserved.

Tree Tag #	Species	Diameter	Recommendations
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303	Coast live oak	14	Removal
304	Coast live oak	50	Prune

Conclusion:

Although conservation of the current trees is of the most importance, the current site has overcrowded trees, and the trees have high likelihood of failure. Removal is recommended in order to reduce the risk these trees pose. If trees are to be removed replanting is recommended at a ratio of 1:1 for the current site. See See below for replanting information. Preventative measures could be taken in order to reduce stress on the preserved trees. If you have any questions or concerns, feel free to contact me with the phone number or email below.

Sincerely,

Michael Tope

Michael Tope
(831) 676-6953
Thetreedoctor831@gmail.com

Replant:

The county of Monterey has tree replacement conditions as part of a tree removal permit when sufficient space exists to replant that does not create an overcrowded site. Due to the current site conditions replanting 15 gallon Coast live oak trees at a 1:1 ratio is recommended. In addition, the county also requires independent monitoring of the replanted trees to ensure replanting is successful. (typically, one to three years dependent on the type of permit).

See planting diagram below.

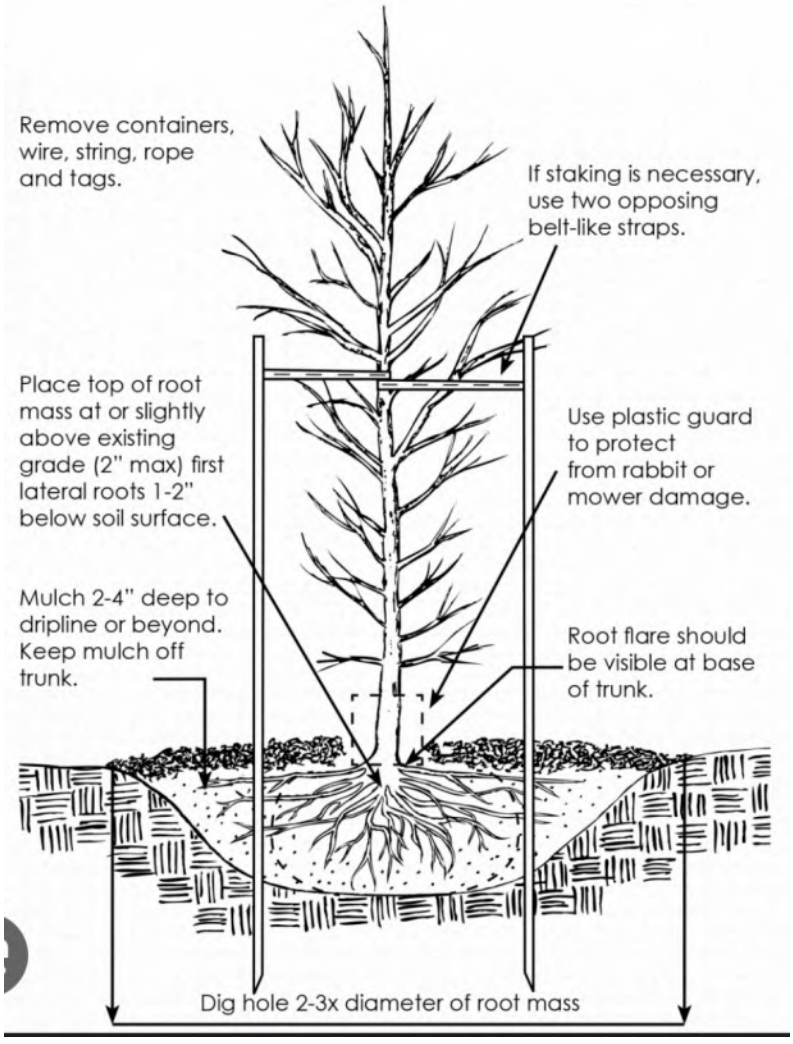

Image Courtesy of the International Society of Arboriculture

Disclosure Statement:

This Disclosure Statement supplements and is an integral part of the tree report (the "Report") to which it is attached.

1. The author of the Report is a Certified Arborist (an "Arborist"), certified by the International Society of Arboriculture ("ISA"). The Arborist has performed its services as detailed in the Report in a manner consistent with the standard of care and skill ordinarily exercised by Arborists certified by the ISA in the geographic area where Client's property is located.
2. Arborists are professionals with specialized education, training, and experience who examine trees and, depending on the scope of the services requested by the Client, recommend measures (a) to reduce to the extent reasonably possible and determinable the dangers to life and property from trees, (b) to enhance the health of trees, and (c) to enhance the beauty of trees.
3. The Report reflects only the examination of the specific trees identified in the Report and as authorized and directed by the Client. Unless specifically stated in the Report, no other trees have been examined by the Arborist, whether such trees are on the Client's property or a neighboring property, and no representation is made regarding any tree not specifically identified in the Report.
4. Unless otherwise stated in the Report, the examination of the trees included only a visual inspection. More invasive examination techniques are available and these techniques may include, but are not limited to, boring (core sampling), digging to examine roots, aerial examinations, and similar techniques.
5. No inspection, whether visual or employing more invasive examination techniques, can detect every possible condition that could lead to the failure of a tree. Trees often fail for reasons that cannot be detected in advance or controlled, and even healthy trees may fail in exceptional conditions, including but not limited high winds, heavy rains, earthquakes, droughts, and the like. Conditions which adversely affect a tree's health, longevity, or safety are often hidden within the tree or below ground, and a visual inspection alone will not reveal these conditions. Even for a tree that is healthy at the time of the Arborist's inspection, the Arborist cannot guarantee that that tree will remain healthy and safe for a specific period of time. Therefore, except as otherwise expressly stated in the Report, no warranty, representation, or guarantee, express or implied, is made by the Arborist concerning the tree or trees that are the subject of the Report.
6. Similarly, the effectiveness of any remedial treatment recommended by the Arborist cannot be guaranteed. The work of an Arborist is to achieve a balance between the inherent risks presented to humans living near trees and the inherent value of trees as part of the environment (whether urban, suburban, or rural). The only way to eliminate the dangers that trees present to human life and property is to eliminate trees.
7. Where specific remedial work is recommended to the Client (whether in the form of treatment, pruning, removal, or otherwise), it is the Client's responsibility (a) to

engage competent professionals to implement the recommendations, (b) to advise the Arborist and any professionals hired by the Client concerning any issues known to the Client that may affect the completion of the work, including boundary issues, ownership issues, views or site lines from or across Client's property, disputes with neighbors, and the like, and (c) to determine and secure any needed approvals (whether from governmental bodies, homeowners associations, co-owners, neighbors, or others) for implementation of the work.

8. While Arborist may, at Client's request, provide names of local professionals who can perform recommended remedial work, Arborist makes no representation or warranty to Client regarding the qualifications of any such local professionals. Unless otherwise agreed to in writing by Arborist, Arborist has no duty to supervise or inspect the work performed by third parties, and Arborist shall have no liability or responsibility for the acts or omissions of third parties.

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