

# Exhibit J

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November 4, 2016

Mrs. Randi Greene  
P.O. Box 22070  
Carmel, CA 93922

RE: 1028 Marcheta Lane-Vegetation along North property line

Mrs. Greene;

You requested I visit your property to observe Monterey cypresses along the north property line because of proposed excavation on the adjacent property to the north which potentially affects trees along this area. Your principal concern is to know what effect excavation may have to your cypress trees and what a safe distance excavation and grading is to stay away from these trees. In particular, you have a concern regarding the largest Monterey cypress (18" diameter) and have a fear that because of its lean and that root disturbance will compromise its stability.

There were three trees of primary concern along the north fence line:

- Tree A - 18" diameter Monterey cypress (*Cupressus macrocarpa*). This tree is the largest of the trees along this area with a height of approximately 60 feet and 20 foot crown spread. Its foliage is dark green with a 70% live crown ration (LCR). It appears it has been well maintained. It is considered in fair or better condition but has a lean to the south toward your home.
- Tree B - double 10" diameter Monterey cypress. This double stemmed tree stands approximately 50 feet in height with a crown spread of 20 feet. The tree has a 50% LCR; its foliage is spotty with insect damage appearing to be from cypress tip moth. The tree is considered to be in fair condition.
- Tree C - 8" diameter Monterey cypress. This tree is shorter in stature standing 25 feet tall and with a crown spread of 15 feet. It has a 40% LCR; foliage is spotty with insect damage appearing to be from cypress tip moth.

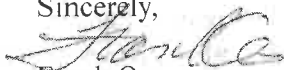
The general area when discussing roots or root loss is considered the critical root zone (CRZ). Roots encountered during excavation are categorized as structural, lateral, and fine. Structural roots are large woody roots responsible for support. Lateral roots are roots that form off structural roots and contain fine roots. Fine roots are smaller roots and root hairs that assist in nutrient support for the tree. All comprise the trees CRZ. There are no specific rules for how close excavation may occur near a trees CRZ because tree roots are not symmetrical and the difficulty of knowing what is underground.

High root loss when occurring within the tree CRZ may result in instability, branch dieback, or even death when too many roots are disturbed. General guide lines may be applied in making an informed decision on a safe distance to limit grading and excavation near a trees CRZ; these are discussed as follows. For mature trees, some experts recommend not cutting roots closer than 6 to 8 inches from the trunk for each inch in trunk diameter (in our small wooded lots this would be unreasonable and highly limit development); other experts are more realistic and state it's safe to root prune no closer to the trunk than a distance equal to 3 times the trunk diameter, preferably 4-5 times the trunk diameter. Dr. Tom Smiley at the Bartlett Tree Research Laboratory has showed that roots on one side of very young trees can be pruned off completely at a distance equal to 5 times the trunk diameter without any impact on tree stability. Typically, in the Pebble Beach area, tree roots are successfully pruned within four times the trunk diameter, consequently I use the four times the trunk diameter as a guideline for root disturbance within or near a trees CRZ, when only one side of a growing straight tree needs roots cut.

There are special circumstances regarding your situation. First, the tree has a lean and the excavation will be seven feet deep on the side of the lean. This deep an excavation requires the use of shoring techniques including an over excavation of several feet to install required shoring. On your property, the largest tree is 18" in diameter; utilizing the formula presented above of eight inches of distance for each inch in diameter of the trunk, a minimum distance of 144" (12 feet) is required away from the trunk of the tree, provided the tree is growing straight up. Because of the lean of the tree, extra distance must be given to minimize the possibility of root plate failure; consequently, a minimum distance of 10" per inch of diameter must be used; shoring excavation must not intrude into this area. This makes the minimal safe distance of fifteen feet from the base of the tree (interestingly enough this distance coincides with the dripline of the tree) as a safe distance where tree roots must not be disturbed.

Thank you very much and please feel free to call if there are any questions or if I can be of further assistance.

Sincerely,



Frank Ono

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