



KUNZMAN ASSOCIATES, INC.

OVER 35 YEARS OF EXCELLENT SERVICE

1111 Town & Country Road, Suite 34
Orange, California 92868
(714) 973-8383

www.traffic-engineer.com

**ARBORIST REPORT AND TREE SURVEY
FOR
GOLDEN EAGLE MULTI- FAMILY PROPERTIES
MURRIETA, CALIFORNIA**



Prepared for:

**GOLDEN EAGLE MULTI – FAMILY PROPERTIES LLC
6201 Oak Canyon, Suite 200
Irvine, CA 92618**

Prepared by:

**Steve F. Andresen
Arborist Services
5516 Inspiration Drive
Riverside, CA 92506**

April 21, 2013

SCOPE OF WORK

The scope of this report is to give a comprehensive overall view of the existing mature trees using guidelines established by the International Society of Arboriculture.

- On-site visit and inspection of 40 mature trees.
- Tree common name and botanical name.
- Tree specifications: height, width and caliper.
- Tree comments as to current health and aesthetic quality.
- Trees tagged and numbered.

FINDINGS

The site is located on Murrieta Hot Springs Road with the nearest cross street being Via Pricesa in Murrieta California. The trees inspected are located along the par 5 golf hole that is adjacent to Murrieta Hot Springs Road. The majority of trees I inspected were Eucalyptus, with other trees being California Pepper, Pines, Arizona Cypress and Elm trees. The average Eucalyptus height is between 40' – 50' with trunk sizes ranging from 18" – 25" respectively. Most trees are in average to fair condition for the setting. They receive ample water from the turf irrigation producing heavy foliage and growth. As noticed in the survey many of the Eucalyptus have broken or split off large limbs due to the excess turf watering that has created the vigorous growth.

On April 20th 2013 a site visit was made to inspect these existing trees and gather information to prepare this report.

SUMMARY

Eucalyptuses are the signature trees of the area and line both sides of the fairway. As previously mentioned excess water has created heavy foliage causing limb breakage and splitting of most of the Eucalyptus at the site. Other trees of note are the Elm trees along Murrieta Hot Springs Road as they have been severely topped for utility line clearance. These trees are outside of the post & rail fencing that runs along the edge of the project and have been included in this report.

CONCLUSIONS

The site does not appear to be of historic value. The trees planted at this site were to establish a golf hole layout from the tee box, fairway and green. The tree health is average for the site and if left to remain would last for many more years with proper pruning and maintenance.

Letter grades for tree health and aesthetic quality

Letter grade “A” – Stands for a tree in outstanding condition. A tree with an “A” grade will have excellent trunk and branch structure, vigorous new growth and healthy leaf color.

Letter grade “B” – Stands for a tree in good condition. A tree with a “B” grade will have good trunk and branch structure with some slight defects that will not adversely affect the tree long term condition. Leaf color and general health are good.

Letter grade “C” – Stands for a tree in average condition. Most trees growing in a landscape setting will be in average condition. Trees may have branching and trunk defects from improper pruning and maintenance. In general letter “C” grade trees are healthy and will continue to grow in the landscape.

Letter grade “D” – Stands for a tree in below average condition. A tree with a “D” grade will have poor trunk and branch structure, limb and leaf die back with stunted growth and overall plant stress.

Letter grade “E” – Stands for a tree in severe decline that should be removed. Some grade “E” trees may look healthy from a distance but will have major trunk or structural defects warranting removal.

TREE NAME	SPECIES	ID #	HEIGHT FT.	SPREAD FT.	CALIPER INCHES	HEALTH GRADE	AESTHETIC GRADE	COMMENT
EUCALYPTUS	<i>Eucalyptus sideroxylon</i>	60	40	30	27.00	C	C	
EUCALYPTUS	<i>Eucalyptus species</i>	61	35	25	18.00	D/E	D	Severe trunk damage from large limb loss
EUCALYPTUS	<i>Eucalyptus sideroxylon</i>	62	50	40	30.00	C	C	Some limb die back from tree stress
EUCALYPTUS	<i>Eucalyptus sideroxylon</i>	63	50	40	30.00	C	C	Included bark on main branch structure
EUCALYPTUS	<i>Eucalyptus sideroxylon</i>	64	25	15	17.00	D	D	Heavy die back / tree in decline
EUCALYPTUS	<i>Eucalyptus sideroxylon</i>	65	45	30	21.00	C	C	
EUCALYPTUS	<i>Eucalyptus sideroxylon</i>	66	40	30	20.00	C	C	
ALEPPO PINE	<i>Pinus halapensis</i>	67	30	25	14.00	C	C	
CALABRIAN PINE	<i>Pinus brutia</i>	68	30	25	16.00	C	C	
EUCALYPTUS	<i>Eucalyptus sideroxylon</i>	69	50	30	27.00	C	C	
EUCALYPTUS	<i>Eucalyptus species</i>	70	60	30	23.00	C	C	Off color / nutrient deficient
EUCALYPTUS	<i>Eucalyptus sideroxylon</i>	71	60	30	25.00	C	C	
EUCALYPTUS	<i>Eucalyptus sideroxylon</i>	72	65	30	24.00	C	C	
EUCALYPTUS	<i>Eucalyptus species</i>	73	65	30	33 c	D	D	Heavy die back / tree in decline /multi trunk tree
EUCALYPTUS	<i>Eucalyptus sideroxylon</i>	74	30	25	17.00	C	C	Severe trunk damage from large limb loss
EUCALYPTUS	<i>Eucalyptus sideroxylon</i>	75	30	20	21.00	C	C	
EUCALYPTUS	<i>Eucalyptus species</i>	76	35	25	14.00	D	D	Trunk damage from loss of large lower limb
EUCALYPTUS	<i>Eucalyptus sideroxylon</i>	77	30	25	14.00	D	D	Tree in poor condition
EUCALYPTUS	<i>Eucalyptus sideroxylon</i>	78	50	25	20.00	D	D	Tree in poor condition
ELM	<i>Ulmus species</i>	79	13	25	20 c	E	E	Severely topped for power line clearance
ARIZONA CYPRESS	<i>Cupressus arizonica</i>	80	25	20	20 c	C	C	Multi trunk tree
CANARY PALM	<i>Phoenix canariensis</i>	81	15		7 BT	C	C	
ELM	<i>Ulmus species</i>	82	12	18	15.00	E	E	Severely topped for power line clearance
ELM	<i>Ulmus species</i>	83	13	13	26 c	E	E	Severely topped for power line clearance
ELM	<i>Ulmus species</i>	84	14	18	14.00	E	E	Severely topped for power line clearance
ELM	<i>Ulmus species</i>	85	14	18	12.00	E	E	Severely topped for power line clearance
EUCALYPTUS	<i>Eucalyptus sideroxylon</i>	86	50	25	25.00	D	D	Tree in poor condition due to plant stress
EUCALYPTUS	<i>Eucalyptus species</i>	87	60	30	21.00	C	C	
EUCALYPTUS	<i>Eucalyptus sideroxylon</i>	88	18	30	19.00	D	D	Severely topped for power line clearance
ARIZONA CYPRESS	<i>Cupressus arizonica</i>	89	16	20	23 C	C	C	Multi trunk tree
ARIZONA CYPRESS	<i>Cupressus arizonica</i>	90	16	20	19 c	D	D	
ELM	<i>Ulmus species</i>	91	14	18	29 c	E	E	Severely topped for power line clearance
ELM	<i>Ulmus species</i>	92	13	15	15.00	E	E	Severely topped for power line clearance
CALIFORNIA SYCAM	<i>Platanus racemosa</i>	93	20	15	8.00	C	C	
ARIZONA CYPRESS	<i>Cupressus arizonica</i>	94	18	17	31 c	D	D	Topped for power line clearance
CANARY PINE	<i>Pinus canariensis</i>	95	30	20	17.00	C	C	
LONDON PLANE	<i>Platanus acerfolia</i>	96	30	25	13.00	C	C	
PEPPER TREE	<i>Schinus molle</i>	97	30	30	29 c	C	C	Multi trunk tree
PEPPER TREE	<i>Schinus molle</i>	98	26	30	31 c	C	C	Multi trunk tree
PEPPER TREE	<i>Schinus molle</i>	99	30	30	41 C	C	C	Multi trunk tree
EUCALYPTUS	<i>Eucalyptus sideroxylon</i>	100	45	30	22.00	C	C	

Golden Eagle-Murrieta
Steve F. Andresen
April 21, 2013

BACKGROUND

I am currently employed by GroWest Nurseries supplying the needs of clients and contractors throughout the Inland Empire and Los Angeles counties. In addition to my arborist certification, I am a member of the Western Chapter of Certified Arborists and Street Tree Seminars Inc.

Throughout my twenty-six year career, I have been involved in continuing my education in by attending numerous seminars by such organizations as the International Society of Arboriculture, Street Tree Seminars, International Plant Propagators and California Association of Nurseryman.

EXPERIENCE

CITY OF RANCHO CUCAMONGA

On the cities preferred arborist list.

ARCHITERA DESIGN GROUP

Mr. Richard Krumnweidi (909) 484-2800

Prepared report as to the health and feasibility of relocating large specimen pine trees at the Magnolia Galleria at Tyler, Riverside, CA

RICHARD POPE & ASSOCIATES

Mr. Richard Pope (909) 888-5568

Prepared arborist report at the Norton Air Base in San Bernardino, CA

LRM LIMITED / LANDSCAPE ARCHITECTURE

Mr. Steve Wood / Project manager (310) 387-6729

Prepared many reports including Sierra Madre Villas and Westfield Malls

Golden Eagle-Murrieta
Steve F. Andresen
April 21, 2013

QUALIFICATIONS AND LIMITING CONDITIONS

I am a certified arborist in California # 2170 with the International Society of Arboriculture and am qualified to make this report.

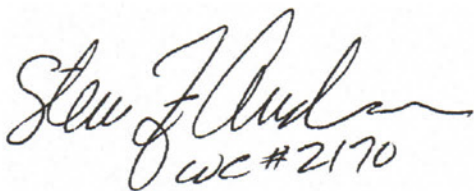
My inspection was a visual examination and in most cases will ensure the success of a project such as this. My report is based on the condition of the trees at the time of inspection.

QUESTIONS AND COMMENTS

Any questions or comments can be directed to:

Steve F. Andresen / Arborist Services

5516 Inspiration Drive
Riverside, CA 92506
ISA~ 2170 (951) 768-9897



Steve F. Andresen
WC # 2170

Steve F. Andresen
Arborist WC 2170

April 21, 2013
Date: