NEW LEAF ENVIRONMENTAL

January 2, 2024

Certified Arborist Assessment
6545 SW 131 Street, Pinecrest, Florida
NLE Project No. 34623003

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 December of 2023 and recorded on a tree table (attached). Photos were taken of each tree and included on the attached photo log. Canopies and tree critical root zones of specimen trees, including onsite portions of critical root zones and canopies of offsite specimen trees and canopies, were drawn onto the attached site map. Offsite trees within 10 feet of the property are identified (or characterized based on visibility), with approximate measurements provided.

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.

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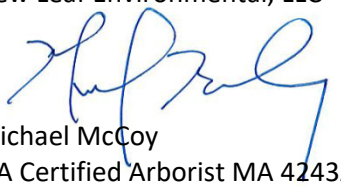
Poor – unhealthy/in a state of decline, overmature, or severely stressed. Poor vigor. Poor foliage density/color. Defects cannot be defected and are anticipated to contribute to death of the tree. Significant effects on the function and aesthetics of the tree.
Very Poor – tree is effectively dead, though 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 no 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. Critical root zones were calculated as eight inches in radius from the trunk for each inch in DBH, with a minimum calculated radius of 10 feet. Critical root zones unless otherwise indicated are drawn for planning purposes and may be adjusted based on field observations to reflect observed roots or root barriers.

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 #	Common Name	Scientific Name	DBH (inches)	Condition	Number of stems	Height (feet)	Spread (feet)	Canopy (square feet)	Prohibited?	Specimen?	Comments
1	live oak	*Quercus virginiana*	20	Good	1	45	35	962		Yes	
1A	white bird of paradise	*Strelitzia nicolai*	cluster	Fair	1	20	20	314			species not considered a tree
2	strangler fig	*Ficus aurea*	30	Fair	1	50	35	962		Yes	
3	live oak	*Quercus virginiana*	17	Fair	1	40	40	1256			
4	live oak	*Quercus virginiana*	25	Fair	1	45	45	1590		Yes	
5	live oak	*Quercus virginiana*	17	Good	1	30	30	707			
6	live oak	*Quercus virginiana*	24	Good	1	45	40	1256		Yes	
7	live oak	*Quercus virginiana*	28	Good	1	50	45	1590		Yes	
7A	areca palm	*Dypsis lutescens*	cluster	Good	1	26	25	491			
8	hurricane palm	*Dictosperma album*	10	Good	1	20	15	177			
8A	Miraguama palm	*Cocothrinax miraguama*	4	Good	1	12	8	50			
9	teddy bear palm	*Dypsis leptocheilos*	6	Good	1	20	15	177			
10	mango	*Mangifera indica*	8	Good	1	20	20	314			
11	sapodilla	*Manikara zapota*	4	Good	1	20	20	314			
12	avocado	*Persea americana*	7	Good	1	10	12	113			
13	paradise tree	*Simaruba glauca*	9	Fair	1	25	30	707			
13A	gumbo limbo	*Bursera simaruba*	5	Fair	1	16	12	113			
14	gumbo limbo	*Bursera simaruba*	15	Good	1	45	35	962			
15	live oak	*Quercus virginiana*	25	Good	2	45	40	1256		Yes	low aspect codom
16	mamey sapote	*Pouteria sapota*	9	Fair	2	16	16	201			
16A	lychee	*Litchi chinensis*	5	Good	2	16	12	113			
17	live oak	*Quercus virginiana*	22	Fair	1	50	40	1256		Yes	lean
17A	verawood	*Bulnesia arboria*	4	Good	1	16	12	113			
18	live oak	*Quercus virginiana*	25	Fair	1	45	45	1590		Yes	
19	live oak	*Quercus virginiana*	15	Fair	1	40	30	707			
19A	Florida thatch palm	*Thrinax radiata*	6	Fair	1	30	12	113			20'c.t.
19B	Florida thatch palm	*Thrinax radiata*	6	Fair	1	20	12	113			18'c.t.
19C	Florida thatch palm	*Thrinax radiata*	5	Fair	1	22	12	113			20'c.t.
19D	old man palm	*Coccothrinax crinita*	9	Fair	1	12	10	79			
19E	old man palm	*Coccothrinax crinita*	9	Poor	1	8	10	79			
20	live oak	*Quercus virginiana*	19	Good	1	40	45	1590		Yes	
21	spindle palm	*Hyophorbe verschaffeltii*	11	Fair	1	26	16	201			18'c.t.
21A	sabal palm	*Sabal palmetto*	9	Good	1	16	12	113			6'c.t.
21B	sabal palm	*Sabal palmetto*	8	Fair	1	14	12	113			7'c.t.
21C	Chinese fan palm	*Livistona chinensis*	9	Good	1	26	15	177			18'c.t.
22	black olive	*Bucida buceras*	16	Fair	1	40	30	707			
23	black olive	*Bucida buceras*	20	Fair	1	45	30	707		Yes	
24	black olive	*Bucida buceras*	12	Poor	1	45	25	491			lean

25	black olive	*Bucida buceras*	32	Fair	1	50	40	1256		Yes	ROW
26	black olive	*Bucida buceras*	17	Fair	1	45	30	707			
27	black olive	*Bucida buceras*	13	Fair	1	28	20	314			
28	black olive	*Bucida buceras*	20	Poor	3	45	30	707		Yes	cavities
29	black olive	*Bucida buceras*	18	Fair	1	40	30	707		Yes	
30	black olive	*Bucida buceras*	19	Poor	1	40	30	707		Yes	
31	Chinese fan palm	*Livistona chinensis*	10	Good	1	34	15	177			24'c.t.
31A	Chinese fan palm	*Livistona chinensis*	10	Good	1	34	15	177			24'c.t.
31B	Chinese fan palm	*Livistona chinensis*	10	Good	1	34	15	177			24'c.t.
32	black olive	*Bucida buceras*	24	Fair	1	45	35	962		Yes	
33	black olive	*Bucida buceras*	10	Poor	1	30	20	314			
34	black olive	*Bucida buceras*	17	Fair	1	45	30	707			
35	black olive	*Bucida buceras*	17	Poor	1	40	30	707			crown dieback
36	bottlebrush	*Callistemon sp.*	9	Poor	1	20	20	314			lean
37	Norfolk Island pine	*Araucaria heterophylla*	9	Fair	1	30	16	201			
37A	sabal palm	*Sabal palmetto*	9	Good	1	26	12	113			18'c.t.
38	gumbo limbo	*Bursera simaruba*	15	Good	1	45	25	491			
39	live oak	*Quercus virginiana*	22	Good	1	35	35	962		Yes	
40	sabal palm	*Sabal palmetto*	10	Good	1	16	12	113			8'c.t.
41	areca palm	*Dypsis lutescens*	cluster	Fair	1	16	10	79			
42	solitaire palm	*Ptychosperma elegans*	cluster	Good	1	22	18	254			
43	Christmas palm	*Adonidia merrellii*	cluster	Good	1	18	10	79			12'c.t., 3 x 5"
44	Chinese fan palm	*Livistona chinensis*	9	Good	1	32	16	201			20'c.t.
45	verawood	*Bulnesia arboria*	7	Good	3	20	18	254			

Tree 1 live oak
(Quercus virginiana)
20 inch DBH, Good condition
45 foot height, 35 foot spread



Tree 1A white bird of paradise
(Strelitzia nicolai)
cluster inch DBH Fair condition
20 foot height, 20 foot spread



species not considered a tree

Tree 2 strangler fig
(Ficus aurea)
30 inch DBH, Fair condition
50 foot height, 35 foot spread



Tree 3 live oak
(Quercus virginiana)
17 inch DBH Fair condition
40 foot height, 40 foot spread



Tree 4 live oak
(Quercus virginiana)
25 inch DBH, Fair condition
45 foot height, 45 foot spread



Tree 5 live oak
(Quercus virginiana)
17 inch DBH Good condition
30 foot height, 30 foot spread



Tree 6 live oak
(Quercus virginiana)
24 inch DBH, Good condition
45 foot height, 40 foot spread



Tree 7 live oak
(Quercus virginiana)
28 inch DBH Good condition
50 foot height, 45 foot spread



Tree 7A areca palm
(Dypsis lutescens)
cluster inch DBH, Good condition
26 foot height, 25 foot spread



Tree 8 hurricane palm
(Dictosperma album)
10 inch DBH Good condition
20 foot height, 15 foot spread



Tree 8A Miraguama palm
(Cocothrinax miraguama)
4 inch DBH, Good condition
12 foot height, 8 foot spread



Tree 9 teddy bear palm
(Dypsis leptocheilos)
6 inch DBH Good condition
20 foot height, 15 foot spread



Tree 10 mango
(Mangifera indica)
8 inch DBH, Good condition
20 foot height, 20 foot spread



Tree 11 sapodilla
(Manikara zapota)
4 inch DBH Good condition
20 foot height, 20 foot spread



Tree 12 avocado
(Persea americana)
7 inch DBH, Good condition
10 foot height, 12 foot spread



Tree 13 paradise tree
(Simaruba glauca)
9 inch DBH Fair condition
25 foot height, 30 foot spread



Tree 13A gumbo limbo
(Bursera simaruba)
5 inch DBH, Fair condition
16 foot height, 12 foot spread



Tree 14 gumbo limbo
(Bursera simaruba)
15 inch DBH Good condition
45 foot height, 35 foot spread



Tree 15 live oak
(Quercus virginiana)
25 inch DBH, Good condition
45 foot height, 40 foot spread



Tree 16 mamey sapote
(Pouteria sapota)
9 inch DBH Fair condition
16 foot height, 16 foot spread



low aspect codom

Tree 16A lychee
(Litchi chinensis)
5 inch DBH, Good condition
16 foot height, 12 foot spread



Tree 17 live oak
(Quercus virginiana)
22 inch DBH Fair condition
50 foot height, 40 foot spread



lean

Tree 17A verawood
(Bulnesia arboria)
4 inch DBH, Good condition
16 foot height, 12 foot spread



Tree 18 live oak
(Quercus virginiana)
25 inch DBH Fair condition
45 foot height, 45 foot spread



Tree 19 live oak (Quercus virginiana) 15 inch DBH, Fair condition 40 foot height, 30 foot spread 	Tree 19A Florida thatch palm (Thrinax radiata) 6 inch DBH Fair condition 30 foot height, 12 foot spread 
	20'c.t.
Tree 19B Florida thatch palm (Thrinax radiata) 6 inch DBH, Fair condition 20 foot height, 12 foot spread 	Tree 19C Florida thatch palm (Thrinax radiata) 5 inch DBH Fair condition 22 foot height, 12 foot spread 
18'c.t.	20'c.t.

Tree 19D old man palm
(Coccothrinax crinita)
9 inch DBH, Fair condition
12 foot height, 10 foot spread



Tree 19E old man palm
(Coccothrinax crinita)
9 inch DBH Poor condition
8 foot height, 10 foot spread



Tree 20 live oak
(Quercus virginiana)
19 inch DBH, Good condition
40 foot height, 45 foot spread



Tree 21 spindle palm
(Hyophorbe verschaffeltii)
11 inch DBH Fair condition
26 foot height, 16 foot spread



18'c.t.

Tree 21A sabal palm
(Sabal palmetto)
9 inch DBH, Good condition
16 foot height, 12 foot spread



6'c.t.

Tree 21B sabal palm
(Sabal palmetto)
8 inch DBH Fair condition
14 foot height, 12 foot spread



7'c.t.

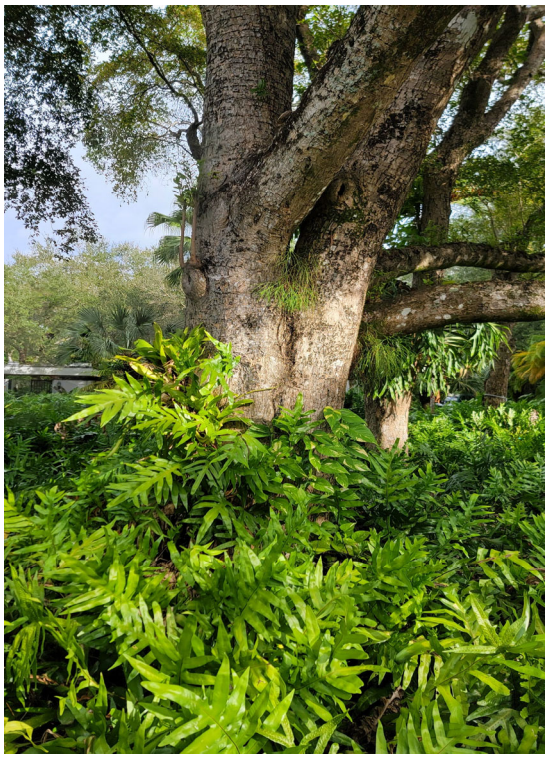
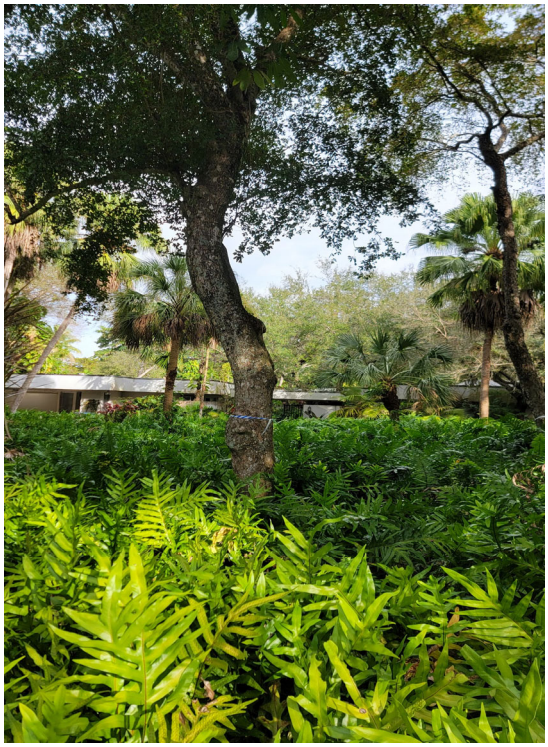
Tree 21C Chinese fan palm
(Livistona chinensis)
9 inch DBH, Good condition
26 foot height, 15 foot spread



18'c.t.

Tree 22 black olive
(Bucida buceras)
16 inch DBH Fair condition
40 foot height, 30 foot spread



Tree 23 black olive (Bucida buceras) 20 inch DBH, Fair condition 45 foot height, 30 foot spread 	Tree 24 black olive (Bucida buceras) 12 inch DBH Poor condition 45 foot height, 25 foot spread 
	lean
Tree 25 black olive (Bucida buceras) 32 inch DBH, Fair condition 50 foot height, 40 foot spread 	Tree 26 black olive (Bucida buceras) 17 inch DBH Fair condition 45 foot height, 30 foot spread 
ROW	

Tree 27 black olive
(Bucida buceras)
13 inch DBH, Fair condition
28 foot height, 20 foot spread



Tree 28 black olive
(Bucida buceras)
20 inch DBH Poor condition
45 foot height, 30 foot spread



Tree 29 black olive
(Bucida buceras)
18 inch DBH, Fair condition
40 foot height, 30 foot spread



Tree 30 black olive
(Bucida buceras)
19 inch DBH Poor condition
40 foot height, 30 foot spread



Tree 31 Chinese fan palm
(Livistona chinensis)
10 inch DBH, Good condition
34 foot height, 15 foot spread



24'c.t.

Tree 31A Chinese fan palm
(Livistona chinensis)
10 inch DBH Good condition
34 foot height, 15 foot spread



24'c.t.

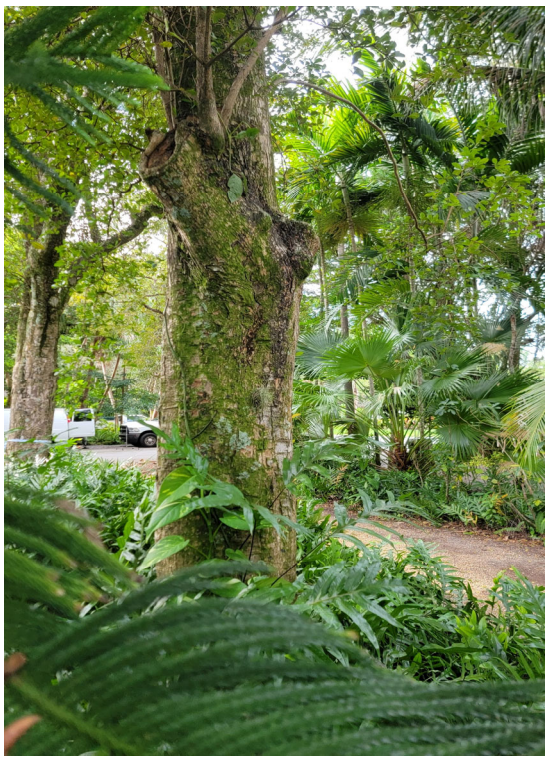
Tree 31B Chinese fan palm
(Livistona chinensis)
10 inch DBH, Good condition
34 foot height, 15 foot spread



24'c.t.

Tree 32 black olive
(Bucida buceras)
24 inch DBH Fair condition
45 foot height, 35 foot spread



Tree 33 black olive (Bucida buceras) 10 inch DBH, Poor condition 30 foot height, 20 foot spread 	Tree 34 black olive (Bucida buceras) 17 inch DBH Fair condition 45 foot height, 30 foot spread 
Tree 35 black olive (Bucida buceras) 17 inch DBH, Poor condition 40 foot height, 30 foot spread 	Tree 36 bottlebrush (Callistemon sp.) 9 inch DBH Poor condition 20 foot height, 20 foot spread 
crown dieback	lean

Tree 37 Norfolk Island pine
(Araucaria heterophylla)
9 inch DBH, Fair condition
30 foot height, 16 foot spread



Tree 37A sabal palm
(Sabal palmetto)
9 inch DBH Good condition
26 foot height, 12 foot spread



18'c.t.

Tree 38 gumbo limbo
(Bursera simaruba)
15 inch DBH, Good condition
45 foot height, 25 foot spread



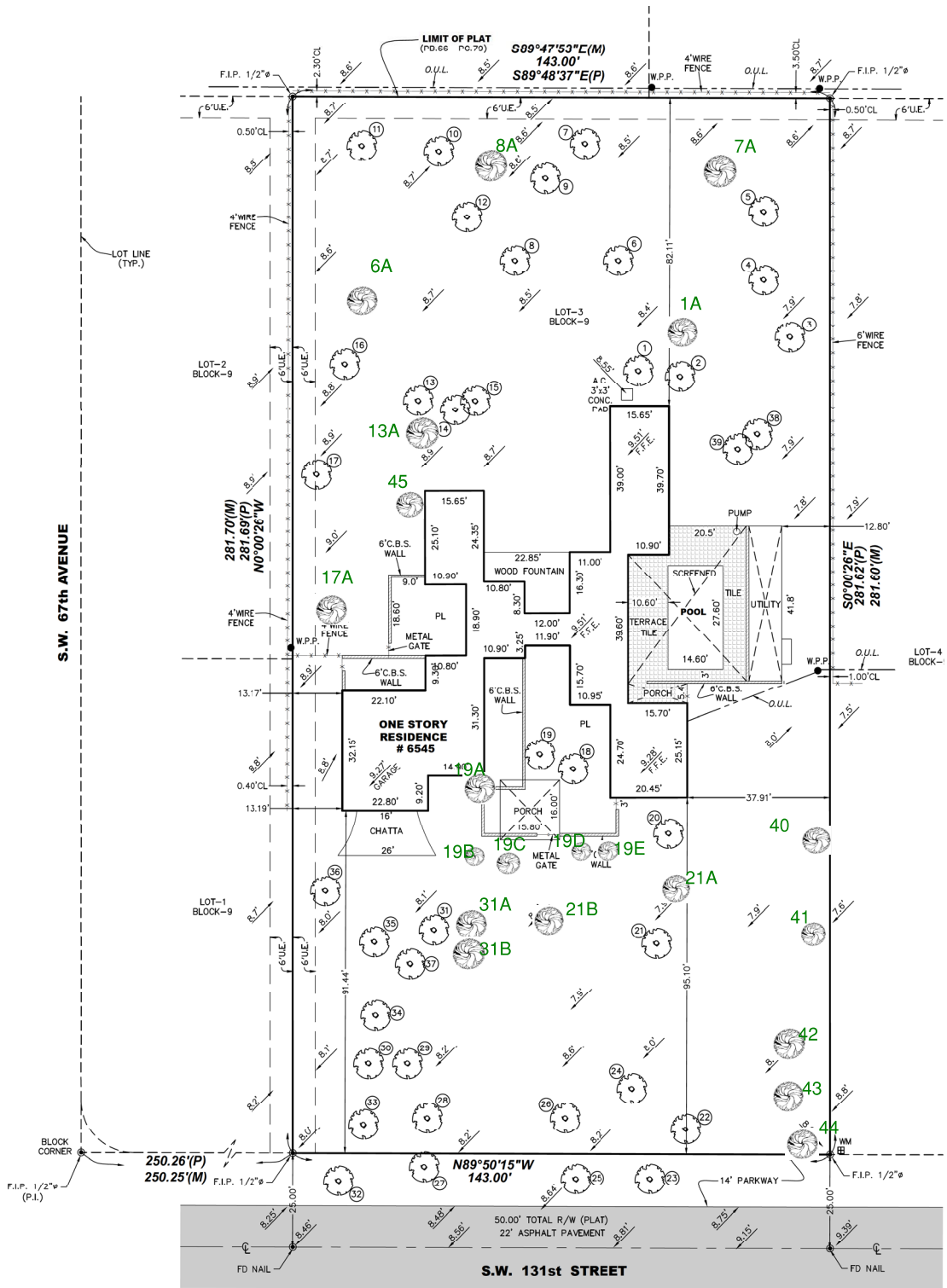
Tree 39 live oak
(Quercus virginiana)
22 inch DBH Good condition
35 foot height, 35 foot spread



Tree 40 sabal palm (Sabal palmetto) 10 inch DBH, Good condition 16 foot height, 12 foot spread 	Tree 41 areca palm (Dypsis lutescens) cluster inch DBH Fair condition 16 foot height, 10 foot spread 
8'c.t.	
Tree 42 solitaire palm (Ptychosperma elegans) cluster inch DBH, Good condition 22 foot height, 18 foot spread 	Tree 43 Christmas palm (Adonidia merrellii) cluster inch DBH Good condition 18 foot height, 10 foot spread 
	12'c.t., 3 x 5"

Tree 44 Chinese fan palm (Livistona chinensis) 9 inch DBH, Good condition 32 foot height, 16 foot spread 	Tree 45 verawood (Bulnesia arboria) 7 inch DBH Good condition 20 foot height, 18 foot spread 
20'c.t.	

TREE MAP
OVERLAY ON SITE SURVEY
JANUARY 2024
NEW LEAF ENVIRONMENTAL



This property described as:
Lot 3, Block 9,
DEVONWOOD FIRST ADDITION,
according to the Plat thereof as recorded in Flat Book 79, Page 47, of the Public Records of Miami-Dade County, Florida.

Certified to:
Fonaldo FL2 LLC, a Florida limited liability comp
Anchor Nationwide Loans, LLC
its successors and/or assigns, ATIMA
Rapid Title Services Company
Old Republic National Title Insurance Company

Address:
6545 SW 131st St, Pinecrest, FL 33156
Folio# 20-5013-025-0030

NOTE:
a) All clearances and/or encroachments shown hereon are of the apparent nature, fence legal ownership not determined.
b) This issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
c) Code restrictions and title search not implied in this survey.
d) Underground utilities, improvements, footings and encroachments, if any not located.
e) The flood information shown hereon does not imply that the subject property will or will not be in any damage that occurs from reliance on said information.
f) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.
g) All roads shown hereon are public unless otherwise noted.
h) No identification cap found on property corners unless otherwise noted.
i) Distance along boundary are record and measured unless otherwise noted.
j) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.
k) Accuracy: The expected use of land as classified in the minimum technical standards (5J17-FAC), is "Suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed the requirement.
l) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning, setback information and utilities location.

LEGEND

A/C	= A/c	E.B.	= Electric Box	P.I.	= Point of Intersection	P.O.B.	= Point of Beginning
AC	= Air Conditioner	Encr.	= Encroachment	P.L.	= Property Line	P.O.C.	= Point of Commencement
BM	= Bench Mark	F.H.	= Fire Hydrant	P.O.T.	= Point of Tangency	P.O.L.	= Point of Line
BRW	= Brick Wall	F.I.R.	= Found Iron Rebar	P.P.	= Power Pole	P.R.M.	= Permanent Reference Monument
CATV	= Catch basin	F.I.P.	= Found Iron Pipe & Light	P.R.C.	= Point of Reverse Curvature	PT	= Point of Tangency
CB	= Catch basin	F.I.P.	= Found Iron Pipe	R	= Radius	R	= Radius
CBS	= Concrete Block Structure	FD.	= Found	R/W	= Right of Way	R/W	= Right of Way
CH	= Chord	L.F.	= Lineal Feet Fence	PSM	= Professional Surveyor Mapper	SWK	= Sidewalk
C.P.P.	= Concrete power pole	L.P.	= Light Pole	R/W	= Right of Way	Sec.	= Section
CL	= Clear	L.M.E.	= Lake Maintenance Easement	SWK	= Sidewalk	(Typ.)	= Typical
CONC.	= Concrete	M.D.P.	= Metal Light Pole	Sec.	= Section	T	= Tangent
CONC.	= Concrete	M.H.	= Manhole	(Typ.)	= Typical	U.E.	= Utility Easement
CLF	= Chain Link Fence	M	= Monument Line	T	= Tangent	W.F.	= Wood Fence
D	= Deed	M.F.	= Metal Fence	U.E.	= Utility Easement	W.M.	= Water Meter
ø	= Diameter	N/A	= Not Applicable	W.F.	= Wood Fence	W.V.	= Water Valve
DH	= Drill Hole	NO	= Nail & Disc	W.M.	= Water Meter	W.S.	= Water Service
D.M.E.	= Drainage & Maintenance Easement	NTS	= Not to Scale	W.V.	= Water Valve		
		OB	= Offset	W.S.	= Water Service		
		O/H	= Overhead Utility Lines				
		OH	= Overhang				
		P	= Plat				
		PB	= Plat Book				
		PC	= Point of Curvature				
		P.C.C.	= Point of Compound Curvature				
		PCP	= Permanent Control Point				
		PCC	= Point of Curvature				