NEW LEAF ENVIRONMENTAL

September 9, 2023

Certified Arborist Assessment
6200 SW 123 Terrace, Pinecrest, Florida
NLE Project No. 34623002

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 September 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 protection zones of specimen trees, including onsite portions of tree protection 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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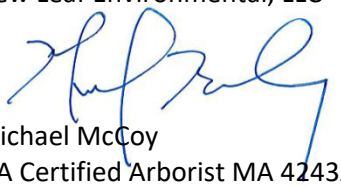
Poor – unhealthy/in a state of decline, overmature, or severely stressed. Poor vigor. Poor foliage density/color. Defects cannot be defected and are anticipated to contribute to death of the tree. Significant effects on the function and aesthetics of the tree.
Very Poor – tree is effectively dead, though 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. Tree protection zones trees were calculated as eight inches in radius from the trunk for each inch in DBH, with a minimum calculated radius of 10 feet. Tree protection 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



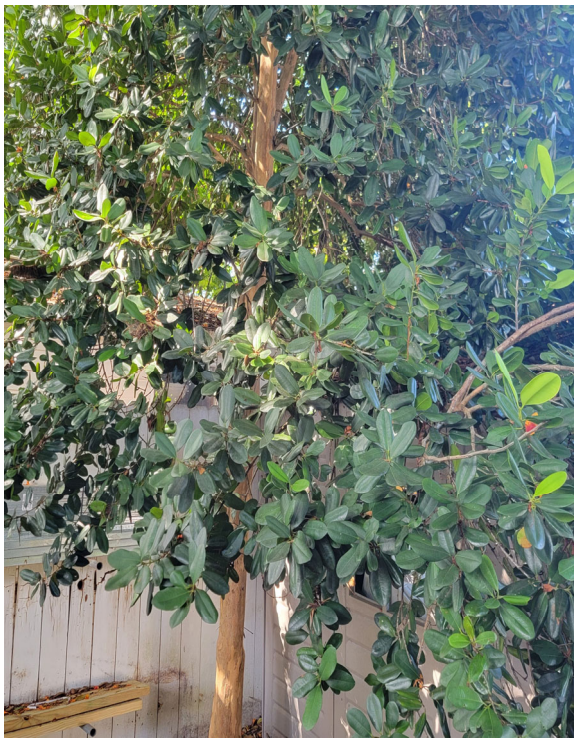
Michael McCoy
ISA Certified Arborist MA 4243A, TRAQ Qualified
LIAF Certified Landscape Inspector

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	bay rum tree	*Pimenta racemosa*	6	GOOD	2	35	20	314			
2	royal poinciana	*Delonix regia*	26	GOOD	1	55	65	3317		Yes	
3	Champak tree	*Michelia champaca*	4	GOOD	1	25	20	314			
4	Champak tree	*Michelia champaca*	4	GOOD	2	25	20	314			
5	mango	*Mangifera indica*	28	GOOD	2	35	35	962		Yes	
6	sabal palm	*Sabal palmetto*	10	GOOD	1	16	12	113			6'c.t.
7	rainbow eucalyptus	*Eucalyptus deglupta*	25	GOOD	1	65	45	1590		Yes	
8	rainbow eucalyptus	*Eucalyptus deglupta*	22	GOOD	1	65	45	1590		Yes	
9	avocado	*Persea americana*	15	GOOD	3	30	35	962			ROW
10	macarthur palm	*Ptychosperma macarthurii*	5	POOR	2	36	8	50			30'c.t.
11	macarthur palm	*Ptychosperma macarthurii*	cluster	FAIR	2	20	10	79			12'c.t.
12	live oak	*Quercus virginiana*	24	GOOD	1	40	30	707		Yes	ROW
13	live oak	*Quercus virginiana*	13	GOOD	1	40	25	491			
14	live oak	*Quercus virginiana*	22	FAIR	1	40	25	491		Yes	
15	mahogany	*Swietenia mahagoni*	21	GOOD	1	45	45	1590		Yes	ROW
16	live oak	*Quercus virginiana*	19	GOOD	1	40	40	1256		Yes	ROW
17	strangler fig	*Ficus aurea*	58	FAIR	4	40	40	1256		Yes	ROW,trunk cavities
18	royal poinciana	*Delonix regia*	35	GOOD	1	35	50	1963		Yes	ROW
19	royal poinciana	*Delonix regia*	40	POOR	3	45	50	1963		Yes	ROW, large tear out in trunk
20	royal poinciana	*Delonix regia*	33	GOOD	1	40	50	1963		Yes	ROW
21A	Christmas palm	*Adonidia merrellii*	7	GOOD	1	35	12	113			25'c.t.
21B	Christmas palm	*Adonidia merrellii*	cluster	GOOD	1	32	12	113			24'c.t.
21C	solitaire palm	*Ptychosperma elegans*	3	GOOD	1	26	10	79			18'c.t.
21D	Macarthur palm	*Ptychosperma macarthurii*	cluster	GOOD	1	19	10	79			10'c.t.
21E	Macarthur palm	*Ptychosperma macarthurii*	cluster	GOOD	1	44	10	79			36'c.t.
21F	Macarthur palm	*Ptychosperma macarthurii*	6	GOOD	1	32	10	79			24'c.t.
21G	Macarthur palm	*Ptychosperma macarthurii*	cluster	GOOD	1	20	10	79			10'c.t.
21H	Macarthur palm	*Ptychosperma macarthurii*	cluster	GOOD	1	20	10	79			8'c.t.
21I	Macarthur palm	*Ptychosperma macarthurii*	cluster	GOOD	1	18	10	79			10'c.t.
22	live oak	*Quercus virginiana*	25	FAIR	2	40	30	707		Yes	
23A	live oak	*Quercus virginiana*	22	GOOD	1	35	30	707		Yes	
23B	live oak	*Quercus virginiana*	23	GOOD	1	35	30	707		Yes	
24	areca palm	*Dypsis lutescens*	cluster	FAIR	1	18	18	254			15'c.t.
25	Christmas palm	*Adonidia merrellii*	7	FAIR	1	20	12	113			18'c.t.
26	Florida thatch palm	*Thrinax radiata*	4	GOOD	1	24	10	79			12'c.t.
27	Christmas palm	*Adonidia merrellii*	cluster	FAIR	1	16	12	113			13'c.t.

Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Number of stems	Height (feet)	Spread (feet)	Canopy (square feet)	Prohibited?	Specimen?	Comments
28	Florida thatch palm	*Thrinax radiata*	5	GOOD	1	19	10	79			15'c.t.
28A	Christmas palm	*Adonidia merrellii*	8	FAIR	1	23	12	113			5'c.t.
29	Christmas palm	*Adonidia merrellii*	cluster	GOOD	1	16	12	113			
30	ylang ylang	*Cananga odorata*	10	GOOD	1	30	30	707			
31	areca palm	*Dypsis lutescens*	cluster	POOR	1	16	16	201			
32	powder puff	*Calliandra surimamensis*	bush	GOOD	1	12	12	113			

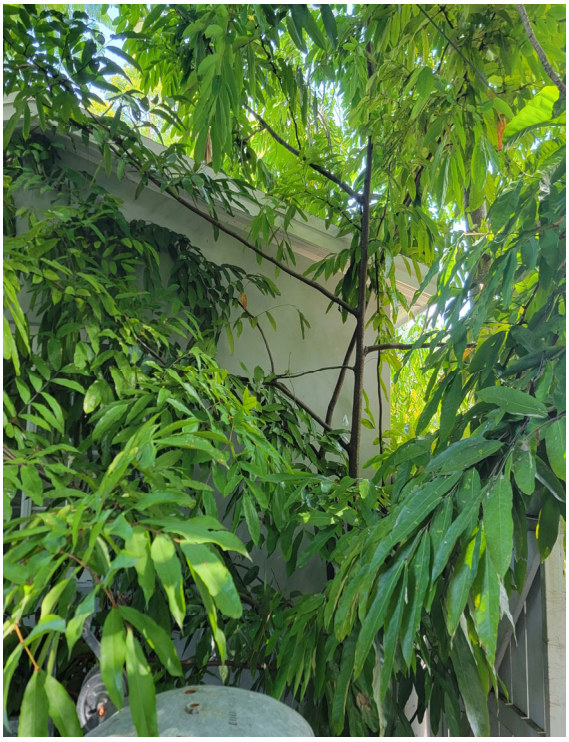
Tree 1 bay rum tree
(Pimenta racemosa)
6 inch DBH, GOOD condition
35 foot height, 20 foot spread



Tree 2 royal poinciana
(Delonix regia)
26 inch DBH GOOD condition
55 foot height, 65 foot spread

Tree 3 Champak tree
(Michelia champaca)
4 inch DBH, GOOD condition
25 foot height, 20 foot spread

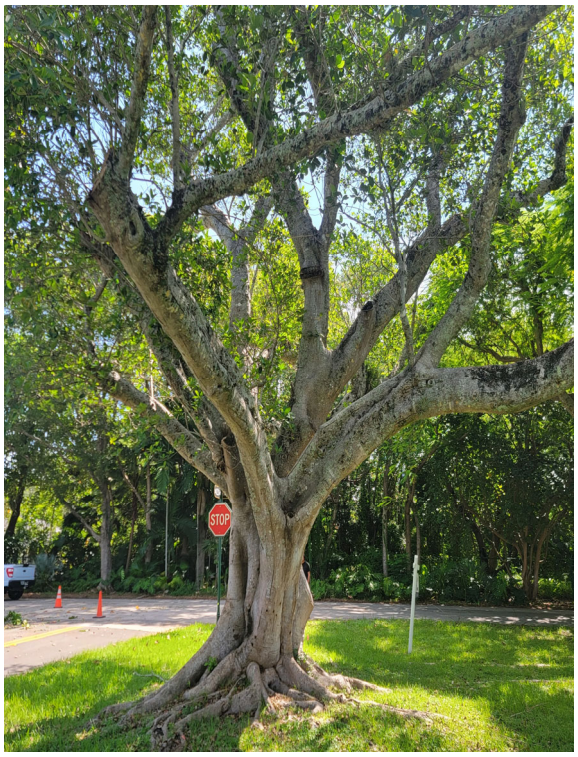
Tree 4 Champak tree
(Michelia champaca)
4 inch DBH GOOD condition
25 foot height, 20 foot spread

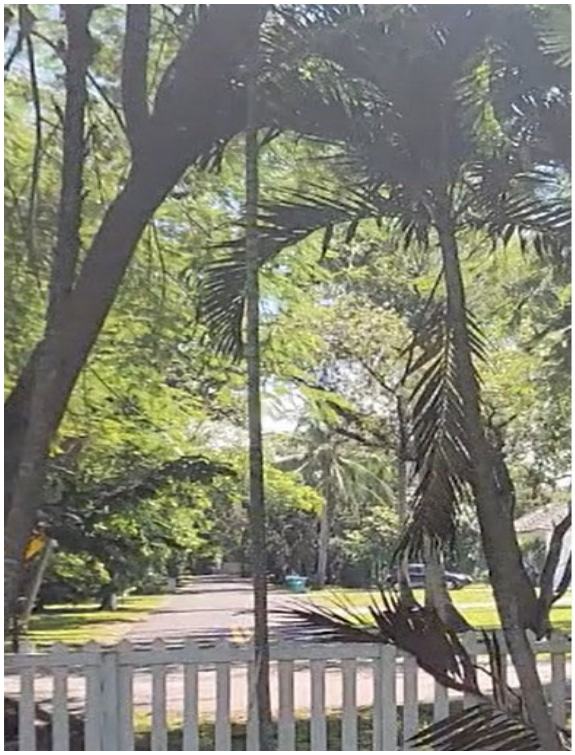


Tree 5 mango (Mangifera indica) 28 inch DBH, GOOD condition 35 foot height, 35 foot spread 	Tree 6 sabal palm (Sabal palmetto) 10 inch DBH GOOD condition 16 foot height, 12 foot spread
	6'c.t.
Tree 7 rainbow eucalyptus (Eucalyptus deglupta) 25 inch DBH, GOOD condition 65 foot height, 45 foot spread 	Tree 8 rainbow eucalyptus (Eucalyptus deglupta) 22 inch DBH GOOD condition 65 foot height, 45 foot spread

Tree 9 avocado (Persea americana) 15 inch DBH, GOOD condition 30 foot height, 35 foot spread 	Tree 10 macarthur palm (Ptychosperma macarthurii) 5 inch DBH POOR condition 36 foot height, 8 foot spread
ROW	30'c.t.
Tree 11 macarthur palm (Ptychosperma macarthurii) cluster inch DBH, FAIR condition 20 foot height, 10 foot spread 	Tree 12 live oak (Quercus virginiana) 24 inch DBH GOOD condition 40 foot height, 30 foot spread
12'c.t.	ROW

Tree 13 live oak (Quercus virginiana) 13 inch DBH, GOOD condition 40 foot height, 25 foot spread 	Tree 14 live oak (Quercus virginiana) 22 inch DBH FAIR condition 40 foot height, 25 foot spread
Tree 15 mahogany (Swietenia mahagoni) 21 inch DBH, GOOD condition 45 foot height, 45 foot spread 	Tree 16 live oak (Quercus virginiana) 19 inch DBH GOOD condition 40 foot height, 40 foot spread
ROW	ROW

Tree 17 strangler fig (Ficus aurea) 4 inch DBH, FAIR condition 40 foot height, 40 foot spread  	Tree 18 royal poinciana (Delonix regia) 35 inch DBH GOOD condition 35 foot height, 50 foot spread
ROW,trunk cavities	ROW
Tree 19 royal poinciana (Delonix regia) 40 inch DBH, POOR condition 45 foot height, 50 foot spread 	Tree 20 royal poinciana (Delonix regia) 33 inch DBH GOOD condition 40 foot height, 50 foot spread
ROW, large tear out in trunk	ROW

Tree 21A Christmas palm (Adonidia merrellii) 7 inch DBH, GOOD condition 35 foot height, 12 foot spread 	Tree 21B Christmas palm (Adonidia merrellii) cluster inch DBH GOOD condition 32 foot height, 12 foot spread
25'c.t.	24'c.t.
Tree 21C solitaire palm (Ptychosperma elegans) 3 inch DBH, GOOD condition 26 foot height, 10 foot spread 	Tree 21D Macarthur palm (Ptychosperma macarthurii) cluster inch DBH GOOD condition 19 foot height, 10 foot spread
18'c.t.	10'c.t.

Tree 21E Macarthur palm (Ptychosperma macarthurii) cluster inch DBH, GOOD condition 44 foot height, 10 foot spread 	Tree 21F Macarthur palm (Ptychosperma macarthurii) 6 inch DBH GOOD condition 32 foot height, 10 foot spread
36'c.t.	24'c.t.
Tree 21G Macarthur palm (Ptychosperma macarthurii) cluster inch DBH, GOOD condition 20 foot height, 10 foot spread 	Tree 21H Macarthur palm (Ptychosperma macarthurii) cluster inch DBH GOOD condition 20 foot height, 10 foot spread
10'c.t.	8'c.t.

Tree 21I Macarthur palm
(Ptychosperma macarthurii)
cluster inch DBH, GOOD condition
18 foot height, 10 foot spread

10'c.t.

Tree 22 live oak
(Quercus virginiana)
25 inch DBH FAIR condition
40 foot height, 30 foot spread

Tree 23A live oak
(Quercus virginiana)
22 inch DBH, GOOD condition
35 foot height, 30 foot spread

Tree 23B live oak
(Quercus virginiana)
23 inch DBH GOOD condition
35 foot height, 30 foot spread

Tree 24 areca palm
(Dypsis lutescens)
cluster inch DBH, FAIR condition
18 foot height, 18 foot spread

15'c.t.

Tree 25 Christmas palm
(Adonidia merrellii)
7 inch DBH FAIR condition
20 foot height, 12 foot spread

18'c.t.

Tree 26 Florida thatch palm
(Thrinax radiata)
4 inch DBH, GOOD condition
24 foot height, 10 foot spread

12'c.t.

Tree 27 Christmas palm
(Adonidia merrellii)
cluster inch DBH FAIR condition
16 foot height, 12 foot spread

13'c.t.

Tree 28 Florida thatch palm
(Thrinax radiata)
5 inch DBH, GOOD condition
19 foot height, 10 foot spread

15'c.t.

Tree 28A Christmas palm
(Adonidia merrellii)
8 inch DBH FAIR condition
23 foot height, 12 foot spread

5'c.t.

Tree 29 Christmas palm
(Adonidia merrellii)
cluster inch DBH, GOOD condition
16 foot height, 12 foot spread

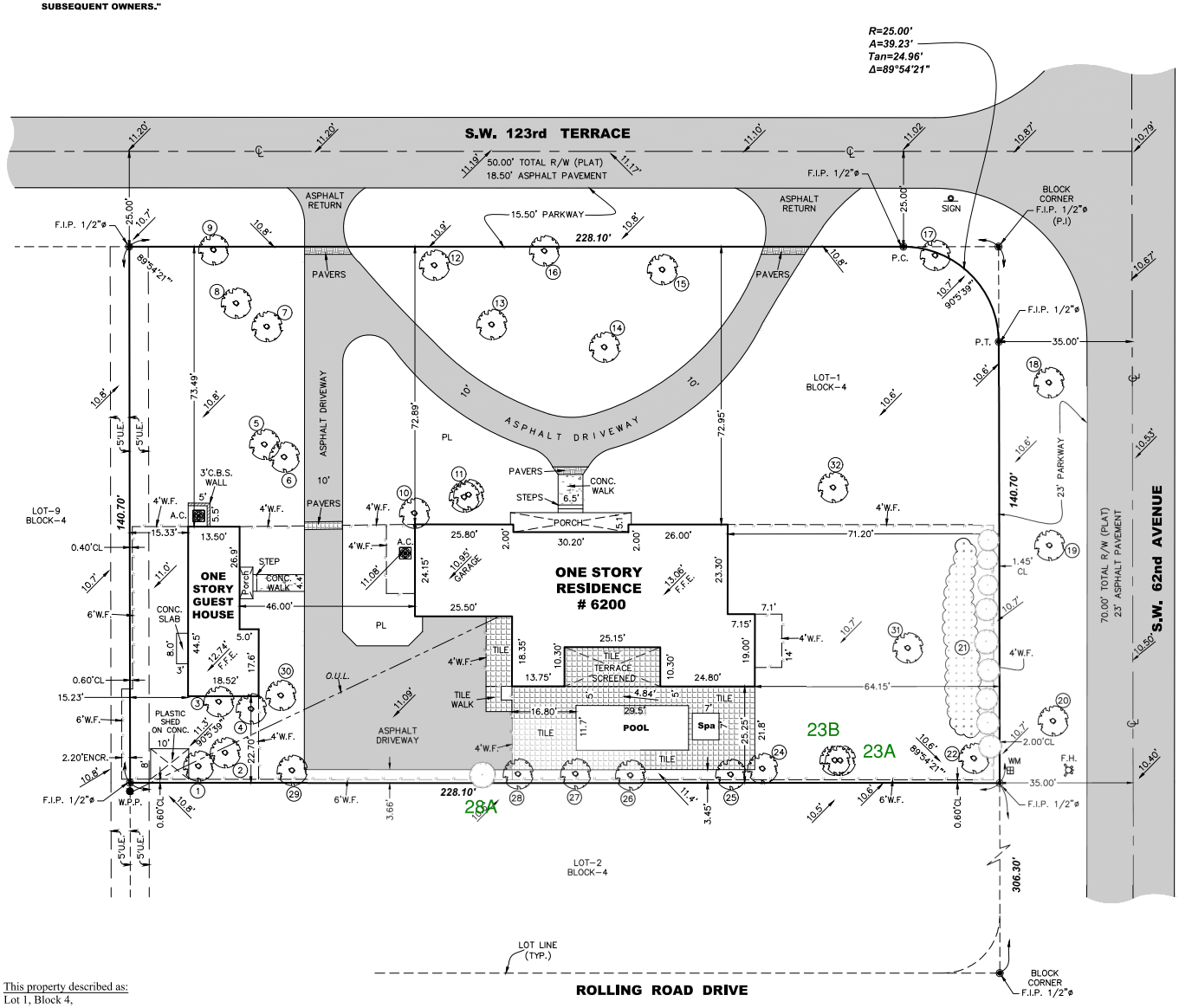
Tree 30 ylang ylang
(Cananga odorata)
10 inch DBH GOOD condition
30 foot height, 30 foot spread

Tree 31 areca palm (Dypsis lutescens) cluster inch DBH, POOR condition 16 foot height, 16 foot spread 	Tree 32 powder puff (Calliandra surimamensis) bush inch DBH GOOD condition 12 foot height, 12 foot spread

LEGEND

A = Arc
AIC = Air conditioner
BM = Bench Mark
BRG. = Bearing
CATV = Catch basin
CB = Catch basin
CBS = Concrete Block Structure
CH = Chord
C/P/P. = Concrete power pole
℄ = Center Line
CLF = Chain Link Fence
CL. = Clear
CONC. = Concrete
C.O. = Clean-out
D = Deed
Ø = Diameter
DH = Drill Hole
DME = Drainage & Maintenance Easement
E.B. = Electric Box
Encr. = Encroachment
F.F. = Finish Floor
F.H. = Fire Hydrant
F.I.R. = Found Iron Rebar
FPL = Florida Power & Light
F.I.P. = Found Iron Pipe
FD. = Found
L.A. = Limited Access
L.P. = Light Pole
L.M.E. = Lake Maintenance Easement
M = Measured
M.H.P. = Metal Light Pole
M.H. = Manhole
M = Monument Line
MON. = Monument
N/A = Not Applicable
N/D = Nail & Disc
NTS = Not to Scale
O/S = Offset
O.U.L. = 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
PG = Page
P.I. = Point of Intersection
P. = Property Line
PL = Planter
P.P. = Power Pole
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.O.T. = Point of Termination
P.P. = Power Pole
P.R.M. = Permanent Reference Monument
P.R.C. = Point of Reverse Curvature
PT = Point of Tangency
R = Radius
R/R = Railroad
PSM = Professional Surveyor Mapper
R/W = Right-of-Way
SWK = Sidewalk
Sec. = Section
(TYP) = Typical
T = Tangent
U.E. = Utility Easement
W.F. = Wood Fence
W.M. = Water Meter
W.V. = Water Valve
W.S. = Water Service

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."



TREE MAP
OVERLAY ON SITE SURVEY
SEPTEMBER 2023
NEW LEAF ENVIROMENTAL

NOTES:
Elevations Show refer to NGVD 1929
BM # SC-25 Elev.=16.85'
(Miami-Dade)

	AREA
SQ. FT.	±31,960.01
ACRES	±0.7337

This property described as:
Lot 1, Block 4,
RIDGELINE ESTATES,
according to the Plat thereof
as recorded in Plat Book 50, Page 97,
of the Public Records of Miami-Dade County, Florida.

Certified to:
RONALDO FL1 LLC, a Florida limited liability company
ANCHOR NATIONWIDE LOANS, LLC,
its successors and/or assign, ATIMA
KRAMER, GOLDEN & BROOK, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Address:
6200 SW 123rd Terrace , Miami, FL 33156
Folio# 20-5013-006-0260

Bearing, if any, shown based on N/A (reference) N/A

NOTE:
a) All distances and/or encroachments shown hereon are of the apparent nature, fence legal ownership
b) This survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
c) Underground utilities, improvements, footings and encroachments, if any not located.
d) Underground utilities, improvements, footings and encroachments, if any not located.
e) This flood information shown hereon does not imply that the subject property will or will not, be free from flooding or flood damage. Neither this firm nor any part of the firm or employee thereof, for 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 underground improvements were located, 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 noted thereon. Scaled dimensions as defined in reproductions are as such, should be considered when obtaining scaled data.
k) Accuracy: The expected use of land as classified in the minimum technical standards category for this survey is "Suburban" and the accuracy obtained by this boundary survey is 1 foot in 7,500 feet. This accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
l) Contact surveyor before design, construction work or excavation on the herein described parcel for building, zoning information and utilities location.

REVISIONS:				
FLOOD ZONE: X	COMM. No.: 120425	PANEL No.: 0468	SUFFIX: L	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
F.I.R.M. DATE: 09 / 11 / 09	F.I.R.M. INDEX: 09 / 11 / 09	BASE ELEV.: + N/A	N.G.V.D.	

TOPOGRAPHIC SURVEY,
I HEREBY CERTIFY that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

RENE AIGUESVIVES 08/22/23
PROFESSIONAL SURVEYOR AND MAPPER No. 4827, State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
08/18/23	1"=20'	R.S.	23-24510