21 April 2026

OCEAN ROAD TREE SERVICES

ABN 20 671 134 660

Arboricultural Impact Assessment & Report

194-212 Bellarine Highway, Moolap

ACKNOWLEDGEMENT

We acknowledge Traditional Owners of Country throughout Australia and recognize the continuing connection to lands, waters, and communities. We pay our respect to Aboriginal and Torres Strait Islander cultures; and to Elders past and present.

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1. INTRODUCTION

1.1. Report Objectives

1.1.1. To inspect the existing trees located within the site at 194-212 Bellarine Highway, Moolap and any nearby neighbouring property or street trees that may be impacted by the proposed development of the subject site.

1.1.2. To collect data on all assessed trees and provide a tree location plan with corresponding identification numbers.

1.1.3. To determine the status of the trees within the relevant Council Planning Scheme.

1.1.4. To provide expert arboricultural advice and design solutions for the successful retention and management of trees throughout the design process.

1.2. Assessment Methodology

1.2.1. The trees were assessed by Laura O'Connor, Arborist Consultant (Level 8 AQF) on 29 March 2026. Preliminary data was sent to the client following those inspections.

1.2.2. This report has been prepared in accordance with AS4970-2025 Protection of Trees on Development Sites ('AS-4970').

1.2.3. Each tree was assigned an identification number ranging from **1 – 4.**

1.2.4. The diameter at standard height (DSH) of trees was measured using a diameter tape at 1.4m above ground level in accordance with AS-4970.

1.2.5. Tree height was measured with a rangefinder and rounded to the nearest metre. Tree height was estimated where a clear sight line could not be established.

1.2.6. Canopy spread was estimated and rounded to the nearest metre, with an average used for trees with asymmetrical canopies.

1.2.7. The tree assessment was conducted visually from ground level using Visual Tree Assessment (VTA) principals described by Mattheck and Breloer (1994). Observations are limited to parts of the tree which are easily viewed from within the subject site and street frontage.

1.2.8. No aerial climbing assessment was done. No samples of tree or site soil were taken, and no diagnostic testing was undertaken as part of this assessment.

1.2.9. Trees or shrubs under 3.0 metres in height were not assessed as they do not meet the criteria for a 'tree' under AS 4970-2025. Note, these trees may have symbols on the plan with no number.

1.2.10. Where leaves, buds and fruit of a tree are inaccessible, botanical identification is as accurate as is possible.

1.2.11. It is assumed that the plans provided to Ocean Road Tree Services depict trees in their true location. Ocean Road Tree Services does not accept responsibility or liability for discrepancies in the actual location of any assessed tree.

1.3. Documentation

1.3.1. Tree Data is provided in Appendix 1 with descriptors in Appendix 2. Tree photographs can be viewed in Appendix 3. All photos were taken by the author unless stated otherwise.

1.3.2. I have assessed the Town Planning Drawings (extracts provided in Appendix 5) dated 22 January 2026.

1.3.3. For clarity, the depiction of tree protection measures in Appendix 5 is for the purposes of determining the Tree Protection Zone/s. This document is not to be confused with a Tree Protection Specification & Tree Protection Plan.

2. OBSERVATIONS

2.1. The Site

2.1.1. The subject site (the site) is a Commercial 2 Zone (C2Z) in Moolap, a residential and industrial suburb within the City of Greater Geelong. The site is approximately 6280.38 m² in area.

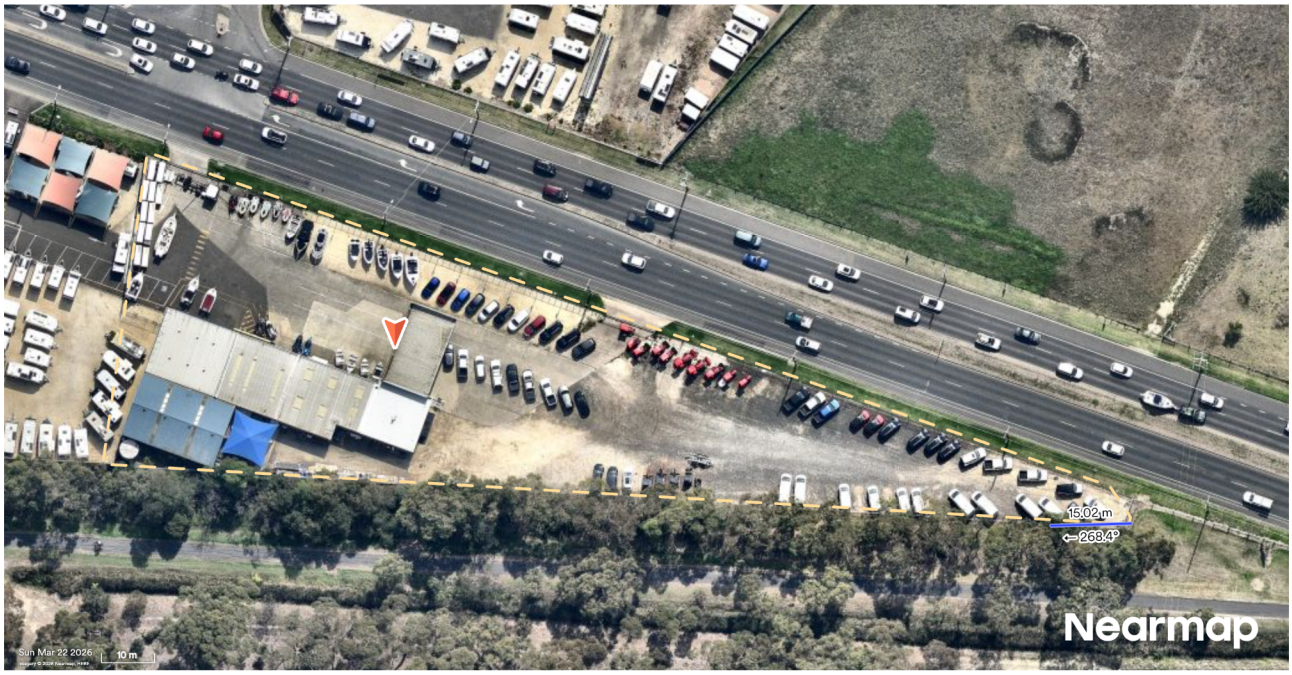


Figure 1. Aerial imaging (Nearmap, 2026) showing site location.

2.1.2. The proposed development involves the development of a double sided, electronic major promotion sign (refer to Appendix 5).

2.2. Statutory Controls

2.2.1. Vegetation is protected under several different controls and overlays under the City of Greater Geelong Planning Scheme.

Table 1. Statutory Controls Summary

Site Address	194-212 Bellarine Highway, Moolap	
Municipality	City of Greater Geelong	
Zone	Commercial 2 Zone (C2Z)	
Local Planning Overlays	Special Building Overlay (SBO)	Special Building Overlay Schedule (SBO)
Designated Bushfire Prone Area	This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.	

***Note**: The planning advice provided represents the consulting arborist's interpretation of the current planning scheme and is intended as a guide only. It is recommended to seek confirmation from the Local Government Authority or a suitably qualified town planning consultant before acting on any planning advice provided in this report.*

2.3. Off-site Trees

2.3.1. Four (4) trees adjacent to the site **(off-site)** were assessed (refer to Table 2 below).

Table 2. Summary of trees assessed off-site

Tree ID #	Botanical Name	Common Name	Origin	DSH	Height	Wide	Location
1	*Eucalyptus camaldulensis*	River Red Gum	Indigenous	31	7	4	Neighbouring Tree – Bellarine Rail Trail
2	*Eucalyptus camaldulensis*	River Red Gum	Indigenous	41	8	5	Neighbouring Tree – Bellarine Rail Trail
3	*Eucalyptus obliqua*	Messmate	Planted Vic Native	20	5	3	Neighbouring Tree – Bellarine Rail Trail
4	*Corymbia citriodora*	Lemon Scented Gum	Australian Native	3	3	2	Neighbouring Tree – Bellarine Rail Trail

3. TREE PROTECTION ZONES

3.1. Preamble

3.1.1. Trees can make a positive contribution to the appeal of a completed development by providing a visual softening of the built form, a maturity to the landscape, a connection with the pervading landscape and neighbourhood character, they also provide scale, shade that mitigates the urban heat island effect, beauty, habitat and benefits to human health. However not all trees are suitable for retention, particularly within a proposed development.

3.1.2. If trees are to be successfully retained within a development site, measures must be taken to ensure adequate retention and protection of the canopy and root mass. This can be achieved by determining and establishing Tree Protection Zones (TPZs).

3.2. Definitions*

3.2.1. **Notional Root Zone (NRZ)**
A theoretical zone defined by a radius of 12 times the trunk diameter (DSH) at 1.4m from grade, representing the likely extent of a tree's root system. The NRZ serves as a starting point for assessing tree protection requirements and potential impacts

3.2.2. **Structural Root Zone (SRZ)**
The SRZ is a theoretical area of roots and soil that maintains the anchorage of a tree's root mass. The SRZ is calculated using a diameter measurement above the root buttress as its basis – RSRZ = (D x 50) 0.42 x 0.64.

3.2.3. **Tree Protection Zone (TPZ)**
A designated zone above and below ground at a defined distance from the trunk, established to protect a tree's roots and crown from development impacts. The TPZ reflects the portion of the NRZ that can be protected after accounting for encroachments and site-specific constraints.

**Definitions adapted from AS 4970:2025 – Protection of Trees on Development Sites (Standards Australia, 2025).*

3.3. NRZ / SRZ Dimensions

3.3.1. NRZ and SRZ dimensions are calculated in accordance with AS 4970:2025.

3.3.2. The NRZ and SRZ for each assessed tree is provided in Appendix 1 and Appendix 5.

3.4. NRZ Encroachments

3.4.1. An encroachment into the NRZ refers to any portion of the zone that will be lost or disturbed due to development activities. This includes impacts from construction, excavation, fill, trenching, surface scraping, or compaction.

3.4.2. Encroachments are calculated as a percentage of the total NRZ area and are classified as minor, moderate, or major based on the extent of encroachment (see table below).

Table 3. Encroachment classifications

Encroachment Type	Encroachment Range (%)	Required Action
Minor encroachment	0.1 – 10%	In general, it is unlikely that tree health, longevity or structure will be materially affected. No further arboricultural input required.
Moderate encroachment	10.1 – 20%	A project arborist shall be engaged to undertake any necessary investigation to address the factors listed in Clause 3.3.2 to demonstrate how the tree will remain viable. This may be through the implementation of suitable design measures and construction controls to mitigate impacts during the development process.
Major encroachment*	20.1%+	Arborist to review impact and demonstrate that the tree will remain viable. A more detailed investigation is necessary. This can include root investigation, soil analysis, historical records of the tree or site, relevant literature and examples of similar encroachments.

***Note:** Any encroachment into a structural root zone (SRZ) is deemed to be a **major encroachment**, regardless of the percentage of NRZ affected*

3.4.3. To avoid a net loss of soil area and volume, an area equivalent to the encroachment, shall be incorporated into the Tree Protection Zone unless the project arborist otherwise demonstrates that the tree will remain viable.

3.4.4. Under a permit requirement issued by the Responsible Authority, a Tree Protection Schedule (TPS) and Tree Protection Plan (TPP) shall be prepared by the project arborist to support retention of the tree. The Tree Protection Plan will show the extent of the area to be protected (TPZ), which may also be increased to provide an area equivalent to the proposed encroachment (unless the project arborist otherwise demonstrates that the tree will remain viable).

3.4.5. AS4970 2025 states that the TPZ should be determined using the considerations provided in Clause 3.3.2 and the extent of TPZ encroachments that may occur as a result of the proposed development.

Clause 3.3.2 – Considerations in determining the TPZ:

a) Location and distribution of the roots
b) Potential loss of root mass resulting from the encroachment (number of roots and diameter of roots)
c) Tree Species and tolerance to root disturbance
d) If the works will result in a temporary (e.g service trench) or permanent (e.g. basement carpark) loss of available soil volume.
e) Age, health, current size and projected size of the tree
f) Presence of other trees with overlapping NRZ or grafted roots.
g) Proposed staging and timing of excavation or root cutting.
h) Proposed tree maintenance and tree care activities.
i) Lean and stability of the tree.
j) Soil characteristics and volume, topography and drainage.
k) Presence of existing or past structures, obstacles affecting root growth or recent encroachments.
l) Proposed Construction measures that reduce the impact on trees.
m) Whether a root investigation is required. The location and distribution of the roots should be determined through minimal destructive investigation methods (pneumatic, hydraulic, had digging or ground penetration radar.) Photographs should be taken and, where needed to address geospatial issues, a root map should be prepared.

Note 1: Construction measures such as pier and beam, suspended slabs, cantilevered building

sections and screw piles can reduce the impact of encroachment.

Note 2: Root damage should be minimised during this process. The roots should only be exposed for as long as required to meet the purposes of the investigation.

3.4.6. As the tree canopy may extend beyond the NRZ, the TPZ will also need to accommodate protection of the drip line of that canopy.

3.4.7. The potential for the proposal to affect the health of the site trees will be assessed having regard to current industry standards.

3.5. Management of the TPZ

3.5.1. Tree health can often be damaged by ancillary construction works, such as fuel or chemical disposal, ground compaction, root damage by machinery, trenching for services etc.

3.5.2. To protect tree health, tree protection measures must be installed prior to the commencement of works and maintained throughout the construction phase. The most common method of tree protection is the erection of temporary barrier fencing, that excludes access within the TPZ.

3.5.3. As construction access is often required to deliver materials and construct the built form, which may require scaffolding, pedestrian, crane, concrete pump, drill rig or boom access, tree protection measures must ensure adequate tree protection whilst also allowing access. Where access is prevented, workers will often remove or move protection fencing to 'open up' the site' and unknowingly make the trees susceptible to construction damage. For this reason, tree protection that also allows for construction access is seen as appropriate.

3.5.4. Where tree protection fencing would unreasonably restrict access, the use of fencing, ground protection and/or trunk padding would provide a practical solution. Tree protection specifications, including fencing and ground protection can be viewed in Appendix 4 of this report.

4. DEVELOPMENT IMPACT ASSESSMENT

4.1. Impact Summary

Table 4. Impact Summary (excludes landscaping and works within existing building or driveway footprints)

Description	Encroachment Range	Tree #'s	No. of Trees
Trees assessed	n/a	1-4	4
Trees Proposed for Removal		NIL	NIL
Trees with **no** encroachment of the NRZ	0%	1, 3, 4	3
Trees with a **minor** encroachment of the NRZ	0.1 – 10%	2	1
Trees with a **moderate** encroachment of the NRZ	10.1 – 20%	NIL	NIL
Trees with a **major** encroachment of the NRZ/SRZ	20.1%+	NIL	NIL

4.1.1. The impact of the proposal on the health of Tree 1 and 8 to be retained will be assessed using current industry standards.

4.2. Trees with No Encroachments

4.2.1. The NRZ of Trees 1, 3 and 4 will not be encroached by the proposed building or driveway footprint. If the full extent of its NRZ is isolated from construction activity and soil disturbance, the long-term health and stability of Tree 1 is not likely to be affected.

4.3. Trees with Minor Encroachments

4.3.1. The NRZ of Tree 2 will be encroached by less than 10% of area and outside the SRZ. In accordance with Australian Standards AS 4970:2025, this constitutes a **minor** encroachment and does not warrant further investigation. Provided the remainder of the NRZ is protected from construction activity and soil disturbance, the long-term health and stability of these trees is unlikely to be compromised (refer to Appendix 4).

Table 5. Minor encroachment Summary

Tree #	Species	NRZ Radius (m)	SRZ Radius (m)	Encroachment (m^2)	Encroachment %
2	*Eucalyptus camaldulensis*	4.9	2.5	0.62	0.85%

5. CONCLUSION AND RECOMMENDATIONS

5.1. Summary

5.1.1. The proposed design at 194-212 Bellarine Highway, Moolap involves the development of a double sided, electronic major promotion sign (refer to Appendix 5).

5.1.2. Four (4) trees were assessed adjoining the site.

5.2. Recommendations

5.2.1. All retained off-site trees (Trees 1 -4) will require protection during the development phase. This can be achieved through the calculation and implementation of TPZ's in accordance with AS 4970-2025 Protection of Trees on Development Sites and to the satisfaction of the Responsible Authority (refer to Appendix 4).

5.2.2. The NRZ of Trees 1, 3 and 4 will not be encroached by the proposed building or driveway footprint. If the full extent of its NRZ is isolated from construction activity and soil disturbance, the long-term health and stability of Tree 1 is not likely to be affected.

5.2.3. The NRZ of Tree 2 will be encroached by less than 10% of area and outside the SRZ. In accordance with Australian Standards AS 4970:2025, this constitutes a **minor** encroachment and does not warrant further investigation. Provided the remainder of the NRZ is protected from construction activity and soil disturbance, the long-term health and stability of these trees is unlikely to be compromised (refer to Appendix 4).

REFERENCES

- Nearmap (2026). Aerial Imagery. Available at: https://www.nearmap.com/
- Mattheck. C and Breloer. H, 1994. The body language of trees-a handbook for failure analysis, The Stationary Office, UK.
- Standards Australia. (2025). Australian Standard. ASA 4970 2025 Protection of Trees on Development Sites.
- State Government of Victoria. DTP, Vicplan. < https://mapshare.vic.gov.au/vicplan/>.
- Victoria Planning Provisions (2025).

APPENDIX 1: Tree Data

Tree #	Species	Common Name	Type	Height (m)	Spread (m)	DSH (cm)	DAB (cm)	NRZ (m)	SRZ (m)	Age	Health	Structure	Form	Retention Value	Defects
1	*Eucalyptus camaldulensis*	River Red Gum	Indigenous	7	4	31	36	3.7	2.2	Mature	Fair	Good	Good	High - offsite	Minor dieback in canopy. Included bark. Some decay
2	*Eucalyptus camaldulensis*	River Red Gum	Indigenous	8	5	41	51	4.9	2.5	Mature	Fair	Good	Good	High - offsite	Minor dieback in canopy. Longitudinal splitting
3	*Eucalyptus obliqua*	Messmate	Planted Vic Native	5	3	20	25	2.4	1.8	Semi-mature	Poor	Fair	Fair	High - offsite	Thin canopy
4	*Corymbia citriodora*	Lemon Scented Gum	Australian Native	3	2	3	5	2	1.5	Juvenile	Fair	Good	Good	High - offsite	

APPENDIX 2 – Tree Descriptors

Age

Category	Description
Young	Sapling tree and/or recently planted. As a guide a tree up to » 5 years of age.
Semi-mature	Tree rapidly increasing in size and yet to achieve expected size in situation.
Maturing	Specimen has reached expected size in situation, with reduced incremental growth.
Over-mature	Tree is senescent and in decline.
Dead	Tree is dead

Health

Category	Description
Good	Good growth indicators, eg. extension growth. Crown full, with good density, foliage entire with good colour. No or minimal canopy dieback. Minimal or no pathogen damage. Good wound wood development.
Fair	Typical growth indicators, eg. extension growth, leaf size, canopy density for species in location. Tree may have <30% dead wood, or can have minor canopy dieback. Foliage generally with good colour, some discolouration may be present. Minor pathogen damage may be present.
Poor	Poor growth indicators. Tree may have >30% dead wood. Canopy dieback present. Discoloured or distorted leaves, and/or excessive epicormic growth. Pathogen is present and/or stress symptoms that could lead or are leading to decline of tree.

Structure

Category	Description
Good	Good branch attachment and/or no or minor structural defects. Trunk and scaffold branches sound or minor damage. Good trunk and scaffold branch taper. No branch over extension. No damage to structural roots and/or good buttressing present. No obvious root pests or diseases.
Fair	Typical structure for species. Some minor structural defects and/or minor damage to trunk. Bark missing. Cavities could be present. Minimal or no damage to structural roots.
Poor	Major structural defects and/or trunk damaged and/or missing bark, large cavities, and/or girdling or damaged roots that are problematic.
Hazardous	Tree poses immediate hazard potential that should be rectified as soon as possible.

Form (General shape of the tree)

Category	Description
Good	Canopy full and symmetrical.
Fair	Minor asymmetry or suppression. Considered typical for species in situation.
Poor	Canopy suppressed, major asymmetry. Stump re-growth

Retention Value

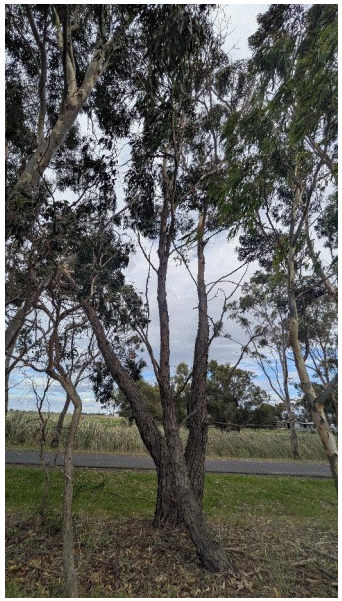
Category	Description

High	In good condition and able to respond to changes in its environment. May be of particular significance to site e.g. environmental or heritage. Tree has potential to be a long-term component of the landscape if managed appropriately. Make every effort to retain
Medium	Tree in fair condition and structure. Tree may have condition or structural problems that would require treatment. Tree could sustain changes to its environment. Tree has potential to be a medium to long-term component of the landscape if managed appropriately. Tree has yet to achieve a significant landscape impact. May be retained or removed depending on design preference
Low	Tree is in poor condition and/or poor structure that can not be rectified. Tree could not sustain dramatic or severe changes, or tree has detrimental effects on environment, eg. woody weed. Recommended for removal.

APPENDIX 3 – Tree Photographs

Tree 1

Tree 2



Tree 3

Tree 4

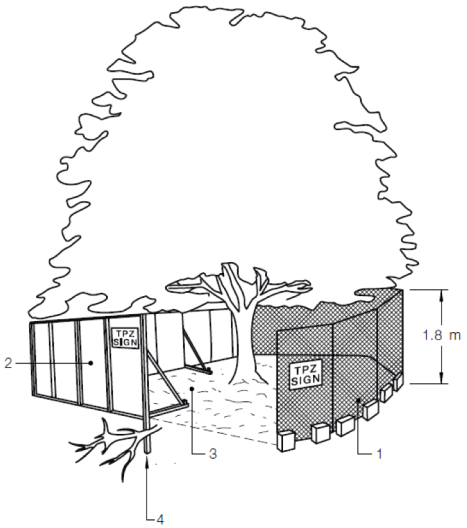
APPENDIX 4 – Tree Protection Guidelines

The protection and preservation of the existing trees on a development site is to be ensured by the installation of tree protection fencing set at the edge of the tree protection zones. Tree Protection fencing is to be installed prior to the commencement of any site works including demolition, excavation, delivery of materials etc.

The Tree Protection Zones will be determined by the consulting arborist in conjunction with the Site Manager, wherever possible the measures shall conform to AS4970 2025.

The actual fence specifications should be a minimum of 1.2 - 1.5 metres of chain mesh or like fence with 1.8 meter star pickets every 3-4 metres and a top line of high visibility plastic hazard tape. This fence will deter the entry of heavy equipment and vehicles and also the entry of workers and/or the public into the Tree Protection Zone. The tree protection zone shall be clearly signed on all visible sides "Tree Protection Zone – No entry without permission from site manager"

Figure 1: Protection Fencing



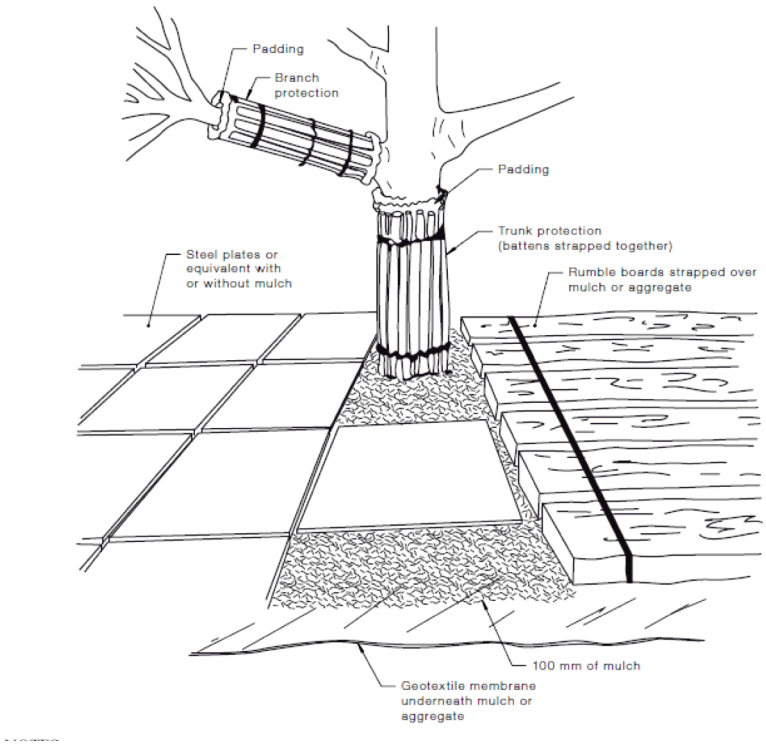
LEGEND:
1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

These fences should only be removed or shifted by the consent of the Responsible Authority.

The area inside this Tree Protection Zone should be mulched with a covering of approximately 75mm of woodchip mulch or like material.

If temporary access is required through a Tree Protection Zone this may be carried out using sheets of heavy plywood or like protection but should not be considered for long term requirements (see figure 2).

Figure 2. Protection of tree during temporary access arrangement.



The following are guidelines that <u>must</u> be implemented to minimise the impact of the proposed construction works on the existing trees.

- The Tree Protection Zone is fenced and clearly marked at all times (according to the specification above).

- The consultant arborist is on-site to supervise all excavation works within the TPZ. This is more paramount if substantial roots (i.e. > 40 mm Æ) are encountered and may require pruning. Inspection will need to take place by a qualified arborist to ascertain impact on the trees and recommend follow up works if required.

- A layer of organic mulch (woodchips) to a depth of 80mm (no deeper) should be placed over all root systems (not just in the Tree Protection Zones) of trees which are to be retained to assist with moisture retention and to reduce the impact of compaction. This is particularly important where there will be constant construction vehicle traffic.

- No persons, vehicles or machinery are to enter the Tree Protection Zone without the consent of the consulting arborist or site manager.

- Any underground service installations should be bored and utility authorities should common trench where possible.

- No fuel, oil dumps or chemicals shall be allowed in or stored on the Tree Protection Zone and the servicing and re-fuelling of equipment and vehicles should be carried out away from the root zones.

- No storage of material, equipment or temporary building should take place over the Tree Protection Zone of any tree.

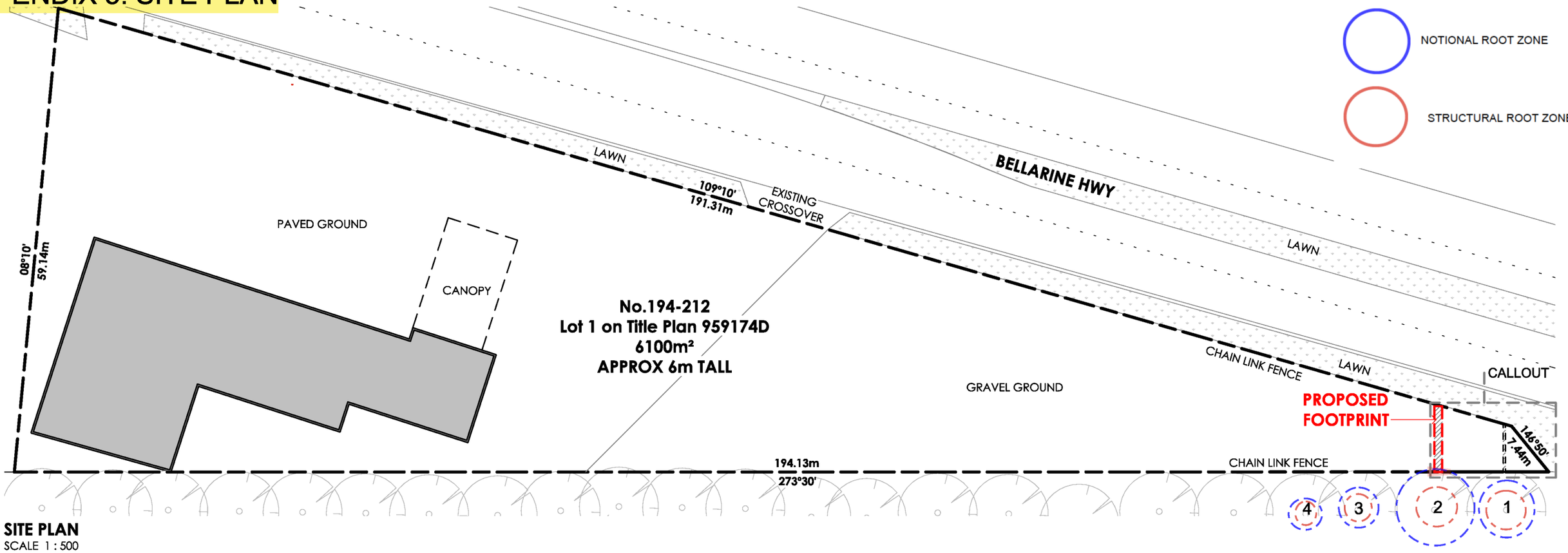
- Nothing whatsoever should be attached to any tree including temporary services wires, nails, screws or any other fixing device.

- Supplementary watering should be provided to all trees through any dry periods during and after the construction process.

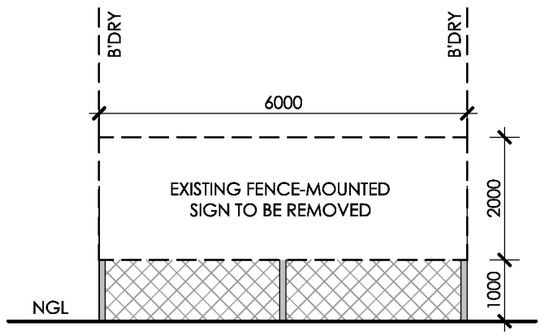
- Any pruning that is required must be carried out by trained and competent arborist who has a thorough knowledge of tree physiology and pruning methods and carry out pruning to the Australian Standard – AS 4373 – 2007 Pruning of Amenity Trees.

- All root excavation should be carried out by hand digging or with the use of 'Air-Excavation' techniques, and roots should be severed by saw cutting or with a sharp axe and not with a Backhoe or any machinery or blunt instrument.

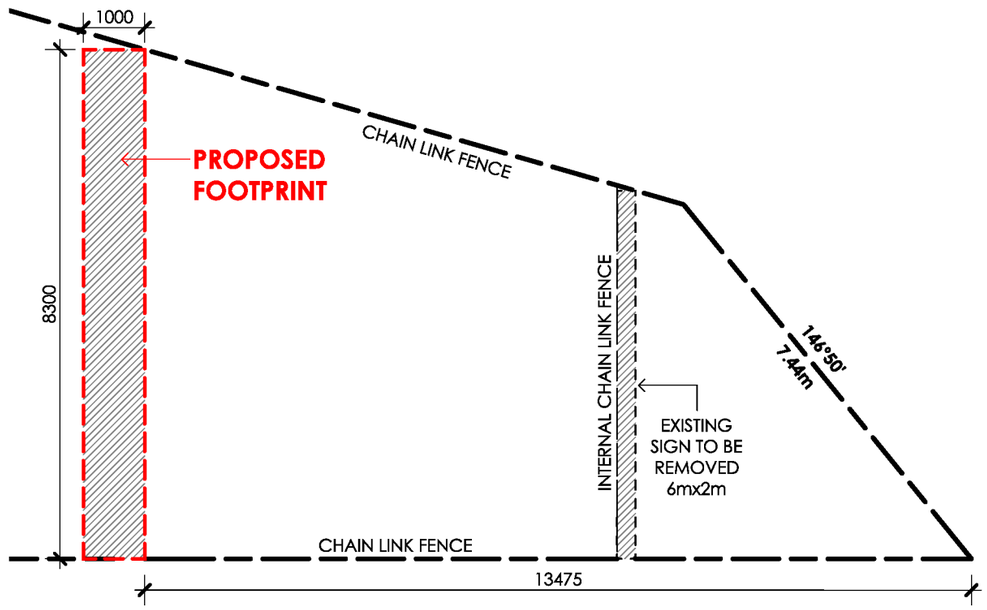
APPENDIX 5: SITE PLAN



SITE PLAN
SCALE 1 : 500



EXISTING SIGN ELEVATION
SCALE 1 : 100



CALLOUT
SCALE 1 : 100

LEGEND

- PROPERTY BOUNDARY
- EXISTING BUILDINGS ONSITE
- PROPOSED ADVERTISING & PROMOTION SIGN FOOTPRINT

ISSUE/AMMENDMENTS SCHEDULE

01 **22/01/2026**
TOWN PLANNING ISSUE

TOWN PLANNING

NOT FOR CONSTRUCTION

gawk

PROJECT
MOOLAP – PROPOSED DEVELOPMENT OF A DOUBLE SIDED, ELECTRONIC MAJOR PROMOTION SIGN

ADDRESS
194 – 212 BELLARINE HIGHWAY,
MOOLAP, VIC 3224

NORTH POINT

DATE 22/01/2026
DRAWING NO. A02
DRAWN BY AP
PROJECT NO. 26-005
PAGE SIZE A3
ISSUE NO. 01

APPENDIX 6 – Ocean Road Tree Services | Limitations and Assumptions

1. Scope of Assessment and Limitations

The Report has limitations due to the level of visual inspection that is possible and/or the extent of assessment conducted and does not take into account unforeseen or unassessed factors, such as natural disasters, weather conditions, soil conditions or sudden changes in tree health or stability.

The assessments contained in the Report have been arrived at after consideration of information relating to site-specific conditions and factors supplied by the client. Unless expressed otherwise:

- Information contained in this report covers only those items that were covered in the project brief or that were examined during the assessment and reflect the condition of those items at the time of inspection; and
- The inspection is limited to visual examination of accessible components without dissection, excavation or probing unless otherwise stipulated.

This Report does not guarantee the complete identification of all risks associated with assessed trees. Ongoing tree management, tree maintenance practices and regular monitoring are necessary for effectively mitigating risks.

2. Validity and Use of Report

Report assessments and recommendations may remain valid for a maximum period of 12 months from the date of tree inspection unless alternate periods are stipulated in the Report.

The Report is commissioned by, and prepared for the exclusive use of, the client and should not be used or relied upon by any other person or entity.

Loss of this report or alteration of any part of this report not undertaken by the author invalidates the entire report. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone but the client or their directed representatives, without the prior consent of the author.

The supplier and its employees and consultants and affiliated entities do not accept any liability for any loss or damage to any person or entity (other than the client) in relation to any assessment, recommendation or matter dealt with in this Report or for any loss or damage suffered by any other person or entity arising from matters dealt with or conclusions expressed in the Report.

3. Data and Local Regulations

The author has taken care to obtain all information from reliable sources. All data has been verified insofar as possible; however the author can neither guarantee nor be responsible for the accuracy of the information provided by others not directly under the authors control.

It is essential to consider local laws, regulations, and permits related to tree care, removal, or management. Compliance with these regulations remains the sole responsibility of the client.

4. Assumptions

Any legal description provided to the author is assumed to be correct. Any titles and ownerships to any property are assumed to be correct. No responsibility is assumed for matters outside the consultant's control.

The author assumes that any property or project is not in violation of any applicable codes, ordinances, statutes or other local, state or federal government regulations.

The author shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

To the authors' knowledge all facts, matter and all assumptions upon which the report proceeds have been stated within the body of the report and all opinion contained within the report have been fully researched and referenced and any such opinion not duly researched is based upon the writers experience and observations.

5. Accuracy

The arborist has relied on this client supplied information and has assumed that this information is both complete and accurate. The completeness and accuracy of this client supplied information has not been independently verified. Any inaccuracies or omissions related to the client supplied information relating to site-specific conditions or other factors may affect the recommendations and accuracy of the Report.

This report and any values expressed herein represent the opinion of the consultant and the fee is in no way conditional upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

There is no warranty or guarantee, expressed or implied by the author, that the problems or deficiencies of the plants or site in question may not arise in the future.

All instructions (verbal or written) that define the scope of the report have been included in the report and all documents and other materials that the consultant has been instructed to consider or to take into account in preparing this report have been included or listed within the report.