

# ARBORIST REPORT

PROJECT ADDRESS  
3464 AMBUM AVE  
SAN JOSE, CA 95148

PREPARED FOR  
VIAM AMBUM PARTNERS LLC  
2189 MONTEREY RD, STE 260  
SAN JOSE, CA 95125

June 30, 2023

REPORT PREPARED BY:

LARRY VAN GRONINGEN  
I.S.A. Certified Arborist #WE-9151A  
Qualified Applicator License #117443

# Contents

Background	3
Assignment	3
Limits of the assignment	3
Purpose And Use of This Report	3
Observations	4
Appendix A: Site Overview	6
Qualifications, Assumptions, Limiting Conditions	7
Certification of Performance	8
Tree Photographs	9



## **BACKGROUND**

On June 30, 2023, I, Larry Van Groningen, Certified Arborist No. WE-9151A was called out to inspect 53 trees at 3464 Ambum Ave., San Jose, CA 95148.

## **ASSIGNMENT**

- Assess these trees to provide an inventory.
- Provide report outlining findings and recommendations.

## **LIMITS OF THE ASSIGNMENT**

No aerial inspection, trenching or resistance drilling was performed.

No Biological tests were performed.

Only a visual inspection from the ground was performed.

## **PURPOSE AND USE OF THIS REPORT**

The purpose of this report is to provide an inventory of species and size as required to proceed with this upcoming construction endeavor.



## OBSERVATIONS

Tree Inventory Table			
Tree No	Species	DBH	CBH
1	Juglans hindsii	14"	44
2	Juglans hindsii	18"	57
3	Juglans hindsii	8"	25
4	Eucalyptus cinerea	18"	57
5	Acacia dealbata	12"	38
6	Acacia dealbata	8"	25
7	Acacia dealbata	18"	57
8	Quercus agrifolia	10"	31
9	Cedrus deodara	24"	75
10	Quercus agrifolia	12"	38
11	Quercus agrifolia	10"	31
12	Quercus agrifolia	12"	38
13	Prunus ducis	8"	25
14	Cedrus deodara	14"	44
15	Cedrus deodara	12"	38
16	Quercus agrifolia	10"	31
17	Quercus agrifolia	14"	44
18	Quercus agrifolia	14"	44
19	Juniperus chinensis	16"	50
20	Juniperus chinensis	16"	50
21	Juniperus chinensis	12"	38
22	Juniperus chinensis	16"	50
23	Juniperus chinensis	10"	31
24	Acacia melanoxylon	10"	31
25	Acacia melanoxylon	12"	38
26	Juniperus chinensis	20"	62
27	Acacia melanoxylon	10"	31
28	Acacia melanoxylon	12"	38



29	Juniperus chinensis	18"	57
30	Juniperus chinensis	14"	44
31	Trachycarpus fortunei	8"	25
32	Prunus persica	15"	47
33	Quercus agrifolia	42"	132
34	Schinus molle	17"	53
35	Yucca rigida	8"	25
36	Olea europaea	10"	31
37	Juglans hindsii	12"	38
38	Yucca rigida	10"	31
39	Yucca rigida	10"	31
40	Olea europaea	8"	25
41	Yucca rigida	10"	31
42	Quercus agrifolia	26"	82
43	Ligustrum lucidum	10"	31
44	Yucca rigida	16"	50
45	Eriobotrya japonica	9"	28
46	Olea europaea	12"	38
47	Juglans hindsii	17"	53
48	Juglans hindsii	11"	37
49	Pinus radiata	24"	75
50	Pinus radiata	15"	47
51	Olea europaea	28"	88
52	Juglans hindsii	12"	38
53	Juglans hindsii	24'	75



## APPENDIX A: SITE OVERVIEW



Location of trees inventoried.



Larry VanGroningen-Bay Area Tree Specialists - 408-679-7117 Mobile  
408-836-9147 Office    larry.bayareatreespecialists@gmail.com  
541 W.Capitol Expwy #287 San Jose, Ca 95136

## **QUALIFICATIONS, ASSUMPTIONS, AND LIMITING CONDITIONS**

Any legal description provided to the arborist is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the arborist cannot be responsible for the accuracy of information provided by others.

The arborist shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitrations, or trials by reason of this report unless subsequent contractual arraignments are made, including payment of an additional fee for such service.

This report and any appraisal value expressed herein represent the opinion of the arborist, and the arborist fee is not contingent upon the reporting of a specified appraised value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.



## **CERTIFICATION OF PERFORMANCE**

I, Larry Van Groningen, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have states my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the arborist, except as indicated in the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am an I.S.A. Certified Arborist in good standing with The International Society of Arboriculture. I hold a valid Qualified Applicators License with California Department of Pesticide Regulation. I have been involved with the practice of Arboriculture and the care and study of trees since 1997.

Larry C. Van Groningen

I.S.A. Certified Arborist WE-9151A

Qualified Applicator License 117443

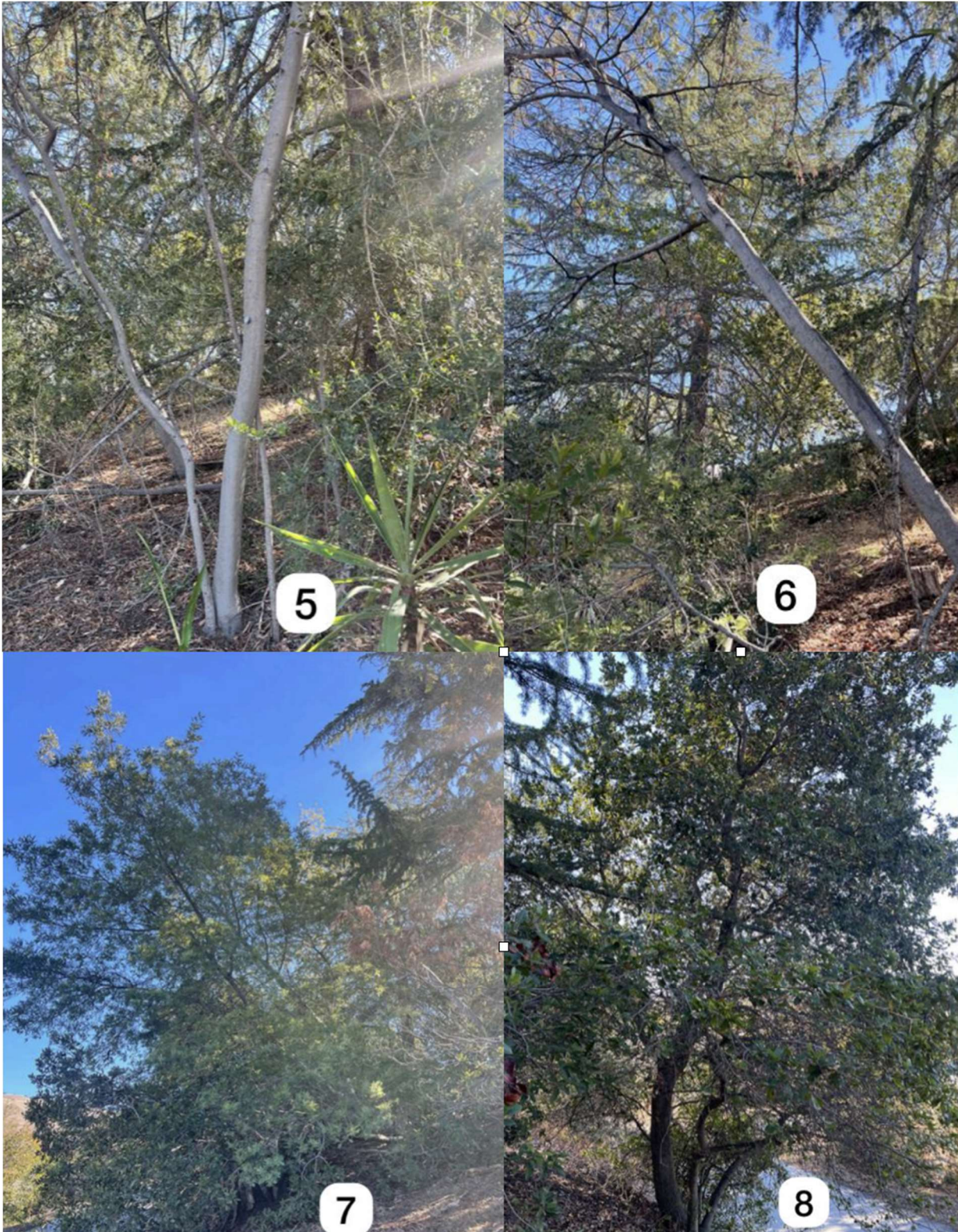




## TREE PHOTOGRAPHS

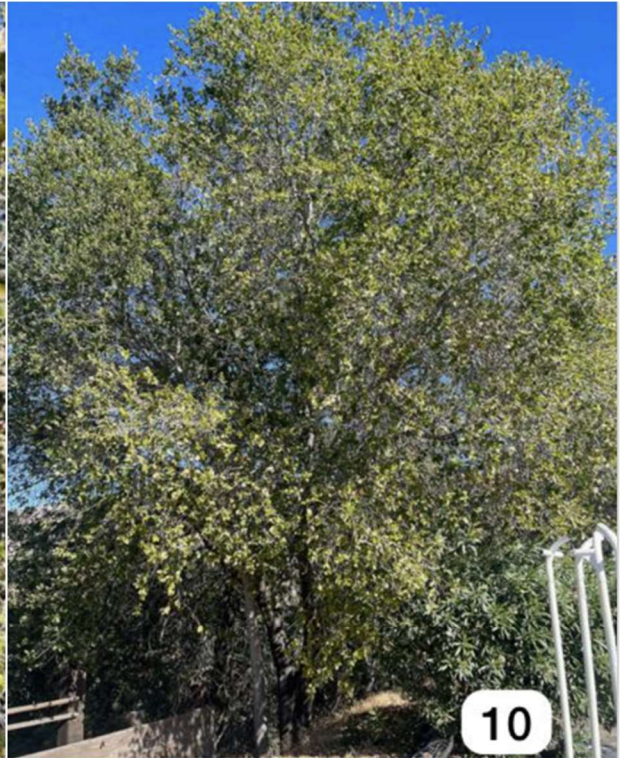




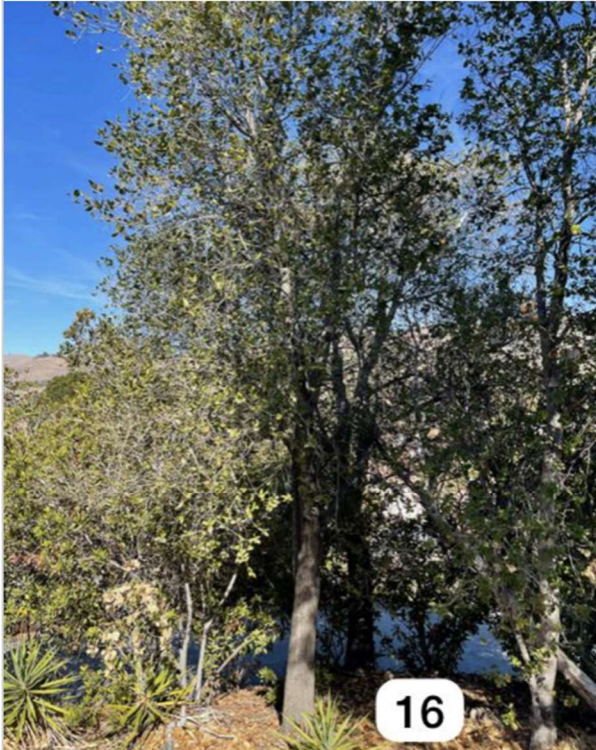
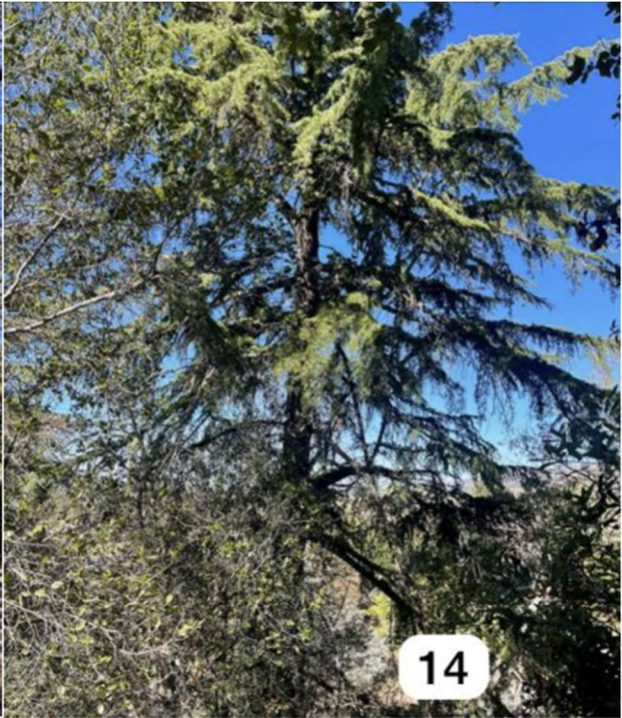


Larry VanGroningen-Bay Area Tree Specialists - 408-679-7117 Mobile  
408-836-9147 Office    [larry.bayareatreespecialists@gmail.com](mailto:larry.bayareatreespecialists@gmail.com)  
541 W.Capitol Expwy #287 San Jose, Ca 95136

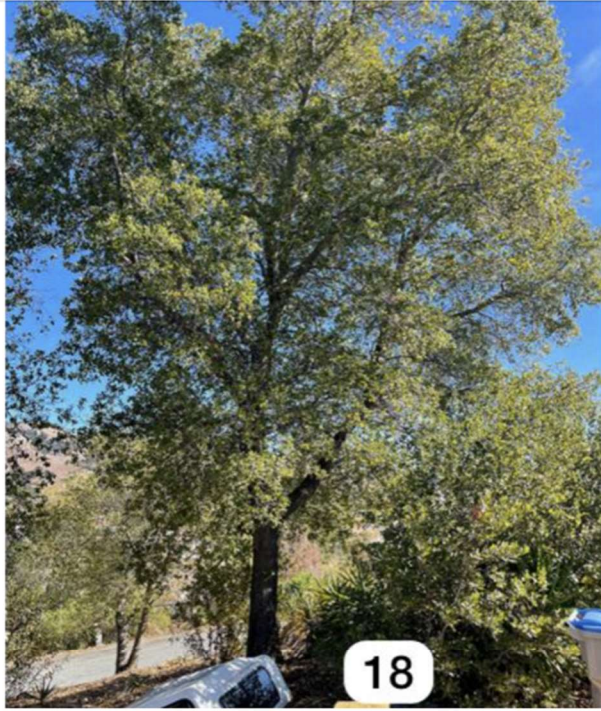
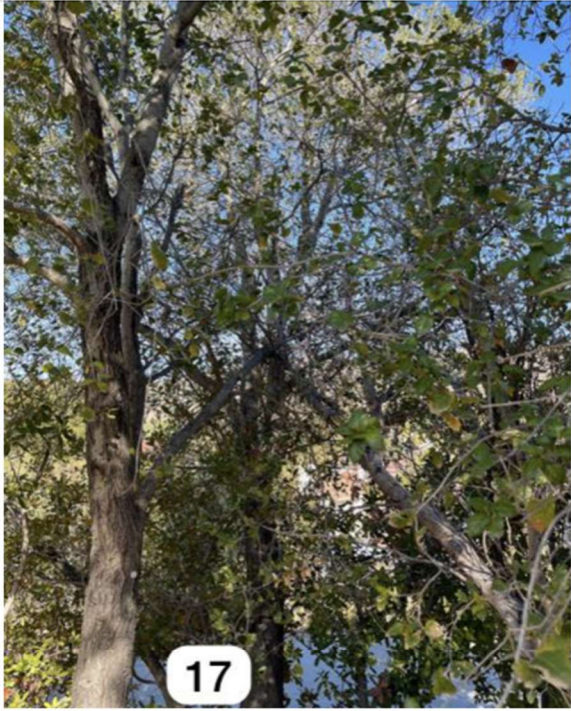
















Larry VanGroningen-Bay Area Tree Specialists - 408-679-7117 Mobile  
408-836-9147 Office    [larry.bayareatreespecialists@gmail.com](mailto:larry.bayareatreespecialists@gmail.com)  
541 W.Capitol Expwy #287 San Jose, Ca 95136





26



29



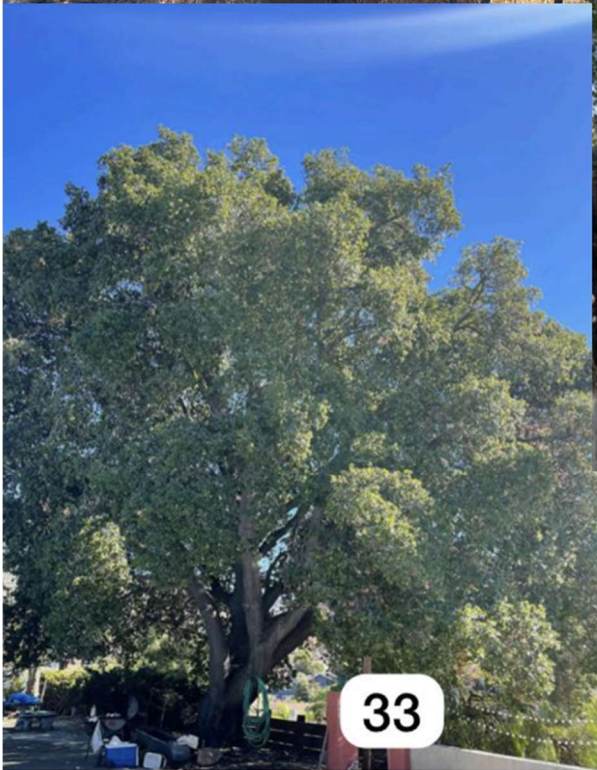
27/28



30







Larry VanGroningen-Bay Area Tree Specialists - 408-679-7117 Mobile  
408-836-9147 Office    [larry.bayareatreespecialists@gmail.com](mailto:larry.bayareatreespecialists@gmail.com)  
541 W.Capitol Expwy #287 San Jose, Ca 95136



