



BRANCH OUT CONSULTING

2635 SE 10th Street, Pompano Beach FL 33062

Kirstie@branchoutconsultingllc.com

(954)-621-6324

TO: Vera Realty LLC.
2999 NE 191 Street Suite 907
Aventura, FL 33180

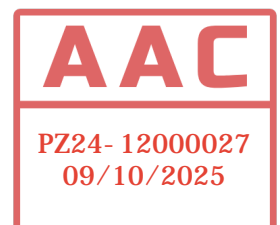
Yury Kharitononkov
347-491-2319
Yury@vera.fund

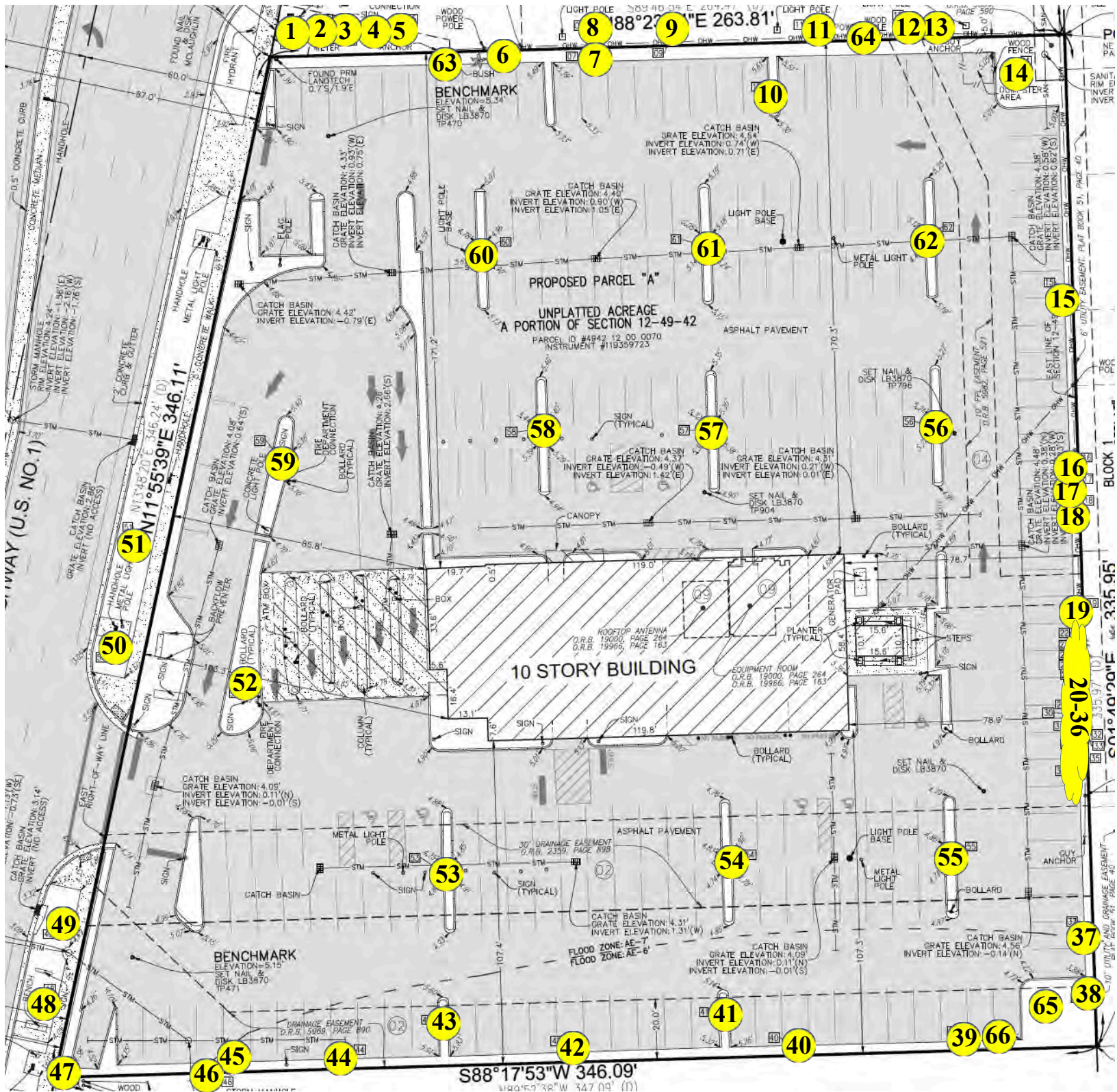
RE: ISA Certified Arborist Report
1600 S Federal Highway
Pompano Beach, FL 33062

This document is an evaluation of the location, size, and condition of all trees onsite and within the right-of-way at 1600 S Federal Highway on January 13, 2025. All observations are visual from the ground. Tree locations were mapped as an overlay on existing survey. Existing property survey was cropped to depict tree locations and is not to scale. Palms are single trunk unless otherwise noted. This report is not a risk assessment. This report may be utilized for permitting purposes. Tree dispositions determined by others.

*This report was revised on 03/13/25 to include appraisal dollar values for all trees and palms according to rule 14.40. Wholesale price averages were obtained from Plantant.com.

Thank you for the opportunity to help resolve your tree issues.





AAC

PZ24-12000027
06/02/2026

AAC

PZ24- 12000027
09/10/2025

Tree #	Common Name	Botanical Name	DBH (in)	Condition (%)	Height (ft)	Width (ft)	Clear Trunk (ft)	Canopy Coverage (sq ft)	Notes	Appraisal
1	Bismarck Palm	<i>Bismarckia nobilis</i>		90%	25	14	15	154		\$3,488.00
2	Royal Palm	<i>Roystonea regia</i>		50%	28	12	20	113	Severe penciling in upper portion of trunk. Chlorotic crown. Trunk has oozing cracks.	\$3,444.00
3	Bismarck Palm	<i>Bismarckia nobilis</i>		90%	29	16	17	201		\$4,046.00
4	Royal Palm	<i>Roystonea regia</i>		60%	35	14	28	154	Vertical cracks along trunk. Mild chlorosis in crown.	\$5,166.00
5	Bismarck Palm	<i>Bismarckia nobilis</i>		90%	22	16	12	201		\$3,069.00
6	Sabal Palm	<i>Sabal palmetto</i>		80%	12	12	4	113	Limited root zone. Utility pole conflict.	\$290.00
7	Sabal Palm	<i>Sabal palmetto</i>		70%	9	10	11	79	Limited root zone. Tip dieback/chlorosis on most fronds.	\$254.00
8	Silver Buttonwood	<i>Conocarpus erectus</i>	10	55%	16	8		50	Major codominance in lower half. Low live crown ratio. Limited root zone.	\$1,942.00
9	Silver Buttonwood	<i>Conocarpus erectus</i>	10	75%	15	10		79	Poor structure. Limited root zone. Good health and vigor.	\$2,648.00
10	False Tamarind	<i>Lysiloma latisiliquum</i>	20	55%	14	20		314	Poor structure. Multiple codominant trunks in lower half with included bark. Limited root zone in all directions. Roots lifting pavement and curb. Poor vigor. Dieback of limbs 1-3" in diameter throughout interior.	\$2,453.00
11	Silver Buttonwood	<i>Conocarpus erectus</i>	10	80%	16	14		154	Limited root zone. Over-extended branches.	\$2,824.00
12	Silver Buttonwood	<i>Conocarpus erectus</i>	10	60%	18	14		154	Poor structure. Multiple codominant trunks in lower half. Sparse foliage within crown. Overextended branches.	\$2,118.00
13	Montgomery Palm	<i>Veitchia montgomeryana</i>		80%	10	5	7	20		\$400.00
14	Silver Buttonwood	<i>Conocarpus erectus</i>	13	80%	20	18		254	Codominant in lower half. Slight lean to the North. Good health and vigor.	\$3,671.00
15	Silver Buttonwood	<i>Conocarpus erectus</i>	9	75%	12	14		154	Limited root zone. Overhead wire conflict. Vertically-oriented/weakly-attached branches within crown. Good health and vigor.	\$2,383.00
16	Gumbo Limbo	<i>Bursera simaruba</i>	6	60%	15	10		79	Overhead wire conflict. Poor structure. Limited root zone.	\$698.00
17	Silver Buttonwood	<i>Conocarpus erectus</i>	6	60%	11	16		201	Overhead wire conflict. Poor structure. Limited root zone.	\$1,271.00

AAC

PZ24-12000027
06/02/2026

AAC

PZ24- 12000027
09/10/2025

Tree #	Common Name	Botanical Name	DBH (in)	Condition (%)	Height (ft)	Width (ft)	Clear Trunk (ft)	Canopy Coverage (sq ft)	Notes	Appraisal
18	Carrotwood	<i>Cupaniopsis anacardioides</i>	3	20%	10	6		28	FISC category I invasive species.	\$0.00
19	Umbrella Tree	<i>Schefflera actinophylla</i>	5	50%	10	6		28	FISC category I invasive species.	\$0.00
20	Areca Palm	<i>Dypsis lutescens</i>		80%	10	10	6	79	Multi-trunk cluster.	\$266.00
21	Christmas Palm	<i>Adonidia merrillii</i>		80%	14	4	10	13		\$382.00
22	Christmas Palm	<i>Adonidia merrillii</i>		80%	18	4	14	13		\$382.00
23	Christmas Palm	<i>Adonidia merrillii</i>		80%	14	10	10	79	Double.	\$382.00
24	Christmas Palm	<i>Adonidia merrillii</i>		80%	18	4	14	13		\$382.00
25	Christmas Palm	<i>Adonidia merrillii</i>		80%	18	4	14	13		\$382.00
26	Christmas Palm	<i>Adonidia merrillii</i>		80%	12	4	8	13		\$382.00
27	Christmas Palm	<i>Adonidia merrillii</i>		80%	18	4	14	13		\$382.00
28	Christmas Palm	<i>Adonidia merrillii</i>		80%	16	10	12	79	Double.	\$382.00
29	Christmas Palm	<i>Adonidia merrillii</i>		80%	14	4	10	13		\$382.00
30	Umbrella Tree	<i>Schefflera actinophylla</i>	10	50%	16	8		50	FISC category I invasive species.	\$0.00
31	Christmas Palm	<i>Adonidia merrillii</i>		80%	20	4	16	13		\$382.00
32	Christmas Palm	<i>Adonidia merrillii</i>		80%	18	10	14	79	Double.	\$382.00
33	Christmas Palm	<i>Adonidia merrillii</i>		80%	16	4	12	13		\$382.00
34	Silver Buttonwood	<i>Conocarpus erectus</i>	12	80%	10	12		113	Limited root zone.	\$3,389.00
	Christmas Palm	<i>Adonidia merrillii</i>		80%	18	10	14	79	Double	\$382.00

AAC

PZ24-12000027
06/02/2026

AAC

PZ24- 12000027
09/10/2025

Tree #	Common Name	Botanical Name	DBH (in)	Condition (%)	Height (ft)	Width (ft)	Clear Trunk (ft)	Canopy Coverage (sq ft)	Notes	Appraisal
36	Christmas Palm	<i>Adonidia merrillii</i>		80%	10	4	6	13		\$382.00
37	False Tamarind	<i>Lysiloma latisiliquum</i>	13	70%	18	16		201	Limited root zone. Codominant in lower half.	\$2,029.00
38	Christmas Palm	<i>Adonidia merrillii</i>		60%	12	5	7	20	Single. Canopy competition with Brazilian Pepper.	\$287.00
39	Brazilian Beauty Leaf	<i>Calophyllum inophyllum</i>	12	80%	20	20		314	Limited root zone.	\$2,342.00
40	Brazilian Beauty Leaf	<i>Calophyllum inophyllum</i>	11	80%	15	20		314	Limited root zone.	\$2,147.00
41	Live Oak	<i>Quercus virginiana</i>	6	75%	16	14		154	Limited root zone.	\$1,386.00
42	Brazilian Beauty Leaf	<i>Calophyllum inophyllum</i>	10	75%	20	20		314	Limited root zone. Mildly chlorotic foliage.	\$1,830.00
43	Live Oak	<i>Quercus virginiana</i>	5	60%	18	14		154	Limited root zone. Poor vigor.	\$924.00
44	Brazilian Beauty Leaf	<i>Calophyllum inophyllum</i>	12	60%	20	15		177	Limited root zone. Girdling roots. Tip dieback.	\$1,757.00
45	Brazilian Beauty Leaf	<i>Calophyllum inophyllum</i>	12	70%	25	15		177	Limited root zone. Plunging and girdling roots.	\$1,609.00
46	Coconut Palm	<i>Cocos nucifera</i>		75%	40	16	34	201	Minor mechanical trunk damage.	\$4,140.00
47	Sabal Palm	<i>Sabal palmetto</i>		80%	12	14	5	154		\$290.00
48	Brazilian Beauty Leaf	<i>Calophyllum inophyllum</i>	8	10%	14	10		79	Severe decline and dieback.	\$195.00
49	Brazilian Beauty Leaf	<i>Calophyllum inophyllum</i>	12	70%	12	18		254		\$1,609.00
50	Brazilian Beauty Leaf	<i>Calophyllum inophyllum</i>	11	65%	16	16		201	Tip dieback.	\$1,745.00
51	Brazilian Beauty Leaf	<i>Calophyllum inophyllum</i>	11	65%	20	20		314	Tip dieback.	\$1,745.00
52	False Tamarind	<i>Lysiloma latisiliquum</i>	12	55%	18	14		154	Severely limited root zone. Dieback of branches 1-3" in diameter. Hanging branches. Cracking along main trunk.	\$1,472.00
53	Live Oak	<i>Quercus virginiana</i>	8	60%	18	16		201	Limited root zone. Girdling roots.	\$1,478.00

AAC

PZ24-12000027
06/02/2026

AAC

PZ24- 12000027
09/10/2025

Tree #	Common Name	Botanical Name	DBH (in)	Condition (%)	Height (ft)	Width (ft)	Clear Trunk (ft)	Canopy Coverage (sq ft)	Notes	Appraisal
54	Live Oak	<i>Quercus virginiana</i>	10	70%	18	18		254	Limited root zone. Tip dieback.	\$2,156.00
55	Live Oak	<i>Quercus virginiana</i>	10	50%	18	20		314	Limited root zone. Dieback. Poor vigor.	\$1,540.00
56	Live Oak	<i>Quercus virginiana</i>	11	60%	20	20		314	Limited root zone. Lifting roots. Dieback of interior foliage within crown.	\$2,033.00
57	Live Oak	<i>Quercus virginiana</i>	8	50%	18	15		177	Limited root zone. Girdling roots. Tip dieback. Poor vigor.	\$1,232.00
58	Live Oak	<i>Quercus virginiana</i>	11	70%	20	20		314	Limited root zone. Overextended branches.	\$2,372.00
59	Yellow Poinciana	<i>Peltophorum pterocarpum</i>	20	55%	18	20		314	Poor structure. Codominance in lower half with included bark. Severely limited root zone. Lifting roots. Visual evidence of internal decay.	\$2,288.00
60	Live Oak	<i>Quercus virginiana</i>	10	80%	15	15		177	Limited root zone. Over-extended branches.	\$2,464.00
61	Live Oak	<i>Quercus virginiana</i>	10	70%	14	16		201	Limited root zone. Tip dieback.	\$2,156.00
62	Live Oak	<i>Quercus virginiana</i>	10	60%	16	16		201	Limited root zone. Tip dieback. Circling roots.	\$1,848.00
63	Simpson Stopper	<i>Myrcianthes fragrans</i>	12	80%	12	10		79	Multi-trunk. Limited root zone. Canopy and root competition.	\$3,005.00
64	Simpson Stopper	<i>Myrcianthes fragrans</i>	8	80%	10	6		28	Multi-trunk. Hedge-sheared.	\$2,003.00
65	Live Oak	<i>Quercus virginiana</i>	10	30%	14	16		201	Very poor structure. No central leader. Weak attachments.	\$924.00
66	N/A	N/A	12	0%	20	15		177	Dead.	\$0.00

AAC

PZ24-12000027
06/02/2026

AAC

PZ24- 12000027
09/10/2025

Tree #	Common Name	Botanical Name	DBH inches (Trees)/OH feet (Palms)	Replacement Tree Caliper (inches)	Wholesale Cost	Cost Installed	\$ Per Diameter Inch	Value Removed	Diminutive Factor (Condition %)	Final Appraised Value
1	Bismarck Palm	<i>Bismarckia nobilis</i>	25	N/A	\$62.00/ft	\$155.00/ft	N/A	\$3,875.00	90%	\$3,488.00
2	Royal Palm	<i>Roystonea regia</i>	28	N/A	\$98.00/ft	\$246.00/ft	N/A	\$6,888.00	50%	\$3,444.00
3	Bismarck Palm	<i>Bismarckia nobilis</i>	29	N/A	\$62.00/ft	\$155.00/ft	N/A	\$4,495.00	90%	\$4,046.00
4	Royal Palm	<i>Roystonea regia</i>	35	N/A	\$98.00/ft	\$246.00/ft	N/A	\$8,610.00	60%	\$5,166.00
5	Bismarck Palm	<i>Bismarckia nobilis</i>	22	N/A	\$62.00/ft	\$155.00/ft	N/A	\$3,410.00	90%	\$3,069.00
6	Sabal Palm	<i>Sabal palmetto</i>	12	N/A	\$145.00/each	\$363.00	N/A	\$363.00	80%	\$290.00
7	Sabal Palm	<i>Sabal palmetto</i>	9	N/A	\$145.00/each	\$363.00	N/A	\$363.00	70%	\$254.00
8	Silver Buttonwood	<i>Conocarpus erectus</i>	10	2	\$282.00	\$705.00	\$353.00	\$3,530.00	55%	\$1,942.00
9	Silver Buttonwood	<i>Conocarpus erectus</i>	10	2	\$282.00	\$705.00	\$353.00	\$3,530.00	75%	\$2,648.00
10	False Tamarind	<i>Lysiloma latisiliquum</i>	20	3	\$267.00	\$668.00	\$223.00	\$4,460.00	55%	\$2,453.00
11	Silver Buttonwood	<i>Conocarpus erectus</i>	10	2	\$282.00	\$705.00	\$353.00	\$3,530.00	80%	\$2,824.00
12	Silver Buttonwood	<i>Conocarpus erectus</i>	10	2	\$282.00	\$705.00	\$353.00	\$3,530.00	60%	\$2,118.00
13	Montgomery Palm	<i>Veitchia montgomeryana</i>	10	N/A	\$200.00/each	\$500.00	N/A	\$500.00	80%	\$400.00
14	Silver Buttonwood	<i>Conocarpus erectus</i>	13	2	\$282.00	\$705.00	\$353.00	\$4,589.00	80%	\$3,671.00
15	Silver Buttonwood	<i>Conocarpus erectus</i>	9	2	\$282.00	\$705.00	\$353.00	\$3,177.00	75%	\$2,383.00
16	Gumbo Limbo	<i>Bursera simaruba</i>	6	3	\$233.00	\$583.00	\$194.00	\$1,164.00	60%	\$698.00
17	Silver Buttonwood	<i>Conocarpus erectus</i>	6	2	\$282.00	\$705.00	\$353.00	\$2,118.00	60%	\$1,271.00
18	Carrotwood	<i>Cupaniopsis anacardioides</i>	3	N/A	N/A	N/A	N/A	N/A	20%	\$0.00
19	Umbrella Tree	<i>Schefflera actinophylla</i>	5	N/A	N/A	N/A	N/A	N/A	50%	\$0.00
20	Areca Palm	<i>Dypsis lutescens</i>	10	N/A	\$133.00	\$333.00	N/A	\$333.00	80%	\$266.00
21	Christmas Palm	<i>Adonidia merrillii</i>	14	N/A	\$183.00	\$478.00	N/A	\$478.00	80%	\$382.00
22	Christmas Palm	<i>Adonidia merrillii</i>	18	N/A	\$183.00	\$478.00	N/A	\$478.00	80%	\$382.00
23	Christmas Palm	<i>Adonidia merrillii</i>	14	N/A	\$183.00	\$478.00	N/A	\$478.00	80%	\$382.00
24	Christmas Palm	<i>Adonidia merrillii</i>	18	N/A	\$183.00	\$478.00	N/A	\$478.00	80%	\$382.00
25	Christmas Palm	<i>Adonidia merrillii</i>	18	N/A	\$183.00	\$478.00	N/A	\$478.00	80%	\$382.00
26	Christmas Palm	<i>Adonidia merrillii</i>	12	N/A	\$183.00	\$478.00	N/A	\$478.00	80%	\$382.00
27	Christmas Palm	<i>Adonidia merrillii</i>	18	N/A	\$183.00	\$478.00	N/A	\$478.00	80%	\$382.00
28	Christmas Palm	<i>Adonidia merrillii</i>	16	N/A	\$183.00	\$478.00	N/A	\$478.00	80%	\$382.00
29	Christmas Palm	<i>Adonidia merrillii</i>	14	N/A	\$183.00	\$478.00	N/A	\$478.00	80%	\$382.00
30	Umbrella Tree	<i>Schefflera actinophylla</i>	10	N/A	N/A	N/A	N/A	N/A	50%	\$0.00
31	Christmas Palm	<i>Adonidia merrillii</i>	20	N/A	\$183.00	\$478.00	N/A	\$478.00	80%	\$382.00
32	Christmas Palm	<i>Adonidia merrillii</i>	18	N/A	\$183.00	\$478.00	N/A	\$478.00	80%	\$382.00
33	Christmas Palm	<i>Adonidia merrillii</i>	16	N/A	\$183.00	\$478.00	N/A	\$478.00	80%	\$382.00
34	Silver Buttonwood	<i>Conocarpus erectus</i>	12	2	\$282.00	\$705.00	\$353.00	\$4,236.00	80%	\$3,389.00

AAC

PZ24-12000027
06/02/2026

AAC

PZ24-12000027
09/10/2025

Tree #	Common Name	Botanical Name	DBH inches (Trees)/OH feet (Palms)	Replacement Tree Caliper (inches)	Wholesale Cost	Cost Installed	\$ Per Diameter Inch	Value Removed	Diminutive Factor (Condition %)	Final Appraised Value
35	Christmas Palm	<i>Adonidia merrillii</i>	18	N/A	\$183.00	\$478.00	N/A	\$478.00	80%	\$382.00
36	Christmas Palm	<i>Adonidia merrillii</i>	10	N/A	\$183.00	\$478.00	N/A	\$478.00	80%	\$382.00
37	False Tamarind	<i>Lysiloma latisiliquum</i>	13	3	\$267.00	\$668.00	\$223.00	\$2,899.00	70%	\$2,029.00
38	Christmas Palm	<i>Adonidia merrillii</i>	12	N/A	\$183.00	\$478.00	N/A	\$478.00	60%	\$287.00
39	Brazilian Beauty Leaf	<i>Calophyllum inophyllum</i>	12	2	\$195.00	\$488.00	\$244.00	\$2,928.00	80%	\$2,342.00
40	Brazilian Beauty Leaf	<i>Calophyllum inophyllum</i>	11	2	\$195.00	\$488.00	\$244.00	\$2,684.00	80%	\$2,147.00
41	Live Oak	<i>Quercus virginiana</i>	6	2.5	\$308.00	\$770.00	\$308.00	\$1,848.00	75%	\$1,386.00
42	Brazilian Beauty Leaf	<i>Calophyllum inophyllum</i>	10	2	\$195.00	\$488.00	\$244.00	\$2,440.00	75%	\$1,830.00
43	Live Oak	<i>Quercus virginiana</i>	5	2.5	\$308.00	\$770.00	\$308.00	\$1,540.00	60%	\$924.00
44	Brazilian Beauty Leaf	<i>Calophyllum inophyllum</i>	12	2	\$195.00	\$488.00	\$244.00	\$2,928.00	60%	\$1,757.00
45	Brazilian Beauty Leaf	<i>Calophyllum inophyllum</i>	12	2	\$195.00	\$488.00	\$244.00	\$2,928.00	70%	\$1,609.00
46	Coconut Palm	<i>Cocos nucifera</i>	40	40	\$55.00/ft	\$138.00/ft	N/A	\$5,520.00	75%	\$4,140.00
47	Sabal Palm	<i>Sabal palmetto</i>	12	N/A	\$145.00/each	\$363.00	N/A	\$363.00	80%	\$290.00
48	Brazilian Beauty Leaf	<i>Calophyllum inophyllum</i>	8	2	\$195.00	\$488.00	\$244.00	\$1,952.00	10%	\$195.00
49	Brazilian Beauty Leaf	<i>Calophyllum inophyllum</i>	12	2	\$195.00	\$488.00	\$244.00	\$2,928.00	70%	\$1,609.00
50	Brazilian Beauty Leaf	<i>Calophyllum inophyllum</i>	11	2	\$195.00	\$488.00	\$244.00	\$2,684.00	65%	\$1,745.00
51	Brazilian Beauty Leaf	<i>Calophyllum inophyllum</i>	11	2	\$195.00	\$488.00	\$244.00	\$2,684.00	65%	\$1,745.00
52	False Tamarind	<i>Lysiloma latisiliquum</i>	12	3	\$267.00	\$668.00	\$223.00	\$2,676.00	55%	\$1,472.00
53	Live Oak	<i>Quercus virginiana</i>	8	2.5	\$308.00	\$770.00	\$308.00	\$2,464.00	60%	\$1,478.00
54	Live Oak	<i>Quercus virginiana</i>	10	2.5	\$308.00	\$770.00	\$308.00	\$3,080.00	70%	\$2,156.00
55	Live Oak	<i>Quercus virginiana</i>	10	2.5	\$308.00	\$770.00	\$308.00	\$3,080.00	50%	\$1,540.00
56	Live Oak	<i>Quercus virginiana</i>	11	2.5	\$308.00	\$770.00	\$308.00	\$3,388.00	60%	\$2,033.00
57	Live Oak	<i>Quercus virginiana</i>	8	2.5	\$308.00	\$770.00	\$308.00	\$2,464.00	50%	\$1,232.00
58	Live Oak	<i>Quercus virginiana</i>	11	2.5	\$308.00	\$770.00	\$308.00	\$3,388.00	70%	\$2,372.00
59	Yellow Poinciana	<i>Peltophorum pterocarpum</i>	20	3	\$250.00	\$625.00	\$208.00	\$4,160.00	55%	\$2,288.00
60	Live Oak	<i>Quercus virginiana</i>	10	2.5	\$308.00	\$770.00	\$308.00	\$3,080.00	80%	\$2,464.00
61	Live Oak	<i>Quercus virginiana</i>	10	2.5	\$308.00	\$770.00	\$308.00	\$3,080.00	70%	\$2,156.00
62	Live Oak	<i>Quercus virginiana</i>	10	2.5	\$308.00	\$770.00	\$308.00	\$3,080.00	60%	\$1,848.00
63	Simpson Stopper	<i>Myrcianthes fragrans</i>	12	3	\$375.00	\$938.00	\$313.00	\$3,756.00	80%	\$3,005.00
64	Simpson Stopper	<i>Myrcianthes fragrans</i>	8	3	\$375.00	\$938.00	\$313.00	\$2,504.00	80%	\$2,003.00
65	Live Oak	<i>Quercus virginiana</i>	10	2.5	\$308.00	\$770.00	\$308.00	\$3,080.00	30%	\$924.00
66	N/A	N/A	12	N/A	N/A	N/A	N/A	N/A	0%	\$0.00

AAC

PZ24-12000027
06/02/2026

AAC

PZ24- 12000027
09/10/2025



AAC

PZ24-12000027
06/02/2026

AAC

PZ24- 12000027
09/10/2025

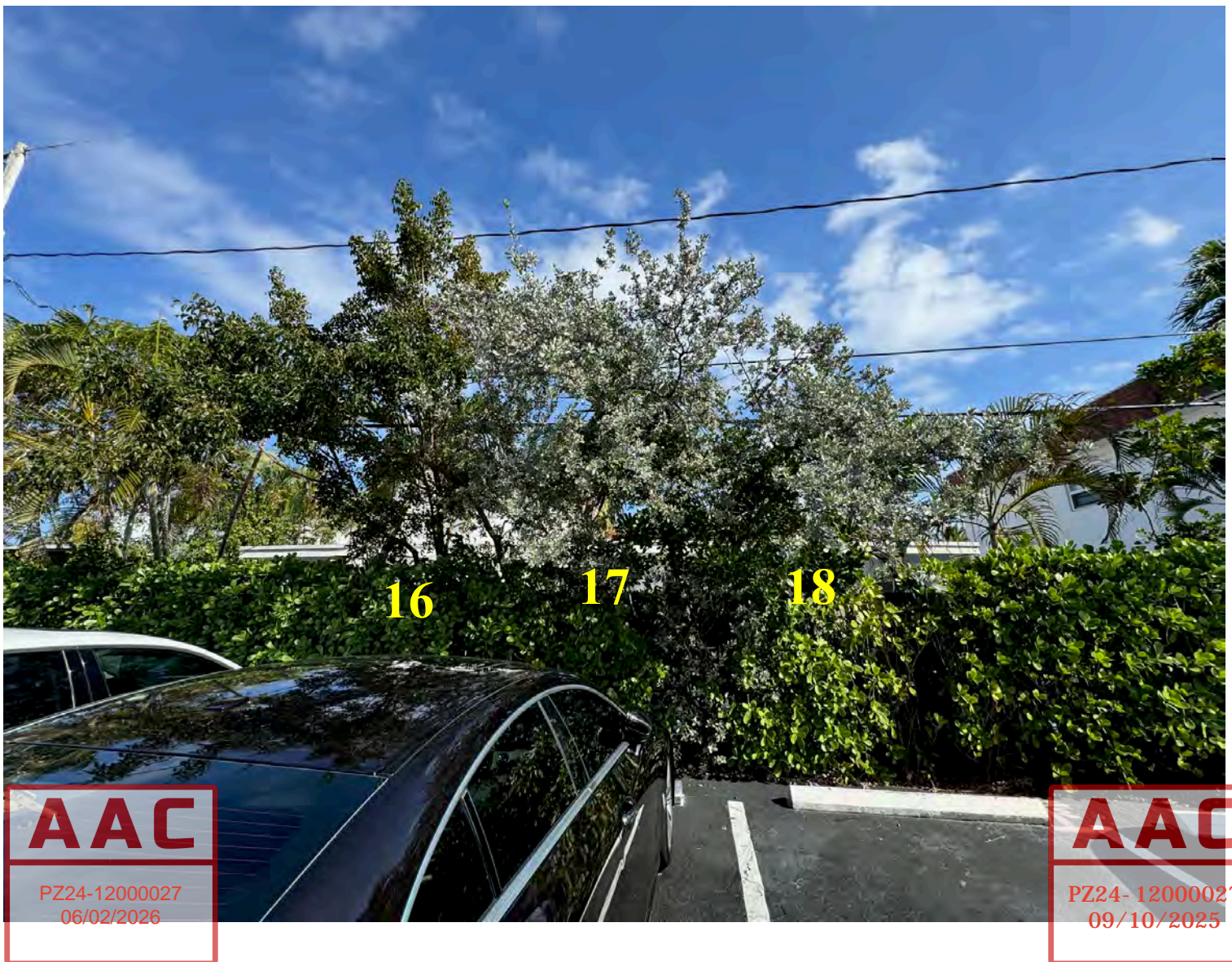


03/14/25



Page 11 of 20





AAC

PZ24-12000027
06/02/2026

AAC

PZ24- 12000027
09/10/2025



03/14/25



37

Page 14 of 20



38



39

AAC

PZ24-12000027
06/02/2026



40

AAC

PZ24-12000027
09/10/2025

03/14/25



Page 15 of 20



03/14/25



Page 16 of 20



03/14/25



Page 17 of 20





03/14/25



Page 19 of 20



AAC

PZ24-12000027
06/02/2026

AAC

PZ24-12000027
09/10/2025



AAC
PZ24-12000027
06/02/2026



AAC
PZ24-12000027
09/10/2025