



LEVEL 1 ARBORICULTURAL ASSESSMENT & TREE APPRAISAL REPORT

1210 NW 27th Ave, Pompano Beach, FL 33069

Prepared For: EBENEZER FRENCH SDA CHURCH

C/O: AJOKU STUDIOS

Prepared By: Patrick Hannah Certified Arborist LLC

PATRICK HANNAH

ISA Certified Arborist FL-6275A, TRAQ/PPQ

Purpose: Preliminary Arboricultural Coordination for Survey, Design, and Construction Permitting

Assessment Date: April 2, 2026

Report Date: April 13, 2026

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1. ASSIGNMENT & SCOPE

This report provides a Level 1 arboricultural assessment and valuation of existing tree resources to support:

- Construction permitting
- Design coordination
- Tree preservation planning
- Economic valuation of site vegetation

A total of 36 trees were inventoried, with Tree #21 excluded due to prior failure and non-viability.

2. METHODOLOGY

Assessment performed in accordance with:

- ANSI A300 Part 5 – Tree Protection During Construction
- ANSI A300 Part 9 – Tree Risk Assessment (Level 1)

Evaluation included:

- Visual inspection from ground level
 - Measurement of DBH, height, canopy spread
 - Assignment of condition ratings (%)
 - Identification of structural defects and growth patterns
-

3. SITE OVERVIEW

The subject property is characterized by:

- Mixed native and non-native canopy
 - Dominance of Black Olive and Sabal Palm populations
 - Evidence of long-term urban stress factors including:
 - Utility pruning
 - Soil compaction
 - Restricted rooting volume
-

4. CONDITION RATINGS

Condition ratings reflect the consulting arborist's professional judgment regarding each tree's health, vigor, structure, and long-term functional value based on visible above-ground conditions and the information provided.

Good (100–81%)

Tree exhibits strong vitality, acceptable structure, and no significant visible defects. These trees are generally considered strong retention candidates, subject to project compatibility.

Fair (80–71%)

Tree exhibits acceptable overall condition but may show minor structural or physiological issues such as:

- slight asymmetry
- prior pruning effects
- moderate maintenance needs
- clustered palm form affecting spacing but not viability

These trees remain viable and often retain planning value.

Moderate (70–51%)

Tree exhibits visible stress or structural limitations that may affect long-term performance or design suitability. This may include:

- asymmetrical canopy
- low live crown ratio
- poor architecture
- previous mismanagement
- clustered or multi-stem form
- utility conflict
- moderate decline

These trees may remain viable but require more careful planning and, in some cases, future pruning or other intervention.

Poor (50–0%)

Tree exhibits significant decline, weak vigor, poor structural form, or reduced retention value. Conditions may include:

- substantial asymmetry
- advanced stress
- sparse canopy
- structurally weak architecture
- prior severe pruning
- invasive status with low preservation value

In this report, a poor condition rating does not automatically mean immediate removal, but it does reduce long-term preservation value.

5. TREE INVENTORY SUMMARY

Category	Count
Total Trees	36
Native	13
Non-native	23
Palms	20
Hardwoods	16

6. ARBORICULTURAL DISCUSSION

6.1 Structural Defect Patterns

A dominant condition across the site is the presence of codominant stem architecture, particularly within populations of *Bucida buceras*

Codominant stems are characterized by:

- Acute branch union angles
- Included bark formation
- Reduced load-bearing capacity

These features significantly increase the probability of structural failure under wind loading, as documented in Gilman (2003, 2008).

6.2 Load Distribution and Canopy Imbalance

Chronic utility clearance pruning has resulted in:

- Asymmetrical canopy distribution
- Lateral overextension beyond structural support limits

This creates a mechanical imbalance, where:

- Increased lever-arm forces act on branch unions
- Stress concentrations exceed wood fiber strength

This condition is directly correlated with increased limb failure rates (Smiley et al., 2007).

6.3 Species-Specific Performance

Swietenia mahagoni

- Sensitive to compaction and grade change
- Exhibits increased failure probability under constrained rooting conditions

Ficus aurea

- Aggressive hemi-epiphytic growth habit
 - Can structurally dominate host trees and alter load dynamics
-

6.4 Palm Structural Characteristics

Palms (monocots) differ fundamentally from dicotyledonous trees:

- Lack secondary cambial growth
- Structural strength derived from fibrous vascular bundles

As a result:

- Failure is typically due to crown or root instability, not trunk fracture
 - Overall risk profile is generally lower than hardwoods under similar conditions
-

7. APPRAISAL METHODOLOGY

Valuation performed consistent with:

- CTLA Guide for Plant Appraisal (10th Edition)
 - In alignment with [Florida Administrative Code Rule 14-40.030](#)
-

HARDWOODS

Formula:

Value = DBH × (285 × 2.5 × Condition)

PALMS

Formula:

Value = Height × \$25 × Condition

8. INDIVIDUAL TREE APPRAISALS

(ALL TREES EXCEPT #21)

TREE #1 – Black Olive

DBH: 33.5" | Condition: 50%

- $285 \times 2.5 = 712.50$
 - $\times 0.50 = 356.25$
 - $\times 33.5 = \$11,939$
-

TREE #2 – Black Olive

DBH: 15.5" | Condition: 65%

- $712.50 \times 0.65 = 463.13$
 - $\times 15.5 = \$7,178$
-

TREE #3 – Black Olive

DBH: 14.5" | Condition: 75%

- $712.50 \times 0.75 = 534.38$
 - $\times 14.5 = \$7,748$
-

TREE #4 – West Indian Mahogany

DBH: 19.5" | Condition: 60%

- $712.50 \times 0.60 = 427.50$
 - $\times 19.5 = \$8,336$
-

TREE #5 – Black Olive

DBH: 17" | Condition: 70%

- Value = \$8,473
-

TREE #6 – Black Olive

DBH: 23" | Condition: 70%

- Value = \$11,463
-

TREE #7 – Black Olive

DBH: 19" | Condition: 50%

- Value = \$6,769
-

TREE #8 – Mahogany

DBH: 23" | Condition: 65%

- Value = \$10,650
-

TREE #9 – Black Olive

DBH: 27" | Condition: 65%

- Value = \$12,519
-

TREE #10 – Sabal Palm

35' | 80% = \$700

TREE #11 = \$700

TREE #12 = \$700

TREE #13 = \$700

TREE #14 = \$700

TREE #15 = \$700

TREE #16 – Coconut Palm

38' × 25 × 0.80 = \$760

TREE #17–20 (Palms)

Range: \$600–\$700 each

TREE #21

EXCLUDED – FAILED

TREE #22–33 (Palms)

Range: \$500–\$800 each depending on height

TREE #23

 $27' \times 25 \times 0.50 = \337

TREE #24 – Strangler Fig

DBH 25" | 80% = \$14,250

TREE #28 – Mango = \$13,680

TREE #34 – Black Olive = \$12,469

TREE #35 – Christmas Palm $27' \times 25 \times 0.80 = \540

TREE #36 – Black Olive = \$13,965

9. TOTAL APPRAISED VALUE

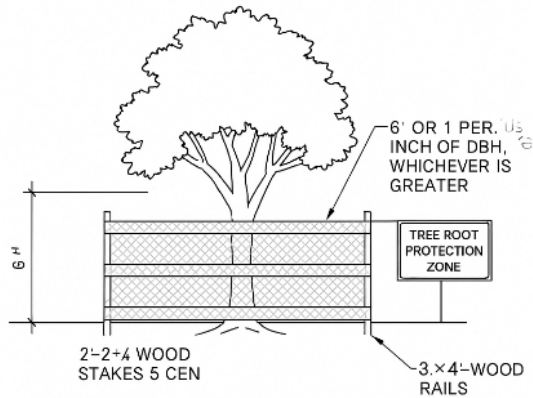
- Hardwoods: $\approx \$150,000 - \$165,000$
- Palms: $\approx \$12,000 - \$15,000$

TOTAL SITE VALUE: $\approx \$165,000 - \$180,000$

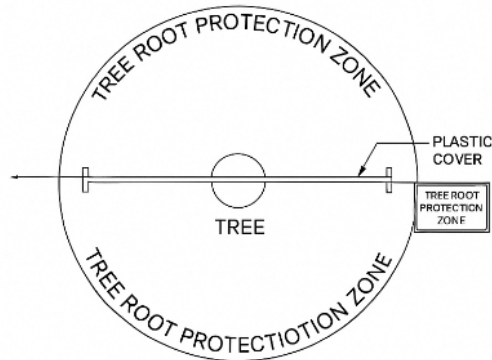
10. TREE PROTECTION GUIDELINES

NOTE: TPZ MEASUREMENT IS IN RADIUS FROM TRUNKS, IN ALL DIRECTIONS.

TREE PROTECTION DETAIL

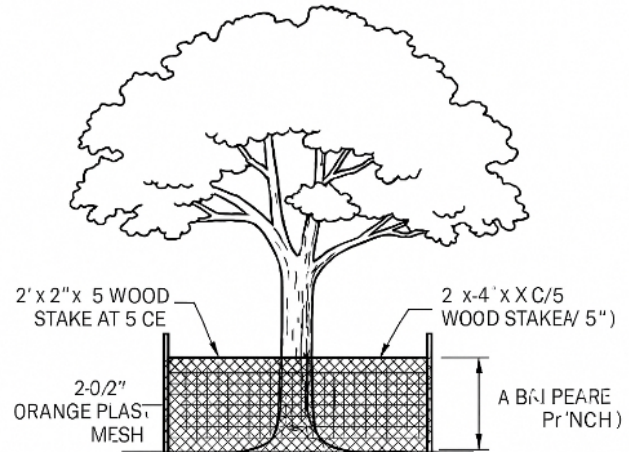


ELEVATION

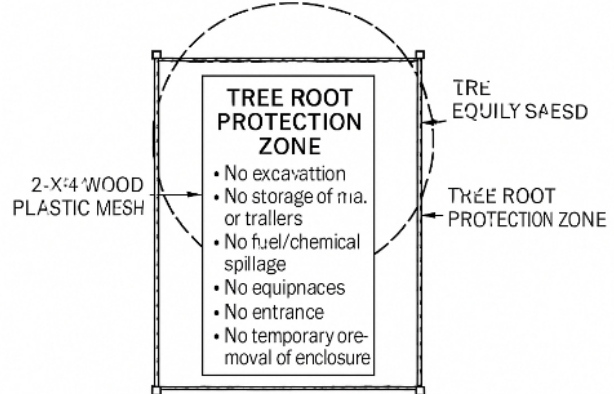


PLAN

TREE PROTECTION SUGGESTIONS



ELEVATION



- A 4- to 6-inch-deep layer of wood chips or mulch should be layered over the top of the soil surface, maintaining 12 inches away from the base of any tree, or as directed by the project arborist. When access of any vehicle is required in the TPZ, the soil shall be protected against compaction. The most acceptable methods include: eighteen-inches deep layer mulch or chips, one-inch plywood or steel sheets.
- No heavy equipment is allowed in the TPZ. All work in this area should be done by hand.
- Understory plants within areas surrounded by protective barriers shall be protected.

- No oil, fill, equipment, building materials, building debris, or any other material shall be placed within the areas surrounded by protective barriers.
- No disposal of any waste material such as paints, oils, solvents, asphalt, concrete, mortar, or any other material shall occur within the areas surrounded by protective barriers.
- All trees shall be pruned for proper safety and clearance prior construction to the construction. The project arborist will provide recommendations based on ANSI 300: Standards Practices for Pruning. Use on an ISA Certified Arborist is strongly recommended.
- Natural grade shall be maintained on areas surrounded by protective barriers. In the event that the natural grade of the site is changed as a result of site development such that the safety of the tree may be endangered, tree wells or retaining walls are required. No grade changes or filling within the TPZ without the approval from the project arborist. Where backfilling is needed, the project arborist shall determine the type and amount of fill material to be used.
- For areas of egress for heavy equipment beyond Tree Protection barriers around Specimen sized trees to remain, an application of 8" of Mulch with ¾" plywood is recommended.
- Irrigation for all protected trees is required during prolonged dry periods. When low rainfall, at least 1 inch of water per week shall be applied.
- Fertilization shall follow ANSI 300: Standard Practices for Fertilization or the ISA Best Management Practices for Fertilization.
- Underground utility lines, including, but not limited to, irrigation, plumbing, electrical, or telecommunication lines, shall be placed outside the areas enclosed by protective barriers. If said placement is not possible, disturbance and root damage shall be minimized by using techniques such as tunneling, hand digging, excavation with an air spade, or the use of overhead utility lines surrounded by protective barriers.
- No attachments or wires other than those of a protective or non-damaging nature shall be attached to any trees during site development or construction.
- Relocated trees shall be braced in such a fashion as to not scar, penetrate, perforate, or otherwise inflict damage to the tree.

[illegible]

12. TREE DISPOSITION TABLE

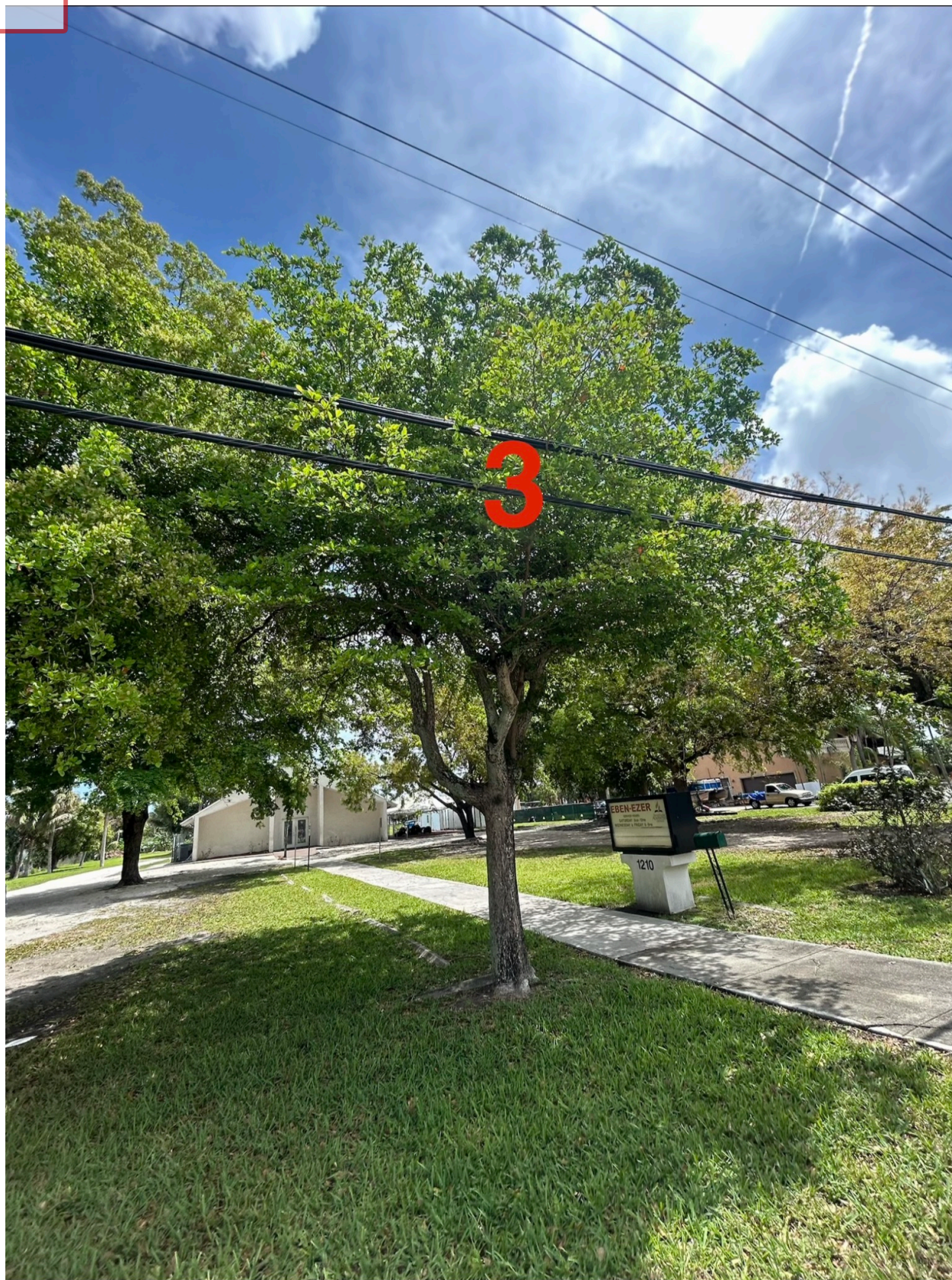
No.	Common Name	Scientific Name	DBH (in)	Height (ft)	Spread (ft)	CRZ DIA. (ft)	TPZ RAD. (ft)	Condition %	Disposition	Comments
1	Black Olive	<i>Bucida buceras</i>	33.5	35	43	34	18	POOR 50%	EXISTING/ TO REMAIN	NON-NATIVE, SPECIMEN SIZE, CODOMINANT, ASYMMETRICAL CANOPY, CONFLICT WITH UTILITY LINES
2	Black Olive	<i>Bucida buceras</i>	15.5	45	52	16	11	MODERATE 65%	EXISTING/ TO REMAIN	NON-NATIVE, CODOMINANT, ASYMMETRICAL CANOPY, POOR BRANCH ARCHITECTURE CONFLICT WITH UTILITY LINES
3	Black Olive	<i>Bucida buceras</i>	14.5	32	40	15	10	MODERATE 75%	EXISTING/ TO REMAIN	NON-NATIVE, POOR BRANCH ARCHITECTURE
4	West Indian Mahogany	<i>Swietenia Mahagoni</i>	19.5	50	55	20	15	MODERATE 60%	EXISTING/ TO REMAIN	NATIVE, SPECIMEN SIZE, CODOMINANT, ASYMMETRICAL CANOPY, CONFLICT WITH UTILITY LINES
5	Black Olive	<i>Bucida buceras</i>	17	35	42	17	12	MODERATE 70%	EXISTING/ TO REMAIN	NON-NATIVE, POOR BRANCH ARCHITECTURE, CONFLICT WITH UTILITY LINES
6	Black Olive	<i>Bucida buceras</i>	23	48	55	23	18	MODERATE 70%	EXISTING/ TO REMAIN	NON-NATIVE, SPECIMEN SIZE, CODOMINANT
7	Black Olive	<i>Bucida buceras</i>	19	55	65	19	14	POOR 50%	EXISTING/ TO REMAIN	NON-NATIVE, SPECIMEN SIZE, ASYMMETRICAL CANOPY/OVEREXTENDED, CONFLICT WITH UTILITY LINES
8	West Indian Mahogany	<i>Swietenia Mahagoni</i>	23	50	55	23	18	MODERATE 65%	EXISTING/ TO REMAIN	NATIVE, SPECIMEN SIZE, ASYMMETRICAL CANOPY
9	Black Olive	<i>Bucida buceras</i>	27	55	42	27	22	MODERATE 65%	EXISTING/ TO REMAIN	NON-NATIVE, SPECIMEN SIZE, POOR BRANCH ARCHITECTURE
10	Sabal Palm	<i>Sabal palmetto</i>	10	35	10	8	4	FAIR 80%	EXISTING/ TO REMAIN	NATIVE, SINGLE PALM
11	Sabal Palm	<i>Sabal palmetto</i>	9	35	10	8	4	FAIR 80%	EXISTING/ TO REMAIN	NATIVE, SINGLE PALM
12	Sabal Palm	<i>Sabal palmetto</i>	9.5	35	10	8	4	FAIR 80%	EXISTING/ TO REMAIN	NATIVE, SINGLE PALM
13	Sabal Palm	<i>Sabal palmetto</i>	11	35	10	8	4	FAIR 80%	EXISTING/ TO REMAIN	NATIVE, SINGLE PALM

No.	Common Name	Scientific Name	DBH (in)	Height (ft)	Spread (ft)	CRZ DIA. (ft)	TPZ RAD. (ft)	Condition %	Disposition	Comments
14	Sabal Palm	<i>Sabal palmetto</i>	7.5	35	10	8	4	FAIR 80%	EXISTING/ TO REMAIN	NATIVE, SINGLE PALM
15	Sabal Palm	<i>Sabal palmetto</i>	10	35	10	8	4	FAIR 80%	EXISTING/ TO REMAIN	NATIVE, SINGLE PALM
16	Coconut Palm	<i>Cocos nucifera</i>	10	38	28	8	4	FAIR 80%	EXISTING/ TO REMAIN	NON-NATIVE, SINGLE PALM
17	Sabal Palm	<i>Sabal palmetto</i>	7	32	10	8	4	FAIR 80%	EXISTING/ TO REMAIN	NATIVE, SINGLE PALM
18	Sabal Palm	<i>Sabal palmetto</i>	8	32	10	8	4	FAIR 80%	EXISTING/ TO REMAIN	NATIVE, SINGLE PALM
19	Coconut Palm	<i>Cocos nucifera</i>	9	30	28	8	4	FAIR 80%	EXISTING/ TO REMAIN	NON-NATIVE, SINGLE PALM
20	Coconut Palm	<i>Cocos nucifera</i>	11	35	28	8	4	FAIR 80%	EXISTING/ TO REMAIN	NON-NATIVE, SINGLE PALM
21	Avocado	<i>Persea americana</i>	6	0	0	—	—	POOR 0%	EXISTING/ TO REMOVE	NON-NATIVE, PREVIOUS WHOLE TREE FAILURE, NOT VIABLE
22	Sabal Palm	<i>Sabal palmetto</i>	9.5	26	10	8	4	FAIR 80%	EXISTING/ TO REMAIN	NATIVE, SINGLE PALM
23	Sabal Palm	<i>Sabal palmetto</i>	10.5	27	12	8	4	POOR 50%	EXISTING/ TO REMAIN	NATIVE, SINGLE PALM, ENGULFED BY STRANGLER FIG
24	Strangler Fig	<i>Ficus aurea</i>	25	50	50	25	19	FAIR 80%	EXISTING/ TO REMAIN	NATIVE, SPECIMEN SIZE
25	Coconut Palm	<i>Cocos nucifera</i>	9.5	32	24	8	4	FAIR 80%	EXISTING/ TO REMAIN	NON-NATIVE, SINGLE PALM
26	Sabal Palm	<i>Sabal palmetto</i>	21	20	16	8	4	FAIR 80%	EXISTING/ TO REMAIN	NATIVE, SINGLE PALM
27	Sabal Palm	<i>Sabal palmetto</i>	10.5	40	10	8	4	FAIR 80%	EXISTING/ TO REMAIN	NATIVE, SINGLE PALM

13. PHOTO DOCUMENTATION















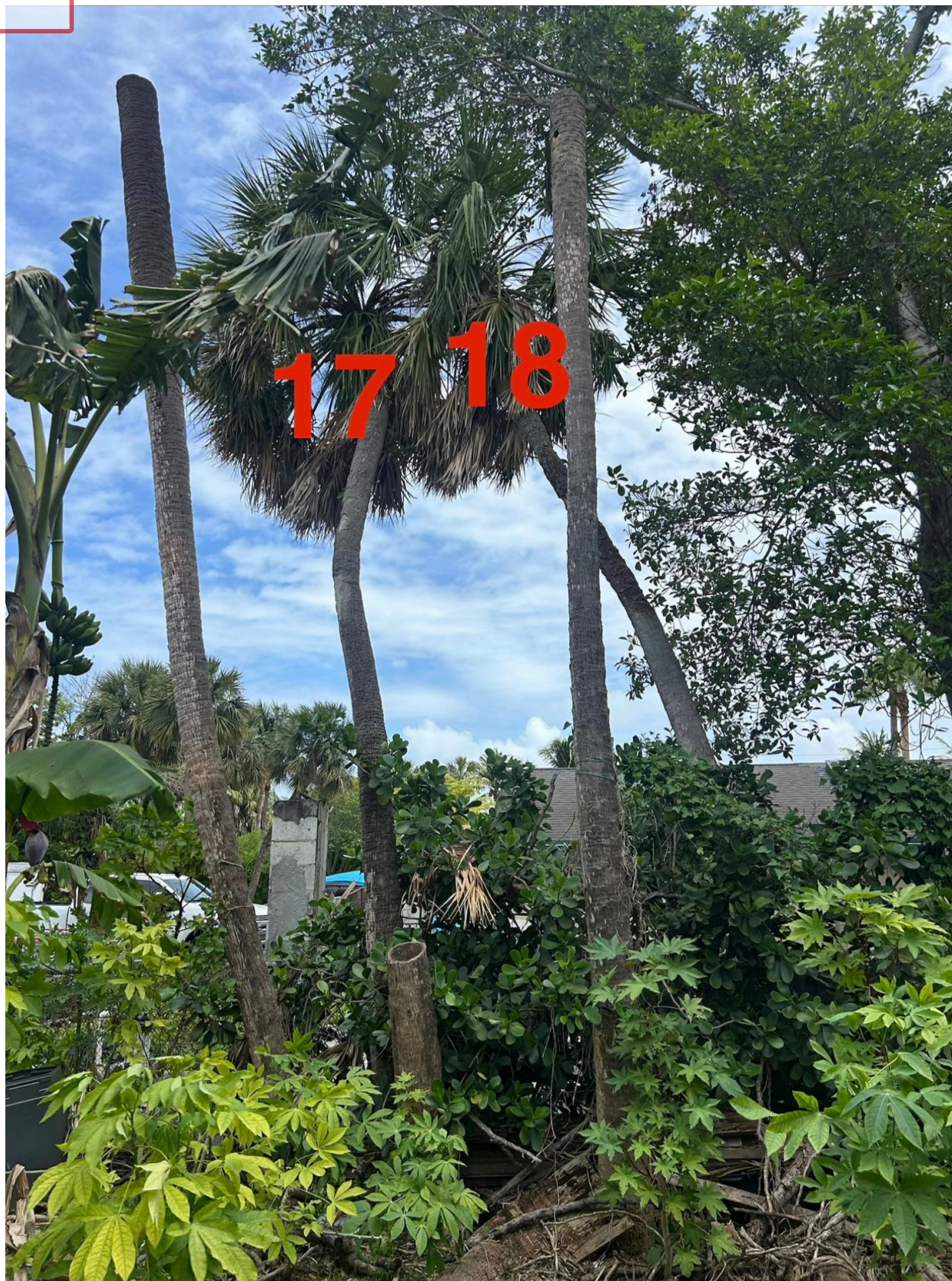




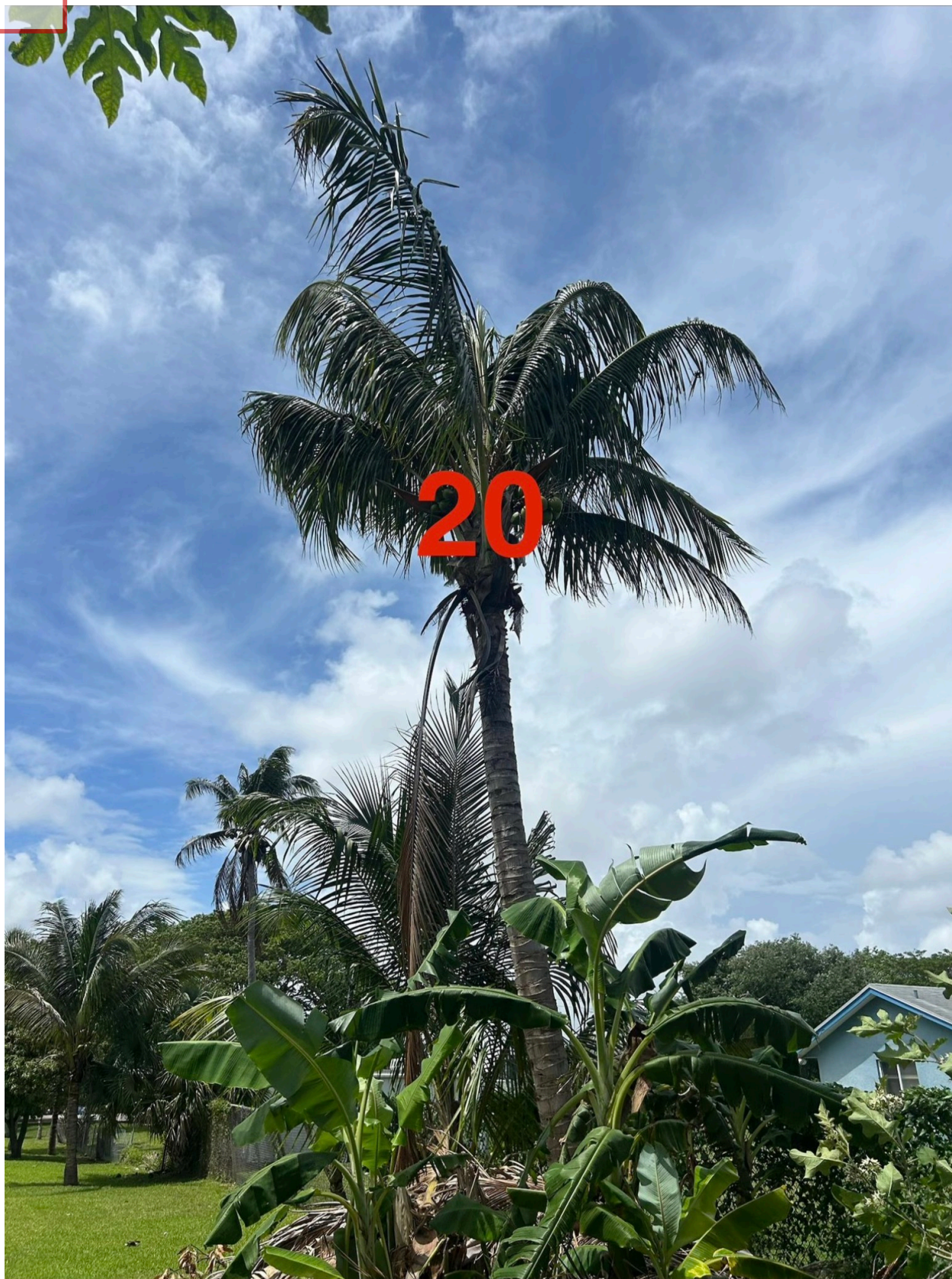


































14. RECOMMENDATIONS

REMOVE

- Tree #21 (failed, non-viable)
-

RETAIN WITH MANAGEMENT

- Specimen hardwoods and structurally moderate trees

REQUIRED ACTIONS:

- Structural pruning (ANSI A300 Part 1)
 - Utility clearance coordination
 - Periodic monitoring
-

115. LIMITING CONDITIONS

- Visual assessment only
 - No subsurface investigation performed
 - Root conditions inferred
 - Findings valid for 12–24 months under normal conditions
-

16. SCIENTIFIC REFERENCES

- Gilman, E.F. (2003). Branch Attachment and Strength of Trees. University of Florida IFAS
 - Gilman, E.F., & Lilly, S.J. (2008). Best Management Practices: Tree Pruning. ISA
 - Smiley, E.T., Fraedrich, B.R., & Fengler, J. (2007). Tree Root Loss and Stability. Journal of Arboriculture
 - Watson, G.W. (2005). Tree Root Systems and Their Role in Stability. Arboriculture & Urban Forestry
 - Harris, R.W., Clark, J.R., & Matheny, N.P. (2004). Arboriculture: Integrated Management of Landscape Trees
 - ISA (2017). Tree Risk Assessment Manual
 - CTLA (2020). Guide for Plant Appraisal, 10th Edition
-

17. KEY WORD GLOSSARY

Adventitious Roots

Roots that arise from non-root tissue, often in response to stress or burial, typically structurally inferior to primary roots.

Asymmetrical Canopy

Uneven canopy distribution resulting in imbalanced load forces acting on the trunk and root plate.

Cambium

Meristematic tissue responsible for secondary growth in dicot trees; absent in palms.

Codominant Stems

Two or more competing leaders originating from the same point, often forming weak structural unions due to included bark.

Critical Root Zone (CRZ)

Area surrounding a tree where roots are essential for stability and health, typically calculated as 1–1.5 feet per inch DBH.

Diminution Factor

Reduction in appraised value based on condition, structural integrity, and functional contribution.

Epicormic Growth

Shoots emerging from latent buds, often indicative of stress response or canopy loss.

Hemi-Epiphyte

A plant that begins life on another plant and later establishes its own root system (e.g., strangler fig).

Included Bark

Bark trapped between codominant stems, preventing proper wood formation and weakening structural integrity.

Lever Arm Effect

Mechanical principle where extended limbs increase bending moment and stress at the point of attachment.

Monocotyledon

Plant classification (palms) lacking secondary growth, with vascular bundles dispersed throughout stem tissue.

Root Plate

Structural zone of roots responsible for anchorage and resistance to overturning forces.

Structural Defect

Any anatomical or growth-related feature that reduces a tree's mechanical stability.

Windthrow

Failure of a tree due to uprooting, typically associated with compromised root systems.

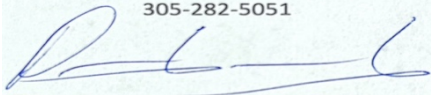
18. ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to the PHCA LLC. is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is evaluated as though free and clear, under responsible ownership and competent management.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, PHCA LLC. can neither guarantee nor be responsible for the accuracy of information provided by others.
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7. This report and values expressed herein represent the opinion of PHCA LLC., and PHCA LLC.'s fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
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19. CERTIFICATE OF PERFORMANCE

1. I have verified tree and environmental conditions located at the site referred to in this report on the dates indicated and have stated my findings accurately to the best of my knowledge. The extent of the evaluation is stated in the attached report and the Limits of the Assignment.
2. I have no current or prospective interest in the trees or the property that are the subject of this report and have no personal interest or bias with respect to the parties involved.
3. The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.
4. My analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
5. No one provided significant professional assistance to me, except as indicated within the report.
6. 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 subsequent events.
7. I am a member in good standing of the International Society of Arboriculture as a certified arborist. I have been professionally involved in the field of arboriculture for a period of more than 15 years.

I.S.A. CA FL-6275 A / PATRICK HANNAH
305-282-5051



**PATRICK J
HANNAH**

Digitally signed by
PATRICK J
HANNAH
Date: 2026.04.13
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