

Arborist Appraisal of Trees

2302 Mar Vista Ave., Altadena, CA 91001

Prepared For:

Anonymous Customer

June 29, 2025

(000) 000-0000

anon@anonymous customer.com

Prepared By:

Killian Vendler, Consulting Arborist & Pest Control Advisor

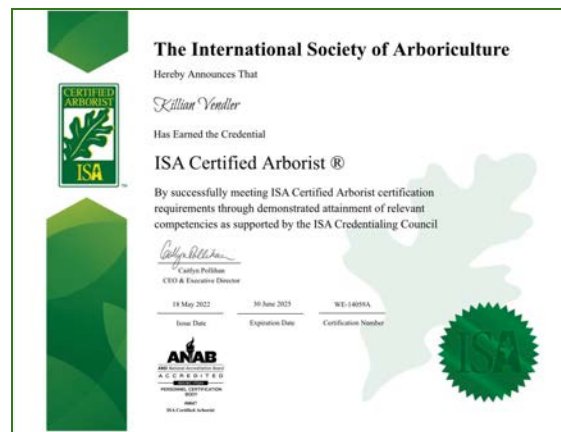
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June 29, 2025
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Tree Assessment Summary

Dr. Anon,

You have retained my consulting arborist services to provide a report and tree inventory for the property described as -----, Altadena, CA 91001. The entire property and surrounding areas were visually inspected and analyzed on June 26, 2025. The diameter at breast height (DBH) of the trees was obtained with a measuring tape. The Eaton fire damaged your home, which you are currently rebuilding. The fire also caused burn damage to 31 types of plants on your property, 3 of which have a DBH of 4 inches or larger and qualify as trees.

The cross-sectional trunk area was found using the DBH and the formula for the area of a circle ($A=\pi r^2$). To appraise the replacement cost of these plants, I used the Council of Tree and Landscape Appraisers' Trunk Formula Method (CTLA TFM) for any plants that qualify as trees, as well as CTLA categories for deductions. This method involves multiplying the cross-sectional area of a plant by a base value per square inch. To accurately quantify the replacement value of the trees, I, the appraiser, must deduct costs based on location, condition, and species value from the previously determined sum. The replacement cost of plants without a recorded diameter at breast height (DBH) is determined by quantity and a base value per plant, which is the sum of costs for purchase from a nursery, delivery, and labor for installation. See Table 1 for the estimated replacement cost. Included in the sum of the estimated replacement cost column are any deductions taken into consideration, as well

as the labor cost for establishing trees and vine training the bougainvilleas. The cost in the Irrigation row encompasses the price of water to establish all new plants.

Figure 1: Satellite Map

NOT SHOWN
FOR CLIENT PRIVACY

Figure 2: Road Map

NOT SHOWN
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Table 1: Plant Data

Plant No.	Common Name	Botanical Name	Quantity	Diameter at Breast Height	Total Trunk Area	Base Value	% Damage	% Deduction	Estimated Replacement Cost*
1	Fruitless Olive	<i>Olea europaea</i>	1	5 in	20 sq in	\$75	100%	10%	\$1,850
2	Bougainvillea 'Barbara Karst'	<i>Bougainvillea x buttiana</i>	1	–	–	\$500 ea	100%	–	\$1,500
3	Mexican Fence Post Cactus	<i>Pachocereus marginatus</i>	1	–	–	\$500 ea	100%	–	\$500
4	Golden Barrel Cactus	<i>Kroenleinia grusonii</i>	2	–	–	\$200 ea	100%	–	\$400
5	Agave 'Blue Flame'	<i>Agave attenuata x shawii</i>	1	–	–	\$200 ea	100%	10%	\$200
6	Blue Glow Agave	<i>Agave attenuata x ocahui</i>	1	–	–	\$100 ea	100%	–	\$100

Eileen Cullen
 2455 Highland Avenue, Altadena, CA 91001
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Plant No.	Common Name	Botanical Name	Quantity	Diameter at Breast Height	Total Trunk Area	Base Value	% Damage	% Deduction	Estimated Replacement Cost*
7	Kangaroo Paw	<i>Anigozanthos spp.</i>	7	–	–	\$200 ea	100%	–	\$1,400
8	Lavender Laceleaf	<i>Lavandula pinnata</i>	9	–	–	\$200 ea	100%	–	\$1,800
9	Lomandra	<i>Lomandra longifolia</i>	7	–	–	\$100 ea	100%	–	\$700
10	Allen Chickering Sage	<i>Salvia clevelandii</i>	3	–	–	\$200 ea	100%	–	\$600
11	Creeping Thyme	<i>Thymus serpyllum</i>	3	–	–	\$140 ea	100%	–	\$420
12	Yarrow	<i>Achillea millefolium</i>	18	–	–	\$100 ea	100%	–	\$1,800
13	Blue Fescue	<i>Festuca glauca</i>	11	–	–	\$100 ea	100%	–	\$1,100

Plant No.	Common Name	Botanical Name	Quantity	Diameter at Breast Height	Total Trunk Area	Base Value	% Damage	% Deduction	Estimated Replacement Cost*
14	Kalanchoe flapjack	<i>Kalanchoe thyrsiflora</i>	3	–	–	\$100 ea	100%	–	\$300
15	Westringia Coastal Rosemary Smokey White	<i>Westringia fruticosa</i>	3	–	–	\$200 ea	100%	–	\$600
16	Trailing Rosemary	<i>Alvia rosmarinus</i>	6	–	–	\$100 ea	100%	–	\$600
17	Santa Barbara Daisy	<i>Erigeron karvinskianus</i>	5	–	–	\$125 ea	100%	–	\$625
18	Crimson Queen Japanese Maple	<i>Acer palmatum dissectum 'Crimson Queen'</i>	1	–	–	\$500 ea	100%	–	\$500

Plant No.	Common Name	Botanical Name	Quantity	Diameter at Breast Height	Total Trunk Area	Base Value	% Damage	% Deduction	Estimated Replacement Cost*
19	Coral Bells	<i>Heuchera</i>	27	–	–	\$100 ea	100%	–	\$2,700
20	Variegated Abutilon	<i>Abutilon pictum</i>	12	–	–	\$200 ea	100%	–	\$2,400
21	Bearberry	<i>Arctostaphylos uva-ursi</i>	4	–	–	\$100 ea	100%	–	\$400
22	Lilyturf	<i>Liriope</i>	5	–	–	\$100 ea	100%	–	\$500
23	Ceanothus Yankee Point	<i>Ceanothus thyrsiflorus</i>	1	–	–	\$200 ea	100%	–	\$200
24	Ceanothus	<i>Ceanothus</i>	1	–	–	\$200 ea	100%	–	\$200
25	Bougainvillea 'Barbara Karst'	<i>Bougainvillea x buttiana</i>	1	–	–	\$200 ea	100%	–	\$1,200
26	Deodar Cedar	<i>Cedrus deodara</i>	1	66 in	3,421 sq in	\$85	100%	10%	\$262,207

Plant No.	Common Name	Botanical Name	Quantity	Diameter at Breast Height	Total Trunk Area	Base Value	% Damage	% Deduction	Estimated Replacement Cost*
27	Oregon Grape	<i>Mahonia aquifolium</i>	5	–	–	\$200 ea	100%	–	\$1,000
28	Lilyturf	<i>Liriope spicata</i>	200	–	–	\$100 ea	100%	–	\$20,000
29	Bush Anemone	<i>Carpenteria californica</i>	1	–	–	\$200 ea	100%	–	\$200
30	Japanese Privet	<i>Ligustrum japonicum</i>	24	–	–	\$100 ea	100%	–	\$2,400
31	Mandarin Orange	<i>Citrus reticulata</i>	1	6 in	28 sq in	\$80	100%	10%	\$2,516
Irrigation:									\$4,000
Totals:			31						\$314,918

Image No. 1–After Fire: Mandarin Orange (*Citrus reticulata*) & various shrubs



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Image No. 2–After Fire: Various shrubs



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Image No. 3–After Fire: Fruitless Olive (*Olea europaea*) & various shrubs

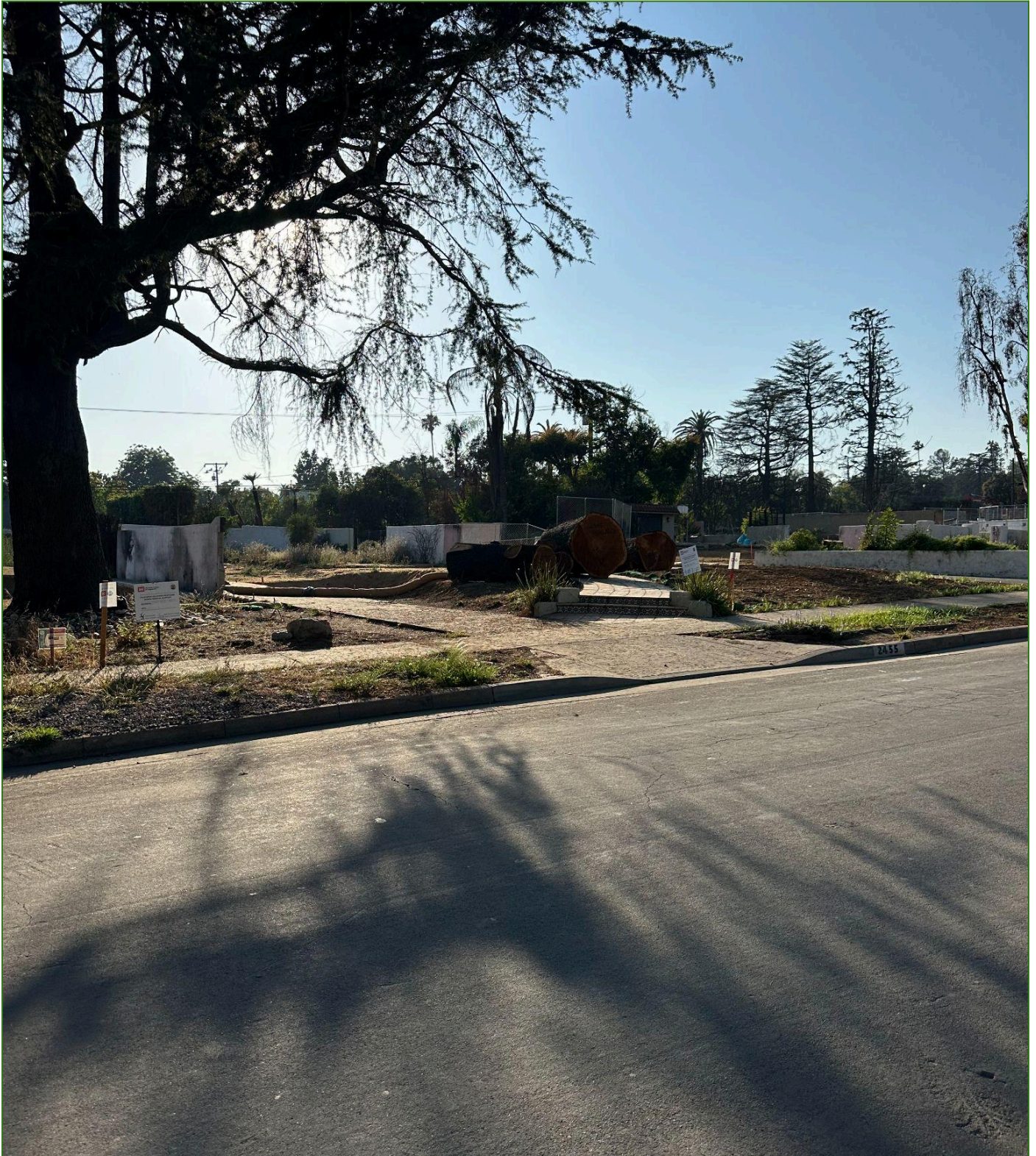


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Image No. 4–After Fire: Deodar Cedar (*Cedrus deodara*)



Image No. 5–After Fire: Deodar Cedar (*Cedrus deodara*)



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Image No. 6—Before Fire: Deodar Cedar (*Cedrus deodara*) & various shrubs



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Image No. 6–Before Fire: Various shrubs



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Image No. 6–Before Fire: Mandarin Orange (*Citrus reticulata*)



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Conclusion

There are 31 types of plants on this property, 3 of which can be classified as trees with a base value per square inch. The Eaton Fire has damaged all plants on this property. For appraisal of the plants, Table No. 1 contains the cross-sectional area of the tree trunks, with the base value of each plant. If a plant does not specify a DBH and cross-sectional area, it has a base value per plant (not dependent on its area). The client is rebuilding their house, which also sustained damage from the fire. The total landscape damages caused by the fire amount to \$314,918, including deductions and an estimated labor cost of \$500 for tree installation, a total of \$2,000 for vine training of the Bougainvilleas, and \$4,000 for irrigation to establish all new plants.

I, Killian Vender, certify the following:

- No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future from any cause. The Arborist shall not be responsible for damages or injuries caused by any tree defects and assumes no responsibility for the correction of defects or tree-related problems.
- The owner and client of the trees may choose to accept or disregard the arborist's recommendations or seek additional advice if they disagree with the Arborist's findings or recommendations.
- The Arborist has no past, present, or future interest in removing or preserving any tree. The opinions in the Arborist report are independent and objective judgments of the Arborist.
- The arborist's findings, opinions, and recommendations are based on the physical inspection of said property. The opinions are based on knowledge, experience, and education.
- The Arborist shall not be required to provide testimony, site monitoring, further documentation for changes beyond the Arborist's control, or attend any deposition or meeting without contractual arrangements that include additional fees for the Arborist.
- The Arborist assumes no responsibility for verifying ownership or the location of property lines or for any recommendations based on inaccurate information.
- This Arborist report may not be reproduced without the expressed written permission of the Arborist and the client to whom the report was provided. Any changes or alterations to this report invalidate the entire report.
- Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance their beauty and health, prevent or minimize damage to trees during and after construction projects, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the arborist's recommendations or seek additional advice.
- Arborists cannot detect every condition that could lead to a tree's structural failure. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe

under all circumstances or for a specified period. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

- Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's service, such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to them. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.
- Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risks associated with trees is to eliminate all trees.

Thank you for choosing my company! Feel free to contact me with any questions or concerns.

Best Regards,

Killian Vendler / Consulting Arborist 4219

E. 1st St., Los Angeles, CA 90063

Certified Arborist #WE-14059A

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