

November 12, 2025

Malaynie Cummins Project Manager Luxer Development, LLC

Dear Malaynie,

Thank you for the opportunity to provide a Consulting Arborist historic tree health assessment for the Creek Crossing Development. This report includes an assessment and picture of each historic tree.

Health assessment ratings for each individual tree is based on the following criteria:

Excellent – Specimen tree good health, suitable candidate for preservation.

Good – Tree that meets available points for good structure, viable canopy and without decay. Typically, a suitable candidate for preservation.

<u>Fair</u> – Tree that does not meet one of the defects listed; good structure, viable canopy or has internal decay present. It is not always recommended for preservation unless it has either the opportunity for correction or if not corrected left in a natural setting away from any targets (structure, pedestrian walkway).

<u>Poor</u> – Tree that meets multiple stress items, damaged or deteriorated and should be removed only as there is no opportunity to mitigate the condition. This also includes Invasive Species – **Removal Only**

Dead - Removal Only

Pictures of Historic Trees:





























Right - picture right number should be #18068









Right - picture right number should be #17829











Trees are dynamic, living organisms which change over time. The observations made herein will reflect the opinion of the Arborist at the time of inspection and do not guarantee the condition of the trees anytime in the future. Trees or parts can fail at any time; these failures cannot always be predicted. Inspections of these trees will be based on a ground level visual observation only, I will not perform sound testing, advanced Arboricultural

testing or gather any forensic samples for further examination. The assessment does not take into consideration any information unknown, not visible or detectable at the time of the inspection.

Again, Malaynie, thank you for the opportunity to submit this Consulting Arborist Report for Creek Crossing in Volusia County. Please let me know if you have any questions regarding this information.

Sincerely, Mary

Mary L. Edwards Registered Consulting Arborist RCA #451 ISA Certified Arborist FL-0116 ISA Qualified Tree Risk Assessor 321-303-4714

CREEK CROSSING - HISTORIC TREES

Tree #	DBH	Species	Supporting Characteristics for Health Assessment & Recommendations
10917	36"	Quercus virginiana - Live Oak	Fair - multiple branching with inclusion, upright branching, deadwood, vines, 80% canopy foliage
14607	39"	Quercus virginiana - Live Oak	Poor - lower canopy with decay, upright structure, slight lean, large deadwood, 30% canopy foliage
14384	36"	Quercus virginiana - Live Oak	Dead tree, 0% canopy foliage
14429	44"	Quercus virginiana - Live Oak	Good - high co-dominant structure no inclusions, upright branching, good structure, deadwood, 85% canopy foliage
14445	44"	Quercus virginiana - Live Oak	Poor - high co-dominant structure, no lateral branching, significant lean, large deadwood, poor structure, 50% canopy foliage
14356	40"	Quercus virginiana - Live Oak	Fair - high canopy break, upright canopy, slight lean, deadwood, vines, 75% canopy foliage
14257	44"	Quercus virginiana - Live Oak	Poor - internal decay, broken canopy with decay, slight lean, large deadwood, vines, 30% canopy foliage
17341	39"	Quercus virginiana - Live Oak	Fair - co-dominant structure no inclusions, large limb damage recently, balanced canopy, deadwood, 80% canopy foliage
17326	36"	Quercus virginiana - Live Oak	Fair - tri-dominant structure no inclusions, secondary growth, balanced canopy, deadwood - 80% canopy foliage
17323	50"	Quercus virginiana - Live Oak	Good - co-dominant structure no inclusions, balanced lateral branching, deadwood, 90% canopy foliage
17294	41"	Quercus virginiana - Live Oak	Fair - slight lean, broken branches, large deadwood, 75% canopy foliage
17310	45"	Quercus virginiana - Live Oak	Fair - some internal decay compartmentalized, good holding wood, minor decay, deadwood - 80% canopy foliage
17344	41"	Quercus virginiana - Live Oak	Good - co-dominant structure no inclusions, balanced canopy, deadwood, girdled roots - 85% canopy foliage
17308	39"	Quercus virginiana - Live Oak	Poor - advanced decay in lateral branches, minor trunk decay, broken branches, secondary growth, deadwood, 70% canopy foliage
17304	77"	Quercus virginiana - Live Oak	Good - tri-dominant structure with inclusion, minor decay, low canopy, balanced canopy, deadwood, girdled roots, 85% canopy foliage
17299	43"	Quercus virginiana - Live Oak	Poor - advanced trunk decay, broken branches, secondary growth, heavy moss, large deadwood, poor structure, 70% canopy foliage
17302	46"	Quercus virginiana - Live Oak	Fair - character structure, low lateral limbs, one-sided canopy, minor decay, secondary growth, broken branches, deadwood, 75% canopy foliage
17262	36"	Quercus virginiana - Live Oak	Good - co-dominant structure no inclusions, balanced canopy, broken branches, deadwood, 85% canopy foliage
17249	48"	Quercus virginiana - Live Oak	Good - specimen quality, good structure, balanced canopy, deadwood, 95% canopy foliage
17243	51"	Quercus virginiana - Live Oak	Good - co-dominant structure no inclusions, balanced canopy, minor broken branches, good structure, deadwood, 85% canopy foliage
17349	53"	Quercus virginiana - Live Oak	Fair - multiple branching, minor decay, minor tip dieback, deadwood, 75% canopy foliage
18068	36"	Quercus virginiana - Live Oak	Poor - internal decay at base, significant lean, one-sided canopy, low canopy, deadwood, 60% canopy foliage
18072	36"	Quercus virginiana - Live Oak	Poor - low co-dominant structure with inclusion, active crack present, canopy dieback, decay, deadwood, 60% canopy foliage
17886	43"	Quercus virginiana - Live Oak	Fair - multiple branching same level with inclusion, broken branches, deadwood, girdled roots, 75% canopy foliage
17885	41"	Quercus virginiana - Live Oak	Fair - balanced canopy, cannot see flare covered by debris, heavy moss, deadwood, 80% canopy foliage
17829	45"	Quercus virginiana - Live Oak	Good - co-dominant structure no inclusions, balanced canopy, good structure, deadwood, vines, girdled roots, 85% canopy foliage
17503	37"	Quercus virginiana - Live Oak	Poor - advanced decay, canopy broken, secondary growth only, broken branches, deadwood, 45% canopy foliage
17504	52"	<i>Quercus virginiana -</i> Live Oak	Poor - advanced decay in trunk, slight lean, one-sided canopy, broken branches, deadwood, 60% canopy foliage
20140	49"	<i>Quercus virginiana -</i> Live Oak	Fair - minor decay, balanced canopy, broken branches, secondary growth, deadwood, 80% canopy foliage
8144	43"	Quercus virginiana - Live Oak	Fair - tri-dominant structure no inclusions, bark canker, basal decay, broken branches, deadwood, 70% canopy foliage
8350	39"	Quercus virginiana - Live Oak	Fair - tri-dominant structure no inclusions, upright branching, secondary growth, broken branches, deadwood, 75% canopy foliage
8679	11"/36"	Quercus virginiana - Live Oak	Poor - multiple branching with inclusions, tip dieback, broken branches, significant deadwood, 60% canopy foliage
61145	27"/39"	Quercus virginiana - Live Oak	Poor - advanced decay, large broken branches, large deadwood, on creek bank, buffer tree only, 65% canopy foliage
60262	37"	Quercus virginiana - Live Oak	Dead tree fallen over, 0% canopy foliage
60247	39"	Quercus virginiana - Live Oak	Poor - 1/2 tree dead, broken branches, large deadwood, heavy vines, poor structure, 40% canopy foliage
60331	39"	Quercus virginiana - Live Oak	Fair - multiple branching, slight lean, broken branches, large deadwood, 75% canopy foliage