



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.

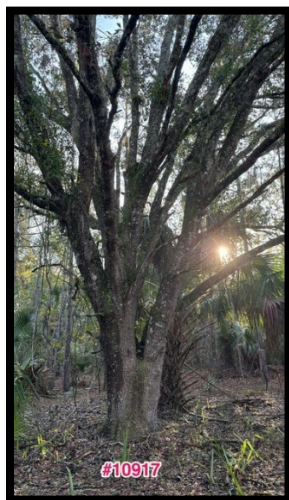
Good – Tree that meets available points for good structure, viable canopy and without decay. Typically, a suitable candidate for preservation.

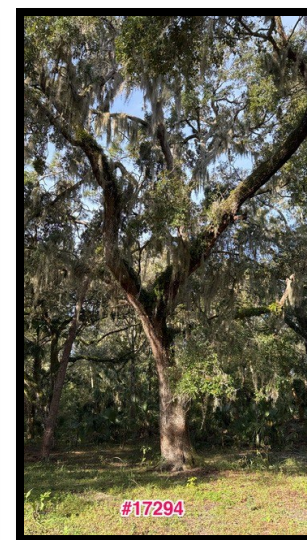
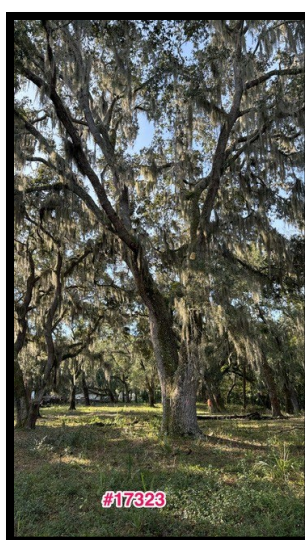
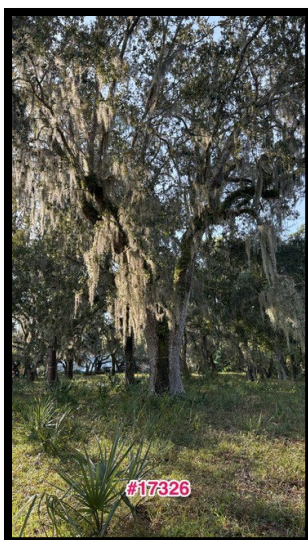
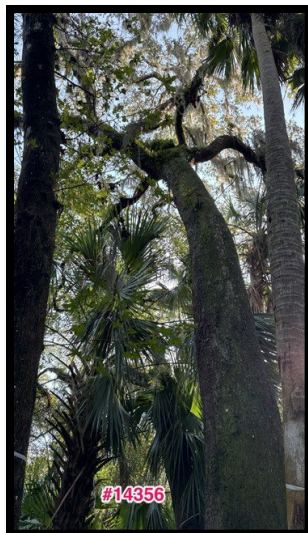
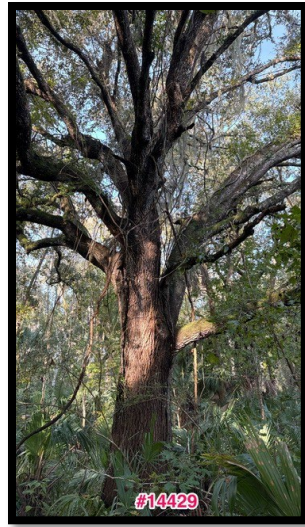
Fair – Tree that does not meet one of the defects listed; good structure, viable canopy or has internal decay present. It is not always recommended for preservation unless it has either the opportunity for correction or if not corrected left in a natural setting away from any targets (structure, pedestrian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

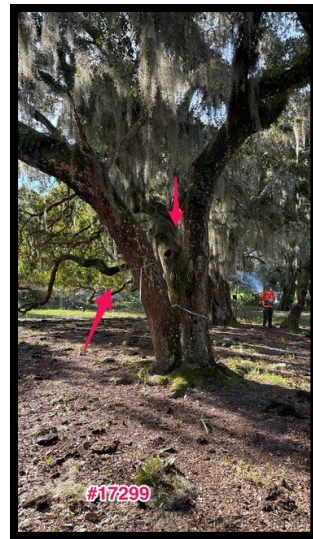
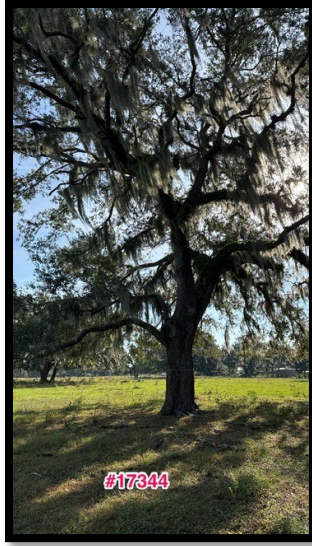
Poor – Tree that meets multiple stress items, damaged or deteriorated and should be removed only as there is no opportunity to mitigate the condition. This also includes Invasive Species– **Removal Only**

Dead – Removal Only

Pictures of Historic Trees:







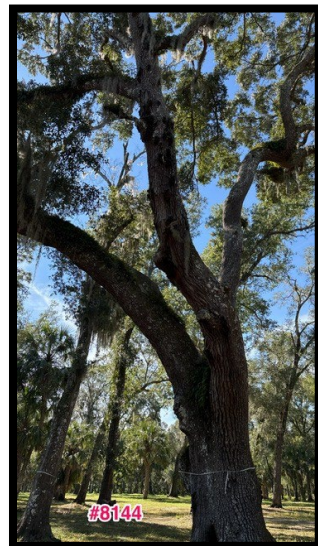


Right - picture right number should be #18068





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
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CREEK CROSSING - HISTORIC TREES

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