



# Tree Protection Plan

*for*

## 512-516 24th Street

512-516 24th Street  
Paso Robles, CA 93446

*Prepared for:*

**Garcia Architecture & Design**  
1308 Monterey Street, #230  
San Luis Obispo, CA 93401

*Prepared by:*

**Sam Oakley**

ISA Board Certified Master Arborist # WE-9474B

ASCA Registered Consulting Arborist #556

**The Oakley Group LLC**

PO Box 2412

Pismo Beach, CA 93448

April 26, 2024



## Project Assignment

This report was prepared as an assessment of the on-site protected oaks as they relate to the proposed project located at 512-516 24th Street as required by the City of Paso Robles to preserve existing oak trees.

The owner of 512-516 24th Street in Paso Robles, California, is preparing to build a three (3) new residential triplex buildings and parking lot on the vacant lot. There are two (2) protected trees on the property.

Tree 2, a 14-inch *Quercus agrifolia* (coast live oak) close to the western property line (Fig. 1) will be impacted by the proposed new development. Tree 14, a small, multistemmed *Quercus agrifolia* (coast live oak; Tree 14) in the northern frontage area will be outside of the area of construction and will not be impacted.

The proposed driveway to the proposed parking lot is planned to intersect the canopy footprint of Tree 2 and will severely impact the oak. To what extent cannot be specifically determined but it is likely that the tree will not survive long-term and will need to be removed.

This document estimates the proposed impacts and provides mitigation. It also serves as a tree protection plan to avoid damage to the trees during the construction.

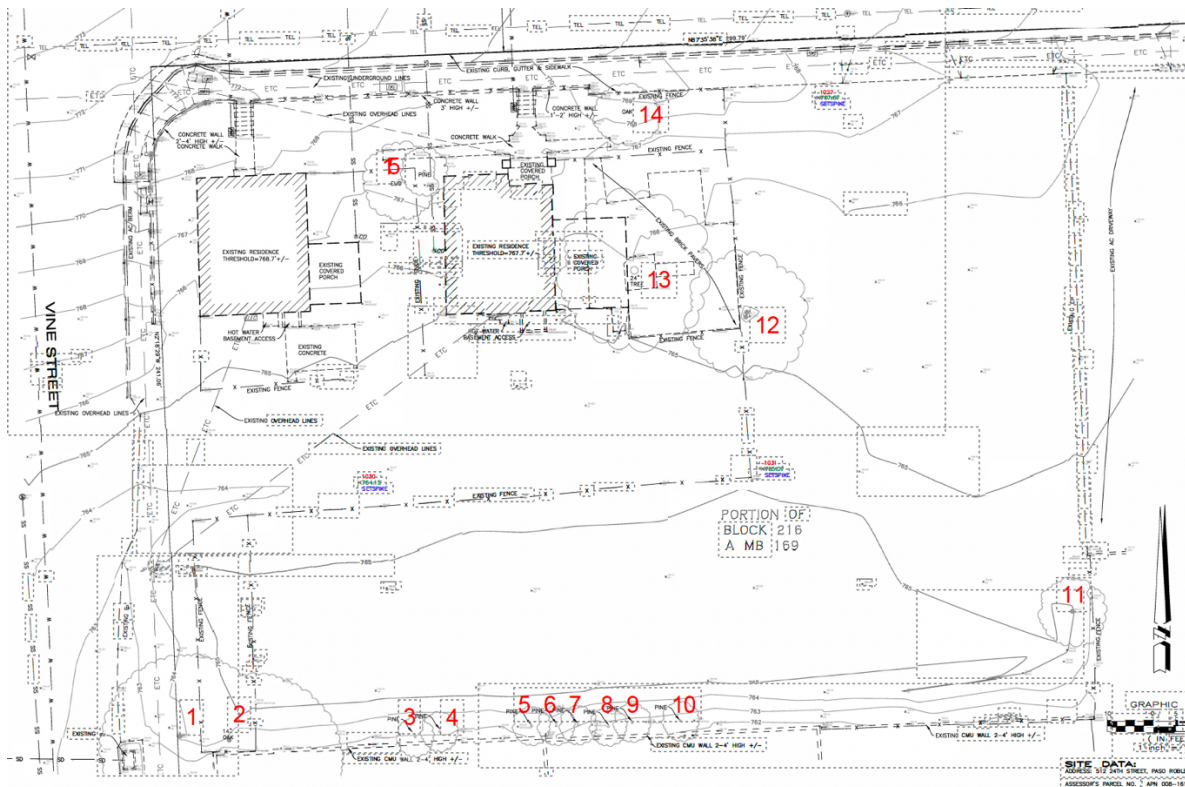


Figure 1: the vacant lot and existing structures at 512-516 24th Street. Trees located on-site are represented with numbers, which related to Table 1 shown on Page 5.



Table 1: information about each subject tree on-site. All trees are recommended for removal except Trees 14, & 15.

ID	Common Name	Species	DBH (inches)	Condition	Notes	Suitability	Status	Recommended Action
1	Siberian Elm	Ulmus pumila	16	Fair	Topped For Overhead Utilities; Included Bark Tissue; Codominant Crown With Tree 2	Not Suitable For Retention	Not Regulated	Remove
2	Coast Live Oak	Quercus agrifolia	14 @ 3'	Fair	Aggressive Lean; Crown Dieback; Codominant Tree With Tree 1	Not Suitable For Retention	Regulated	Remove
3	Italian Cypress	Cupressus sempervirens	12 @ 1'	Good	Growing Along Raised Wall; Located Within Proposed Parking Lot	Not Suitable For Retention	Not Regulated	Remove
4	Italian Cypress	Cupressus sempervirens	12 @ 1'	Good	Growing Along Raised Wall; Located Within Proposed Parking Lot	Not Suitable For Retention	Not Regulated	Remove
5	Italian Cypress	Cupressus sempervirens	12 @ 1'	Good	Growing Along Raised Wall; Located Within Proposed Parking Lot	Not Suitable For Retention	Not Regulated	Remove
6	Italian Cypress	Cupressus sempervirens	12 @ 1'	Good	Growing Along Raised Wall; Located Within Proposed Parking Lot	Not Suitable For Retention	Not Regulated	Remove
7	Italian Cypress	Cupressus sempervirens	12 @ 1'	Good	Growing Along Raised Wall; Located Within Proposed Parking Lot	Not Suitable For Retention	Not Regulated	Remove
8	Italian Cypress	Cupressus sempervirens	12 @ 1'	Good	Growing Along Raised Wall; Located Within Proposed Parking Lot	Not Suitable For Retention	Not Regulated	Remove
9	Italian Cypress	Cupressus sempervirens	12 @ 1'	Good	Growing Along Raised Wall; Located Within Proposed Parking Lot	Not Suitable For Retention	Not Regulated	Remove
10	Italian Cypress	Cupressus sempervirens	12 @ 1'	Good	Growing Along Raised Wall; Located Within Proposed Parking Lot	Not Suitable For Retention	Not Regulated	Remove
11	Plum	Prunus sp.	12 @ 3'	Poor	Suppressed Form & Structure From Pruning For Adjacent Trailer; Too Close To Proposed Building	Not Suitable For Retention	Not Regulated	Remove
12	Siberian Elm	Ulmus pumila	6, 6	Poor	Volunteer Tree; Crown Dieback; Deferred Maintenance; Too Close To Proposed Building	Not Suitable For Retention	Not Regulated	Remove
13	Siberian Elm	Ulmus pumila	24	Poor	Dead Central Leader; Crown Dieback; Elevated Hazard Risk	Not Suitable For Retention Based On Risk	Not Regulated	Remove
14	Coast Live Oak	Quercus agrifolia	10 @ 1'	Fair	Recently Pruned; Multi-stemmed	Suitable For Retention	Regulated	Retain
15	Red Ironbark Eucalyptus	Eucalyptus sideroxylon	20	Fair	Mature Tree; Deferred Maintenance; No Foreseeable Impacts	Suitable For Retention	Not Regulated	Retain

## Data Analysis to include the following information:

1. Site Visit on March 6, 2024.
2. Identify tree location, species, trunk diameter at 4.5 feet above grade, and size.
3. Digitally image trees & their surroundings.
4. Evaluate trees and their surroundings.
5. Analysis of basic impacts based on a discussion about the scope of the project.

## Analysis Performed Per City of Paso Robles Municipal Code Chapter 10.01 OAK TREE PRESERVATION:

In reviewing the City of Paso Robles Municipal Code Chapter 10.01 (Oak Tree Preservation), as it relates to preservation and maintenance of existing oak trees, the following provides guidance to encroachment into the canopy footprint of an existing oak tree and development on a vacant lot with existing oaks (I have only included relevant information):

Generally, the existing ground surface within the CRZ of any oak tree shall not be cut, filled, compacted, or paved. Excavation adjacent to any oak tree shall not be permitted where damage to the root system will result. Exceptions may be approved by the director based on consultation with a certified arborist from the city's list of approved arborists, at the cost of the developer, resulting in reasonable assurance that the tree will not be damaged. Anticipated exceptions include making allowances to construct planned public improvements such as roads and sidewalks when it is not feasible to design the public improvements in a manner that will avoid encroachment into the CRZ. The following criteria are to be used when considering permission to encroach into the CRZ of an oak tree:

- When proposed developments encroach into the CRZ of any oak tree, whether the tree is located on the property being developed or on an adjacent property, special construction techniques to protect the roots shall be required by the director with respect to any application for a building, grading or development permit. During construction, such protection measures may include, but not be limited to, installing a tree protection fence around the CRZ(s) of a tree or trees to be



preserved. All development applications, where oak trees may be affected by development, shall include a certification by a registered civil engineer or land surveyor attesting to the accuracy of the tree trunk and CRZ locations.

- Except unless specifically approved by a certified arborist from the city's list of approved arborists, no trenching whatsoever shall be allowed within the CRZ(s) of oak trees.
- Landscaping beneath oak trees may include non-plant materials such as boulders, cobbles, wood chips, etc. The only plant species which shall be located within the CRZ(s) of oak trees are plants that are indigenous to the El Paso de Robles area. All landscaping shall be subject to the approval of the city.
- Paving within the CRZ(s) of oak trees shall be stringently minimized. When it is necessary, porous material should be used.
- During grading of any property on which there are oak trees of six inches or greater DBH, the following standards of oversight shall apply:
  - If grading, cutting, or filling is approved for areas within the CRZ of oaks or within a five-foot distance of the CRZ of an oak to be preserved, the work shall be supervised by a certified arborist from the city's list of approved arborists. The arborist shall be responsible for maintaining protective fencing and ensuring the oak trees are not damaged by grading related activities. The arborist shall be paid for by the applicant/developer of the property. The city of El Paso de Robles reserves the right to hire an independent certified arborist if it is deemed necessary by the director to provide adequate supervision of grading.
  - Grading, cutting and filling on property that has oak trees, but which is planned to occur at least five feet beyond the CRZ of any oak trees of six inches or greater DBH shall not occur unless there is a monitor present to insure that grading occurs in accordance with approved plans and without encroachment into areas within five feet of the CRZ of any oak tree(s) of six inches or greater DBH. The monitor shall be paid for by the applicant/developer of the property and shall be present during all grading related activities. The city of El Paso de Robles reserves the right to lure an independent monitor if it is deemed necessary by the director to provide adequate supervision of grading.

For the purposes of safeguarding oak trees during construction, the following conditions shall apply:

- Prior to issuance of a grading or building permit, all oak trees in a construction area shall be inventoried by the owner of such site or by the contractor as to size and location on the site. Such inventory shall be submitted to the director, and field checked by city staff to verify the number, size and location of the trees and the adequacy of protective fencing.



- Damage to any tree during construction shall be immediately reported to the director. The property owner shall be responsible for correcting any damage to oak trees on the property in a manner specified by an arborist hired by the city at the applicant's cost.
- Oil, gasoline, chemicals and other construction materials or equipment which might be harmful to certain oak trees shall not be stored within the CRZ (10 times the diameter of the tree measured at 4.5-feet above grade) of the tree.
- Drains shall be installed according to the city specifications to avoid harm to the oak trees due to excess watering.
- Wires, signs, and other similar items shall not be attached to the oak trees.
- Cutting and filling within the CRZ of an oak tree shall be done only after consultation with the director, and then only to the extent authorized.
- No paint thinner, paint, plaster or other liquid or solid excess or waste construction materials or wastewater shall be dumped on the ground or into any grate between the CRZ and the base of the oak trees, or uphill from any oak tree where such substance might reach the roots through a leaching process.
- Tree protection fences, of a type and design subject to the approval of the director or his/her designated representative shall be installed at the CRZ to prevent compaction and injury to a tree's surface roots.
- Wherever cuts are made in the ground near the roots of any oak tree, appropriate measures shall be taken to prevent exposed soil from drying out. All cuts within the CRZ of a tree are to be made with hand tools (no backhoes or graters).
- All root pruning is to be done by hand.

For the purposes of safeguarding oak trees after construction, the following conditions shall apply:

Oak trees required to be kept on a building site and oak trees required to be planted as a condition of construction shall be maintained after completion of construction according to City requirements for the purpose of maintaining or furthering the health of such trees. The director may require that drought-resistant landscaping be installed as an alternative to irrigated landscaping where appropriate.

## Site Description

512-516 24th Street are two parcels with existing residential structures, and a vacant lot that gently slopes downward away from 24th Street. Several large trees are located within the center of the project and on the southern perimeter of the vacant lot (Figure 1 & Table 2). No other vegetation is growing on the property other than annual grasses and some small weeds.



## Site Plan

The parking lot is to be built directly in the footprint of the Protected Oak Trees 2 (Fig. 3). Two (2) parking stalls, the parking lot entrance, 2-way drive aisle, and a trash enclosure is proposed within the dripline of Tree 2. Preserving Tree 2 cannot reasonably be avoided without the loss of a significant amount of square footage of the parking lot.

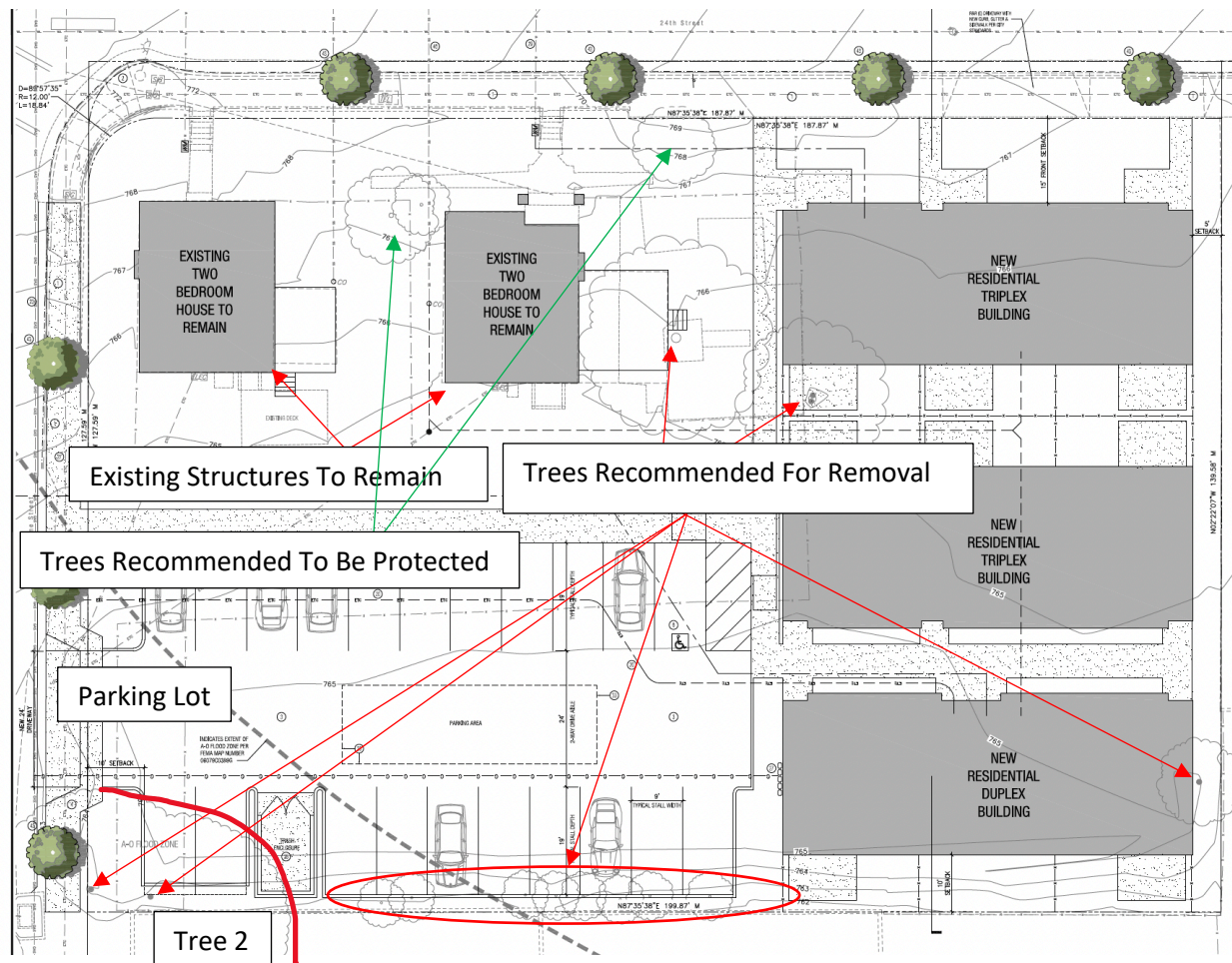


Figure 3: site plan marked up to show property lines, proposed structures, and proposed parking lot area.

## Mitigation

The removal of Tree 2 will be mitigated with replacement oak trees of the same species at the replacement ratio of 25% of the diameter. Each replacement tree shall be a 24-inch box specimen with a 1.5-inch minimum trunk diameter. Replacement tree quantities can be derived by the following formula:  
 $(14" \text{ [Tree 2's diameter]} \times 25\%) = 3.5" \text{ [total Inches for 24-inch box specimens]} = 2\text{-}3 \text{ replacement oaks [24-inch box with a minimum of 1.5" diameter], e.g., 2 trees if diameter is 1.75", 3 trees if diameter is 1.5"}$ .



## Development-Related Plans Reviewed

I reviewed the architectural site plans prepared by Garcia Architects, dated 1/9/24.

## Tree Inventory

Site evaluation was conducted on 3/6/24 to include all trees on-site, and specifically oak trees greater than 6-inches diameter measured at 4.5-feet above grade, located within or directly adjacent to the property.

The field analysis was conducted to document the following:

- Unique identifying tree number consistent with numbering shown on the tree site plan/map
- Tree species
- Trunk diameter/ DBH
- Health and structural condition with brief description of relevant characteristics
- Suitability for preservation (when related to development) based on existing conditions
- Tree disposition based on tree health / condition evaluation.

During the site visits, a visual inspection of the Roots, Trunk, Scaffold (Large) Branches, Small Branches & Twigs as well as Foliage & Buds was conducted using the following health, structure, and form determinations:

### Scoring System:

1. **Poor:** Extreme problems, decay and/or structural defects present, potential for future removal
2. **Fair:** Minor to Major problems present; Problems treatable and/or correctable
3. **Good:** No apparent problems, tree is in overall good health and vigor

## Tree Count & Composition

During the survey, a total of fifteen trees were observed (Table 1).

Two (2) individuals are protected oaks: Trees 2 & 14 (Fig.4)

Twelve (12) individuals are recommended for removal due to 1) being located too close to the proposed building layout or proposed flatwork, or 2) based on poor condition: Trees 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13



Figure 4: images of Protected Oak Trees 2 (left) and 14 (right).



## Tree Protection Measures

The objective of this section is to reduce the negative impacts of construction on trees to a less than significant level. Trees vary in their ability to adapt to altered growing conditions, while mature trees have established stable biological systems in the preexisting physical environment. Disruption of this environment by construction activities interrupts the tree's physiological processes, causing depletion of energy reserves and a decline in vigor. This sometime is exhibited as death. Typically, this reaction may develop several years or more after disruption.

The tree protection regulations are intended to guide a construction project to ensure that appropriate practices will be implemented in the field to eliminate undesirable consequences that may result from uninformed or careless acts and preserve both trees and property values.

The following details are required to be implemented prior to any construction activities:

The project arborist or contractor shall verify, in writing, that all preconstruction conditions have been met (tree fencing, erosion control, pruning, etc.)

The demolition, grading and underground contractors, construction superintendent and other pertinent personnel are required to meet with the project arborist at the site prior to beginning work to review procedures, tree protection measures and to establish haul routes, staging, areas, contacts, watering, etc.

Fenced enclosures shall be erected around trees to be protected to achieve three primary goals:

To keep the foliage crowns and branching structure of the trees to be preserved clear from contact by equipment, materials, and activities. Dead, diseased, and dying material may be pruned at this time.

Preserve roots intact and maintain proper soil conditions in a non-compacted state and;

To identify the tree protection zone (TPZ) in which no soil disturbance is permitted, and activities are restricted.

Install modified driveway near Tree 2 using structural soils within a geocell matrix:

More information on structural soils can be found at this web address:

<http://www.hort.cornell.edu/uhi/outreach/pdfs/CU-Structural%20Soil%20-%20A%20Comprehensive%20Guide.pdf>

More information on geocell matrix can be found at this web address:

<https://www.geoproducts.org/envirogrid>

## Tree Protection Zone (TPZ)

Tree 14 will be outside of the proposed construction zone.

Tree 2 will need to be removed as there is not a protection area sufficiently large enough to protect the tree and roots from disturbance.





The TPZ shall be shown on all site plans for the project. Improvements or activities such as paving, utility and irrigation trenching and other ancillary activities shall occur outside the TPZ, unless authorized by the project arborist. Unless otherwise specified, the protective fencing shall serve as the TPZ boundaries.

Activities prohibited within the TPZ include:

Storage or parking vehicles, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots. Poisonous materials include, but are not limited to, paint, petroleum products, concrete or stucco mix, dirty water or any other material which may be deleterious to tree health.

The use of tree trunks as a winch support, anchorage, as a temporary power pole, signposts, or other similar function.

Cutting of tree roots by utility trenching, foundation digging, placement of curbs and trenches and other miscellaneous excavation without prior approval of the project arborist.

Activities required within the TPZ include:

Required:

Mulching: During construction, wood chips shall be spread within the TPZ to a six (6) inch depth, leaving the trunk clear of mulch to help inadvertent compaction and moisture loss from occurring. The mulch may be removed if improvements or other landscaping is required. Mulch material shall be two (2) inch unpainted, untreated wood chip mulch or approved equal.

Irrigation, aeration, fertilizing or other beneficial practices that have been specifically approved for use within the TPZ.

## Size & Type of Fence

Tree 14 will need to be protected with a six (6) foot high chain link fences. The fencing is to be mounted on two-inch diameter galvanized iron posts, driven into the ground to a depth of at least two (2) feet at no more than ten (10) foot spacing. This detail shall appear on grading, demolition, and improvement plans (Fig. 5).

The fence shall enclose the area under the canopy dripline, being set up under the direction of the Project Arborist and to remain throughout the duration of the project, or until final improvement work within the area is required, typically near the end of the project. If the fencing must be located on the edge of paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

Tree Protection Fencing locations are shown in the above Site Plan section of this report. Exact dimensions will need to be determined in the field during job set-up in coordination with the Project Arborist.

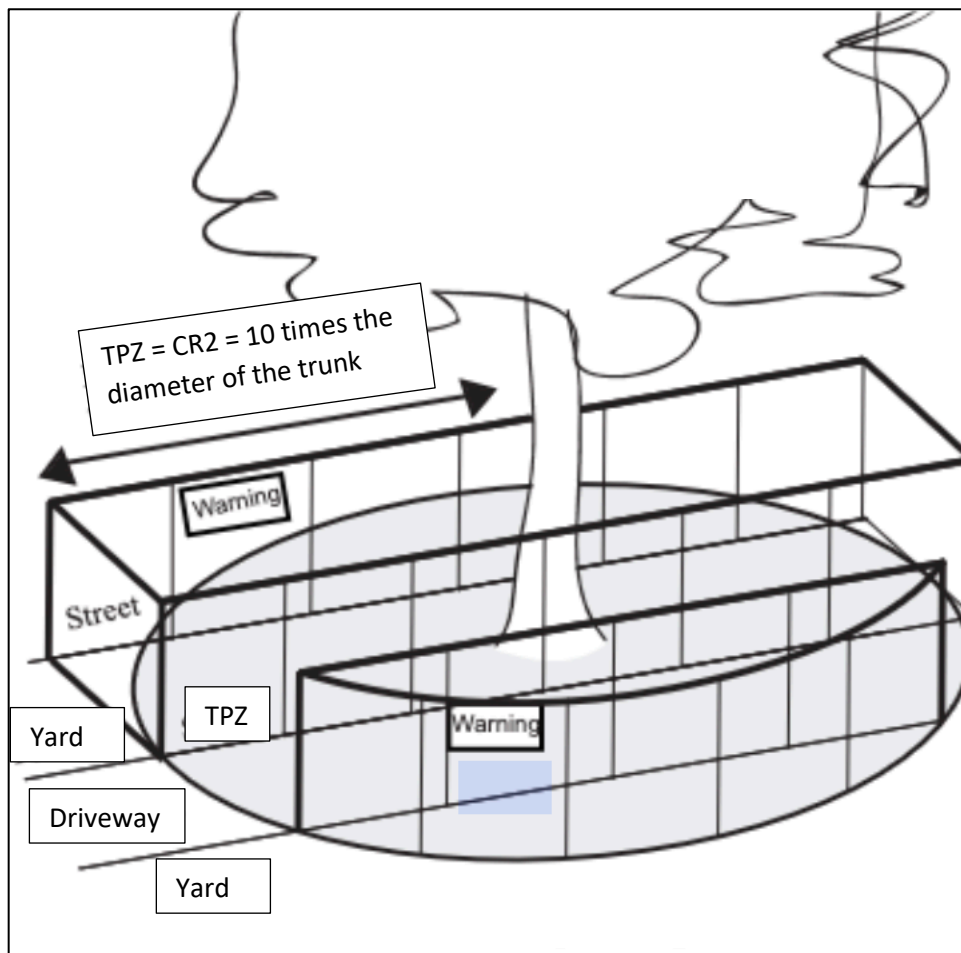


Figure 5: tree protection detail showing the modified Tree Protection Zone to accommodate the area required for the driveway. Tree Protection Zone and driveway are to be installed prior to any construction activity to ensure their proper function of protecting the protected oaks.

## Duration of Tree Protection Fencing

Tree fencing shall be erected prior to demolition, grading or construction and remain in place until final improvements and the construction of the parking lot.

## “Warning” Signage

Warning signs a minimum of 8.5x11-inches shall be prominently displayed on each fence. The sign shall clearly state:

WARNING - Tree Protection Zone - This fence shall not be removed and is subject to a penalty.

Tree protection fencing, if required to be moved, must be moved under the direction of the Project Arborist. All tree protection zones need to be clear of debris and construction materials, and cleared of weeds regardless of if fencing is present or not.



## Pruning, Surgery & Removal

Prior to construction, trees may require that branches be pruned clear from proposed/existing structures, activities, building encroachment or may need to be strengthened by means of mechanical support (cabling) or surgery. Such pruning, surgery or the removal of trees shall adhere to the following standards:

Pruning limitations:

**Minimum Pruning:** If the project arborist recommends that trees be pruned, and the type of pruning is left unspecified, the standard pruning shall consist of 'crown cleaning' as defined by ISA Pruning Guidelines. Trees shall be pruned to reduce hazards and develop a strong, safe framework.

**Maximum Pruning:** Maximum pruning should only occur in the rarest situation approved by the project arborist. No more than one-fourth (1/4) of the functioning leaf and stem area may be removed within one (1) calendar year of any tree, or removal of foliage to cause the unbalancing of the tree. It must be recognized that trees are individual in form and structure, and that pruning needs may not always fit strict rules. The project arborist shall assume all responsibility for special pruning practices that vary from the standards outlined in this TPP.

**Tree Workers:** Pruning shall not be attempted by construction or contractor personnel but shall be performed by a qualified tree care specialist or certified tree worker.

## Activities During Construction & Demolition Near Trees

Soil disturbance or other injurious and detrimental activity within the TPZ is prohibited unless approved by the project arborist. If an injurious event inadvertently occurs, or soil disturbance has been specifically conditioned for project approval, then the following mitigation is required:

**Soil Compaction:** If compaction of the soil occurs, it shall be mitigated as outlined in Soil Compaction Damage, and/or Soil Improvement.

**Grading Limitations within the Tree Protection Zone:**

Grade changes outside of the TPZ shall not significantly alter drainage to the tree.

Grade changes within the TPZ are not permitted.

Beyond the planting area will need to be permeable pavers to allow for adequate soil respiration and transpiration of moisture in the tree's roots. This area should be a minimum of 2 parking spaces on either side. Structural soil is to be used for the base material beneath the paver and no cuts or fill to the grade more than 6-inches are to occur within the dripline; the grade for the pavers can be raised slightly to accommodate the base material/thickness of the pavers.

## Trenching, Excavation & Equipment Use

Excavation or boring activity within 5-feet of the TPZ is restricted to the following activities, conditions and requirements if approved by the project arborist:



Notification. Contractor shall notify the project arborist a minimum of twenty-four (24) hours in advance of the activity in the TPZ.

Root Severance. Roots that are encountered shall be cut to sound wood and repaired. Roots two (2) inches and greater must remain injury free. See the section below.

Excavation. Any approved excavation, demolition or extraction of material shall be performed with equipment sitting outside the TPZ. Methods permitted within 5-feet of the TPZ are by hand digging, hydraulic or pneumatic air excavation technology only. Avoid excavation within the TPZ during hot, dry weather.

If excavation or trenching within 5-feet of the TPZ for drainage, utilities, irrigation lines, etc., it is the duty of the contractor to tunnel under any roots two (2) inches in diameter and greater.

Heavy Equipment. Use of backhoes, steel tread tractors or any heavy vehicles within the TPZ is prohibited.

## Root Severance

Cutting and removal of roots within 5-feet of the TPZ that are smaller than two (2) inches in diameter shall be done by chain saw or hand saw to provide a flat and smooth cut and cause the least damage possible to the root and tree's health. Cutting roots by means of tractor-type equipment or other than chain saws and hand saws is prohibited.

Proper pruning technique shall encourage callusing of the roots. Root cutting and removal shall not exceed thirty-five (35) percent of total root surface of the tree.

The Contractor shall remove any wood chips or debris that may be left over from root removal.

If any roots over two (2) inches in diameter are severed during any excavation, the following procedure shall be followed:

The roots shall be shaded by immediately covering the entire trench with plywood, or by covering the sides of the trench with burlap sheeting that is kept moist by watering twice per day.

When ready to backfill, each root shall be severed cleanly with a handsaw. Where practical, they should be cut back to a side root. Immediately, a plastic bag shall be placed over the fresh cut and secured with a rubber band or electrical tape. Shading should immediately be placed until backfilling occurs.

Plastic bags shall be removed prior to backfilling.

Backfill shall be clean, native material free of debris, gravel, or wood chips.

If roots three (3) inches in diameter, or larger, are encountered during excavation, Contractor shall contact the Project Arborist and request a field inspection, or their designated representatives, and obtain instruction as to how the roots should be treated. No roots three (3) inches in diameter, or larger, shall be cut and removed without prior approval from the Project Arborist, or their designated representatives.



## Damage to Trees - Reporting

Any damage or injury to trees shall be reported within six (6) hours to the project arborist and job superintendent or City Arborist so that mitigation can take place. All mechanical or chemical injury to branches, trunk or to roots over two (2) inches in diameter shall be reported in the monthly inspection report. In the event of injury, the following mitigation and damage control measures shall apply:

**Root injury:** If trenches are cut and tree roots two (2) inches or larger are encountered they must be cleanly cut back to a sound wood lateral root. The end of the root shall be covered with either a plastic bag and secured with tape or rubber band or be coated with latex paint. All exposed root areas within the TPZ shall be backfilled or covered within one (1) hour. Exposed roots may be kept from drying out by temporarily covering the roots and draping layered burlap or carpeting over the upper three (3) feet of trench walls. The materials must be kept wet until backfilled to reduce evaporation from the trench walls.

**Bark or trunk wounding:** Current bark tracing and treatment methods shall be performed by a qualified tree care specialist within two (2) days.

**Scaffold branch or leaf canopy injury:** Remove broken or torn branches back to an appropriate branch capable of resuming terminal growth within five (5) days. If leaves are heat scorched from equipment exhaust pipes, consult the project arborist within six (6) hours.

Any damage any tree's canopy will need to be restoratively pruned effective immediately after the damage occurs and no later than 48 hours after the damage occurs.

## Inspection Schedule

The project arborist retained by the applicant shall conduct the following required inspections of the construction site:

Inspections shall verify that the type of tree protection and/or plantings re consistent with the standards outlined within this report. For each required inspection or meeting, a written summary of the changing tree related conditions, actions taken, and condition of trees shall be provided to the contactor.

**Inspection of Protective Tree Fencing & Pre-Construction Meeting.** Prior to commencement of construction, the contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading equipment operators, and the project arborist.

**Inspection of Rough Grading.** The project arborist shall perform an inspection during rough grading adjacent to the TPZ to ensure trees will not be injured by compaction, cut or fill, drainage, and trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The contractor shall provide the project arborist at least forty-eight (48) hours advance notice of such activity.

**Monthly Inspections.** The project arborist shall perform monthly inspections to monitor changing conditions and tree health. The City Arborist shall be in receipt of an inspection summary during the first week of each calendar month or, immediately if there are any changes to the approved plans or protection measures.



Any special activity within the Tree Protection Zone. Work in this area (TPZ) requires the direct on-site supervision of the project arborist.

## Conclusion

It is the nature of trees exposed to construction that some do not survive, and mortality cannot be predicted. If due care is exercised, all the trees on the project are expected to remain healthy and alive.

## Certification

I, Sam Oakley, CERTIFY to the best of my knowledge and belief:

1. That the statements of fact contained in this plant appraisal are true and correct.
2. That the analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and that they are my personal, unbiased professional analysis, opinions, and conclusions.
3. That I have no present or prospective interest in the plants that are the subject of this analysis and that I have no personal interest or bias with respect to the parties involved.
4. That my compensation is not contingent upon a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. That my appraisal is based on the information known to me at this time. If more information is disclosed, I may have further opinions.