

November 1, 2022

Ms. Cassidy Blackwell
Virginia Tech Hampton Roads AREC
1444 Diamond Springs Road
Virginia Beach, Virginia, 23455



Virginia Tech Hampton Roads AREC Tree Appraisal

Dear Cassidy,

You asked Bartlett Tree Experts to perform an appraisal of the trees located at the Virginia Tech Agricultural Research Extension Center in Virginia Beach, Virginia and prepare an appraisal report. I visited the site on October 17-21, 2022. This letter responds to that request.

There were 902 trees inventoried at this location. 629 of the trees were in good condition, 195 were in fair condition, 66 were in poor condition, and 12 were dead.

To complete the appraisal, I used the trunk formula technique as described in the Guide for Plant Appraisal, 10th edition (published in 2018 by the International Society of Arboriculture, Champaign, IL). I used the trunk formula technique because this method allows trees larger than commonly available at nurseries to be appraised.

The theory of the trunk formula technique is to scale up the cost of available nursery stock relative to the cross sectional area of the subject tree's trunk.

Depreciating factors are considered in the form of condition rating, functional limitations and external limitations (See Photo 1). Condition rating considers the overall health, form, and structural integrity of the subject tree. Functional limitations consider the interaction between the tree and its planting site, such as a tree growing against the building it is planted next to. External limitations are factors that are outside of the control of the property owner that could affect the plant's condition, limit development or reduce plant utility. An example of external limitations are ordinances that grant other parties the authority to prune vegetation impinging on power lines or other infrastructure.

The final appraised trunk formula technique reproduction cost is the product of the total cross sectional area of the subject tree, the unit cost of the nursery stock's trunk area, and the depreciating factors.

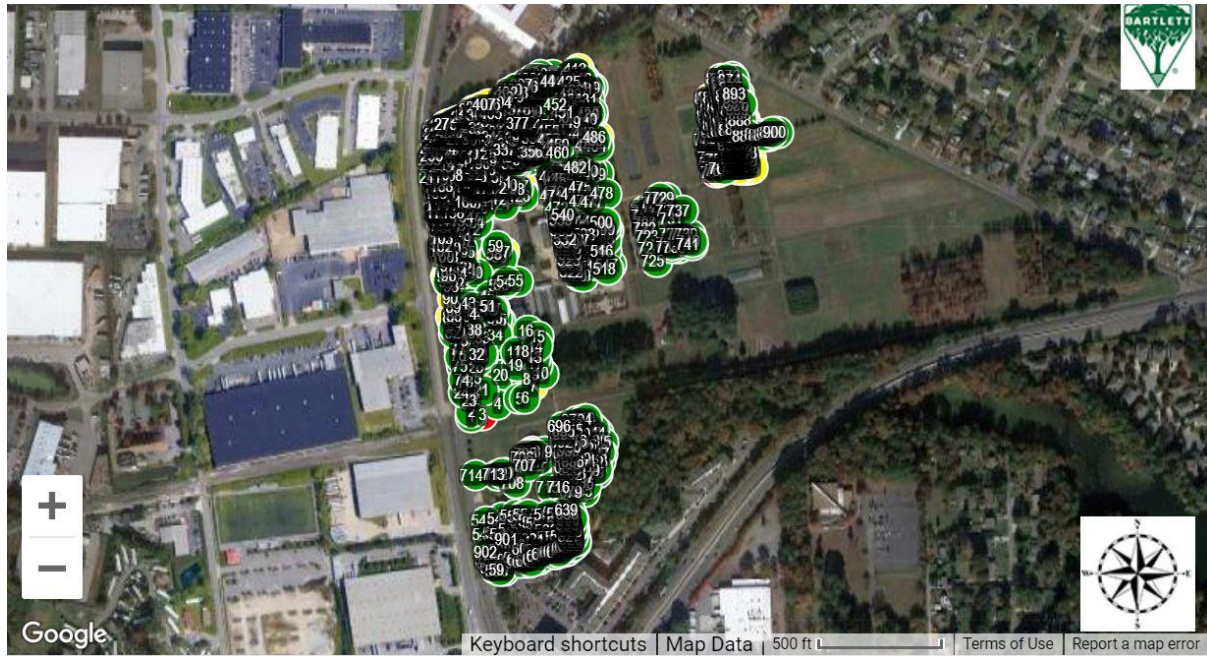
In determining the unit cost of replacement species, species not commonly produced as nursery stock were in some cases substituted with species that have similar form and function in the landscape. For example, sassafras, not commonly grown and sold commercially, was substituted with black gum as its replacement species.



Photo 1. The white oak in this image has a condition rating of 50%. The tree is vigorous, but has a sweeping and uneven crown. No significant functional or external limitations are present.

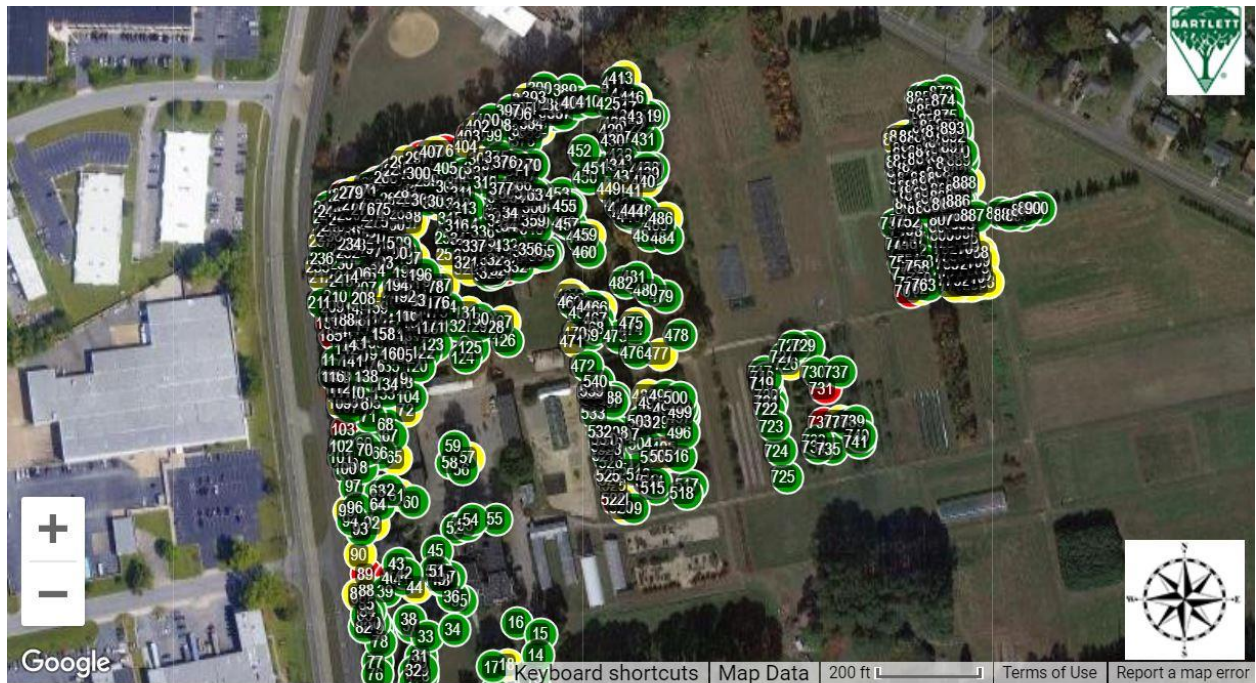
The total depreciated reproduction cost for the trees assessed in this report is **\$6,725,616.58**

Hampton Roads Agricultural Research Extension Center



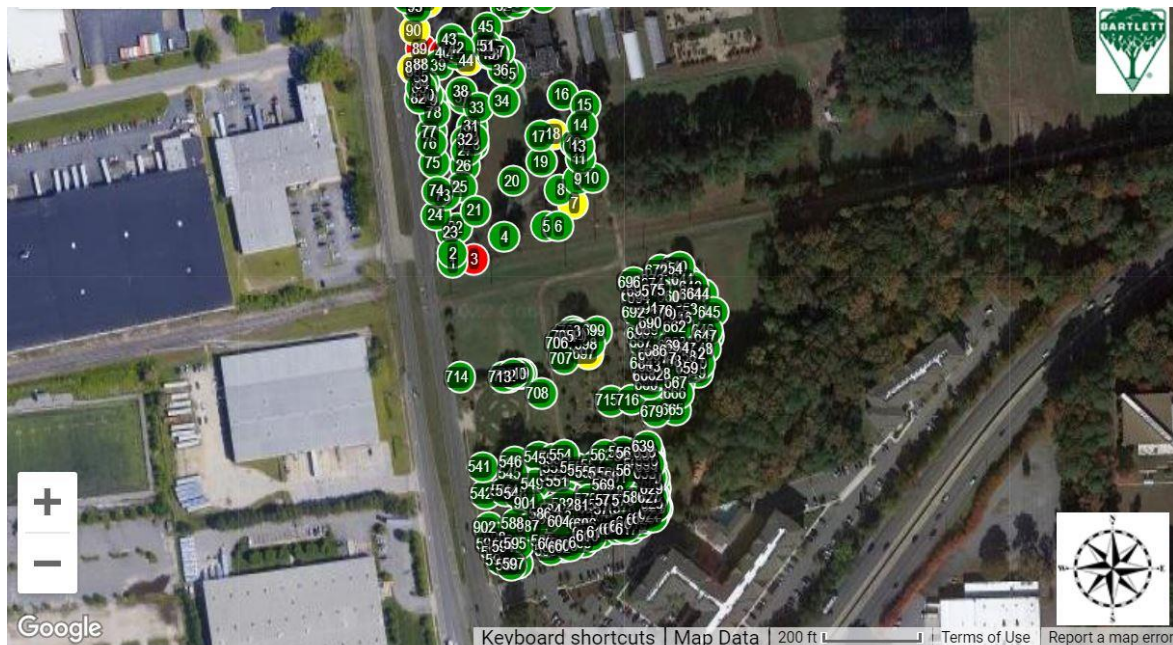
Condition: ● Good ● Fair ● Poor ● Dead

Hampton Roads Agricultural Research Extension Center (North)



Condition: ● Good ● Fair ● Poor ● Dead

Hampton Roads Agricultural Research Extension Center (South)



Condition: ● Good ● Fair ● Poor ● Dead

Limits of the Assignment

The tree appraisal was performed from the ground. This tree appraisal was not a tree risk assessment. As such, no trees were assessed for risk in accordance with industry standards, nor are there any tree risk ratings or risk mitigation recommendations provided within this report.

Tree appraisal is not an exact science. Appraisal estimates are based on a combination of visible conditions at the time of appraisal, information or pictures provided by the Client, local knowledge, information and/or cost estimates provided by local nurseries or plant wholesalers, and industry best practices.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.

Information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plans or property in question may not arise in the future.

If you have any questions about my methodology or this report, please contact me.

Jacob Winn
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