

O'Neill Arborist & Associates, Inc.
3 Curtis Drive Hendersonville, NC 28739 (828) 698-9069

February 20, 2026

Alex Keller
Woda Cooper Companies, Inc.
500 South Front Street 10th Floor
Columbus, OH 43215

RE: Tree Assessment - 238 Mitchelle Drive

Dear Mr. Keller:

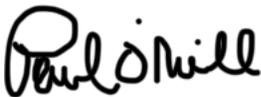
I conducted an inspection of the trees on parcel numbers 9559450556 and 9579452846 located at 238 Mitchelle Drive in Hendersonville. This location is sparsely populated with trees.

The area close to the west boundary and center of the lot near the drainage ditch is populated by volunteer overgrowth. The species are predominantly locust, tulip poplar, and invasive bradford pear.

It is my professional opinion that the GIS Tree Canopy layer depicts this area of overgrown volunteer growth. There are no significant value species or trees of significant size in this area. Any landscape plans pursuant to development of this property will be a value add proposition.

Tree assessment considers only known, visible, or detectable tree conditions at the time of inspection. Please let me know if you need any further information. I look forward to assisting your company in growing our community in a responsible way.

Sincerely,

A handwritten signature in black ink that reads "Paul O'Neill". The signature is written in a cursive, flowing style.

Paul O'Neill
ISA Certified Arborist (SO-2832)
Tree Risk Assessment Qualified (TRAQ)