

TREE REPORT

PREPARED FOR:

MJS Design Group, Inc.
507 30th Street
Newport Beach, CA 92663

PROPERTY:

350 S. Hill Street
Los Angeles, CA 90013

CONTACT:

Douglas Jones, Sr. Project Manager
MJS Design Group, Inc.
507 30th Street
Newport Beach, CA 92663
949-675-9964

January 2, 2015

PREPARED BY:

LISA SMITH
REGISTERED CONSULTING ARBORIST #464
ISA CERTIFIED ARBORIST #WE3782
ISA TREE RISK ASSESSOR QUALIFIED
MEMBER OF AMERICAN SOCIETY OF CONSULTING ARBORISTS
P.O. BOX 49314
LOS ANGELES, CA 90049

TABLE OF CONTENTS

SUMMARY	1
ASSIGNMENT	2
LIMITS OF ASSIGNMENT	2
TREE CHARACTERISTICS AND SITE CONDITIONS	2
SUMMARY OF DATA	3
RECOMMENDATIONS	3
NEW TREE PLANTING	4
ASSUMPTIONS AND LIMITING CONDITIONS	8
APPENDIX A – TREE LOCATION MAP	
APPENDIX B – SUMMARY OF TREES to be REMOVED	
APPENDIX C – PHOTOGRAPHS	

TREE REPORT
338, 342 & 348 S. Hill Street and 309 West 4th Street,
Los Angeles, CA 90013

SUMMARY

This Tree Report was prepared at the request of MJS Design Group, Inc. (Equity is the development company in the process of building the subject high-rise) They are in the process of building a high-rise development at the above locations.

The lots consist of a parking lot, which is currently being used for public parking, and two small commercial premises. The existing commercial premises will be demolished to allow for the construction of the new high-rise development. The combined square footage of all four lots is approximately 32,467 sq. ft., which will be subdivided to allow for the new development to occur. The lots are located in a multi-use area; the lot located at 348 S. Hill Street is adjacent to an area where there are street trees.

Inside the combined properties there are eleven (11) Mexican Fan Palms (*Washingtonia robusta*) and nine (9) London Plane trees (*Platanus × acerifolia*) along with three (3) Indian Laurel Fig trees (*Ficus microcarpa “nitida”*). These trees will be removed for proper re-grading and construction throughout the property.

In addition, six (6) London Plane trees (*Platanus × acerifolia*), which are city street trees, and located adjacent to 348 S. Hill Street will be impacted by the construction project. These trees will also be removed.

The owner is preparing to develop this property into a high-rise development where subdivision of the property will occur. The developer will mitigate the removed trees to the satisfaction of the City of Los Angeles, Urban Forestry Division and/or City Planning.

The property is located in the Downtown area of Los Angeles, and is under the jurisdiction of the City of Los Angeles and guided by the Native Tree Protection Ordinance. The City of Los Angeles adopted the Native Tree Protection Ordinance to recognize the aesthetic, environmental, ecological and economic benefits and the historical legacy that trees provide the community. This report was prepared in accordance with the ordinance in relation to native trees.

I have observed the property and can confirm that there are NO trees that fall under the category of protected species within the City of Los Angeles Urban Forestry Native Tree Protection Ordinance.

The primary goal for this report was to evaluate the trees that may be encroached upon by the improvements to this property. In this evaluation we determined there would be significant impact to the trees throughout this property.

Tree Installation Guidelines have also been included to refer to after completion of construction and tree mitigation is taking place.

ASSIGNMENT

The Assignment included a field observation and inventory of the trees located on the property and adjacent streets. The health and vigor of the trees was assessed. Photographs are included in Appendix “A”. Included in this assignment is the preparation of this report, which includes information about the Project Site, Field Observations, Summary of Data and Recommendations.

LIMITS OF ASSIGNMENT

This report is based on our site visit on December 15, 2014. Visual Tree Assessments (VTA) were performed on the trees using ground level visual observations and non-invasive techniques. No climbing of trees was performed. Nor was any formal hazard inspection performed on these trees.

TREE CHARACTERISTICS & PROJECT SITE CONDITIONS

A “Summary of Data” located below, outlines the number of trees and their DBH (Diameter at Breast Height).

There are NO native trees or plants on this property that were observed.

There are a total of eleven (11) Mexican Fan Palms (*Washingtonia robusta*) and nine (9) London Plane trees (*Platanus × acerifolia*) along with three (3) Indian Laurel Fig trees (*Ficus microcarpa* “nitida”).

Additionally, there are six (6) London Plane trees (*Platanus × acerifolia*), which are city street trees, and located adjacent to 348 S. Hill Street that will be impacted by this development.

The palm trees range in size from approximately 45 – 50 feet of brown trunk; the London Plane trees range in size from 6” to 9” DBH (Diameter at Breast Height); and the Indian Laurel Fig trees range in size from 14” to 20” DBH (Diameter at Breast Height). All of these trees **within** the properties are growing naturally with limited encouragement.

The six (6) London Plane trees (*Platanus × acerifolia*), which are city street trees, range in size from 4” to 5” DBH (Diameter at Breast Height).

SUMMARY OF DATA

TREE SPECIES	QUANTITY	DBH (INCHES)	COMMENTS
<i>W. robusta</i> (Mexican Fan Palm)	11	45-50' BROWN TRUNK	Remove & Mitigate
<i>Platanus × acerifolia</i> (London Plane)	15	4"-9"	Remove & Mitigate
<i>Ficus microcarpa</i> "nitida" (Indian Laurel Fig)	3	14"-20"	Remove & Mitigate

RECOMMENDATIONS

The existing palms and trees within these properties will be impacted by the re-grading and re-compaction activities during development. These trees will not tolerate the loss of their root system or the lowering of the soil grade around their root ball.

All private property trees: eleven (11) palms, nine (9) London Plane trees (*Platanus × acerifolia*) and three (3) Indian Laurel Fig trees (*Ficus microcarpa* "nitida") should be removed and mitigated to the satisfaction of the City of Los Angeles, Urban Forestry Division and/or City Planning.

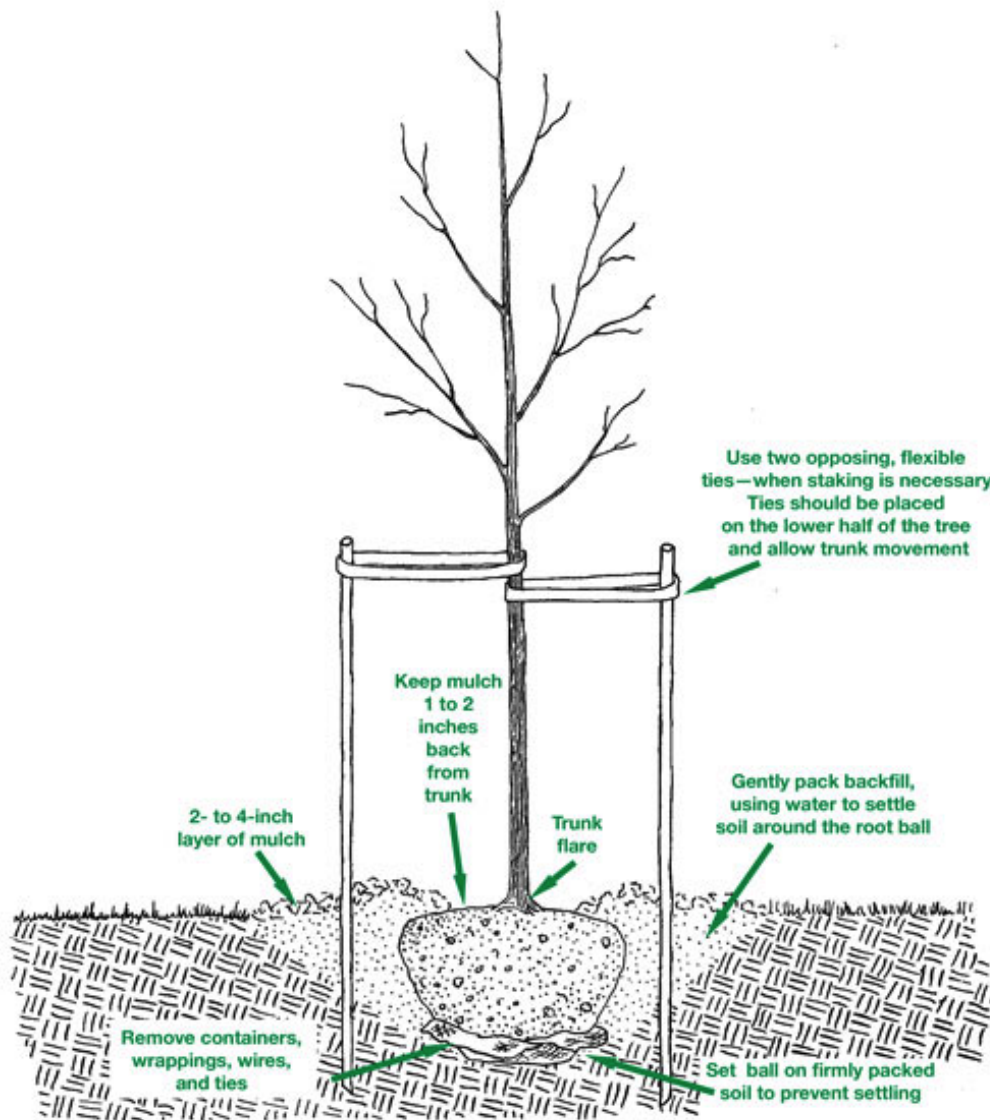
The six (6) London Plane trees (*Platanus × acerifolia*), which are city street trees, will also require removal. These four trees will be mitigated to the satisfaction of the City of Los Angeles, Urban Forestry Division.

NEW TREE PLANTING

The ideal time to plant trees and shrubs is during the dormant season, in the fall after leaf drop or early spring before budbreak. Weather conditions are cool and allow plants to establish roots in the new location before spring rains and summer heat stimulate new top growth. However, trees properly cared for in the nursery or garden center, and given the appropriate care during transport to prevent damage, can be planted throughout the growing season. In tropical and subtropical climates where trees grow year round, any time is a good time to plant a tree, provided that sufficient water is available. In either situation, proper handling during planting is essential to ensure a healthy future for new trees and shrubs. Before you begin planting your tree, be sure you have had all underground utilities located prior to digging.

If the tree you are planting is balled or bare root, it is important to understand that its root system has been reduced by 90 to 95 percent of its original size during transplanting. As a result of the trauma caused by the digging process, trees commonly exhibit what is known as transplant shock. Containerized trees may also experience transplant shock, particularly if they have circling roots that must be cut. Transplant shock is indicated by slow growth and reduced vigor following transplanting. Proper site preparation before and during planting coupled with good follow-up care reduces the amount of time the plant experiences transplant shock and allows the tree to quickly establish in its new location. Carefully follow nine simple steps, and you can significantly reduce the stress placed on the plant at the time of planting.

1. **Dig a shallow, broad planting hole.** Make the hole wide, as much as three times the diameter of the root ball but only as deep as the root ball. It is important to make the hole wide because the roots on the newly establishing tree must push through surrounding soil in order to establish. On most planting sites in new developments, the existing soils have been compacted and are unsuitable for healthy root growth. Breaking up the soil in a large area around the tree provides the newly emerging roots room to expand into loose soil to hasten establishment.



2. **Identify the trunk flare.** The trunk flare is where the roots spread at the base of the tree. This point should be partially visible after the tree has been planted (see diagram). If the trunk flare is not partially visible, you may have to remove some soil from the top of the root ball. Find it so you can determine how deep the hole needs to be for proper planting.
3. **Remove tree container for containerized trees.** Carefully cutting down the sides of the container may make this easier. Inspect the root ball for circling roots and cut or remove them. Expose the trunk flare, if necessary.
4. **Place the tree at the proper height.** Before placing the tree in the hole, check to see that the hole has been dug to the proper depth and no more. The majority of the roots on the newly planted tree will develop in the top 12 inches of soil. If the tree is planted too deeply, new roots will have difficulty developing because of a lack of oxygen. It is better

to plant the tree a little high, 2 to 3 inches above the base of the trunk flare, than to plant it at or below the original growing level. This planting level will allow for some settling (see diagram). To avoid damage when setting the tree in the hole, always lift the tree by the root ball and never by the trunk.

5. **Straighten the tree in the hole.** Before you begin backfilling, have someone view the tree from several directions to confirm that the tree is straight. Once you begin backfilling, it is difficult to reposition the tree.
6. **Fill the hole gently but firmly.** Fill the hole about one-third full and gently but firmly pack the soil around the base of the root ball. Then, if the root ball is wrapped, cut and remove any fabric, plastic, string, and wire from around the trunk and root ball to facilitate growth (see diagram). Be careful not to damage the trunk or roots in the process. Fill the remainder of the hole, taking care to firmly pack soil to eliminate air pockets that may cause roots to dry out. To avoid this problem, add the soil a few inches at a time and settle with water. Continue this process until the hole is filled and the tree is firmly planted. It is not recommended to apply fertilizer at time of planting.
7. **Stake the tree, if necessary.** If the tree is grown properly at the nursery, staking for support will not be necessary in most home landscape situations. Studies have shown that trees establish more quickly and develop stronger trunk and root systems if they are not staked at the time of planting. However, protective staking may be required on sites where lawn mower damage, vandalism, or windy conditions are concerns. If staking is necessary for support, there are three methods to choose among: staking, guying, and ball stabilizing. One of the most common methods is staking. With this method, two stakes used in conjunction with a wide, flexible tie material on the lower half of the tree will hold the tree upright, provide flexibility, and minimize injury to the trunk (see diagram). Remove support staking and ties after the first year of growth.
8. **Mulch the base of the tree.** Mulch is simply organic matter applied to the area at the base of the tree. It acts as a blanket to hold moisture, it moderates soil temperature extremes, and it reduces competition from grass and weeds. Some good choices are leaf litter, pine straw, shredded bark, peat moss, or composted wood chips. A 2- to 4-inch layer is ideal. More than 4 inches may cause a problem with oxygen and moisture levels. When placing mulch, be sure that the actual trunk of the tree is not covered. Doing so may cause decay of the living bark at the base of the tree. A mulch-free area, 1 to 2 inches wide at the base of the tree, is sufficient to avoid moist bark conditions and prevent decay.

9. **Provide follow-up care.** Keep the soil moist but not soaked; overwatering causes leaves to turn yellow or fall off. Water trees at least once a week, barring rain, and more frequently during hot weather. When the soil is dry below the surface of the mulch, it is time to water. Continue until mid-fall, tapering off for lower temperatures that require less-frequent watering. Other follow-up care may include minor pruning of branches damaged during the planting process. Prune sparingly immediately after planting and wait to begin necessary corrective pruning until after a full season of growth in the new location. After you have completed these nine simple steps, further routine care and favorable weather conditions will ensure that your new tree or shrub will grow and thrive. A valuable asset to any landscape, trees provide a long-lasting source of beauty and enjoyment for people of all ages. When questions arise about the care of your tree, be sure to consult your local ISA Certified Arborist or garden center professional for assistance.

ASSUMPTIONS AND LIMITING CONDITIONS

The trees identified in this report were reviewed for general health and vigor and reflect the condition of the trees on the date reviewed. The field inspection was a visual, grade level tree assessment. No lab testing of the soil, rootzone, leaf tissue or upper canopy examination was performed.

No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Consultant shall not be responsible for damages or injuries caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems. As the trees continue to grow and mature, some defects may become more pronounced and externally visible.

The owner may choose to accept or disregard the recommendations of the Consultant, or seek additional advice to determine if a tree meets the owner's risk abatement standards.

The Consulting Arborist has no past, present or future interest in the removal or retaining of any tree. Opinions contained herein are the independent and objective judgments of the consultant relating to circumstances and observations made on the subject site.

The recommendations contained in this report are the opinions of the Consulting Arborist at the time of inspection. These opinions are based on the knowledge, experience, and education of the Arborist. The field inspection was a visual, grade-level tree assessment.

The Consulting Arborist shall not be required to give testimony, perform site monitoring, provide further documentation, be deposed, or to attend any meeting without subsequent contractual arrangements for this additional employment, including payment of additional fees for such services as described by the Consultant.

The Consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions based on inaccurate information.

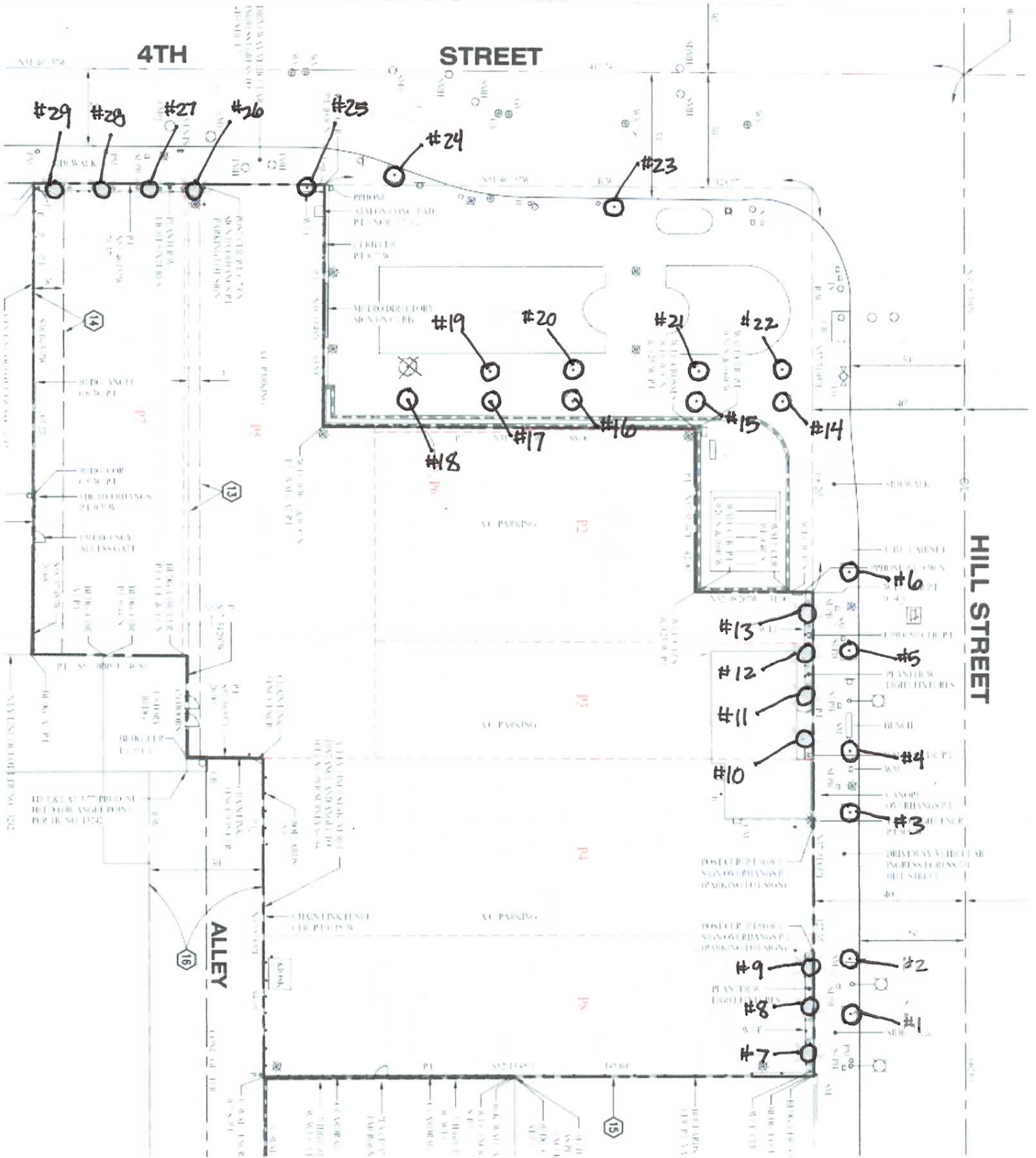
This Arborist report may not be reproduced without the express permission of the Consulting Arborist and the client to whom the report was issued. Any change or alteration to this report invalidates the entire report.

Should you have further questions regarding any information contained in this report, please contact me at (310) 663-2290.

Respectfully submitted,

Lisa Smith, Registered Consulting Arborist #464
ISA Certified Arborist #WE3782
ISA Tree Risk Assessor Qualified
Member of American Society of Consulting Arborists

TREE LOCATION MAP - 4th and Hill Street
338, 342 & 348 S. Hill Street
309 W. 4th Street
Los Angeles, CA 90013



Summary of Trees to be Removed

Tree	Common Name	DBH	Height	Spread	Condition
1	London Plane	4"	20'	10'	Fair/Poor
2	London Plane	4"	20'	10'	Fair/Poor
3	London Plane	5"	20'	10'	Fair/Poor
4	London Plane	5"	20'	10'	Fair/Poor
5	London Plane	5"	20'	10'	Fair/Poor
6	London Plane	5"	20'	10'	Fair/Poor
7	Mexican Fan Palm		45'		Fair
8	Mexican Fan Palm		45'		Fair
9	Mexican Fan Palm		45'		Fair
10	Mexican Fan Palm		45'		Fair
11	Mexican Fan Palm		45'		Fair
12	Mexican Fan Palm		45'		Fair
13	Mexican Fan Palm		45'		Fair
14	London Plane	7.5"	25'	10'	Fair/Poor
15	London Plane	9"	20'	10'	Fair/Poor
16	London Plane	7"	20'	10'	Fair/Poor
17	London Plane	8"	20'	10'	Fair/Poor
18	London Plane	7.5"	20'	10'	Fair/Poor
19	London Plane	7"	20'	10'	Fair/Poor
20	London Plane	7"	20'	10'	Fair/Poor
21	London Plane	8.5":	20'	10'	Fair/Poor
22	London Plane	6"	20'	10'	Fair/Poor
23	Ficus nitida	20"	45'	45'	Fair
24	Ficus nitida	15"	45'	45'	Fair
25	Ficus nitida	14"	40'	35'	Fair
26	Mexican Fan Palm		50'		Fair
27	Mexican Fan Palm		50'		Fair
28	Mexican Fan Palm		50'		Fair
29	Mexican Fan Palm		50'		Fair

APPENDIX C – PHOTOGRAPHS



PHOTO #1:

This is a photo showing one of the three private property Ficus trees.

This tree will be removed for proper re-grading and construction throughout the property. This tree will be mitigated to the satisfaction of the City Planning at a 1:1 ratio.



PHOTO #2:

This photo shows the second of the private property Ficus trees.

This tree will be removed for proper re-grading and construction throughout the property. This tree will be mitigated to the satisfaction of the City Planning at a 1:1 ratio.



PHOTO #3:

This is a close up photo of the third private property Ficus trees.

This tree will be removed for proper re-grading and construction throughout the property. This tree will be mitigated to the satisfaction of the City Planning at a 1:1 ratio.



PHOTO #4:

This is a photo showing several of the private property London Plane trees.

These trees will be removed for proper re-grading and construction throughout the property. This tree will be mitigated to the satisfaction of the City Planning at a 1:1 ratio.



PHOTO #5:

This photo shows four of the Mexican Fan Palm trees interspersed with juvenile Ficus trees (with DBH's less than 8"). All of these trees are located on the (private) property.

These trees will be removed for proper re-grading and construction throughout the property. The palm trees will be mitigated to the satisfaction of the City Planning at a 1:1 ratio.



PHOTO #6:

This photo also shows the four Mexican Fan Palm trees interspersed with juvenile Ficus trees (with DBH's less than 8"). All of these trees are located on the (private) property.

These trees will be removed for proper re-grading and construction throughout the property. The palm trees will be mitigated to the satisfaction of the City Planning at a 1:1 ratio.



PHOTO #7:

This photo shows the base of one of the city street trees, which is a London Plane tree.

This tree grate has never been modified to accommodate the expanding trunk of the tree.

This tree will be removed for proper re-grading and construction throughout the property. This tree will be mitigated to the satisfaction of the City of Los Angeles, Urban Forestry Division at a 2:1 ratio.



PHOTO #8:

This photo shows the row of city street trees, which are London Plane trees, and a row of private property Mexican Fan Palms.

These trees will be removed for proper re-grading and construction throughout the property. These trees will be mitigated to the satisfaction of the City of Los Angeles, Urban Forestry Division and/or City Planning.



PHOTO #9:

This is a close up of the same photo row of city street trees, which are London Plane trees, and a row of private property Mexican Fan Palms.

These trees will be removed for proper re-grading and construction throughout the property. These trees will be mitigated to the satisfaction of the City of Los Angeles, Urban Forestry Division and/or City Planning.



PHOTO #10:

This photo shows a further two Mexican Fan Palm trees interspersed with juvenile Ficus trees (with DBH's less than 8"). All of these trees are located on the (private) property.

These trees will be removed for proper re-grading and construction throughout the property. The palm trees will be mitigated to the satisfaction of the City Planning at a 1:1 ratio.



PHOTO #11:

This photo shows the base of one of the city street trees, which is a London Plane tree.

This tree grate has never been modified to accommodate the expanding trunk of the tree.

This tree will be removed for proper re-grading and construction throughout the property. This tree will be mitigated to the satisfaction of the City of Los Angeles, Urban Forestry Division at a 2:1 ratio.



PHOTO #12:

This photo shows the base of one of the city street trees, which is a London Plane tree.

This tree grate has never been modified to accommodate the expanding trunk of the tree.

This tree will be removed for proper re-grading and construction throughout the property. This tree will be mitigated to the satisfaction of the City of Los Angeles, Urban Forestry Division at a 2:1 ratio.