October 6, 2015

Wen Sun
Secretary/Treasurer
Jia Yuan USA Company
801 South Figueroa Street, Suite 1800
Los Angeles, California 90012

Subject: Tree Evaluation Report for the Luxe City Center Project Site, 1020 South Figueroa Street, City of Los Angeles, California

Dear Ms. Sun:

BonTerra Psomas is pleased to provide the following tree evaluation for the property owned by the Jia Yuan USA Company located at 1020 South Figueroa Street in Los Angeles, California. This property (hereinafter referred to as the “project site”) is bound by Olympic Boulevard to the north, South Figueroa Street to the west, 11th Street to the south, and South Flower Street to the east (Exhibit 1). BonTerra Psomas Certified Arborist David Hughes visited the project site on May 1, 2015, to document the type, quantity, and condition of trees that exist at the project site. Each tree was individually numbered and the trunk, branches, and foliage were carefully examined. During the site visit, the following data were recorded: tree species, trunk diameter at breast height (dbh), and canopy diameter.

PROJECT DESCRIPTION

The project proposes to demolish the Luxe City Center Hotel and to construct a new mixed-use hotel, residential, and commercial development. The project will include a podium and up to three towers. It will include 300 hotel rooms, up to 650 residential condominium units, and up to 80,000 square feet of commercial floor area, including restaurant, retail and other commercial units. The hotel tower will include 16,000 square feet of banquet space and conference facilities. The three towers would rise to a height of 430, 490, and 540 feet above grade.

REGULATORY AUTHORITY

As a condition of tentative tract map submittals, the City of Los Angeles (City) requires the submittal of a report that identifies the location of the following:

1. Trees that are designated as “protected trees” as defined by Section 17.02 of the Los Angeles Municipal Code. This category includes oak trees (Quercus spp.), southern California black walnuts (Juglans californica), western sycamores (Platanus racemosa), and California bay laurels (Umbellularia californica), that have a trunk dbh at least four inches.

2. Any non-protected trees that have a trunk dbh of at least eight inches.
**EXISTING CONDITIONS**

The project site currently contains the Luxe City Center Hotel with parking lot areas located to the north and south of the hotel. The project site takes up most of the city block; the remaining areas on the block that are located outside the project boundaries include a restaurant, a parking area, and an office building.

Various trees are located within the project site boundaries with several larger street trees found on the edges of the project site (Exhibit 2). Trees inside the project boundaries include acacia (Acacia sp.), camphor (Cinnamomum camphora), Indian laurel fig (Ficus microcarpa nitida), goldenrain tree ( Koelreuteria paniculata), southern magnolia (Magnolia grandiflora), London plane tree (Platanus X acerifolia), queen palm (Syagrus romanzoffiana), and Mexican fan palm (Washingtonia robusta).

Street trees that occur along the edges of the project site boundaries include Indian laurel fig along Figueroa Street and Flower Street; goldenrain trees along 11th Street; southern magnolias along Olympic Boulevard; and London plane trees along Figueroa Street.

No “protected trees”, as defined in the City’s Municipal Code, occur within the survey area for this report.

**EXPECTED TREE IMPACTS**

All trees in the survey area are proposed for removal. Of the trees included in the tree inventory for this report, a total of four trees (numbered 1 through 4 on Exhibit 2) within the project boundaries meet the minimum threshold for inclusion as non-protected trees (i.e., trees with a trunk dbh that exceeds eight inches). These include three acacia trees and one Indian laurel fig (please note that trees without an identifying number in Exhibit 2 were below the minimum trunk diameter described in the tract map submittal guidelines). The project site also contains seven queen palms and one Mexican fan palm (numbered 5 through 12), though the City tract map submittal guidelines do not specifically address whether to include palms.¹

Removal of all sidewalks that are adjacent to the project site is also proposed as part of project construction activities. A total of ten street trees (i.e., nine Indian laurel figs and one southern magnolia) that are greater than eight inches dbh are found in these areas. These trees are numbered 13 through 22. Sidewalk replacement would presumably require the replacement of these ten street trees.

All trees that may be impacted by project development are described below and summarized in Table 1. Photographs of the trees described below are provided in Exhibits 3 through 10.

- Trees 1 through 3 are acacia trees (possibly green wattle [Acacia decurrens], although flowers were not present to aid in identification) that are growing immediately to the south of El Cholo Restaurant. These trees appear to be in average health (though they appear to have been regularly pruned), and trees 2 and 3 both leaned significantly to the south. The trunks of these three trees range from 8.5 to 10.5 inches dbh.

- Tree 4 is an Indian laurel fig that is located in the northwestern corner of the project site and is in excellent health. This tree’s trunk measures 8.1 inches dbh and is growing immediately adjacent to a smaller southern magnolia tree.

¹ Palms are often not considered trees because they lack a vascular cambium, which causes tree trunk diameters to expand over time. The age of palms is better correlated with tree height rather than trunk diameter. As a result, palms are discussed separately from traditional tree species in this report.
Trees 5 through 11 are queen palms that are located on Figueroa Street in front of the Luxe City Center Hotel; on the corner of Figueroa Street and 11th Street; and on the corner of 11th Street and Flower Street. Each of these palms is approximately 12 inches dbh and range from 25 to 30 feet in height. All are in excellent health.

Tree 12 is a Mexican fan palm located next to El Cholo Restaurant, alongside trees 1 through 3. This palm is approximately 18 inches dbh and 30 feet tall. This tree is in excellent health.

Tree 13 is a southern magnolia and is a street tree growing along Olympic Boulevard. This tree measures 17.4 inches dbh. This tree is in satisfactory health though it has sustained a recent large wound to its trunk, likely the result of a truck hitting it. Some adventitious buds have sprouted at the base of the tree, an indication of the stress this tree has sustained resulting from the trunk damage and the limited root space provided in the sidewalk cutout.

Trees 14 through 22 are Indian laurel figs that are street trees growing along Figueroa Street and Flower Street. These trees range from 14.8 inches to 20.8 inches dbh and all appear to be in excellent health, though the sidewalk cutouts provided for their root growth appears insufficient for their long-term health. None of these trees has caused significant sidewalk or curb damage, although this species is notorious for such damage.

### TABLE 1

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<th>TREE DATA SUMMARY</th>
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<th>Tree Height (ft)</th>
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dbh: diameter at breast height; in: inches; ft: feet
* Tree health and aesthetic quality was graded on a scale of 5 (excellent) to 1 (poor).

DISCUSSION

As described above, the trees on the project site are generally in good health with no conspicuous signs of stress or decay (e.g., trunk cavities, bleeding sap, signs of defoliation, or general lack of vigor). The exception is tree number 13, which has a significant wound to its trunk. Evaluation of these trees was based on a visual assessment from the ground. Because no significant indicators of stress were observed, no samples were taken from the trees or soil.

As stated above, all trees in the survey area are proposed for removal, and no tree preservation is proposed. Trees within the project boundaries occur in limited planting basins and are therefore poor candidates for relocation. The various street trees are planted in small cutout areas, which have likely limited root development. Sidewalk removal would also likely damage whatever roots occur near the surface. As a result, street trees would also be poor candidates for relocation. The various palms are better candidates for relocation as they have smaller fibrous root systems. However, installing nursery stock would be a less expensive option for future landscaping. Therefore, relocation is not recommended for any of the trees in the survey area.
RECOMMENDATIONS

The following measures are recommended for tree establishment and maintenance at the project site:

1. The largest possible planting basin that the project site can accommodate should be provided for new trees. Larger planting basins are correlated with longer-lived trees, greater tree stability, and less sidewalk damage.

2. Once the new planting basins are constructed, soil samples should be collected from all planting locations and sent to a qualified soil laboratory for analysis. From each sampling location, one sample should be collected that represents the top 12 inches of the soil, along with a second sample that represents the soil from 12 to 24 inches deep. Any recommended soil amendments or treatments from the laboratory report should be implemented.

3. Newly planted trees should be allowed to develop as long as possible without pruning any of the branches (at least two years). Young trees need the energy provided by the leaves to help establish a healthy root system for successful establishment.

4. Once planted, a one- to two-inch layer of mulch should be placed within the planting basin of each new tree.

Please call David Hughes at (626) 351-2000 with any questions related to this report.

Sincerely,

BonTerra Psomas

Melissa A. Howe
Vice President, Restoration Services

David T. Hughes
Certified Arborist
International Society of Arboriculture
Certificate No. WE-7752A

Attachment A – Exhibits 1 through 10
ATTACHMENT A
EXHIBITS 1 THROUGH 10
Project Location

Exhibit 1

Tree Evaluation Report, City Center Development Project, Los Angeles
Tree Locations

Tree Evaluation Report, City Center Development Project, Los Angeles

Exhibit 2

Source: Psomas 2015

Tree Type
- Acacia (Acacia sp.)
- Camphor Tree (Cinnamomum camphora)
- Indian Laurel Fig (Ficus microcarpa nitida)
- Goldenrain Tree (Koelreuteria paniculata)
- Southern Magnolia (Magnolia grandiflora)
- London Plane Tree (Platanus X acerifolia)
- Queen Palm (Syagrus romanzoffiana)
- Mexican Fan Palm (Washingtonia robusta)
- Approximate Tree Canopy
Site Photographs

Tree Evaluation Report, City Center Development Project, Los Angeles

Exhibit 3
Site Photographs

Tree Evaluation Report, City Center Development Project, Los Angeles

May 1, 2015. View of tree number 3.

May 1, 2015. View of tree number 4.
Site Photographs

Tree Evaluation Report, City Center Development Project, Los Angeles

Exhibit 5

May 1, 2015. View of palm trees numbers 5 through 7.

May 1, 2015. View of palm tree number 8.
Site Photographs

Tree Evaluation Report, City Center Development Project, Los Angeles

May 1, 2015. View of palm tree number 10.
May 1, 2015. View of trees 12 (left) and tree 22 (right).
Site Photographs

Tree Evaluation Report, City Center Development Project, Los Angeles

Exhibit 7


May 1, 2015. View of trunk damage on tree number 13.
Site Photographs

Tree Evaluation Report, City Center Development Project, Los Angeles


May 1, 2015. View of tree number 15.
May 1, 2015. View of tree number 16.

May 1, 2015. View of tree number 17.

Site Photographs

Tree Evaluation Report, City Center Development Project, Los Angeles

Exhibit 9
Site Photographs

Tree Evaluation Report, City Center Development Project, Los Angeles

Exhibit 10

May 1, 2015. View of tree number 18.

May 1, 2015. View of tree numbers 19 through 21.