Lisa Smith, Registered Consulting Arborist, Tree Report, 1111 and 1125 W. 6th Street and 1330 W. 5th Street, Los Angeles, California, 90017, January 9, 2015.
TREE REPORT

PREPARED FOR:
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PROPERTY:
1111 & 1125 W. 6th Street and
1330 W. 5th Street
Los Angeles, CA 90017

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 TREE REPORT  
1111 & 1125 W. 6th Street and 1330 W. 5th Street,  
Los Angeles, CA 90017

SUMMARY

This Tree Report was prepared at the request of Sapphire Equity, LLC. This company is in the process of building a new multi-use development at the above properties.

The lots currently comprise of a large medical office building. The existing building will be demolished to allow for the construction of the new new multi-use development. The total square footage of the entire property is approximately 80,000 sq. ft, which will be subdivided to allow for the new construction to occur. This lot is located in a multi-use area and adjacent to an area where there are street trees.

Within the property there are three (3) Brazilian Pepper trees (Schinus terebinthifolius), eight (8) Gingko trees (Ginkgo biloba), two (2) London Plane trees (Platanus × acerifolia) along with one (1) American Sweet Gum (Liquidambar styraciflua) and one (1) fruit tree. These trees will be removed for proper re-grading and construction throughout the property.

In addition, three (3) Indian Laurel Fig trees (Ficus microcarpa nitida), which are city street trees, and located adjacent to the property at 1330 W. 5th Street, which will be impacted by the construction project. These trees will also be removed.

The owner is preparing to develop this property into a multi-use 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.

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 on the trees throughout this property.
Although all the street trees will be impacted, we have included Tree Protection Guidelines that may be referred to during and after construction. 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. 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, their DBH (Diameter at Breast Height) and their height/spread.

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

There are a total of three (3) Brazilian Pepper trees (*Schinus terebinthifolius*), eight (8) Gingko trees (*Ginkgo biloba*), two (2) London Plane trees (*Platanus × acerifolia*) along with one (1) American Sweet Gum (*Liquidambar styrciflua*) and one (1) fruit tree. These trees will be removed for proper re-grading and construction throughout the property.

Additionally, there are three (3) Indian Laurel Fig trees (*Ficus microcarpa nitida*), which are city street trees, and located adjacent to the property at 1330 W. 5th Street, which will be impacted by the construction project. These trees will also be removed.
The Brazilian Pepper trees range in size from 16” to 26” DBH (Diameter at Breast Height); the Gingko trees from 4” to 8” DBH; the London Plane trees have a DBH of 12”; the American Sweet Gum has a DBH of 6” and the fruit tree has a DBH of 8”.

All of these trees within the properties are growing naturally with limited encouragement. All of the trees appear to have been intentionally planted due to their location along the perimeter edge of the entire property.

The three (3) Indian Laurel Fig trees, which are city street trees, range in size from 28” to 30” DBH.

**SUMMARY OF DATA**

<table>
<thead>
<tr>
<th>TREE SPECIES</th>
<th>QUANTITY</th>
<th>DBH (INCHES)</th>
<th>HEIGHT</th>
<th>SPREAD</th>
<th>CONDITION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Schinus terebinthifolius (Brazilian Pepper)</td>
<td>3</td>
<td>16”- 26”</td>
<td>20’- 30’</td>
<td>15’- 25’</td>
<td>Fair</td>
</tr>
<tr>
<td>Ginkgo biloba (Gingko)</td>
<td>8</td>
<td>4”- 8”</td>
<td>15’- 20’</td>
<td>8’</td>
<td>Fair</td>
</tr>
<tr>
<td>Platanus × acerifolia (London Plane)</td>
<td>2</td>
<td>12”</td>
<td>25’</td>
<td>12’</td>
<td>Fair</td>
</tr>
<tr>
<td>Liquidambar styraciflua (American Sweetgum)</td>
<td>1</td>
<td>6”</td>
<td>20’</td>
<td>10’</td>
<td>Fair</td>
</tr>
<tr>
<td>Fruit tree</td>
<td>1</td>
<td>8”</td>
<td>15’</td>
<td>10’</td>
<td>Fair</td>
</tr>
<tr>
<td>Ficus microcarpa nitida (Indian Laurel Fig)</td>
<td>3</td>
<td>28”- 30”</td>
<td>35’- 40’</td>
<td>20’- 30’</td>
<td>Fair</td>
</tr>
</tbody>
</table>

**RECOMMENDATIONS**

All three (3) Brazilian Pepper trees (*Schinus terebinthifolius*), eight (8) Gingko trees (*Ginkgo biloba*), two (2) London Plane trees (*Platanus × acerifolia*) along with one (1) American Sweet Gum (*Liquidambar styraciflua*) and one (1) fruit tree will be removed for proper re-grading and construction throughout the property and be mitigated to the satisfaction of the City of Los Angeles, Urban Forestry Division.

The three (3) Indian Laurel Fig trees (*Ficus microcarpa nitida*), which are city street trees will also require removal. These three trees will be mitigated to the satisfaction of the City of Los Angeles, Urban Forestry Division.
**TREE PROTECTION GUIDELINES**

During the course of construction, trees can receive much stress, pollution, soil compaction and lack of water. The following Tree Protection Guidelines should be followed to establish and maintain a healthy environment for all retained trees.

**WORKING IN THE TREE PROTECTION ZONE**

This area generally encompasses an area within the dripline of the tree plus additional feet depending on the specie and size of the tree. However, if you should need to encroach within a tree’s protected zone, please follow these guidelines.

**Pre-Construction Phase:**

- **Protective Fencing** - Installation of protection fencing should be installed around the Tree Protection Zone. Fencing may be of a flexible configuration and be a minimum of 4 feet in height. A warning sign should be posted on the fencing which states, “Warning: Tree Protection Zone” and stating the requirements of all workers in the protected zone.

**Construction Phase:**

- **Keep Site Clean** - Throughout the course of construction, maintain the integrity of the tree protection zone fencing and keep the site clean and maintained at all times. No construction staging or disposal of construction materials or byproducts including but not limited to paint, plaster, or chemical solutions is allowed in the Tree Protection Zone.

- **Irrigation** - Protection zone should be irrigated sufficiently with clean potable water to keep the tree in good health and vigor before, during, and after construction. This may mean deeply soaking the ground periodically. Any deep soaking should occur generally in the warmer months. If this construction is occurring mainly in the winter, you may not need to supplement water until late spring.

- **No flooding** - The Tree Protection Zone should not be subjected to flooding incidental to the construction work.

- **Hand Tools** - All work conducted in the ground within the Tree Protection Zone should be accomplished with hand tools, unless an air spade is utilized. Trenches in the Tree Protection Zone should be tunneled, or completed with an air spade to avoid damage to small feeder roots within the root protection zone.
• **Equipment** - Do not back any equipment up to the trunk or within 3 – 5 feet of the trunk, to protect the roots and reduce potential soil compaction. Avoid the use of heavy machinery within the drip-line of the tree.

• **Root impact** - Where more than 50% of the root zone is impacted or roots greater than 3 inches in diameter are to be removed within four feet of the trunk; the engineer of record should submit acceptable design alternatives to staff for review.

• **Trenching and Root pruning** - For utilities, any required trenching should be routed in such a manner as to minimize root damage. Radial trenching (radial to the tree trunk) is preferred as it is less harmful than tangential trenching. Construction activity should be diverted from the Root Protection Zone. Cutting of roots should be avoided (i.e. place pipes and cables below uncut roots). Wherever possible and in accordance with applicable code requirements, the same trench should be used for multiple utilities.

• **Maintain Grade** - “Natural” or pre-construction grade should be maintained in the Tree Protection Zone. At no time during or after construction should additional soil be in contact with the trunk of the tree above the trunk flair.

• **Root pruning** - In areas where the grade around the protected tree will be lowered, some root cutting may be unavoidable. Cuts should be clean and made at right angles to the roots. When practical, cut roots back to a branching lateral root.

• **Mulch** - Organic mulch should be placed in all open areas within the Tree Protection Zone. The mulch should be 2 – 4 inches thick, extending out to the edges of the Protection Zone, while not touching the base of the trunk. Mulch touching the trunk can cause chronic moisture and decay.

• **Observation** – All work within the protected zone should be observed by a certified arborist experienced with each specific trees requirements. The arborist should be contacted in a timely manner to ensure their availability.
GENERAL RECOMMENDATIONS

During the course of construction, trees can receive much stress, pollution, soil compaction and lack of water. The following general recommendations should be followed to establish and maintain a healthy environment for trees.

TREE MAINTENANCE AND PRUNING

Mature trees do not generally require pruning. The occasional removal of dead twigs or wood is typical. Occasionally a tree has a defect or structural condition that would benefit from pruning. Any pruning activity should be performed under the guidance of a certified arborist or tree expert.

Because each cut has the potential to change the growth of the tree, no branch should be removed without a reason. Common reasons for pruning are to remove dead branches, to remove crowded or rubbing limbs, and to eliminate hazards. Trees may also be pruned to increase light and air penetration to the inside of the tree’s crown or to the landscape below. In most cases, mature trees are pruned as a corrective or preventive measure.

Routine thinning does not necessarily improve the health of a tree. Trees produce a dense crown of leaves to manufacture the sugar used as energy for growth and development. Removal of foliage through pruning can reduce growth and stored energy reserves. Heavy pruning can be a significant health stress for the tree.

Yet if people and trees are to coexist in an urban or suburban environment, then we sometimes have to modify the trees. City environments do not mimic natural forest conditions. Safety is a major concern. Also, we want trees to complement other landscape plantings and lawns. Proper pruning, with an understanding of tree biology, can maintain good tree health and structure while enhancing the aesthetic and economic values of our landscapes.

Pruning Techniques – From the I.S.A. guideline

Specific types of pruning may be necessary to maintain a mature tree in a healthy, safe, and attractive condition.

Cleaning is the removal of dead, dying, diseased, crowded, weakly attached, and low-vigor branches from the crown of a tree.

Thinning is the selective removal of branches to increase light penetration and air movement through the crown. Thinning opens the foliage of a tree, reduces weight on heavy limbs, and helps retain the tree’s natural shape.
Raising removes the lower branches from a tree to provide clearance for buildings, vehicles, pedestrians, and vistas.

Reduction reduces the size of a tree, often for clearance for utility lines. Reducing the height or spread of a tree is best accomplished by pruning back the leaders and branch terminals to lateral branches that are large enough to assume the terminal roles (at least one-third the diameter of the cut stem). Compared to topping, reduction helps maintain the form and structural integrity of the tree.

How Much Should Be Pruned?
Mature trees should require little routine pruning. A widely accepted rule of thumb is never to remove more than one-quarter of a tree’s leaf-bearing crown. In a mature tree, pruning even that much could have negative effects. Removing even a single, large-diameter limb can create a wound that the tree may not be able to close. The older and larger a tree becomes, the less energy it has in reserve to close wounds and defend against decay or insect attack. The pruning of large mature trees is usually limited to removal of dead or potentially hazardous limbs.

Wound Dressings
Wound dressings were once thought to accelerate wound closure, protect against insects and diseases, and reduce decay. However, research has shown that dressings do not reduce decay or speed closure and rarely prevent insect or disease infestations. Most experts recommend that wound dressings not be used.

DISEASES AND INSECTS
Continual observation and monitoring of your tree can alert you to any abnormal changes. Some indicators are: excessive leaf drop, leaf discoloration, sap oozing from the trunk and bark with unusual cracks. Should you observe any changes, you should contact a Tree specialist or Certified Arborist to review the tree and provide specific recommendations. Trees are susceptible to hundreds of pests, many of which are typical and may not cause enough harm to warrant the use of chemicals. However, diseases and insects may be indication of further stress that should be identified by a professional.

GRADE CHANGES
The growing conditions and soil level of volunteer trees are subject to detrimental stress should they be changed during the course of construction. Raising the grade at the base of any tree trunk can have long-term negative consequences. This grade level should be maintained throughout the protected zone. This will also help in maintaining the drainage in which the tree has become accustomed.
INSPECTION

The developer should establish an inspection calendar based on the recommendation provided by the tree specialist. This calendar of inspections can be determined based on several factors: the maturity of the tree, location of tree in proximity to high-use areas vs. low-use area, history of the tree, prior failures, external factors (such as construction activity) and the perceived value of the tree to the homeowner.

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
APPENDIX A - PHOTOGRAPHS

PHOTO #1:
This photo shows the front of the building located on West 6th Street.

PHOTO #2:
This photo shows the London Plane trees located in front of the existing building.

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.
PHOTO #3: 
This photo shows the Gingko trees located in front of the existing building.

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.

PHOTO #4: 
This photo shows the Brazilian Pepper tree located on the side of the existing building.

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.
PHOTO #5:
This photo shows the Brazilian Pepper tree located in the courtyard of the existing building.

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.

PHOTO #6:
This photo shows the (3) Indian Laurel Fig trees, which are city street trees, located adjacent to the property on W 5th Street.

These trees will be impacted by the construction project and require removal. These trees will be mitigated to the satisfaction of the City of Los Angeles, Urban Forestry Division.
PHOTOS #7, #8 & #9:

The photos on this page show the significant cracking and heaving to the city sidewalk being caused by the Indian Laurel Fig trees.

These trees will be removed and mitigated to the satisfaction of the City of Los Angeles, Urban Forestry Division.