Appendix A

2016 Tree Report, 2020 Tree Survey and Update Memorandum, and 2021 Tree Survey Update Memorandum

INTENTIONALLY LEFT BLANK

TREE REPORT

PREPARED FOR

Lincoln Property Company

915 Wilshire Blvd #2050

Los Angeles, CA 90017

PROPERTY

1251 N. Spring Street

Los Angeles, CA 90012

CONTACT

Samson E. Kawjaree, Fuscoe Engineering

213-988-8802

skawjaree@fuscoe.com

October 31, 2016

PREPARED BY

LISA SMITH, **THE TREE RESOURCE**

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

T 310-663-2290 **E** queenpalm@earthlink.net

TABLE OF CONTENTS

TREE REPORT

1251 N. Spring Street
Los Angeles, CA 90012

SUMMARY

This Tree Report was prepared at the request of the property owner, Lincoln Property Company. The owner is preparing to build a mixed-used development project called the Elysian Park Lofts. The proposed project consists of a total of six (6) buildings and 923 units. The subject property is approximately eight (8) acres and is located in the Chinatown neighborhood of downtown Los Angeles. It is currently a narrow vacant lot along the railroad tracks and just north of the State's Cornfields. The total floor area of the proposed residential development is 1,159,800 square feet.

PROTECTED TREES, URBAN FORESTRY DIVISION

This property is under the jurisdiction of the City of Los Angeles and guided by the Native Tree Protection Ordinance No. 177,404. **Protected Trees** are defined by this ordinance as Oaks (*Quercus* sp) indigenous to California but excluding the scrub oak (*Quercus dumosa*); Southern California black walnut (*Juglans californica* var. californica); Western sycamore *(Platanus racemosa)* and California bay laurel (*Umbellularia californica*) trees with a diameter at breast height (DBH) of four inches (4") or greater.

There are NO trees on this property that would be considered protected within the City of Los Angeles Native Tree Protection Ordinance.

NON-PROTECTED SIGNIFICANT TREES, DEPARTMENT OF CITY PLANNING

The Department of City Planning requires the identification of the location, size, type and condition of all existing trees on the site with a DBH of 8 inches (8") or greater. These trees will be identified as **Non-Protected Significant Trees.**

At this time, I observed twenty (20) **Non-Protected Significant Trees** on the property. All twenty (20) of these trees will be impacted by construction and are recommended for removal and mitigation to the satisfaction of the City of Los Angeles Department of City Planning.

Eighteen (18) of the twenty (20) trees are Canary Island Palms. The other two remaining palms are Washingtonia robusta and W. filifera varities. All of these trees will be impacted by the footprint of the project and require removal.

ASSIGNMENT

The Assignment included a field observation and inventory of the trees on site. A Tree Location Plot Map is included in Appendix A. Photographs of the subject trees are included in Appendix B.

TREE CHARACTERISTICS AND SITE CONDITIONS

Detailed information with respect to size, condition, species and recommendations are included in the Summary of Field Inspections in Appendix C. The trees are numbered on the Tree Location Map in Appendix A.

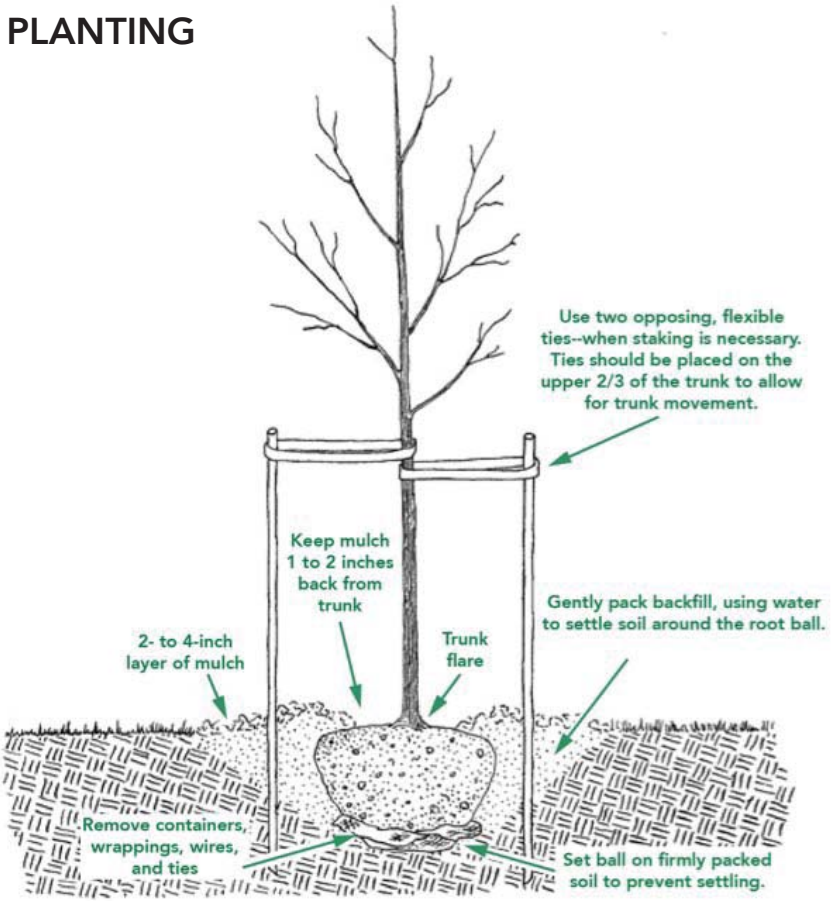
IMPACT ANALYSIS AND SPECIFIC RECOMMENDATIONS

The proposed construction for this project will require extensive grading and soil work to the site. Due to the narrow nature of the site, all the trees on site will be impacted by the proposed construction. These trees are recommended for removal and mitigation to the satisfaction of the City of Los Angeles.

All (20) twenty trees are recommended for removal due to the proposed footprint of the new project combined with the required grading and soil work.

GENERAL RECOMMENDATIONS

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. 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.

NEW TREE PLANTING, continued

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 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, 1-2 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.

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. 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. A 2- to 3-inch layer is ideal. More than 3 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.

TREE MAINTENANCE AND PRUNING

Some 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. Guidelines

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.

TREE MAINTENANCE AND PRUNING, continued

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. Pruning of 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 trees are subject to detrimental stress should they be changed during the course of construction. Raising the grade at the base of a 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 property owner 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.

Assumptions and Limiting Conditions

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.

The owner of the trees 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 Consultant. 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 or recommendations 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 any further questions regarding this property, please contact me at (310) 663-2290.

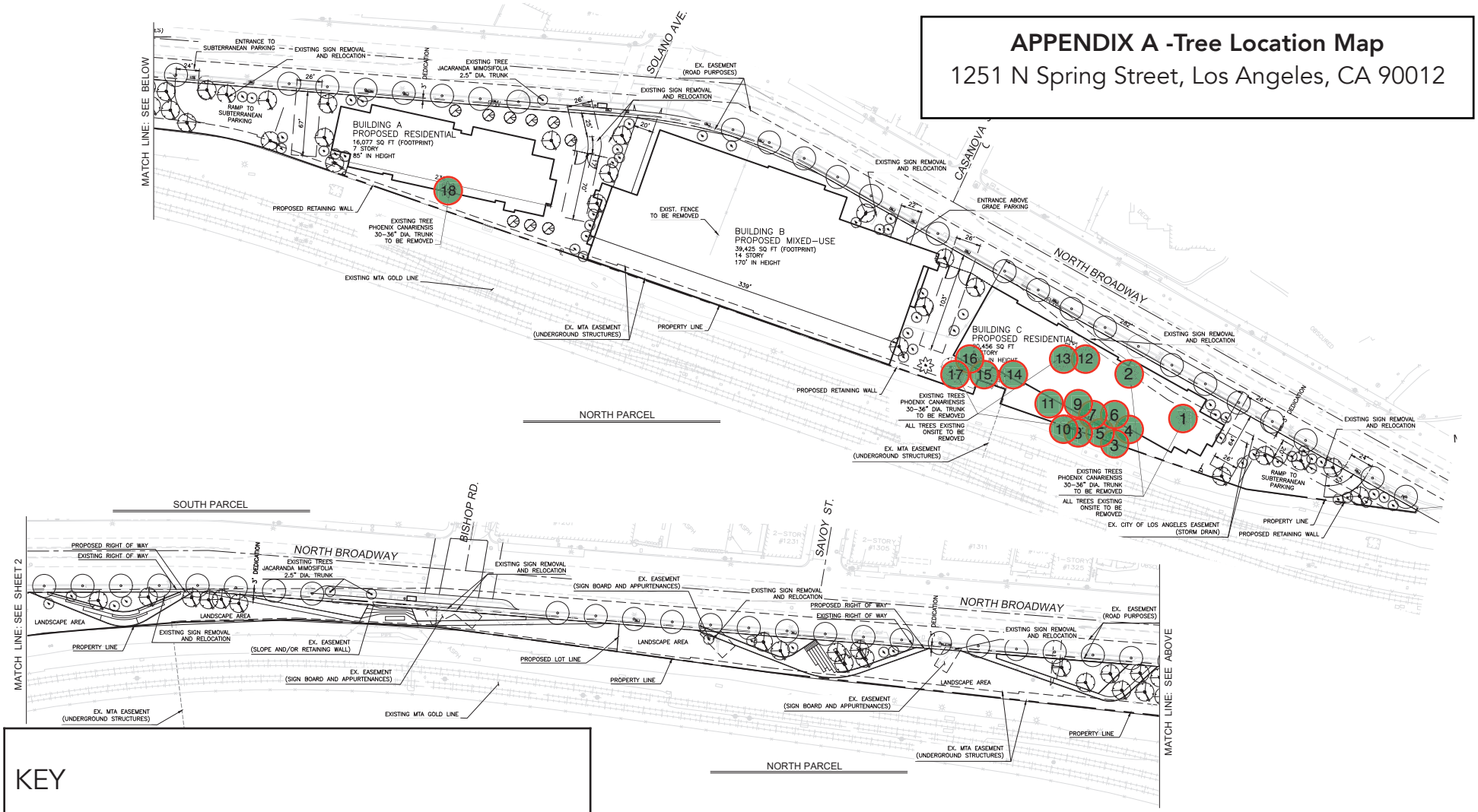
Respectfully submitted,

Lisa Smith

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

APPENDIX A -Tree Location Map

1251 N Spring Street, Los Angeles, CA 90012



KEY

\# — Non-Protected Tree For Removal

AT THE SOUTH PARCEL, PROPOSED ARE 4 MIXED–USE BUILDING STRUCTURES WITH 3 LEVELS OF SUBTERRANEAN PARKING, AND SITE ACCESS VIA SPRING STREET. THE MULTI–STORY BUILDINGS RANGE FROM 2 TO 13 LEVELS. THE NORTH AND SOUTH PARCELS ARE CONNECTED BY OPEN SPACE AREA.

ASSESSOR'S PARCEL MAP INFORMATION

APN: 5414–016–002

NOTE:

ALL EXISTING WALLS, FENCES, TREES (VEGETATION) AND BUILDINGS TO BE DEMOLISHED WITHIN PROJECT BOUNDARY.

NORTH PARCEL:	STUDIO	ONE BED	LIVE/WORK 1 BED	2 BEDS	ALL UNITS
BUILDING A		63	7	20	90
BUILDING B		184	0	64	248
BUILDING C		98	3	30	131
TOTAL	0	345	10	114	469

SOUTH PARCEL:	STUDIO	ONE BED	LIVE/WORK 2 BED	2 BEDS	ALL UNITS
BUILDING A	28	13	7	5	53
BUILDING B	21	72	0	32	125
BUILDING C	65	143	0	68	276
TOTAL	114	228	7	105	454

PROPOSED PARKING LOCATION

NORTH PARCEL: 2 LEVEL STRUCTURE ABOVE PODIUM LEVEL PARKING LOCATED AT BUILDING B.
3 LEVEL SUBTERRANEAN PARKING LOCATED THROUGHOUT THE NORTH PARCEL FOOTPRINT.

SOUTH PARCEL: 3 LEVEL SUBTERRANEAN PARKING LOCATED THROUGHOUT THE SOUTH PARCEL FOOTPRINT.
7 PARKING STALLS LOCATED AT PODIUM LEVEL AT THE NORTH BROADWAY ENTRANCE ADJACENT TO THE COTTAGE HOME STREET INTERSECTION.

40' 0' 20' 40'
SCALE: 1" = 40'

NO.	REVISIONS	APP'D.	DATE

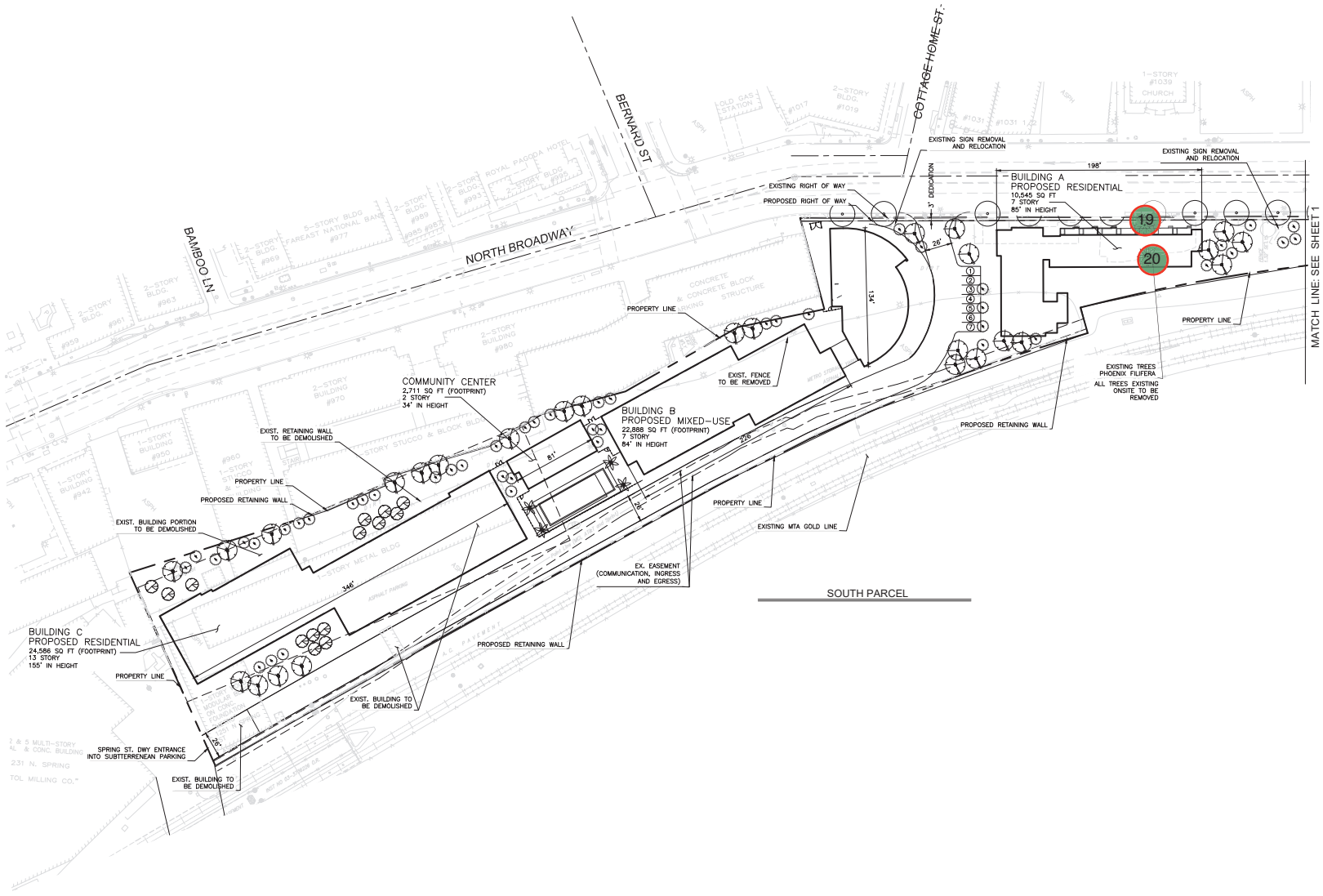
FUSCOE ENGINEERING
6500 Wilshire, Suite 1470 Los Angeles, California 90017
t 213.988.8552 • f 213.988.8803 • www.fuscoe.com
SEP 15, 2016
(Name) Date
No.C49881 CIVIL STATE OF CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER

PLOT PLAN
TRACT NO. 74548
ELYSIAN PARK LOFTS

DRAWN:	SEK
DESIGN:	SEK
CHECKED:	AJW
SCALE:	AS SHOWN
JOB NO.:	1380.001
DATE:	09/15/16

SHEET 1 OF 2

F:\PROJECTS\1380\001\EXHIBITS\PLOT PLAN\1380–001PLOT PLANDWG (09–15–16 1:09:01PM) Plotted by: Samson Kasjarae



NO.	REVISIONS	APP'D.	DATE

FUSCOE ENGINEERING
6210 Wilshire, Suite 1470 Los Angeles, California 90017
t 213.988.8472 • f 213.988.8803 • www.fuscoe.com

Name Date

REGISTERED PROFESSIONAL ENGINEER — ROBERT JEFFERSON WEBB — No. C49881 — CIVIL — STATE OF CALIFORNIA

PLOT PLAN
TRACT NO. 74548
ELYSIAN PARK LOFTS

DRAWN:	SEK
DESIGN:	SEK
CHECKED:	AJW
SCALE:	AS SHOWN
JOB NO.:	1380.001
DATE:	09/15/16

SHEET 2 OF 2

F:\PROJECTS\1380\001\EXHIBITS\PLOT PLAN\1380-001PLOT PLAN.DWG (09-15-16 1:10:25PM) Plotted by: Samson Kwejorwe

APPENDIX B - PHOTOGRAPHS

PHOTO 1. shows the subject property and the Canary Island palms on the property.

APPENDIX C - SUMMARY OF FIELD INSPECTION

Tree #	Location	Species	Status	DBH (")	Height (')	Retain or Remove
1	B/w the Bridge and Casanova on N. Broadway	Canary Island Palm Phoenix canariensis	Non-Protected	30	20	REMOVE
2	B/w the Bridge and Casanova on N. Broadway	Canary Island Palm Phoenix canariensis	Non-Protected	24	10+	REMOVE
3	B/w the Bridge and Casanova on N. Broadway	Canary Island Palm Phoenix canariensis	Non-Protected	24	25+	REMOVE
4	B/w the Bridge and Casanova on N. Broadway	Canary Island Palm Phoenix canariensis	Non-Protected	24	10	REMOVE
5	B/w the Bridge and Casanova on N. Broadway	Canary Island Palm Phoenix canariensis	Non-Protected	24	55	REMOVE
6	B/w the Bridge and Casanova on N. Broadway	Canary Island Palm Phoenix canariensis	Non-Protected	24	25	REMOVE
7	B/w the Bridge and Casanova on N. Broadway	Canary Island Palm Phoenix canariensis	Non-Protected	24	15	REMOVE
8	B/w the Bridge and Casanova on N. Broadway	Canary Island Palm Phoenix canariensis	Non-Protected	24	55	REMOVE
9	B/w the Bridge and Casanova on N. Broadway	Canary Island Palm Phoenix canariensis	Non-Protected	24	10	REMOVE

APPENDIX C - SUMMARY OF FIELD INSPECTION

Tree #	Location	Species	Status	DBH (")	Height (')	Retain or Remove
10	B/w the Bridge and Casanova on N. Broadway	Canary Island Palm Phoenix canariensis	Non-Protected	24	45	REMOVE
11	B/w the Bridge and Casanova on N. Broadway	Canary Island Palm Phoenix canariensis	Non-Protected	24	10	REMOVE
12	B/w the Bridge and Casanova on N. Broadway	Canary Island Palm Phoenix canariensis	Non-Protected	24	35	REMOVE
13	B/w the Bridge and Casanova on N. Broadway	Canary Island Palm Phoenix canariensis	Non-Protected	24	35	REMOVE
14	B/w the Bridge and Casanova on N. Broadway	Canary Island Palm Phoenix canariensis	Non-Protected	24	50	REMOVE
15	B/w the Bridge and Casanova on N. Broadway	Canary Island Palm Phoenix canariensis	Non-Protected	24	25	REMOVE
16	B/w the Bridge and Casanova on N. Broadway	Canary Island Palm Phoenix canariensis	Non-Protected	24	25	REMOVE
17	B/w the Bridge and Casanova on N. Broadway	Canary Island Palm Phoenix canariensis	Non-Protected	24	15	REMOVE
18	Solano and Broadway	Canary Island Palm Phoenix canariensis	Non-Protected	24	15	REMOVE

APPENDIX C - SUMMARY OF FIELD INSPECTION

Tree #	Location	Species	Status	DBH (")	Height (')	Retain or Remove
19	close to Cottage Home on Broadway	Mexican Fan Palm *Washingtonia robusta*	Non-Protected	24	55	REMOVE
20	close to Cottage Home on Broadway	California Fan Palm *Washingtonia filifera*	Non-Protected	24	55	REMOVE

January 20, 2020 11696

Mark Workman
Senior Vice President
Lincoln Property Company
915 Wilshire Blvd.
Los Angeles, CA 90017

Subject: Tree Survey and Update to the 2016 Arborist Report for 1251 N. Spring Street – Los Angeles, CA 90012

Dear Mr. Workman:

The following letter regards a review of an arborist report conducted at 1251 N. Spring Street on October 31, 2016 by Lisa Smith of The Tree Resource. Dudek was asked to complete this review to ensure the tree conditions found in the original report are consistent with the current tree conditions. Dudek International Society of Arboriculture (ISA) certified arborist and qualified tree risk assessor, Ryan Allen, evaluated the 20 previously inventoried trees on October 22, 2019. The site and inventoried trees were evaluated for the accuracy of the information recorded in the arborist report from October 31, 2016. Three additional trees located in the public right of way were also assessed, that are not a part of the original tree inventory. The tree evaluation included an evaluation of tree species, diameter at breast height, height, and its status as a Los Angeles City protected tree.

Survey Results

The evaluation of the 20 trees at 1251 N. Spring Street reflect that the inventoried trees conditions are consistent with those of the initial assessment detailed in the arborist report dated October 31, 2016. The tree species, locations, and status as a Los Angeles City Protected Tree were found to be in agreement with the original report. The current diameter at breast height (DBH) and height of the inventoried trees is consistent with expected growth patterns of the inventoried trees over a three year period. The updated DBH and height conditions are provided in Attachment B, Tree Information Matrix.

In addition, three jacaranda (*jacaranda mimosafolia*) trees were inventoried, that were not reported in the original inventory. The two trees located by the bus stop on N. Broadway by Bishops Rd. have had their main stems broken, and are generating new growth as ‘stump sprouts’. Their current condition does not make them viable as street trees as they will continue to grow with a structure that is not suitable for the public right of way. The third tree located by the bus stop on N. Broadway by Solano Rd. is approximately 9’ tall and 5’ wide, with a 2” diameter at standard height. The tree has fair health and poor structure.

In conclusion, this report concurs with the 2016 assessment that no mitigation or replacement is required for the 20 trees located on the property at 1251 N. Spring St. based on the standards of the City of Los Angeles Protected Tree Ordinance #177404. The three trees existing in the public right of way are subject to a replacement ratio determined by the City of Los Angeles Urban Forestry Division as stated in the City of Los Angeles Department of Public Works ‘Permit for Tree Removal’.

This report provides conclusions and recommendations based only on a visual examination of the subject trees and surrounding site by an ISA-certified arborist and reasonable reliance upon the completeness and accuracy of the information provided to the arborist.

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Extensive internal, aerial, and subterranean evaluations were not conducted as part of this assessment. Therefore, the full extent of any internal rot conditions of the trunk and roots cannot be fully determined.

Arborists cannot detect every condition that could possibly lead to the failure of a tree. Trees are living organisms that fail in ways not fully understood. Conditions are often hidden within trees and belowground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specified period of time. There are no guarantees that a tree's condition will not change over a short or long period due to climatic, cultural, or environmental conditions. Trees provide many benefits to those who live near them. They also include inherent risk that can be minimized but not eliminated.

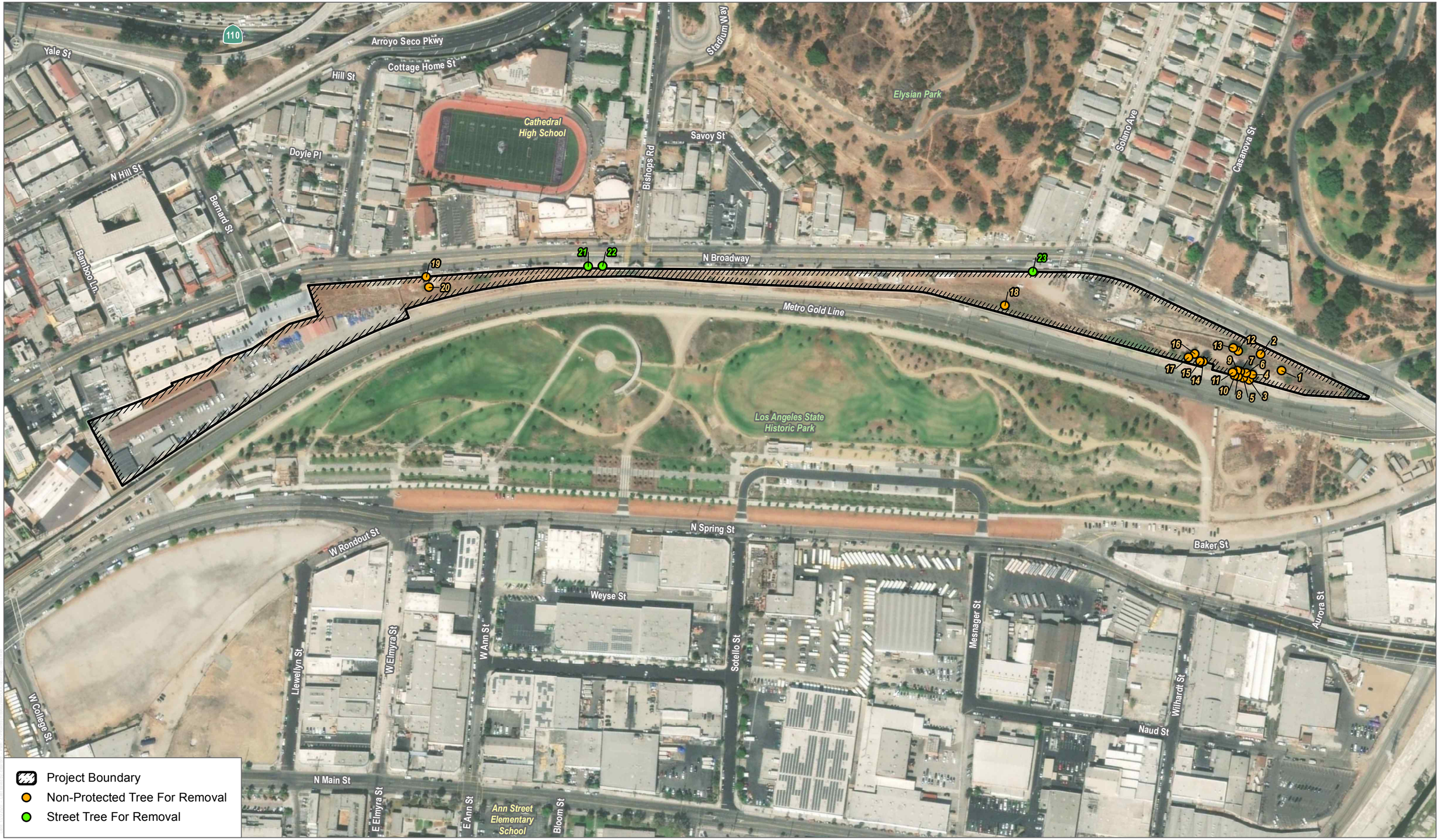
I would be pleased to answer any questions or respond to any comments regarding this tree evaluation. Feel free to contact me at 626.658.0070 or rallen@dudek.com

Sincerely,

_____

Ryan Allen
Certified Arborist no: #WE-10316A

Att.: *Appendix A Tree Locations*
Appendix B Tree Information Matrix



SOURCE: Esri and Digital Globe 2018, Open Street Map 2019

0 125 250 Feet

APPENDIX A

Tree Location Map

Buena Vista Project EIR

Appendix B - Tree Information Matrix							
Tree #	Location	Botanical Name	Common Name	Status	DBH (Inches)	Height (Feet)	Retain or Remove
1	B/w the bridge and Casanova on N. Broadway	*Phoenix canariensis*	Canary Island palm	non-protected	26	20	Remove
2	B/w the bridge and Casanova on N. Broadway	*Phoenix canariensis*	Canary Island palm	non-protected	24	10	Remove
3	B/w the bridge and Casanova on N. Broadway	*Phoenix canariensis*	Canary Island palm	non-protected	25	30	Remove
4	B/w the bridge and Casanova on N. Broadway	*Phoenix canariensis*	Canary Island palm	non-protected	32	20	Remove
5	B/w the bridge and Casanova on N. Broadway	*Phoenix canariensis*	Canary Island palm	non-protected	24	20	Remove
6	B/w the bridge and Casanova on N. Broadway	*Phoenix canariensis*	Canary Island palm	non-protected	25	15	Remove
7	B/w the bridge and Casanova on N. Broadway	*Phoenix canariensis*	Canary Island palm	non-protected	29	20	Remove
8	B/w the bridge and Casanova on N. Broadway	*Phoenix canariensis*	Canary Island palm	non-protected	24	55	Remove
9	B/w the bridge and Casanova on N. Broadway	*Phoenix canariensis*	Canary Island palm	non-protected	25	15	Remove
10	B/w the bridge and Casanova on N. Broadway	*Phoenix canariensis*	Canary Island palm	non-protected	24	45	Remove
11	B/w the bridge and Casanova on N. Broadway	*Phoenix canariensis*	Canary Island palm	non-protected	25	15	Remove
12	B/w the bridge and Casanova on N. Broadway	*Phoenix canariensis*	Canary Island palm	non-protected	24	35	Remove
13	B/w the bridge and Casanova on N. Broadway	*Phoenix canariensis*	Canary Island palm	non-protected	34	30	Remove
14	B/w the bridge and Casanova on N. Broadway	*Phoenix canariensis*	Canary Island palm	non-protected	24	40	Remove
15	B/w the bridge and Casanova on N. Broadway	*Phoenix canariensis*	Canary Island palm	non-protected	26	40	Remove
16	B/w the bridge and Casanova on N. Broadway	*Phoenix canariensis*	Canary Island palm	non-protected	25	25	Remove
17	B/w the bridge and Casanova on N. Broadway	*Phoenix canariensis*	Canary Island palm	non-protected	30	25	Remove
18	Solano and Broadway	*Phoenix canariensis*	Canary Island palm	non-protected	24	15	Remove
19	Close to Cottage Home on n. Broadway	*Washingtonia robusta*	Mexican fan palm	non-protected	24	55	Remove
20	Close to Cottage Home on n. Broadway	*Washingtonia filifera*	California fan palm	non-protected	24	55	Remove
21	Close to bus stop on n. Broadway by Bishops Rd.	*Jacaranda mimosafolia*	jacaranda	protected	stump sprout	3	Remove
22	Close to bus stop on n. Broadway by Bishops Rd.	*Jacaranda mimosafolia*	jacaranda	protected	stump sprout	3	Remove
23	Close to bus stop on n. Broadway by Solano Rd.	*Jacaranda mimosafolia*	jacaranda	protected	2	9	Remove

May 26, 2021 11696

Mark Workman
Senior Vice President
Lincoln Property Company
915 Wilshire Blvd.
Los Angeles, CA 90017

Subject: Protected Tree Survey Update for 1251 N. Spring Street – Los Angeles, CA 90012

1 Introduction

As requested by Lincoln Property Company, this memorandum provides Dudek's findings regarding the determination if any toyon (*Heteromeles arbutifolia*) or Mexican elderberry (*Sambucus mexicana*) trees are present at 1251 N. Spring Street, Los Angeles, CA., and meet the definition of a protected tree under the City of Los Angeles ordinance no. 186873.

On May 26, 2021 Dudek arborist Ryan Allen conducted a site visit to 1251 N. Spring Street, Los Angeles, CA. and made the following determinations in response to the requested information.

2 Definition

The definition of a protected tree under the City of Los Angeles Protected Tree Ordinance was updated on Feb. 4, 2021 to include toyon (*Heteromeles arbutifolia*) and Mexican elderberry (*Sambucus mexicana*) as follows:

> Sec.2.The definition of Protected Tree in Section17.02 of the Los Angeles Municipal Code is amended to read as follows:
> - **Protected Tree or Shrub** – Any of the following Southern California indigenous tree species, which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree, or any of the following Southern California indigenous shrub species, which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub:
> Protected Trees:
>
> a) Oak tree including Valley Oak (*Quercus lobata*) and California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to Southern California but excluding the Scrub Oak (*Quercus berberidifolia*).
> b) Southern California Black Walnut (*Juglans californica*)
> c) Western Sycamore (*Platanus racemosa*)
> d) California Bay (*Umbellularia californica*)
>
> Protected Shrubs:
> (a) Mexican Elderberry (*Sambucus mexicana*)
> (b) Toyon (*Heteromeles arbutifolia*)
>
> The definition shall not include any tree or shrub grown or held for sale by a licensed nursery, or trees planted or grown as part of a tree planting program.

3 Conclusion

No toyon (*Heteromeles arbutifolia*) or Mexican elderberry (*Sambucus mexicana*) trees are present at 1251 N. Spring Street, Los Angeles, CA. As such, no further amendments are needed to the arborist report evaluation.

This report provides conclusions and recommendations based on an examination of the tree and surrounding site by an ISA Certified Arborist. Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees.

Arborists cannot detect every condition that could possibly lead to the failure of a tree. Trees are living organisms that fail in ways not fully understood. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. There are no guarantees that a tree's condition will not change over a short or long period due to weather or cultural or environmental conditions. Trees can be managed but not controlled. To live near trees is to accept some degree of risk. If you have any questions or require any additional information, please call me at 626.658.0070.

Ryan Allen
ISA Certified Arborist No: #WE-10316A
ISA Tree Risk Assessment Qualified

Michael Huff

Mike Huff
ISA Certified Arborist No: WE-4276A
Registered Certified Arborist No: 640