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Mr. Efreem Joelson
Watt Communities
2716 Ocean Park Blvd., Suite 2025
Santa Monica, CA 90405

February 23, 2018

Re: Plant Material on Property Between Calle Arroyo and I-5 Easement

Dear Mr. Joelson,

Monarch Environmental was recently asked to inspect the vacant lot located between Calle Arroyo, Paseo Tirador and the easement just east of I-5, to determine if there are any protected tree species currently growing on the site. In the attached appendix you will find aerial maps and photographs of the property.

We visited the site on February 23rd, and inspected the property from the surrounding streets. There were no significant trees of any sort on the vacant lot to the north of Paseo Tirador. On the south side of that street is a native area adjacent to the San Juan Creek Channel. According to the provided building plans, none of this area will be affected by construction activities.

Please accept this letter as our statement that there are no trees that will be affected by construction activities on the subject property. If there are any changes to the southern boundaries of the project, we will need to reassess the potential effects on plant material in the channel. Please do not hesitate to contact us with any questions or concerns you may have. Thank you.

Sincerely,

Evin Lambert

Certified Arborist WE - 9776A
ISA Tree Risk Assessment Qualified
CA Pest Control Adviser 123990

Appendix

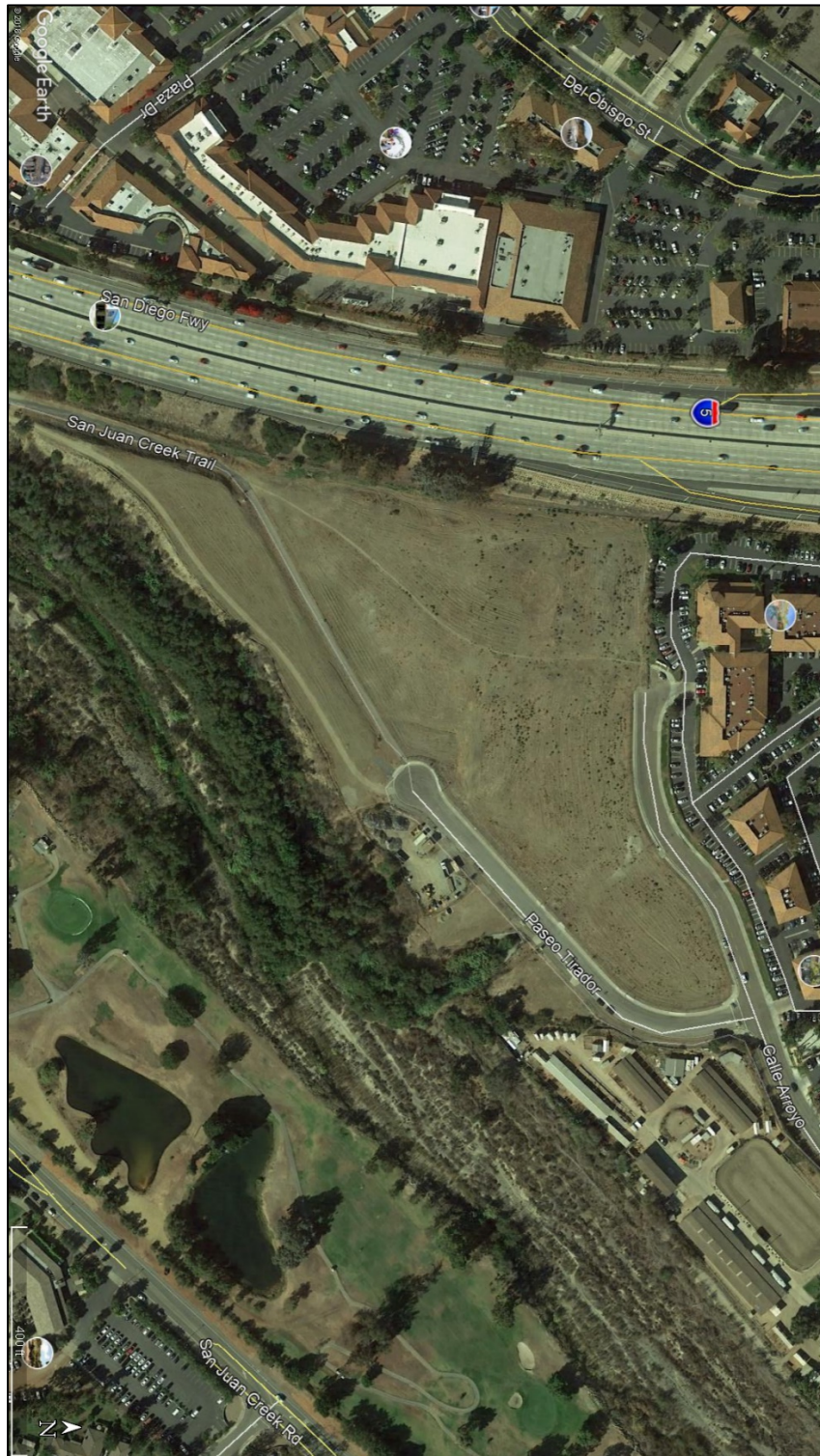


Figure 1: Aerial view of site.

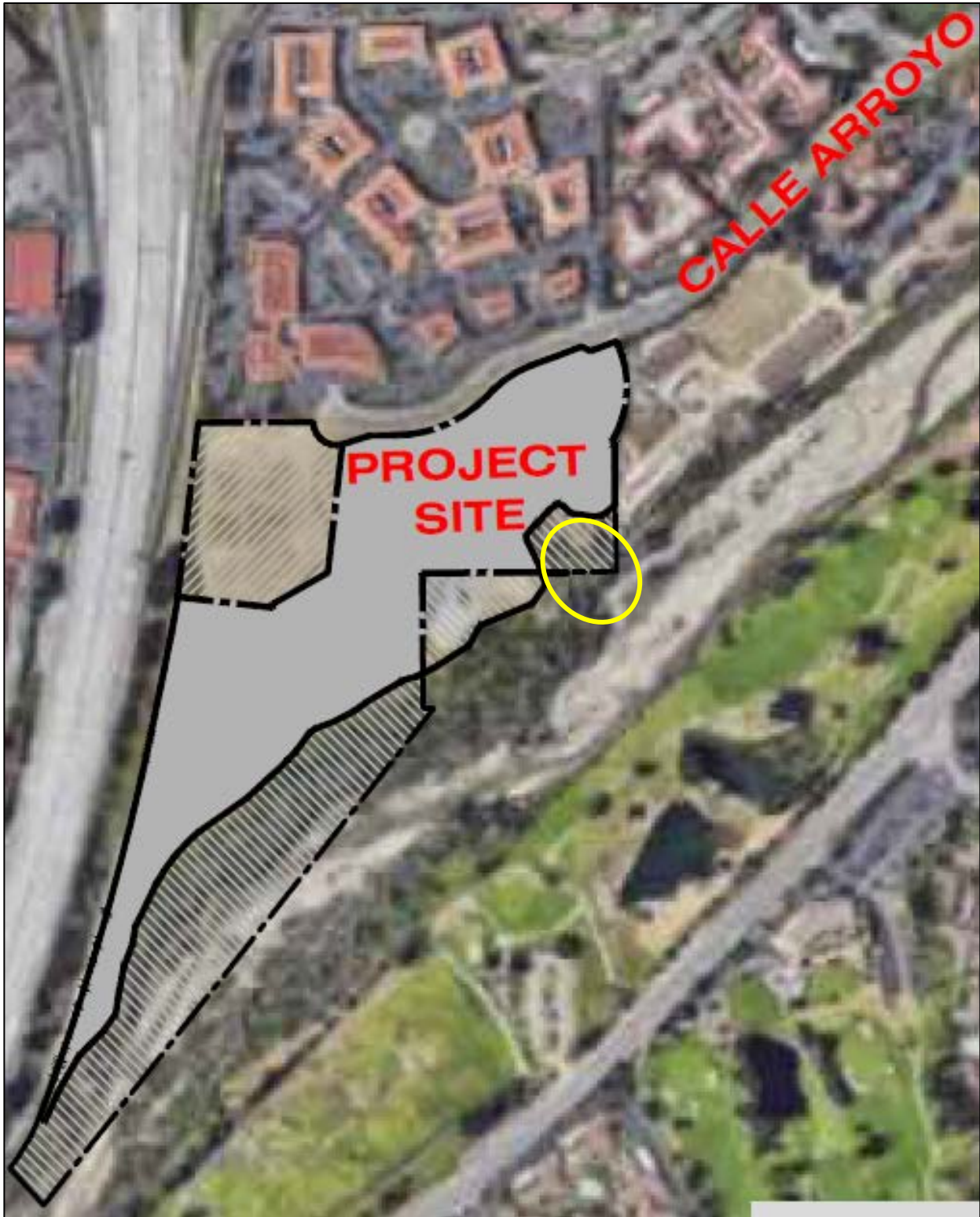


Figure 2: Image taken from provided plans, showing project site. The only area with trees is circled in yellow and will not be affected, according to plans.