

TREE REPORT

for

**Central Plaza
3404 Wilshire Blvd.
Los Angeles, CA 90010**

Applicant:

**Central Plaza, LLC
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Prepared by
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September 22, 2016

Tree Report

Background

According to Ordinance 177404 the following trees native tree species are protected: Oak trees including indigenous Oaks, Southern California Black Walnut, Western Sycamore and California Bay Tree. Any trees of the above species that are larger than 4" caliper at 4.5 feet above the ground level are to be considered protected for the purpose of this ordinance. Trees that are to be retained on the site need to be protected during any grading process to within 5' of the drip line of the tree to preclude potential damage to the tree. Non-protected trees of 8" caliper or larger need to be noted too.

The protected trees may be relocated or removed upon prior approval of removal if a) its presence prevents the reasonable development of the property, b) the health of the tree is in decline and its restoration is not advisable or feasible c) It is in danger of falling d) It interferes with proposed utility or roadways within or without property e) It has no apparent aesthetic value that will contribute to the appearance and design of a proposed subdivision.

Should a protected tree need to be removed, the first choice would be relocation elsewhere on the same property where the relocation is economically reasonable and favorable to the survival of the tree. Measures may need to be taken to mitigate adverse effects on the tree.

Should a protected tree need to be removed and relocation is not an option, trees of the protected tree species must be replaced within the property by at least four trees of a protected variety with 24" box or larger trees. The size and number of replacement trees shall approximate the value of the tree to be replaced.

Street Trees

If a street tree requires removal from the site it is necessary to contact the Urban Forestry Division, Bureau of Street Services for the city of Los Angeles at (213) 847-3077.

Site Conditions

This site is approximately 318,196 SF and currently contains 4 commercial/office buildings with retail on the ground floor and 2 parking structures. The new mixed-use project will involve demolishing the existing three-story parking structure, adding ground floor retail to the Existing Office Buildings, constructing three commercial kiosks along West Wilshire Boulevard and South Irolo Street, and constructing a 23-story mixed-use building and a 28-story mixed-use building on top of a podium that is four stories above grade and two stories subterranean. The types of trees found on site and in the parkway are both protected and unprotected species. Species found were *Washingtonia filifera*, *Ficus microcarpa nitida*, *Cinnamomum camphora*, *Quercus douglasii*, *Pittosporum rhombifolium*, *Lagerstroemia indica*,

Syagrus romanzoffiana, *Cupaniopsis anacardiodes*, *Melaleuca quinquenervia* and *Chamaerops humilis*. All trees except Y, Z and CC were tagged. The survey was conducted from September 20-21, 2016. This project will not affect any trees offsite. No protected offsite trees were observed.

TREES IN PUBLIC RIGHT OF WAY

Trees 1 and 2 are *Ficus microcarpa nitida*, Chinese Banyan, in good condition despite black sooty mold and trunk graffiti. Specifications are as follows: 1- caliper of 19", 21' high X 17' wide, 2- caliper of 19", 21' high X 18' wide. These trees are scheduled to be removed so it is necessary to contact Urban Forestry Division for replacement value as they are STREET TREES.



Trees 3 and 4 are *Ficus microcarpa nitida*, Chinese Banyan, in good condition despite black sooty mold and trunk graffiti. Specifications are as follows: 3- caliper of 20", 21' high X 15' wide, 4 - caliper of 19", 21' high X 15' wide. These trees are scheduled to be removed so it is necessary to contact Urban Forestry Division for replacement value as they are STREET TREES.



Trees 5, 6, and 7 are *Ficus microcarpa nitida*, Chinese Banyan, in good condition despite trunk graffiti. Specifications are as follows: 5- caliper of 22", 21' high X 17'wide, 6 - caliper of 20", 21' high X 18'wide, 7 - caliper of 18", 21' high X 18'wide. These trees are scheduled to be removed so it is necessary to contact Urban Forestry Division for replacement value as they are STREET TREES.



Trees 8, 9, and 10 are *Ficus microcarpa nitida*, Chinese Banyan, in fair, good and poor condition due to canker, for tree 8 and canker and tree hollows for tree 10. Specifications are as follows: 8- caliper of 21", 21' high X 17'wide, 9 - caliper of 21", 21' high X 20'wide, 10 - caliper of 23", 21' high X 18'wide. These trees are scheduled to be removed so it is necessary to contact Urban Forestry Division for replacement value as they are STREET TREES.



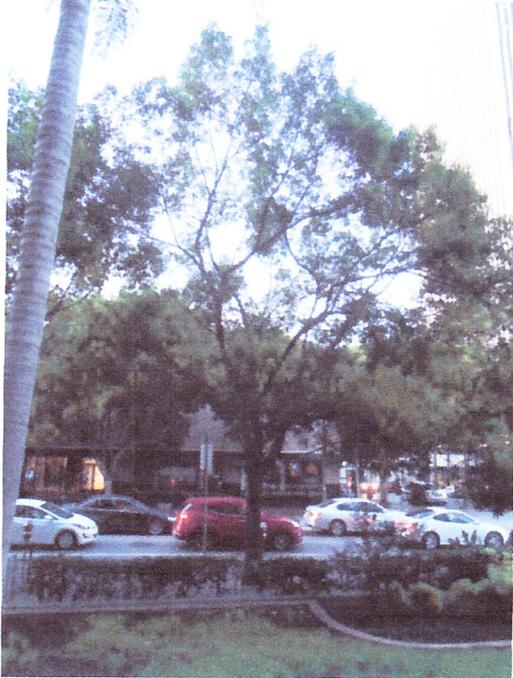
Tree 11 is *Cinnamomum camphora*, Camphor Tree in good condition with a caliper of 9", standing 18' high by 15' wide. This tree is scheduled to be removed so it is necessary to contact Urban Forestry Division for replacement value as it is a STREET TREE.



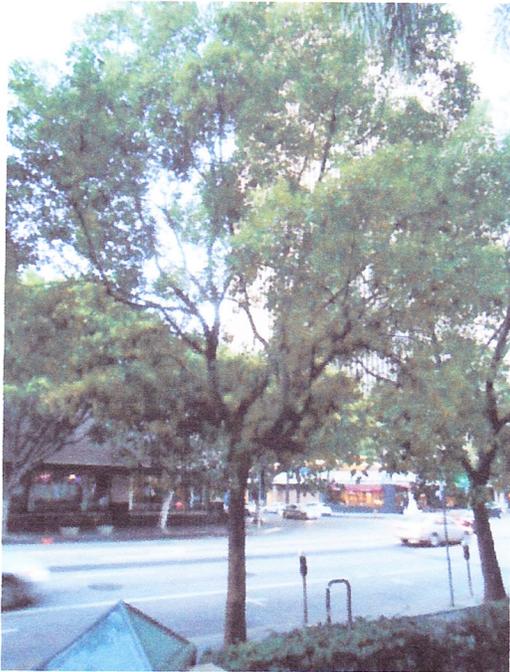
Tree 12 is *Cinnamomum camphora*, Camphor Tree in good condition with a caliper of 7", standing 18' high by 20' wide. This tree is scheduled to be removed so it is necessary to contact Urban Forestry Division for replacement value as it is a STREET TREE.



Tree 13 is *Cinnamomum camphora*, Camphor Tree in good condition with a caliper of 13", standing 23' high by 22' wide. This tree is scheduled to be removed so it is necessary to contact Urban Forestry Division for replacement value as it is a STREET TREE.



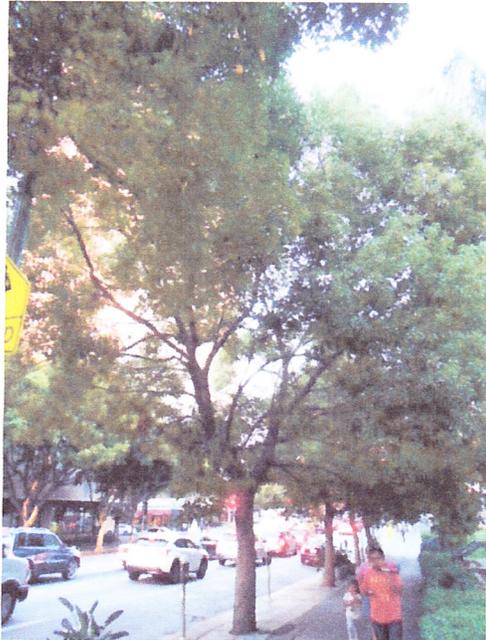
Tree 14 is *Cinnamomum camphora*, Camphor Tree in good condition with a caliper of 10", standing 23' high by 20' wide. This tree is scheduled to be removed so it is necessary to contact Urban Forestry Division for replacement value as it is a STREET TREE.



Tree 15 is *Cinnamomum camphora*, Camphor Tree in good condition with a caliper of 9", standing 21' high by 22' wide. This tree is scheduled to be removed so it is necessary to contact Urban Forestry Division for replacement value as it is a STREET TREE.



Tree 16 is *Cinnamomum camphora*, Camphor Tree in good condition with a caliper of 12", standing 24' high by 22' wide. This tree is scheduled to be removed so it is necessary to contact Urban Forestry Division for replacement value as it is a STREET TREE.



Tree 17 is *Cinnamomum camphora*, Camphor Tree in fair condition due to chlorosis with a caliper of 13", standing 19' high by 22' wide. This tree is scheduled to be removed so it is necessary to contact Urban Forestry Division for replacement value as it is a STREET TREE.



Tree 18 is *Cinnamomum camphora*, Camphor Tree in fair condition poor structure and poor pruning practice with a caliper of 8", standing 16' high by 12' wide. This tree is scheduled to be removed so it is necessary to contact Urban Forestry Division for replacement value as it is a STREET TREE.



Tree 19 is *Cinnamomum camphora*, Camphor Tree in good condition with a caliper of 10", standing 16' high by 22' wide. This tree is scheduled to be removed so it is necessary to contact Urban Forestry Division for replacement value as it is a STREET TREE.



Tree 20 is *Quercus douglasii*, Blue Oak, in fair condition due to trunk damage and branch dieback with a caliper of 9", standing 13' high by 7' wide. This **protected** tree is scheduled to remain, however, should this tree need removal, contact Urban Forestry Division for replacement value as it is a STREET TREE. If construction is scheduled in the vicinity tree, the arborist shall be informed and tree protection methods will be instituted.



Tree 21 is *Pittosporum rhombifolium*, Queensland Pittosporum in fair condition due to split and leaning trunk and moderate dieback. It has a caliper of 10", standing 18' high by 10' wide. This tree is scheduled to remain, however, should this tree need removal, contact Urban Forestry Division for replacement value as it is a STREET TREE.



Tree 22 is *Pittosporum rhombifolium*, Queensland Pittosporum in fair condition due to split, damaged trunk and dieback. It has a caliper of 9", standing 19' high by 9' wide. This tree is scheduled to remain, however, should this tree need removal, contact Urban Forestry Division for replacement value as it is a STREET TREE.



Tree 23 *Pittosporum rhombifolium*, Queensland Pittosporum in good with a caliper of 10", standing 25' high by 12' wide. This tree is scheduled to remain, however, should this tree need removal, contact Urban Forestry Division for replacement value as it is a STREET TREE.



Tree 24 is *Pittosporum rhombifolium*, Queensland Pittosporum in fair condition due to split trunk and trunk hollows. It has a caliper of 12", standing 22' high by 12' wide. This tree is scheduled to remain, however, should this tree need removal, contact Urban Forestry Division for replacement value as it is a STREET TREE.



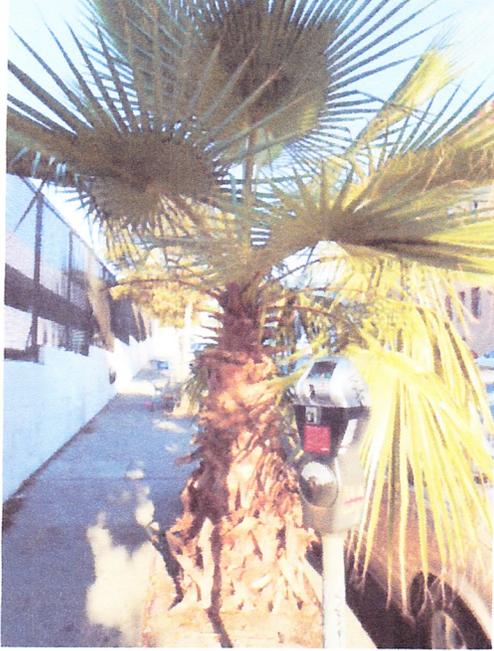
Tree 25 is *Washingtonia filifera*, California Fan Palm, in good condition with a caliper of 17", standing 11' high by 8' wide. This tree is scheduled to remain, however, should this tree need removal, contact Urban Forestry Division for replacement value as it is a STREET TREE.



Tree 26 is *Lagerstroemia indica*, Crape Myrtle in good condition with a caliper of 6", standing 13' high by 10' wide. This tree is scheduled to remain, however, should this tree need removal, contact Urban Forestry Division for replacement value as it is a STREET TREE.



Tree 27 is *Washingtonia filifera*, California Fan Palm, in good condition with the following specifications: a caliper of 9", standing 8' high by 6' wide. This tree is scheduled to remain, however, should this tree need removal, contact Urban Forestry Division for replacement value as it is a STREET TREE.



Tree 28 is *Lagerstroemia indica*, Crape Myrtle in good condition with a caliper of 4", standing 11' high by 5' wide. This tree is scheduled to remain, however, should this tree need removal, contact Urban Forestry Division for replacement value as it is a STREET TREE.



Tree 29 is *Lagerstroemia indica*, Crape Myrtle in good condition with a caliper of 4", standing 11' high by 5' wide. This tree is scheduled to remain, however, should this tree need removal, contact Urban Forestry Division for replacement value as it is a STREET TREE.



Tree 30 is *Lagerstroemia indica*, Crape Myrtle in good condition with a caliper of 4", standing 11' high by 5' wide. This tree is scheduled to remain, however, should this tree need removal, contact Urban Forestry Division for replacement value as it is a STREET TREE.

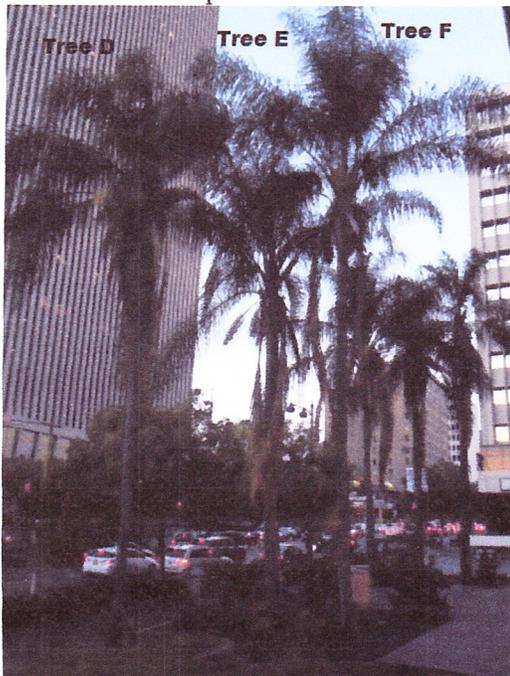


TREES IN PRIVATE PROPERTY

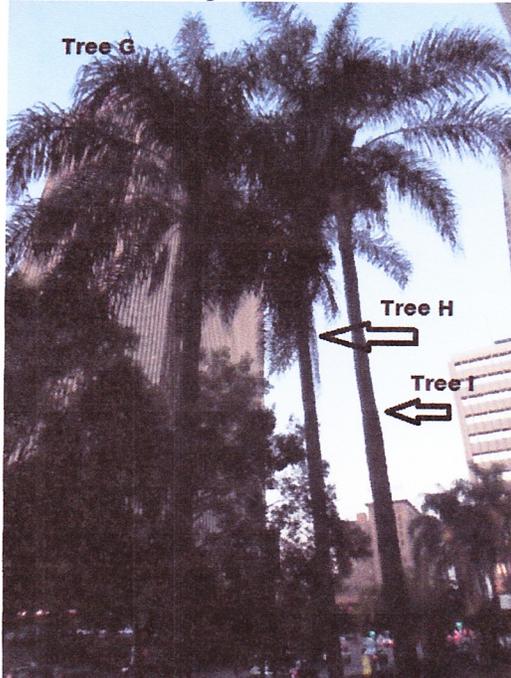
Trees A, B and C are *Syagrus romanzoffianai*, Queen Palms in good condition. Specifications are: A- caliper of 11", 28' high X 15' wide, B- caliper of 11", 28' high X 15' wide, C- caliper of 10", 28' high by 20' wide. These unprotected trees will be removed and replacement value for these trees are 24" Box tree/removal.



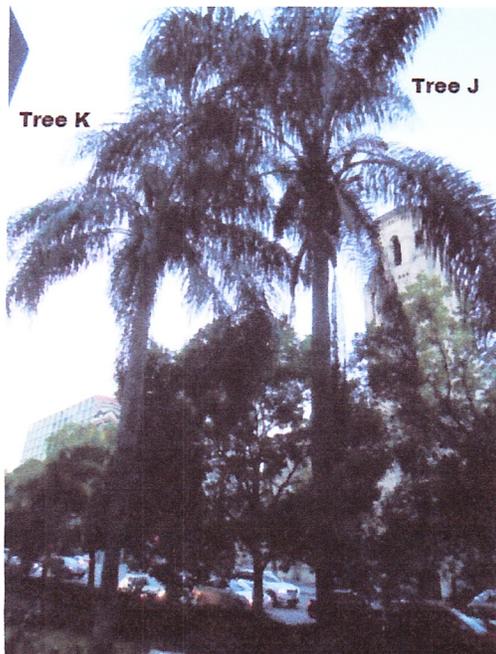
Trees D, E and F are *Syagrus romanzoffianai*, Queen Palms in good condition. Specifications are: D- caliper of 11", 28' high X 20' wide, E- caliper of 10", 28' high X 20' wide, F- caliper of 7", 28' high by 20' wide. These unprotected trees will be removed and replacement value for these trees are 24" Box tree/removal.



Trees G, H and I are *Syagrus romanzoffianai*, Queen Palms in good condition. Specifications are: G- caliper of 10", 42' high X 20' wide, H- caliper of 11", 45' high X 18' wide, I- caliper of 9", 36' high by 20' wide. These unprotected trees will be removed and replacement value for these trees are 24" Box tree/removal.



Trees J and K are *Syagrus romanzoffianai*, Queen Palms in good condition. Specifications are J- caliper of 8", 36' high X 21' wide, K- caliper of 12", 36' high X 21' wide. These unprotected trees will be removed and replacement value for these trees are 24" Box tree/removal.



Trees L, M and N are *Syagrus romanzoffianai*, Queen Palms in good condition. Specifications are: L- caliper of 9", 21' high X 11' wide, M- caliper of 9", 21' high X 11' wide, N- caliper of 10", 30' high by 11' wide. These unprotected trees will be removed and replacement value for these trees are 24" Box tree/removal.



Tree O is *Cupaniopsis anacardiodes*, Carrotwood in good condition with a caliper of 10" and 9' high by 8' wide. This tree is scheduled to be removed and replacement value for this tree is a 24" box tree.



Tree P is *Cupaniopsis anacardioides*, Carrotwood in good condition with a caliper of 9" and 9' high by 8' wide. This tree is scheduled to be removed and replacement value for this tree is a 24" box tree.



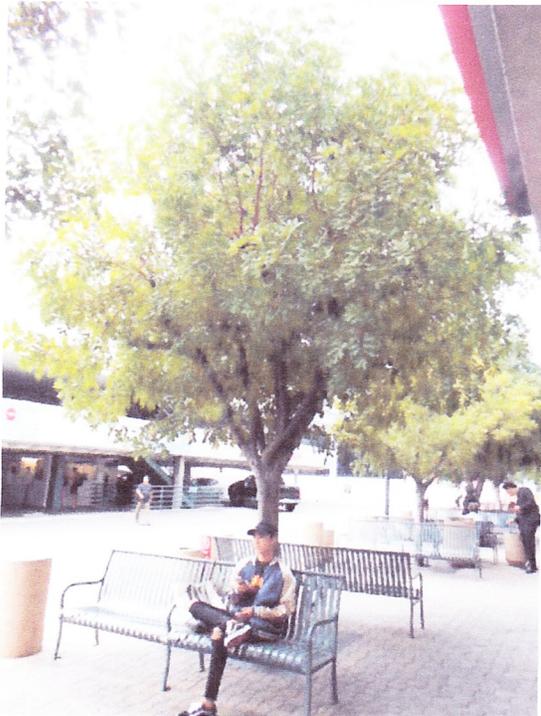
Tree Q is *Cupaniopsis anacardioides*, Carrotwood in good condition with a caliper of 9" and 8' high by 8' wide. This tree is scheduled to be removed and replacement value for this tree is a 24" box tree.



Tree R is *Cupaniopsis anacardiodes*, Carrotwood in good condition with a caliper of 10" and 10' high by 9' wide. This tree is scheduled to be removed and replacement value for this tree is a 24" box tree.



Tree S is *Cupaniopsis anacardiodes*, Carrotwood in good condition with a caliper of 10" and 10' high by 10' wide. This tree is scheduled to be removed and replacement value for this tree is a 24" box tree.



Tree T is *Cupaniopsis anacardiodes*, Carrotwood in fair condition due to stunted growth and poor structure with a caliper of 8" and 8' high by 8' wide. This tree is scheduled to be removed and replacement value for this tree is a 24" box tree.



Tree U is *Cupaniopsis anacardiodes*, Carrotwood in good condition with a caliper of 15" and 11' high by 10' wide. This tree is scheduled to be removed and replacement value for this tree is a 24" box tree.



Tree V is *Cupaniopsis anacardiodes*, Carrotwood in good condition with a caliper of 9" and 10' high by 10' wide. This tree is scheduled to be removed and replacement value for this tree is a 24" box tree.



Tree W is *Cupaniopsis anacardiodes*, Carrotwood in good condition with a caliper of 10" and 12' high by 11' wide. This tree is scheduled to be removed and replacement value for this tree is a 24" box tree.



Tree Y is *Ficus microcarpa nitida*, Chinese Banyan in good condition with a caliper of 16" and 16' high by 18' wide. This tree is scheduled to be remain but should replacement be needed, the value for this tree is a 24" box tree.



Tree Z is *Ficus microcarpa nitida*, Chinese Banyan in good condition with a caliper of 17" and 16' high by 11' wide. This tree is scheduled to be remain but should replacement be needed, the value for this tree is a 24" box tree.



Trees AA *Melaleuca quinquenervia*, Paperbark Tree in fair condition due to hollows and nutrient deficiency. It has a caliper of 17" with height 17' by 18' wide. This tree is scheduled to be remain but should replacement be needed, the value for this tree is a 24" box tree.



Trees BB *Melaleuca quinquenervia*, Paperbark Tree in good condition despite some dieback. It has a caliper of 9" with height 22' by 7' wide. This tree is scheduled to be remain but should replacement be needed, the value for this tree is a 15 Gallon tree.



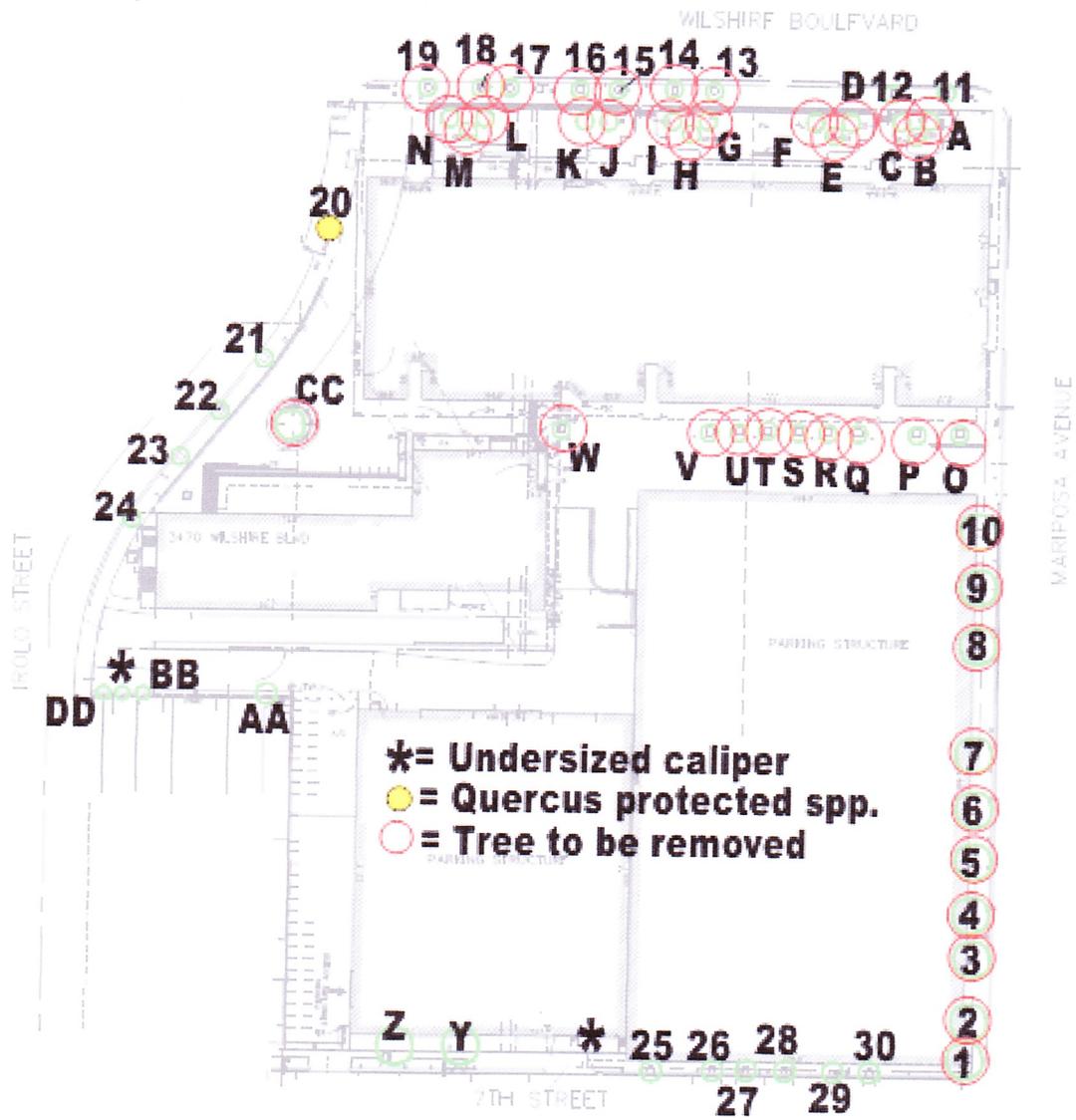
Trees CC *Chamaerops humilis*, Mediterranean Fan Palm in good condition. This tree has calipers of 14", 2-12" and 11" and stands 17' high by 15' wide. This unprotected tree will be removed and the replacement value is 2- 36" Box trees.



Trees DD *Melaleuca quinquenervia*, Paperbark Tree in good condition despite some dieback. It has a caliper of 10" with height 24' by 10' wide. This tree is scheduled to be remain but should replacement be needed, the value for this tree is a 15 Gallon tree.



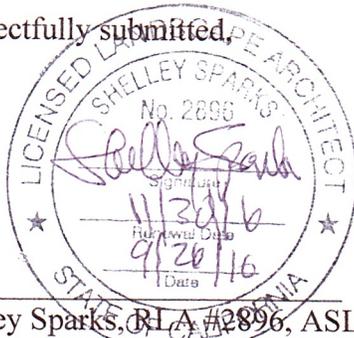
Site survey with trees located



Summary of Trees							
Tree	Botanical Name	Common Name	Health	Aesthetic	Comments	Protected	Remove
TREES IN PUBLIC RIGHT OF WAY							
1	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Good	Good	Street tree	No	Yes
2	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Good	Good	Street tree	No	Yes
3	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Good	Good	Street tree	No	Yes
4	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Good	Good	Street tree	No	Yes
5	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Good	Good	Street tree	No	Yes
6	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Good	Good	Street tree	No	Yes
7	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Good	Good	Street tree	No	Yes
8	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Good	Street tree	No	Yes
9	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Fair	Good	Street tree	No	Yes
10	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Poor	Fair	Street tree	No	Yes
11	<i>Cinnamomum camphora</i>	Camphor Tree	Good	Good	Street tree	No	Yes
12	<i>Cinnamomum camphora</i>	Camphor Tree	Good	Good	Street tree	No	Yes
13	<i>Cinnamomum camphora</i>	Camphor Tree	Good	Good	Street tree	No	Yes
14	<i>Cinnamomum camphora</i>	Camphor Tree	Good	Good	Street tree	No	Yes
15	<i>Cinnamomum camphora</i>	Camphor Tree	Good	Good	Street tree	No	Yes
16	<i>Cinnamomum camphora</i>	Camphor Tree	Good	Good	Street tree	No	Yes
17	<i>Cinnamomum camphora</i>	Camphor Tree	Fair	Fair	Street tree	No	Yes
18	<i>Cinnamomum camphora</i>	Camphor Tree	Fair	Fair	Street tree	No	Yes
19	<i>Cinnamomum camphora</i>	Camphor Tree	Good	Good	Street tree	No	Yes
20	<i>Quercus douglasii</i>	Blue Oak	Fair	Fair	Street tree	Yes	No
21	<i>Pittosporum rhombifolium</i>	Queensland Pitto.	Fair	Fair	Street tree	No	No
22	<i>Pittosporum rhombifolium</i>	Queensland Pitto.	Fair	Fair	Street tree	No	No
23	<i>Pittosporum rhombifolium</i>	Queensland Pitto.	Good	Good	Street tree	No	No
24	<i>Pittosporum rhombifolium</i>	Queensland Pitto.	Fair	Good	Street tree	No	No
25	<i>Washingtonia filifera</i>	California Fan Palm	Good	Good	Street tree	No	No
26	<i>Lagerstroemia indica</i>	Crape Myrtle	Good	Good	Street tree	No	No
27	<i>Washingtonia filifera</i>	California Fan Palm	Good	Good	Street tree	No	No
28	<i>Lagerstroemia indica</i>	Crape Myrtle	Good	Good	Street tree	No	No
29	<i>Lagerstroemia indica</i>	Crape Myrtle	Good	Good	Street tree	No	No
30	<i>Lagerstroemia indica</i>	Crape Myrtle	Good	Good	Street tree	No	No

TREES IN PRIVATE PROPERTY							
A	<i>Syagrus romanzoffiana</i>	Queen Palm	Good	Good		No	Yes
B	<i>Syagrus romanzoffiana</i>	Queen Palm	Good	Good		No	Yes
C	<i>Syagrus romanzoffiana</i>	Queen Palm	Good	Good		No	Yes
D	<i>Syagrus romanzoffiana</i>	Queen Palm	Good	Fair		No	Yes
E	<i>Syagrus romanzoffiana</i>	Queen Palm	Fair	Poor		No	Yes
F	<i>Syagrus romanzoffiana</i>	Queen Palm	Poor	Poor		No	Yes
G	<i>Syagrus romanzoffiana</i>	Queen Palm	Poor	Poor		No	Yes
H	<i>Syagrus romanzoffiana</i>	Queen Palm	Poor	Poor		No	Yes
I	<i>Syagrus romanzoffiana</i>	Queen Palm	Poor	Poor		No	Yes
J	<i>Syagrus romanzoffiana</i>	Queen Palm	Poor	Poor		No	Yes
K	<i>Syagrus romanzoffiana</i>	Queen Palm	Poor	Poor		No	Yes
L	<i>Syagrus romanzoffiana</i>	Queen Palm	Poor	Poor		No	Yes
M	<i>Syagrus romanzoffiana</i>	Queen Palm	Poor	Poor		No	Yes
N	<i>Syagrus romanzoffiana</i>	Queen Palm	Poor	Poor		No	Yes
O	<i>Cupaniopsis anacardiodes</i>	Carrotwood	Good	Good		No	Yes
P	<i>Cupaniopsis anacardiodes</i>	Carrotwood	Good	Good		No	Yes
Q	<i>Cupaniopsis anacardiodes</i>	Carrotwood	Good	Good		No	Yes
R	<i>Cupaniopsis anacardiodes</i>	Carrotwood	Good	Good		No	Yes
S	<i>Cupaniopsis anacardiodes</i>	Carrotwood	Good	Good		No	Yes
T	<i>Cupaniopsis anacardiodes</i>	Carrotwood	Fair	Fair		No	Yes
U	<i>Cupaniopsis anacardiodes</i>	Carrotwood	Good	Good		No	Yes
V	<i>Cupaniopsis anacardiodes</i>	Carrotwood	Good	Good		No	Yes
W	<i>Cupaniopsis anacardiodes</i>	Carrotwood	Good	Good		No	Yes
Y	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Good	Good		No	No
Z	<i>Ficus microcarpa nitida</i>	Chinese Banyan	Good	Good		No	No
AA	<i>Melaleuca quinquenervia</i>	Paperbark Tree	Fair	Fair	Some Die back	No	No
BB	<i>Melaleuca quinquenervia</i>	Paperbark Tree	Fair	Fair	Some Die back	No	No
CC	<i>Chamaerops humilis</i>	Mediterranean Fan Palm	Good	Good		No	Yes
DD	<i>Melaleuca quinquenervia</i>	Paperbark Tree	Poor	Poor	Die back	No	No

Respectfully submitted,



Shelley Sparks, RLA #2896, ASLA
ISA Certified Arborist #WE-10883A