June 28, 2016

Trammell Crow Co.
2049 Century Park E #2600
Los Angeles, CA 90067

Re: Vermont Corridor Site 3, 427 & 433 S. Vermont Avenue, Los Angeles, CA 90020

Dear Trammell Crow Co.,

This letter is in regards to the subject property at 427 & 433 S. Vermont Avenue, Los Angeles, CA. I reviewed the site as an ISA Certified Arborist to evaluate the trees on site for native protected species prior to the proposed construction.

Site History

This property is currently developed with a county office and parking lot. The owner is preparing to demolish the existing structure and parking lot and re-develop the lot with residential and commercial space.

This property is located in the Koreatown area of Los Angeles. However, this project is located on Los Angeles County property and is therefore not subject to City of Los Angeles' land use regulations, and is exempt from City of Los Angeles building and zoning requirements. The project will comply with County of Los Angeles Building Code requirements, and obtain permits, inspections and approvals with the County of Los Angeles, Department of Public Works, Building and Safety Division.

LOS ANGELES COUNTY OAK TREE ORDINANCE

This property is in the jurisdiction of the County of Los Angeles and guided by the Oak Tree Ordinance, County Code Section 22.56.2060, which the county has adopted to recognize the aesthetic, environmental, ecological, economic benefits and historical legacy that Oak trees provide the county. This report was prepared in accordance with the ordinance.

There are NO trees on this property that would be considered protected within the Los Angeles County Oak Tree Ordinance.
NEIGHBOR TREES

I have also inspected the neighboring properties to confirm there are no Protected oak trees that are adjacent to the construction zone, or in areas of impact.

Should you have any questions, please contact me at (310) 663-2290.

Respectfully submitted,

Lisa Smith
Lisa Smith – The Tree Resource
Registered Consulting Arborist #464
ISA Certified Arborist #WE3782
ISA Tree Risk Assessor Qualified
Member of American Society of Consulting Arborist
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.

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