

ATTACHMENT B

L. Newman Design Group, Inc.,
Tree Report
627-671 S. La Brea Avenue, Los Angeles
December 20, 2016.

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December 20, 2016



CGI Strategies
c/o Thomas Hodgin
6300 Canoga Ave., Ste. 1100
Woodland Hills, CA 91367

RE: 627 - 671 S. La Brea Avenue, Los Angeles
LNDG Job #200-635

Dear Mr. Hodgin:

I inspected the properties from 627 to 671 S. La Brea Avenue (Lots 39 - 49) to locate and identify any mature trees, i.e. any trees 8 inches or larger in trunk diameter at 4.5 feet above grade. I also looked for the presence of any native, protected trees as defined under Article 6, Sec. 46.01 of the City of Los Angeles municipal code. The protected, native trees are limited to California native oak trees (*Quercus sp.*), *Platanus racemosa*, *Juglans californica*, and *Umbellularia californica*.


I found 6 trees in the parkway in front of the subject properties and 1 tree (#7) that is in the parkway close to Lot 39 but in front of the adjacent property and is not a part of the project. 5 of the 7 trees (#1, #4, #5, #6, and #7) meet the City's definition of a mature tree. Two of the trees (#2 and #3) have trunks that are less than 8 inches in diameter but are included for completeness. The 7 trees are listed in the table on the enclosed Tree Location Map. 4 of the 5 mature trees (#1, #4, #5, #6) will be removed for the project development. Tree #7 will be retained because it is not a part of the project. The Indian laurels to be removed are healthy and have become overgrown and, as is typical for them, they are beginning to uplift the sidewalk. They have been heavily crown-reduced. The 2 healthy fern pines were recently planted probably to replace 2 Indian laurel street trees. The 4 mature trees that will be removed will each be replaced at a 1:1 ratio with a suitable street tree.

None of the trees on the property are protected, native trees as defined above. There is only 1 mature, off-property tree (#7) that will be impacted but preserved in place.

Please let me know if you have any questions or if we can be of further help.

Sincerely,

L. Newman Design Group, Inc.



John Oblinger
ISA Certified Arborist WE-6820A



Tree #1



Tree #2

627 - 671 S. La Brea
Avenue



Tree #3



Tree #4

627 - 671 S. La Brea
Avenue



Tree #5



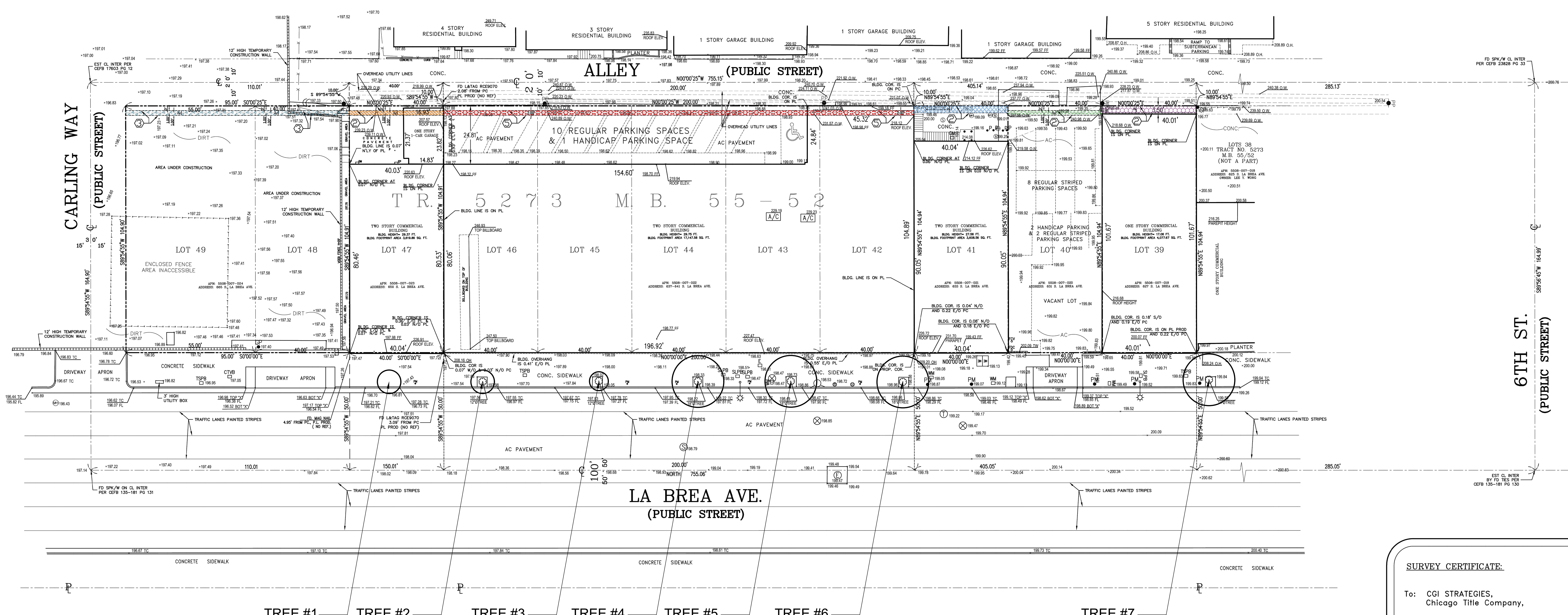
Tree #6

627 - 671 S. La Brea
Avenue



Tree #7

627 - 671 S. La Brea
Avenue



APN: 5508-007-024

REFERENCE DOCUMENT:
PER PRELIMINARY TITLE REPORT FROM CHICAGO TITLE INSURANCE COMPANY
ORDER NO. 0006429-997-1T1
EFFECTIVE DATE: SEPTEMBER 2, 2016

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOTS 48 AND 49 OF TRACT NO. 5273, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 55, PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SCHEDULE B / EASEMENT(S):
② EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT:
PURPOSE: POLE LINES
RECORDING NO. IN BOOK 2990 PAGE 285, OF OFFICIAL RECORDS AFFECTS: 1 FOOT FROM A LINE PARALLEL TO AND DISTANT 3 FEET FROM THE REAR LINE OF LOTS 48 AND 49
PLOTTED HEREON

LAND AREA:
CONTAINING AN AREA OF 9,967.01 SQ. FT. OR 0.229 ACRES, MORE OR LESS.

PARKING COUNT:
NO STRIPED PARKING SPACES

APN: 5508-007-023

REFERENCE DOCUMENT:
PER PRELIMINARY TITLE REPORT FROM CHICAGO TITLE INSURANCE COMPANY
ORDER NO. 0006009-997-1T1
EFFECTIVE DATE: SEPTEMBER 2, 2016

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOT 47 OF TRACT NO. 5273, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 55, PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SCHEDULE B / EASEMENT(S):
② EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT:
PURPOSE: POLE LINES
RECORDING NO. IN BOOK 1547 PAGE 350, OF OFFICIAL RECORDS AFFECTS: 1 FOOT FROM A LINE PARALLEL TO AND DISTANT 3 FEET FROM THE REAR LINE OF LOT 47
PLOTTED HEREON

LAND AREA:
CONTAINING AN AREA OF 4,197.66 SQ. FT. OR 0.096 ACRES, MORE OR LESS.

PARKING COUNT:
1 CAR PARKING GARAGE

APN: 5508-007-022

REFERENCE DOCUMENT:
PER PRELIMINARY TITLE REPORT FROM CHICAGO TITLE INSURANCE COMPANY
ORDER NO. 0006682-997-1T1
EFFECTIVE DATE: SEPTEMBER 2, 2015

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOTS 42, 43, 44, 45 AND 46 OF TRACT NO. 5273, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 55, PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SCHEDULE B / EASEMENT(S):
⑤ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITIES
RECORDING NO. IN BOOK 3116, PAGE 4, OF OFFICIAL RECORDS, BOOK 4000, PAGE 244, OF OFFICIAL RECORDS, BOOK 3567, PAGE 98, OF OFFICIAL RECORDS AND BOOK 4000, PAGE 90, OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND
PLOTTED HEREON

LAND AREA:
CONTAINING AN AREA OF 20,865.50 SQ. FT. OR 0.482 ACRES, MORE OR LESS.

PARKING COUNT:
10 REGULAR STRIPED PARKING SPACES
+ 1 HANDICAP PARKING SPACE
= 11 TOTAL PARKING SPACES

APN: 5508-007-021

REFERENCE DOCUMENT:
PER PRELIMINARY TITLE REPORT FROM CHICAGO TITLE INSURANCE COMPANY
ORDER NO. 0006089-997-1T1-JC
EFFECTIVE DATE: SEPTEMBER 6, 2016

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOT 41 OF TRACT NO. 5273, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 55, PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SCHEDULE B / EASEMENT(S):
② EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT:
PURPOSE: UTILITIES
RECORDING NO. IN BOOK 2736, PAGE 27, DEEDS AFFECTS: THE REAR 3 FEET
PLOTTED HEREON

LAND AREA:
CONTAINING AN AREA OF 4,197.66 SQ. FT. OR 0.096 ACRES, MORE OR LESS.

PARKING COUNT:
3 REGULAR STRIPED PARKING SPACES

APN: 5508-007-020

REFERENCE DOCUMENT:
PER PRELIMINARY TITLE REPORT FROM CHICAGO TITLE INSURANCE COMPANY
ORDER NO. 0006089-997-1T1-JC
EFFECTIVE DATE: SEPTEMBER 6, 2016

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOT 40 OF TRACT NO. 5273, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 55, PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SCHEDULE B / EASEMENT(S):
② EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITIES
RECORDING NO. IN BOOK 3346, PAGE 94, DEEDS AFFECTS: A PORTION OF SAID LAND
PLOTTED HEREON

LAND AREA:
CONTAINING AN AREA OF 4,197.66 SQ. FT. OR 0.096 ACRES, MORE OR LESS.

PARKING COUNT:
10 REGULAR STRIPED PARKING SPACES
+ 2 HANDICAP PARKING SPACES
= 12 TOTAL PARKING SPACES

APN: 5508-007-019

REFERENCE DOCUMENT:
PER PRELIMINARY TITLE REPORT FROM CHICAGO TITLE INSURANCE COMPANY
ORDER NO. 0006089-997-1T1-JC
EFFECTIVE DATE: SEPTEMBER 2, 2016

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOT 39 OF TRACT NO. 5273, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 55, PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SCHEDULE B / EASEMENT(S):
② EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITIES
RECORDING NO. IN BOOK 2736, PAGE 27, DEEDS AFFECTS: OVER THE REAR 3 FEET OF SAID LAND
PLOTTED HEREON

LAND AREA:
CONTAINING AN AREA OF 4,197.66 SQ. FT. OR 0.096 ACRES, MORE OR LESS.

PARKING COUNT:
NO STRIPED PARKING SPACES

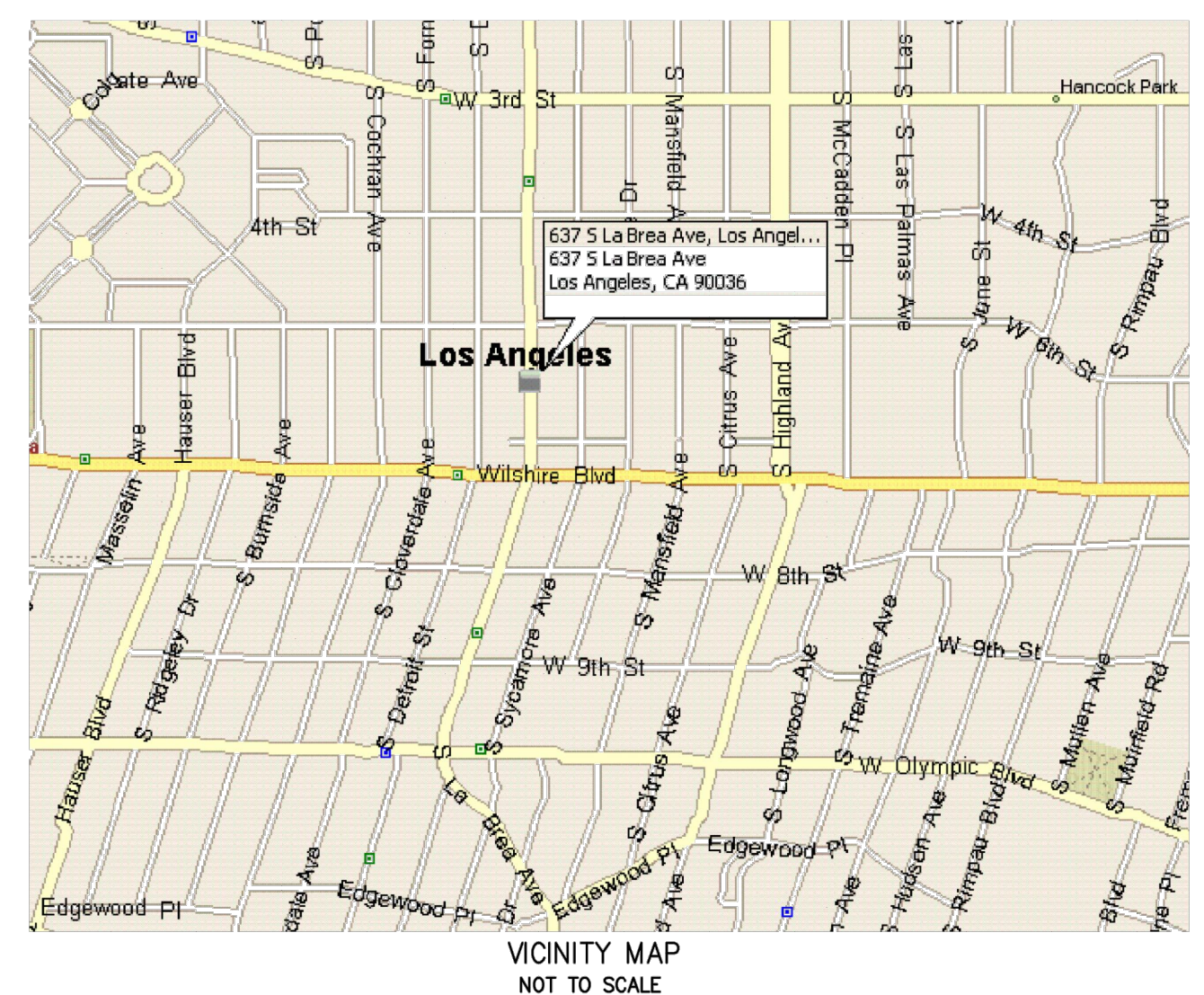
SURVEY CERTIFICATE:

To: CGI STRATEGIES, Chicago Title Company,

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 7(c), 7(b)(1), 7(c), 8, 9, 11, 13 of Table A hereof. The field work was completed on June 18th, 2016.

Dated: _____, 2016

Cynthia A. De Leon
RCE 31604 - Exp. 12-31-16



ZONING REQUIREMENTS:
THE SUBJECT PROPERTY IS ZONED C2-1 (COMMERCIAL DISTRICT, PER CITY OF LOS ANGELES, TRANSIT PRIORITY AREA)

MAXIMUM HEIGHT: NONE
FRONT SETBACK: NONE
SIDE SETBACK: NONE
REAR SETBACK: NONE

MINIMUM LOT WIDTH = SAME AS R4
MINIMUM LOT AREA = SAME AS R4

NOTE: THIS SUMMARY IS ONLY A GUIDE. DEFINITIVE INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE ITSELF AND FROM CONSULTATION WITH THE CITY PLANNING DEPARTMENT. NO REPRESENTATION OF ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FORM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

SYMBOLS:

- 6" x 6" HIGH CONTROL BOX
- ELECTRIC MANHOLE
- FIRE HYDRANT
- FIRE CONTROL VALVE
- FIRE DEPT. CONNECTION
- GAS METER
- GAS VALVE
- MANHOLE
- PARK METER
- POWER POLE
- SEWER MANHOLE
- SIGN POST
- STORM DRAIN MANHOLE
- STREET LIGHT
- STREET LIGHT BOX
- TELEPHONE MANHOLE
- TRAFFIC LIGHT CONTROL BOX
- TREE
- VENT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER VAULT
- STREET LIGHT BOX
- TELEPHONE MANHOLE
- TRAFFIC LIGHT CONTROL BOX
- TREE
- VENT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER VAULT

LEGEND:

- AS - ASPHALT CONCRETE
- BM - BENCHMARK
- BP - BACK OF PAVEMENT
- CE - CITY ENGINEER'S FIELD BOOK
- CONC. - CONCRETE
- CONC. - PROPOSED (PROLONGED)
- CONC. - PROPOSED (PROLONGED)
- CONC. - REGISTERED CIVIL ENGINEER
- E - EAST
- ELEC. - ELECTRIC
- EST - ESTABLISH
- FINISH FLOOR ELEV.
- FOUND. - FOUNDATION
- FT. - FEET
- INT. - INTERSECTION
- LAND SURVEYOR
- LEAD & TACK
- N - NORTH
- N/S - NORTH-SOUTH
- OK - OVERHEAD WIRE
- OH - OVERSHANG
- OVERHEAD UTILITY LINE
- P.C. - PROPERTY CORNER
- PL - PLASTER
- P.L. - PROPERTY LINE
- PLN. - PLANTER
- PROD. - PROPOSED
- PROD. - PROPOSED (PROLONGED)
- PROD. - REGISTERED CIVIL ENGINEER
- SMH - SEWER MANHOLE
- S/O - SOUTH
- SPRINK. - SPRINKLER & WASH
- TOP OF CURB ELEV.
- TR - TRACT MAP
- W - WEST
- W/W - WEST-WEST
- PROPERTY LINE
- CENTERLINE
- CONCRETE BLOCK WALL
- BUILDING LINE
- FENCE LINE
- OVERHEAD WIRE

BENCHMARK:
BM ID: 13-4370
DESCRIPTION: FOUND WIRE SPIKE 3.5 FEET E/O EAST CURB LA BREA AVE., NORTH EAST CORNER CATCHBASIN 17 FEET N/O 6TH STREET.
ELEVATION: 203.156

FLOOD INFORMATION:
SUBJECT PROPERTY IS ZONED "C" AREA OUTSIDE 1-PERCENT ANNUAL CHANCE OF FLOOD PLAIN.
FEMA PANEL NO. 06037C1605F
EFFECTIVE DATE: 09/26/2008

BASIS OF BEARINGS:
THE BEARING NORTH ON THE CENTERLINE OF LA BREA AVENUE AS SHOWN ON TRACT NO. 5273, IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN VOL. 55, PAGE 52 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

KEY TO TREES

Tree ID	Species Name	Common Name	Crown Spread	Height	Trunk Diameter(s)	Health/Form
1	Ficus microcarpa	Indian laurel fig	15'	15'	16"	B/C
2	Podocarpus gracilior	Fern pine	10'	18'	6"	B/A
3	Podocarpus gracilior	Fern pine	8'	18'	6"	B/A
4	Ficus microcarpa	Indian laurel fig	22'	25'	14"	B/B
5	Ficus microcarpa	Indian laurel fig	22'	30'	16"	B/B
6	Ficus microcarpa	Indian laurel fig	22'	25'	16"	B/B
7	Ficus microcarpa	Indian laurel fig	20'	30'	17"	B/B

L. Newman Design Group, Inc.

GRAPHIC SCALE
1 inch = 10 ft.

TREE LOCATION MAP

DECEMBER 13, 2016 LNDG JOB #200-635

CLIENT: CGI STRATEGIES
DATE: 12/13/16

SCALE: 1" = 16'
DESIGNED BY: F.G. / S.A.
DRAWN BY: C.W.
CHECKED BY: C.D.L.

JOB NO.: 16-10963
REVISION (S):
SHEET 1 OF 1 SHEET

ALTA/ACSM LAND TITLE SURVEY
627 THROUGH 655 SOUTH LA BREA AVENUE, LOS ANGELES, CA 90036

M&G CIVIL ENGINEERING AND LAND SURVEYING
347 S. ROBERTSON BLVD.
BEVERLY HILLS, CALIFORNIA 90211
TEL: (310) 659-0871 FAX: (310) 659-0845
info@mglndg.com www.mglndg.com