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**Tree preservation Report
Van Buren Place**

May 12, 2016

To: Ryan Smith
Hackman Capital Partners
Managing Director, Asset Management

Att: Anthony Biddle

Re: The Culver Studios 9336 Washington Blvd

Tree Case Management (TCM) reviewed the site and the subject trees along Van Buren Pl that are adjacent to the construction of the proposed Van Buren Parking Structure. The purpose for the site inspection is to identify any impacts to the subject trees and to provide mitigation measures for their care during the construction. The following is our observations, findings, and recommendations:

Observations-

1. Currently there is an existing parking structure set back from property line by approximately 10', a property line block wall fence, and a 5-foot city sidewalk between the trees and the construction site, and a 9.5' wide parkway.
2. The sidewalk, curb, and the street are currently on-grade with no visible damage from the subject trees.
3. There are a total of (13) trees along this section of Van Buren Pl that are the subject of this report [(5) *Cedrus deodara* (deodar cedar) Trees, (6) *Pinus canariensis* (Canary Island pine) Trees, and (2) *Eriobotrya japonica* (loquat) Trees]. The (2) loquat trees are very small and therefore will not be included in this report.
4. There is a property line block wall that is approximately 9.5' east of the subject trees and there is no visible damage to this wall from the roots of the subject trees.

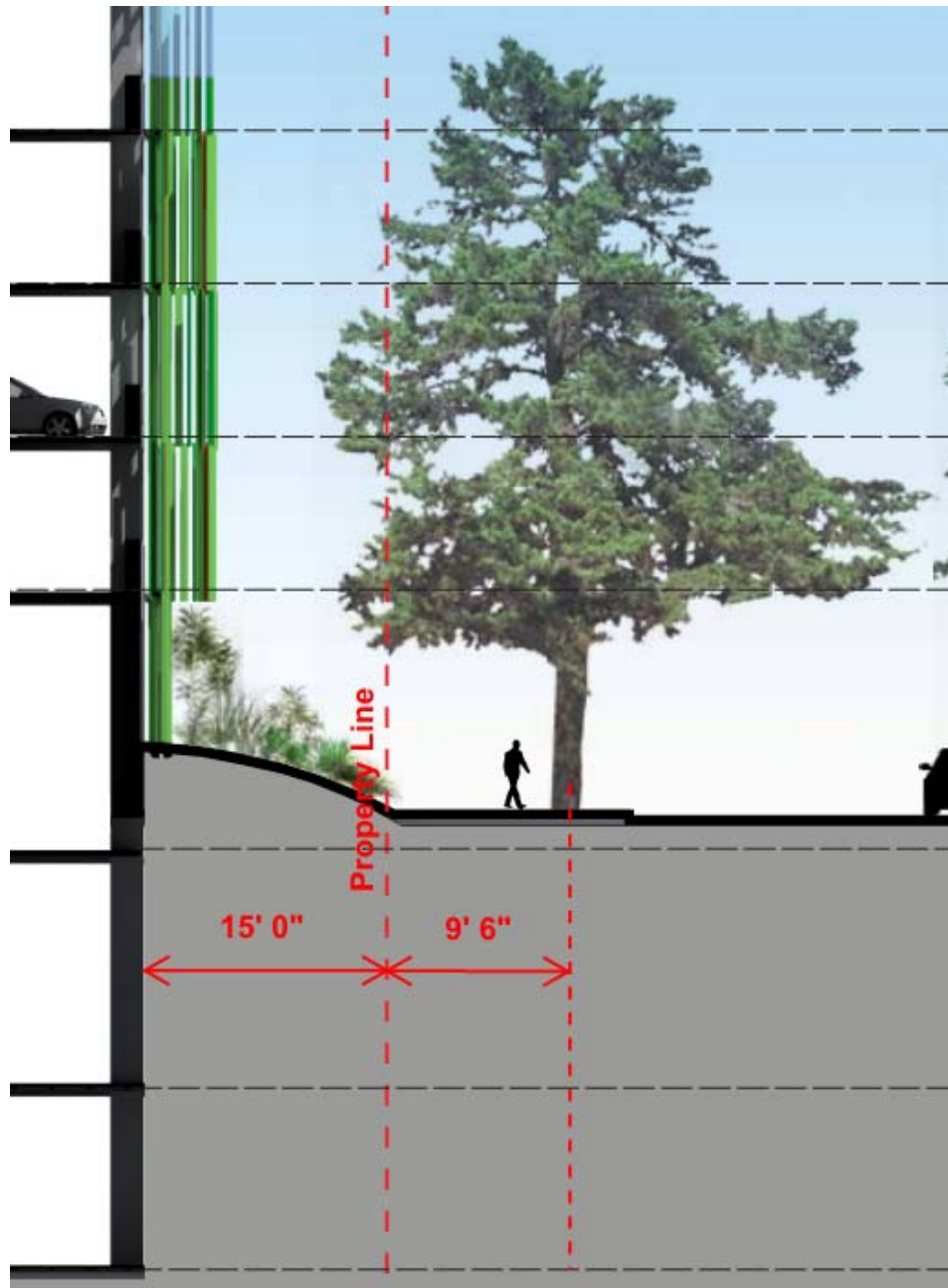
Findings-

1. TCM inventoried the (11) trees that are the primary focus of this report to identify their type (specie), size [diameter, height, canopy spread, and the distance the canopy extends over the property line], the trees health condition and/or any noticeable items of concern. TCM reviewed the trees going from the north to the south. Please see Table A below:

Table A

Specie	Diameter	Height	Canopy Spread	Over property-line	Condition / Items of Concern
Deodar	6"	30'	8'	0'	Fair / Possible girdling roots restricting growth.
Deodar	22.5"	40'	50'	15'	Good / Scars & wounds on trunk.
Pine	23.8"	60'	27'	5'	Good
Pine	24.5"	60'	22'	2'	Good
Deodar	23.3"	45'	50'	15'	Fair / Tree in decline with scars & cuts on trunk & base decay.
Deodar	6"	25'	12'	0'	Fair / Tree is oozing at the base.
Pine	29"	65'	40'	5'	Good / Sidewalk is elevated but no offset.
Pine	19.5"	55'	32'	0'	Good
Deodar	24.6"	45'	50'	15'	Fair / Oozing at base, Broken & damaged limb on north side.
Pine	9.4"	35'	16'	0'	Good
Pine	20"	50'	30'	2'	Good

2. TCM measured each of the (11) trees distance (tree center) from the north property line so that the trees can be properly lined up on the next revision of the plans. The measurements off each tree from the north property line is as follows:
 - 25', 64', 101', 128.5', 163.5', 264.5', 293.5', 326.5', 363', 415', and 436'
3. The main excavation for the parking structure is 15' east of the property line and approximately 24.5' east of the subject trees.



4. It is TCM's professional opinion that if the project is built as planned, the setback is in the vicinity of each one of the subject trees (at a width equal to their canopy spread), and the Tree Protection Recommendations and Construction Guidelines (as outlined below) are followed, then there will be minimal to no impact to these trees from this project.

Recommendations-

1. The Tree Protection Recommendations and Construction Guidelines (outlined below) shall be reviewed, followed, and adhered to by all persons on the project. A pre-start meeting is highly recommended.
2. A Registered Consulting Arborist (RCA) shall be on site during any and all work within the driplines of the subject trees. A 72-hour notice should be given to the RCA.
3. The base (foundation) of the block wall shall be removed by hand under the direct observation of the project arborist to ensure no tree root disturbance.
4. The main excavation / shoring line shall be 15' east of the property line
5. The project arborist on a monthly basis shall monitor the subject trees at the project site.

Tree Protection Recommendations / Construction Guidelines and Specifications

1. Install a fence to enclose the Tree Protection Zone (TPZ) of each tree, or all trees combined, before any demolition, grubbing or grading takes place. Use a suitable fencing material to prevent wounds to the tree(s) and soil compaction within the critical root zone(s). The fence shall be posted with a sign stating "TREE PROTECTION ZONE - KEEP OUT" and the fence shall remain up until all construction is complete. There shall be no grading, trenching or equipment in this area unless approved in advance by the project arborist, and all work is to be performed by hand (or with the use of an air-spade) within this area under the direct supervision of the project arborist, or, shall be coordinated with the project arborist. Furthermore, a job walkthrough shall be conducted with the project arborist prior to, during and at completion of the project to ensure compliance with the tree protection specifications and guidelines.
2. All Tree Protection Specifications and Construction Guidelines contained in this report should be included on all further plans related to this project. Furthermore, all Tree Protection Specifications and Guidelines shall be strictly adhered to at all times.
3. Dirt that may stockpile within the TPZ shall be carefully removed without impacting the native soil at original grade.
4. When the above work is done, the tree(s) shall be treated by a Plant Health Care Professional to invigorate the health of the tree(s) and fend off any potential infestation.
5. The Project Arborist should monitor the tree(s) on a regular basis.

Specifications for Demolition and Site Clearing

The following work shall be accomplished prior to any demolition or site-clearing activity occurs on the subject property:

1. The contractor shall meet with the project arborist at the site prior to commencement of work to review all work procedures and tree protection measures.
2. The limits of the approved tree protection zone shall be identified in the field by the project Arborist.
3. All structures and underground features within the approved TPZ shall be removed with the smallest equipment possible and operated from outside the TPZ. The project arborist shall be on site at the time of any excavation within the approved TPZ to monitor the activity.
4. Any impact to the soil area within the TPZ due to demolition or site clearing activities shall be reported to the project arborist within two hours so that remedial action can be taken.
5. All clearing activities within the TPZ shall be accomplished with hand-operated equipment only, or the use of an air-spade. If roots are entwined in the excavation, the project arborist shall be contacted as soon as practical.

Tree Protection Specifications and Construction Guidelines

1. Install a fence to enclose the TPZ before any demolition, grubbing or grading takes place. Use a suitable fencing material to prevent wounds to the tree(s) and soil compaction within the critical root zone(s). The fence shall be posted with a sign stating "TREE PROTECTION ZONE - KEEP OUT" and the fence shall remain up until all construction is complete. There shall be no grading, trenching or equipment in this area unless approved in advance by the project arborist, and all work is to be performed by hand (or with the use of an air-spade) within this area under the direct supervision of the project arborist.

2. The natural grade shall be maintained within the TPZ. There shall be no storage of any kind, dumping of materials, parking of any type of equipment or construction trailers, or the excavation of underground utilities within the approved TPZ at any time without approval of the project arborist.
3. Any new utilities (electric, gas, cable TV, telephone, water, drains sewers, etc.) are to be routed outside the approved TPZ unless discussed otherwise.
4. Special foundation, footing and pavement designs shall be employed to minimize root interference when structures are to be placed within close proximity to the TPZ.
5. Plant material within the TPZ shall be designed to be compatible with the cultural requirements of the Tree. The landscaping and irrigation plans should be redesigned to exclude trenching for irrigation lines within the approved TPZ.
6. If excavation is to occur within the TPZ the project arborist shall determine where tunneling, handwork, and root pruning are required.
7. In the event that root pruning is required to accommodate grade changes or the installation of hardscape features the proper root pruning procedures should be followed under the direct supervision of the project arborist.
8. Should it be necessary to trench within the TPZ all trenches shall be dug with the use of an air-spade, bridging roots where possible. The trench shall be excavated one foot from the desired excavated area then the last foot shall be removed by hand, under the supervision of the project arborist, without affecting the roots that may be present. No roots larger than two inches (2") shall be cut unless no other alternative is feasible. All smaller roots that must be cut shall be cut cleanly with the appropriate equipment/pruning saws. Equipment that pulls and shatters roots (e.g., backhoe, trencher) shall not be used.
9. If roots are encountered, they shall be tunneled under, if possible. If not, within the TPZ, all roots larger than one inch (1") shall be bridged or tunneled under to prevent severance, under the direct supervision of the project arborist.
10. Any roots that may get damaged during grading or construction shall be exposed to sound tissue and cut cleanly with the appropriate pruning saw by the project arborist as discussed above.
11. The stripping of the topsoil within the TPZ shall be restricted.
12. All plans (including redesigned plans) shall be reviewed by the project arborist prior to commencement of activities that will take place during development, from demolition and site clearing to post-construction maintenance. This requirement includes (but not limited to) plans for demolition, improvement, utility and drainage, grading, landscape and irrigation plans.

I hope you find this information helpful in assisting to make the important decisions about dealing with these challenging tree issues. If I can be of further assistance please do not hesitate to contact me.
902-6581.

Thank you,

Greg Monfette
Tree Case Management
Certified Arborist #WE0729

ISA Tree Risk Assessor Qualified
State Contractors License #953525
Registered Consulting Arborist #481
Visit our web site at: www.treecasemanagement.com



Photo showing the trees on Van Buren Place



Photo of project site looking south from the north end of site



Photo of project site looking north from the south end of site



Photo of project site looking north from the south end of site



Photo showing decay at the base of the 5th tree going from north to south



Photo showing decay at the base of the 5th tree going from north to south