APPENDIX C

ARBORIST REPORT

The Koll Center Residences

ARBORIST REPORT

Prepared by: Michael Lourenco Certified Arborist #9077-A | BrightView Tree Care | 11/2/2016 Prepared for:

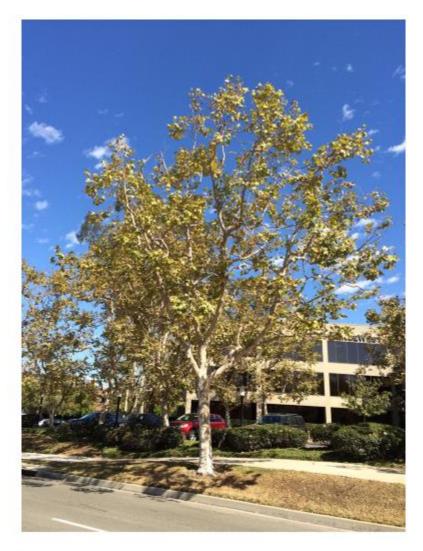


Transforming Conortunity into Value

Shopoff Realty Investments, L.P. 2 Park Plaza, Suite 700, Irvine, CA 92614



Tree # 1 London Plane Tree - Platanus acerifolia



ID #: 1 Tag #: 1

DBH: 13"-18"

Height: 31'-45'

Tag Date: 10/10/16

Type: London plane

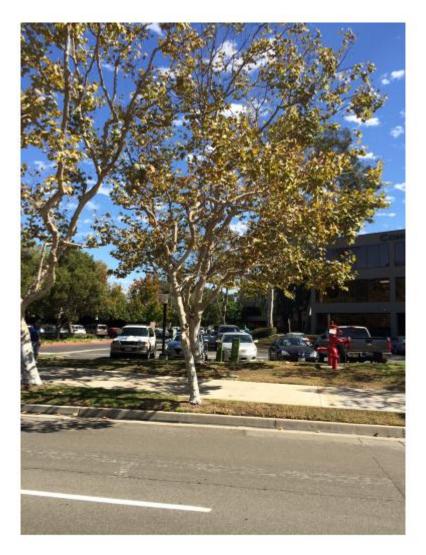
Note:

Health: 60% - Fair

Rec:

Platanus acerifolia tree with tag # 1 is located in the parkway on Von Karman Ave. The tree is approximately 31-45ft tall with a DBH of 13-18inches. This Sycamore appears to be in a fair condition. No major flaws or visible defects. Normal branch structure. Regular pruning of 25-30% should be performed on a bi-annual basis to maintain proper health. Crown raise over street to 14ft and balance on sidewalk side.

Tree # 2 London Plane Tree - Platanus acerifolia



ID #: 2 Tag #: 2

DBH: 31"-36"

Height: 31'-45'

Tag Date: 10/10/16

Type: London plane

Note:

Health: 60% - Fair

Rec:

Platanus acerifolia tree with tag # 2 is located in the parkway on Von Karman Ave. The tree is approximately 31-45ft tall with a DBH of 13-18inches. This Sycamore shows damage that may become a problem to the trees' health in the future. There is some dieback in the canopy and a large cavity of dead wood, caused by an improper cut that was made in prior trimming. The improper cut has left tree unable to heal the wound. Termite or other boring insects are feeding on dead cavity. Tree should be monitored annually. Its condition is fair to poor.

Tree # 3 London Plane Tree – Platanus acerifolia



ID#: 3

Tag #: 3 DBH: 13"-18"

Heiaht: 31'-45'

Tag Date: 10/10/16

Type: London plane

Note:

Health: 60% - Fair

Rec:

Platanus acerifolia tree with tag # 3 is located in the parkway on Von Karman Ave. The tree is approximately 31-45ft tall with a DBH of 13-18inches. This tree appears to be in modest health. The tree has decent branch structure and a stable canopy. The base of the tree is situated very near to the curb, which may become an issue in the future. The tree has some sucker growth. Regular pruning and annual monitoring should be performed for the continued health of this Sycamore.

Tree # 4 London Plane Tree – Platanus acerifolia



ID #: 4 Tag #: 4

DBH: 13"-18" **Height:** 31'-45'

Tag Date: 10/10/16

Note:

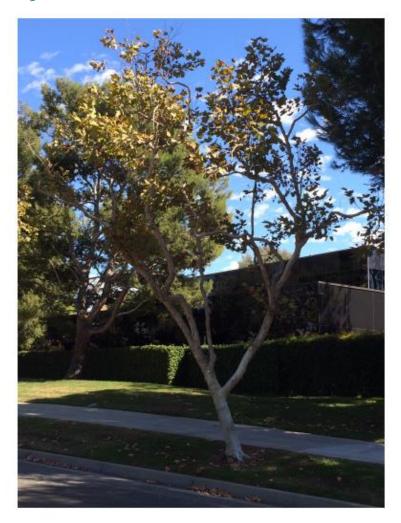
Health: 60% - Fair

Type: London plane

Rec:

Platanus acerifolia tree with tag # 4 is located in the parkway on Von Karman Ave. The tree is approximately 31-45ft tall with a DBH of 13-18inches. This Sycamore tree is located very close to curb and sidewalk. There is some dead wood present in the canopy. There is a large, dead limb in the canopy, on the street side, that should be removed in next pruning cycle. The tree also has some sucker growth. Crown thinning and shaping bi-annually and removal of dead limb is recommended. Also, it should be noted that some type of scale present on midsection of the trunk. The tree appears to be in fair condition.

Tree # 5 London Plane Tree – Platanus acerifolia



ID #: 5 Tag #: 5

DBH: 13"-18"

Height: 16'-30'

Tag Date: 10/10/16

Note:

Health: 60% - Fair

Type: London plane

Rec:

Platanus acerifolia tree with tag # 5 is located in the parkway on Von Karman Ave. The tree is approximately 16-3oft tall with a DBH of 13-18inches. There is some sucker growth in the canopy. This tree has a slight lean towards the street. There are some dead branches to be removed and cross branches as well. This Sycamore has many brown leaves. It is possibly due to over watering. A lot of moisture near the base of tree which could be an irrigation leak. Tree seems to have fair health status. Recommend monitoring this tree after irrigation inspection to see if health improves.

Tree # 6 London Plane Tree - Platanus acerifolia



ID #: 6 Tag #: 6

DBH: 13"-18" Height: 31'-45' Tag Date: 10/10/16
Type: London plane

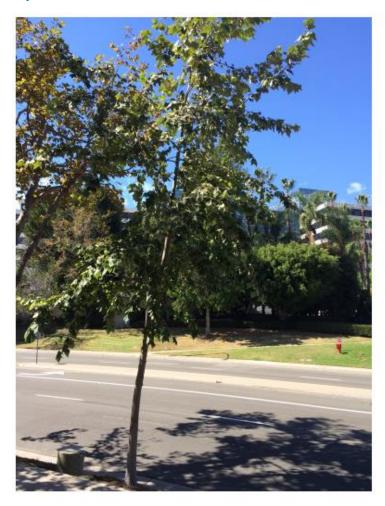
Note:

Health: 60% - Fair

Rec:

Platanus acerifolia tree with tag # 6 is located in the parkway on Von Karman Ave. The tree is approximately 31-45ft tall with a DBH of 13-18inches. The tree seems to be in decent health. Average branch structure with normal canopy. Tree has many wounds from prior pruning cuts that have healed normally. This tree has some sucker growth and is pitching out in a couple places in the trunk possibly due to a boring insect. Tree should be monitored annually. The trunk of this tree is located very close to curb and sidewalk. Annual inspections checking roots near sidewalk/cub and canopy should be performed.

Tree # 7 London Plane Tree – Platanus acerifolia



ID #: 7
Tag #: 7

DBH: 7"-12" Height: 31'-45' Tag Date: 10/10/16
Type: London plane

Note:

Health: 80% - Good

Rec:

Platanus acerifolia tree with tag # 7 is located in the parkway on Von Karman Ave. The tree is approximately 31-45ft tall with a DBH of 7-12 inches. This tree has very lush, green canopy. Strong dominant leader with a slight lean. Tree appears to be in a healthy state. It is also located close to the curb and sidewalk. Pruning is recommended to raise canopy 14ft above street for emergency vehicles and 9 ft for pedestrian access on sidewalk. Regular crown thinning on a bi-annual basis to maintain proper growth. All in all, this tree is vigorous and displays good health.

Tree # 8 Red Ironbark – Eucalyptus sideroxylon



ID #: 8 Tag #: 8 DBH: 13"-18"

Height: 31'-45'

Tag Date: 10/10/16
Type: RED IRONBARK

Note:

Health: 40% - Poor

Rec:

Eucalyptus sideroxylon tree with tag # 8 is located in the parkway on Birch St. The tree is approximately 31-45ft tall with a DBH of 13-18". This Eucalyptus has been severely reduced in the past. It is in poor condition due to poor trimming practices. It appears that a large branch failed and tore off from one of the main leaders. This tree is consistently being over pruned which will eventually lead to its failure. It needs crown restoration pruning and regular monitoring. The trees condition is poor.

Tree # 9 Red Ironbark – Eucalyptus sideroxylon



ID #: 9 Tag #: 9

DBH: 13"-18"

Height: 31'-45'

Tag Date: 10/10/16

Type: RED IRONBARK

Note:

Health: 60% - Fair

Rec:

Eucalyptus sideroxylon tree with tag # 9 is located in the parkway on Birch St. The tree is approximately 31-45ft tall with a DBH of 13-18". This tree has also been severely reduced in the past. It is in a state of decline. The topping cuts have not left a proportional dominant leader to maintain growth. This tree has damage to lower portion of trunk that is possibly due to direct contact with turf irrigation. Check and adjust irrigation, restore crown with proper pruning and monitor for health improvement or decline. Trees health is fair to poor.

The Koll Center Residences

City Trees

Legend (9)

- Platanus acerifolia (London Planetree) 7Eucalyptus sideroxylon (Red Ironbark) 2

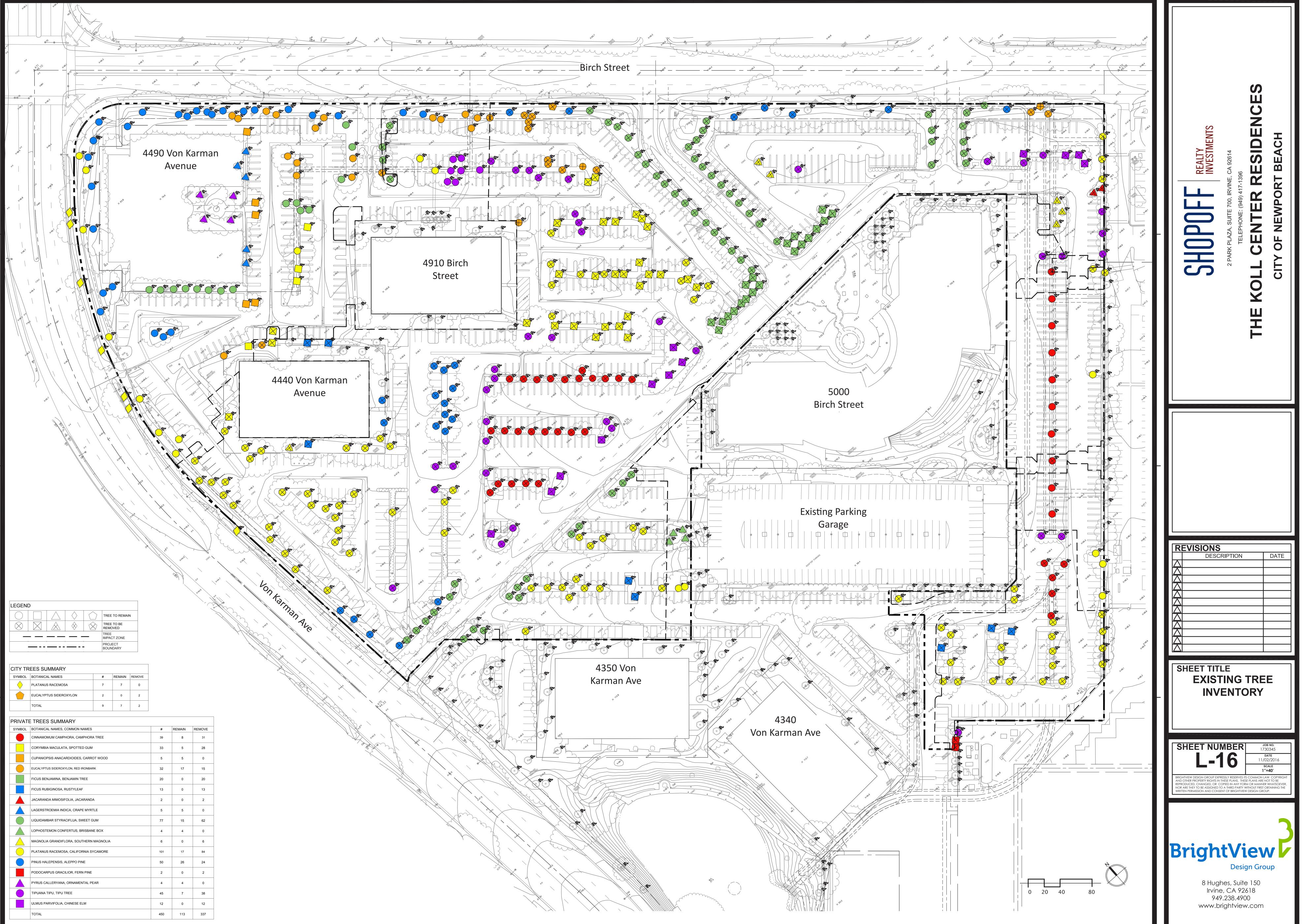
VON KARMAN AVE



BrightView



BrightView Tree Care November 3, 2016 Michael Lourenco



ONCEPTUAL DESIGN