July 12, 2018

L. Newman
Design Group, Inc.

Albert Davityan
8160 McGroarty Street
Sunland, CA 91040

RE: Tentatative Tract No. 73957
LNDG Job #200-582

Dear Mr. Davityan:

I received the revised grading plan by Techna Land Co., Inc dated July 10, 2018. I compared it to the grading plan dated September 5, 2017 that we used to complete the tree report dated November 20, 2017. I found no change to the current grading plan that will impact the trees in any way significantly different from the impact by the proposed grading in the previous plan. The condition of the trees also has not changed significantly. We consider the tree report dated November 20, 2017 to be valid for the current proposed grading.

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

Robert Bombardier
ASLA California State License #2464

PROTECTED TREE REPORT

SUBJECT
Tentative Tract No. 73957
Sunland, City of Los Angeles

PREPARED FOR
Albert Davityan
8160 McGroarty Street
Sunland, CA 91040

PREPARED BY

L. NEWMAN DESIGN GROUP, INC.
ASLA, California State License #2464
ISA Certified Arborist WE6820A
31300 Via Colinas, Suite 104
Westlake Village, CA 91362-3992
E-Mail: *lndg@lndg.net*
Ph.: (818) 991-5056
Fx.: (818) 991-3478

Date: October 11, 2017
LNDG Project No.: 200-582

OBJECTIVE

The objective of this report is to qualify the present condition of the site's protected trees and to discuss the potential encroachments to them and their effect on the health of the trees. This involved:

1. Determining the condition of the protected trees (see **SUMMARY of FIELD OBSERVATION** sheets);
2. Ascertaining the impacts that will occur due to grading (see grading plan/**TREE LOCATION MAP**);
3. Providing guidance to minimize any encroachments upon the saved trees.

METHODS of STUDY

Qualifying the protected trees was accomplished by the use of our standard visual survey as completed by L. NEWMAN DESIGN GROUP, INC. (**LNDG**) in February, 2016 and updated April 14, 2017. In the course of fieldwork, we performed the following tasks:

1. The trunk diameters of all protected, native trees were measured at 4½' above grade. All *Quercus agrifolia* (coast live oak), *Platanus racemosa* (California sycamore), *Juglans californica* (black walnut) and *Umbellularia californica* (California bay laurel), if present, were included in the inventory for this tree report;
2. The trees were assessed for plant quality;
3. The trees were tagged with numbered, metal tags. These tags are affixed to the sides of the trees and correspond to the numbers on the **TREE LOCATION MAP**;
4. The crown spreads were estimated;
5. Most of the inventoried trees were field located as accurately as possible. The tree locations were then placed on a topographic map/tract map (scale: 1"= 40') prepared by Techna Land Co. Refer to the **TREE LOCATION MAP** included herein for the tree locations.

ALL TREE SPECIES

Species	Common Name	Qty
Casuarina equisetifolia	Beefwood	5
Cedrus deodara	Deodar cedar	2
Eucalyptus camaldulensis	Red gum	30
Eucalyptus sideroxylon	Red ironbark	1
Ficus rubiginosa	Rustyleaf fig	1
Juniper sp.	Juniper	2
Olea europaea	Olive	2
Phoenix canariensis	Canary Island date palm	2
Pinus canariensis	Canary Island pine	3
Pinus halepensis	Aleppo pine	1
Pinus pinea	Italian stone pine	1
Schinus molle	Chilean pepper tree	2
Schinus terebinthifolia	Brazilian pepper tree	3
Thuja occidentalis	Arborvitae	6
Washingtonia robusta	Mexican fan palm	2
Platanus racemosa	Sycamore	3
Quercus agrifolia	Coast live oak	93
	Total	**159**

RESULTS of STUDY

1. **Physiological Condition of the Trees**

The conditions of trees are detailed in the **SUMMARY of FIELD OBSERVATION** contained within this report. All recommendations made on our field forms relate only to the specific dates of our fieldwork.

2. **Summary of Data/Plan Review**

A. There are 93 native, protected trees on the property and 63 non-native, mature trees.

B. The owner/applicant is proposing to remove 6 protected oak trees and 1 protected sycamores because they prevent the reasonable development of the subject property. Most of the other mature trees that are not a native protected species will be removed. Of these trees, any that are healthy and lie in an area that will not be graded and are appropriate for the completed project will be preserved.

Tree Numbers	Species	Qty	Reason for Removal
25, 26, 27	*Quercus agrifolia*	3	These 3 trees are located on a proposed manufactured slope between the new private street and building pads on Lot 1 and Lot2.
34, 35	*Quercus agrifolia*	2	These trees are located in the footprint of the proposed house on Lot 2.
55	*Quercus agrifolia*	1	This tree is located on Lot 2 near the proposed retaining wall and fill along the driveway.
153	*Platanus racemosa*	1	This tree is located in the proposed driveway access to the Lot in the northwest corner of the development.
Total		**7**	

Refer to the **TREE LOCATION MAP** for the locations of these trees.

3. **Tree Replacement Program**

A. The developer shall work with the City of Los Angeles to determine the mitigation for the removal of the protected trees, discussed above, by the terms set forth in Chapter IV, Article 6, Sec 46.02 of the Municipal Code. The standard is that 4 trees a minimum 15 gallon size must be planted to mitigate the loss of each tree. In this case, a minimum of 28 15 gallon trees must of like species must be planted.

B. Replacement trees, if any, shall be properly maintained for the period of time agreed upon. If trees die during that period, they shall be replaced by this project developer.

1. The irrigation system (i.e., drip system or comparable) to water these newly planted replacement trees shall be compatible with the watering requirement of the project's indigenous oak trees;
2. The irrigation system maintenance program should water these replacement trees for at least the first 2-3 years to establish the trees. Once established, watering should be done only in the winter months during periods of severe drought.

TREE PRESERVATION PROGRAM

As development occurs around the saved trees, they will become dependent upon the future residents for their care and preservation. All construction activities shall follow our established **PRESERVATION PROGRAM**. This program was developed to control the impacts to each tree and to protect them from any unnecessary and unscheduled damage.

Consideration of disease and pest control will play a major role in such a program and for the most part will be long-range. The best protection against any problem is to build up the tree's natural defenses by maintaining a healthy tree and to avoid wounding whenever possible. The proper mitigation measures will encourage vigorous growth within the trees so that their compartmentalization can effectively control disease. All tree mitigation techniques shall be inspected and/or observed on-site by **LNDG**. **LNDG** shall be notified 48-hours prior to any work being done to the trees. The following list of recommendations (**PRESERVATION PROGRAM**), if followed, should insure that the saved tree(s) will/would remain as/a valuable asset(s) to the community:

1. **Tree Protection**

A. The trees within 50’ of proposed grading shall be fenced at their dripline with a minimum 5’ high fence before any site grading commences. This fence shall remain during all phases of construction and shall not be moved or removed without the knowledge of **LNDG** and approval of the UFD.

B. Any brush clearance within the dripline areas shall be done by handwork only.

2. **Watering & Fertilization**

A. The water frequency shall be done on an as needed basis and is subject to the evaluation of **LNDG**.

B. Native oaks are in a dormant state during the summer months and do not require regular or constant watering or fertilizing. Watering is normally contemplated only following long periods of extreme drought or to extend the rainy season.

C. If it is decided to fertilize any trees, it shall be based on the results of a soils report. The fertilizer shall be applied just prior to watering. Any fertilization program should be approved by a certified arborist.

D. Fertilization of these native oak trees may be detrimental in general drought conditions. The addition of fertilizer into a maintenance program may promote temporary growth flushes at a time when the tree would normally be maintaining regular growth or to even reduce the number of green leaves present.

4. **Diseases & Pests** (only if needed)

A. Prior to construction, the vigor of the saved trees shall be assessed by **LNDG**. If the trees are to be treated, it shall be by a California Licensed Pest Control Applicator for diseases which are abnormal conditions that interfere with the normal physiological functioning of a plant and/or pests that are present. These recommendations shall be made by a California Licensed Pest Control Advisor.

B. During all phases of construction, the health of the trees shall be monitored for disease signs and symptoms. These problems, if they arise, shall be remedied.

5. **Grading Within the Dripline**

A. Initially, all grading/excavation within the dripline of encroached trees shall be done by hand under the inspection/observation of **LNDG**. If any roots are encountered, they shall be saved (except in a cut situation) and covered with a minimum of 6" of sand.

B. All pruned roots shall consist of clean-cut surfaces at a 90º angle and shall not be sealed.

6. **Other Considerations**

A. **Do not:** 1) Nail grade stakes or anything else to any native tree; 2) Remove natural leaf mulch within any native tree dripline, unless absolutely necessary; 3) Design and/or install any landscape planting, irrigation and/or utilities within the dripline of any native tree, unless approved; 4) Apply chemical herbicides within the dripline of any native tree.

B. If retaining walls are to be built, all footings should be primarily in an outward direction (away from the trunk) and backfilled with topsoil from the site.

C. The dust accumulation on the tree's foliage from nearby construction shall be hosed off periodically during construction when recommended by a certified arborist.

NOTICE of DISCLAIMER:

This report represents the independent opinion of the signatory consultant (L. NEWMAN DESIGN GROUP, INC.). The tree(s) discussed herein was/were generally reviewed for physical, biological function and aesthetic conditions. This examination was conducted in accordance with presently accepted industry procedures, which are a ground-plane macro-visual observation only. No extensive micro-biological, soil-root excavations, upper crown examination nor internal tree investigations were conducted and therefore, the reporting herein reflects the overall visual appearance of the tree(s) on the date reviewed and no warranty is implied as to the potential failure, health or demise of any part or of whole of any tree described in the report. Records may not remain accurate after our inspection due to unknown causes of changeable deterioration of the reviewed site.

Respectfully submitted,

L. NEWMAN DESIGN GROUP, INC.

Robert Bombardier
ASLA, California State License #2464

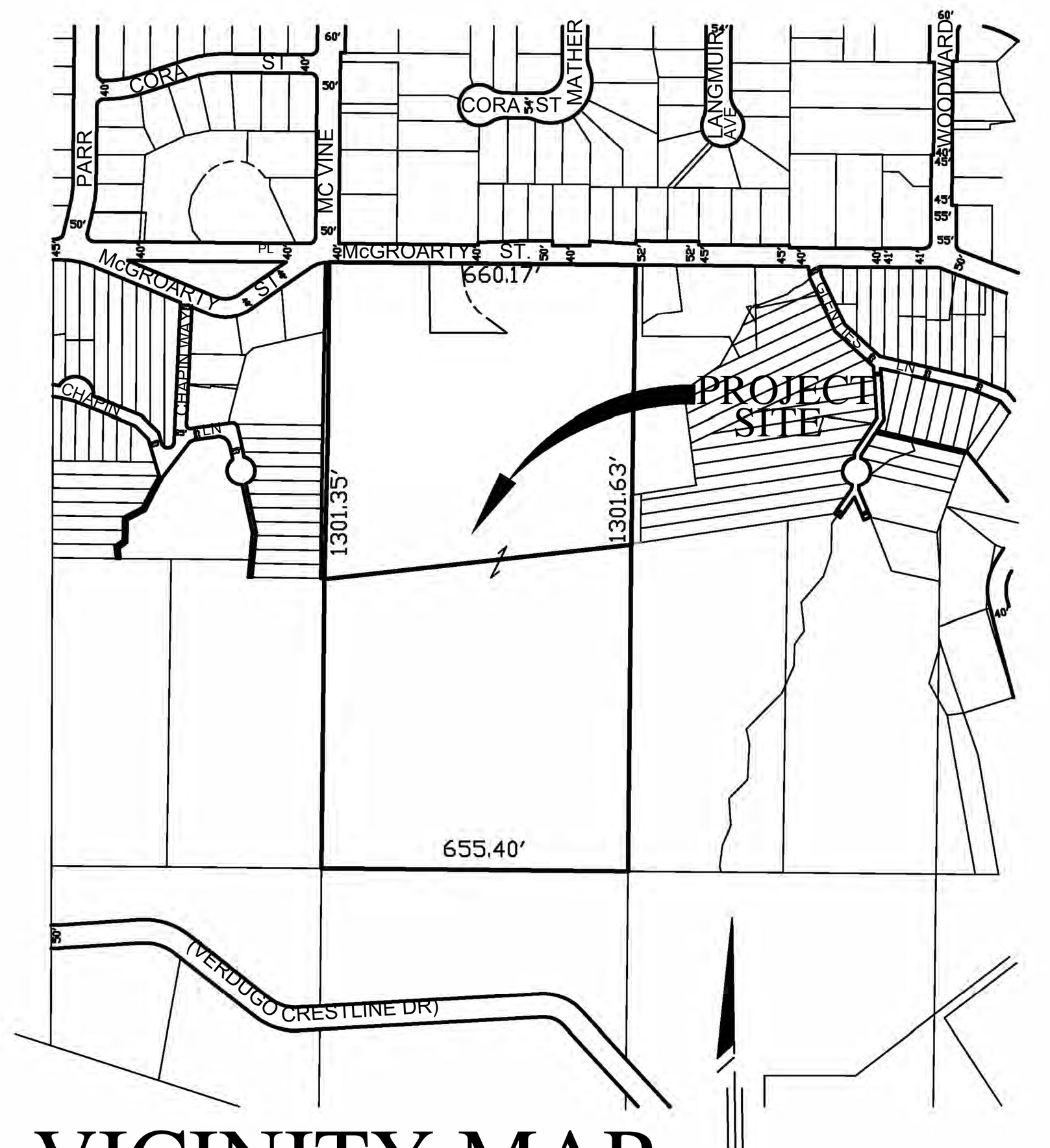
John Oblinger
Certified Arborist WE-6820A

VESTING TENTATIVE TRACT MAP NO. 73957

IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: JAN. 5, 2016
REVISED :SEPT. 5,2017

FOR SUBDIVISION PURPOSES



VICINITY MAP
SCALE: N.T.S

OWNER / SUBDIVIDER

ALBERT DAVITYAN
8160 MC GROARTY ST.
SUNLAND, CA 91040
TEL: (818) 822-6864

ENGINEER

TECHNA LAND CO., INC.
HAYK MARTIROSIAN
1545 N. VERDUGO RD. SUITE 2
GLENDALE, CA 91208
TEL: (818) 547-0543
RCE 52563

PROJECT ADDRESS

8100-8160 W. MC GROARTY ST.
SUNLAND, CA. 91040

LEGAL DESCRIPTION

LOT 202½, WESTERN EMPIRE TRACT
M.B.18,PGS.162/163
(SEE HEREIN)

NORTH ARROW
SCALE: 1"= 40'

PROJECT DATA

EXIST. ZONE:---------------RE11-1 & RE40-1
PROP. ZONE:---------------RE11-1 & RE40-1
GENERAL PLAN LAND USE: MINIMUM RESIDENTIAL
EXIST. USE: --1 {SINGLE FAMILY RES.}
1 {PVT. SCHOOL+ 1 ACCESSORY LIVING}
(ZA-1995-212-CU)
PROP. USE: -------------------13 SINGLE FAMILY LOTS
LOT AREA WITHIN BORDERS =844,508.28 SQ.FT.
=19.39 A.C.
LOT AREA (GROSS) =856,306.28 SQ.FT.=19.66AC.
LOT AREA (NET) =841,558.78 SQ.FT.=19.32AC.
LOT AREA WITHIN RE-11-1 ZONE: 225,695.00SQ. FT.=5.18 AC.
LOT AREA WITHIN RE-40-1 ZONE: 618,813.41SQ. FT.=14.21AC.

EXIST. USES:

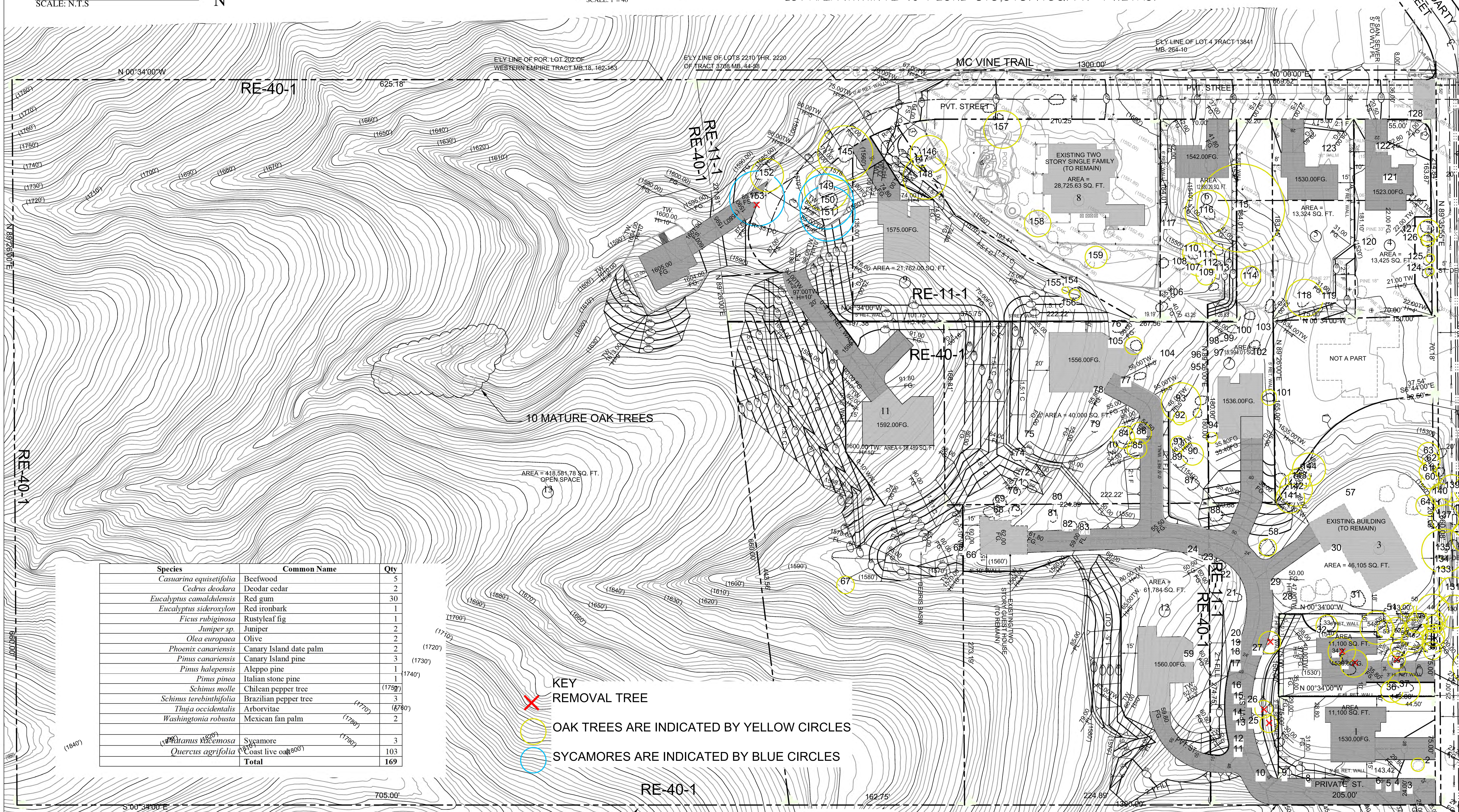
1. SINGLE FAMILY-2 STORY (8160 MC GROARTY ST.) (3-CAR GARAGE)
2. SINGLE STORY PVT. SCHOOL (8100 MC GROARTY ST.) (4 SPACES)
3. ACCESSORY LIVING 2- STORY (8150 MC GROARTY ST.) (2-CAR GARAGE)

NOTES:

1.EXIST PVT. SCHOOL USE TO BE CONVERTED TO SFD. USE
2.PROPOSED BUIILDING 2-3 STORY, MAX. 45' HI.

NOTES:

1 - WATER SYSTEM: CITY OF L.A. DWP.
2 - POWER SYSTEM: CITY OF L.A. DWP.
3 - SEWER SYSTEM: CITY OF L.A. DPW.
4 - COMMUNITY PLAN AREA: SUN VALLEY- LA TUNA CANYON
5 - T.G. PAGE: 503- G4&H4
6 - HILLSIDE AREA NOTE: SITE IS LOCATED IN CITY DESIGNATED HILLSIDE AREA.
7 - TREES: SEE TREE PLAN.
8 - THIS SUBDIVISION IS NOT LOCATED WITHIN THE VICINITY OF THE MULHOLLAND SCENIC PARKWAY
9 - THIS SUBDIVISION IS NOT IN A POTENTIALLY DANGEROUS AREA.(HILLSIDE & HIGH FIRE HAZARD SEVERITY ZONE ONLY)
10 - COUNCIL DISTRICT NO. CD-7
11 - ASSESSOR PARCEL NO.: 2559-032-003
2561-006-005
12 - CENSUS TRACT NO.: 1034.00
13 - DM: 201B 193 & 204B 193



Species	Common Name	Qty
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Eucalyptus sideroxylon	Red ironbark	1
Ficus rubiginosa	Rustyleaf fig	1
Juniper sp.	Juniper	2
Olea europaea	Olive	2
Phoenix canariensis	Canary Island date palm	2
Pinus canariensis	Canary Island pine	3
Pinus halepensis	Aleppo pine	1
Pinus pinea	Italian stone pine	1
Schinus molle	Chilean pepper tree	2
Schinus terebinthifolia	Brazilian pepper tree	3
Thuja occidentalis	Arborvitae	6
Washingtonia robusta	Mexican fan palm	2
Platanus racemosa	Sycamore	3
Quercus agrifolia	Coast live oak	103
	Total	**169**

KEY
REMOVAL TREE
OAK TREES ARE INDICATED BY YELLOW CIRCLES
SYCAMORES ARE INDICATED BY BLUE CIRCLES

LEGAL DESCRIPTION

LOT 202½, WESTERN EMPIRE TRACT M.B.18,PGS.162/163, EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT THAT IS DISTANT ALONG SAID LINE SOUTH 89°26'00" WEST 445.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG SAID NORTH LINE 89°26'00" EAST 70.00 FEET; THENCE SOUTH 06°44'00"EAST 37.545 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 110.63 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 89.91 FEET; THENCE TANGENT TO SAID CURVE SOUTH 53°18'00"EAST 60.30 FEET; THENCE SOUTH 89°26'00" WEST 165.02 FEET TO A LINE EXTENDING SOUTH 00°34'00" EAST FROM THE POINT OF BEGINNING; THENCE ALONG SAID LINE NORTH 00°34'00" WEST 150.00 FEET TO THE POINT OF BEGINNING.

LOT AREAS:

Lot	Area
1	11,100.00 SQ. FT.
2	11,100.00 SQ. FT.
3	46,105.00 SQ. FT.
4	13,425.00 SQ. FT.
5	13,324.00 SQ. FT.
6	12,880.19 SQ. FT.
7	15,994.01 SQ. FT.
8	28,725.63 SQ. FT.
9	21,762.06 SQ. FT.
10	40,000.00 SQ. FT.
11	80,218.65 SQ. FT.
12	60,882.93 SQ. FT.
13	465,370.892SQ. FT.(OPEN SPACE)

CURVE DATA

	R	△	L	T
1	110.63'	46°33'53"	89.91'	46.60'
2	15.00'	89°36'16"	23.46'	15.00'
3	50.00'	35°58'59"	47.11'	25.47'
4	35.00'	231°55'24"	141.67'	71.88'

OCT. 11, 2017
LNDG JOB# 200-582

L. Newman Design Group, Inc.
■ Landscape Architecture ■ Planning ■ Horticulture ■ Biological Restoration
31300 Via Colinas ■ Suite 104 ■ Westlake Village, CA 91362-3924 ■ Phone (818) 991-5056 ■ Fax (818) 991-3478

PRELIMINARY TREE LOCATION MAP

REGISTERED PROFESSIONAL ENGINEER HAYK MARTIROSIAN No. C52563 Exp. 12-31-18 CIVIL STATE OF CALIFORNIA

TENT.TR. NO. 73957

TECHNA LAND CO., INC.
CIVIL ENGINEERING, LAND PLANNING, CONST. MGMT.

HAYK MARTIROSIAN DATE

1545 N. VERDUGO RD. # 2 GLENDALE, CA 91208
TEL: (818) 547-0543, FAX: (818) 547-1074