

JTL Consultants

Consulting Arborists and Biologists

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Protected Tree Report

Project Address:

1200 Vine Street
Los Angeles, CA 90038

Prepared For:

Henry Antenen
Grubb Properties
4601 Park Road, Suite 450
Charlotte, NC 28209

Prepared By:

Ted Lubeshkoff
Registered Consulting Arborist

May 25, 2023

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Summary

Grubb Properties plans to demolish two vacant buildings at 1200 Vine Street in Los Angeles and construct a seven-story, 87-foot-tall, 151-unit residential building, which will include 17 very-low-income residential units and 3,690 square feet of commercial space. The project is seeking entitlement requests as part of the City of Los Angeles Planning Department's **Density Bonus**¹ incentive program including a Floor Area Ratio increase and rear and side yard size reductions. The City of Los Angeles categorizes Protected Trees as either street trees, which are protected by Municipal Code **Chapter VI, Article 2, Section 62.161**, or native trees, which are protected by the **Preservation of Protected Trees Ordinance 186,873**. This distinction appears on the Bureau of Street Services Application for a Tree Removal Permit. There are nine street trees on the project site, four which are proposed for removal. There are no protected trees or shrubs listed in the Protected Tree Ordinance on the property. The Ordinance requires a Protected Tree Report be submitted outlining how the five remaining street trees will be protected during the project. Markie Anderie from Three Sixty Real Estate Consultants asked JTL Consultants to write a Protected Tree Report for this development project.

JTL Consultants conducted a site inspection of the project site on May 8, 2023 and inventoried five pink trumpet trees (*Handroanthus heptaphyllus*) on Lexington Avenue and four Jacaranda trees (*Jacaranda mimosifolia*) on Vine Street.

The five street trees will be protected during the project by installing tree protection fencing around the trees and watering the trees during the summer months. The project arborist will be on-site when the tree protection fencing is installed and if any work takes place within the fenced enclosures.

Introduction

Background

Grubb Properties proposes to demolish two existing buildings located at 1200 Vine Street, Los Angeles, CA 90038 and build a seven-story, 87-foot-tall residential building with 151 units. 17 of the units will be for very low-income households. There will be approximately 3,690 square feet of ground-floor commercial space. The lot is 40,786 square feet and the proposed building will be 137,640 square feet. The City of Los Angeles Planning Department's Density Bonus is a local incentive program designed to encourage the production of on-site affordable housing. Density Bonus Project Entitlement Requests include Off-Menu Incentives for an increase in the in the Floor Area Ratio and a decrease in the required size for the rear and side yards. Protected Trees are categorized as either street trees or native trees. There are nine street trees on the property, four of which are proposed to be removed. There are no protected native trees or shrubs. The Preservation of Protected Trees Ordinance requires a Protected Tree Report be submitted describing how the five street trees will be protected during construction. Markie Anderie from Three Sixty Real Estate Consultants requested JTL Consultants write a Protected Tree Report for this project. JTL Consultants inventoried the nine trees on May 8, 2023.

¹ Terms appearing in boldface type are defined in the Glossary

Assignment

JTL Consultants' assignment was to write a Protected Tree Report identifying all Protected Trees and showing how five City of Los Angeles Street Trees will be protected during construction. This report will comply with the City of Los Angeles Protected Tree Ordinance 186,873.

Limits of Assignment

This report is based solely on a visual inspection of the site and trees on May 8, 2023 and a review of the project plans provided by Three Sixty Real Estate Consultants. The tree inspections were limited to ground level visual observations. Root crown inspections, aerial inspections, Tree Risk Assessments, and Tree Appraisals were not included in this assignment.

Purpose and Use of the Report

The purpose of this report is to identify all Protected Trees on the project site and outline how five City of Los Angeles Street Trees will be protected during the construction project. This report is intended to be used by Grubb Properties and Three Sixty Real Estate Consultants to implement the recommendations outlined in it. Upon submission, this report will become the property of Grubb Properties and Three Sixty Real Estate Consultants and its use will be at their discretion.

Observations

Tree Species Verification

JTL Consultants conducted an inspection of the property and did not observe any native Protected Trees or Shrubs listed in the Preservation of Protected Trees Ordinance 186,873.

Site Description

The project site is located at 1200 Vine Street in Los Angeles on the corner of Lexington Avenue, north of Santa Monica Boulevard, east of Highland Avenue, south of Highland Avenue, and west of the 101 Hollywood Freeway. There are mixed commercial and retail businesses along Vine Avenue. The Los Angeles County Hollywood Mental Health Center located north of the project site, on the corner of Vine Street and La Mirada Avenue, is not part of this development project. There is a Taco Bell restaurant south of the site on the corner of Vine Street and Lexington Avenue. The surrounding neighborhoods are comprised of single-family residences and apartment buildings. There are two vacant buildings and one parking lot on the site that are planned to be demolished. There are five street trees on Lexington Avenue and four street trees on Vine Street. (Appendix A – Tree Location Map, Appendix B – Photos, and Attachment – Site Plan)

Tree Descriptions

In the following table, the tree numbers correspond to an aluminum number tag attached to the trunk of each tree and referenced on the Tree Location Map, Photos, and Site Plan. The photo letters correspond to those shown in Photos.

| | Tree # | Scientific Name Common Name | Photo | Size | Condition | Comments |
|---|--------|--|-------|--------------------------------------|-----------|---|
| 1 | 702 | <i>Handroanthus heptaphyllus</i> Pink trumpet | A, C | DBH: 6" Height: 20' Width: 25' | Poor | Partially burned. Proposed to be removed. |
| 2 | 703 | <i>Handroanthus heptaphyllus</i> Pink trumpet | A, D | DBH: 4" Height: 20' Width: 25' | Dead | No living tissue. Proposed to be removed. |
| 3 | 704 | <i>Handroanthus heptaphyllus</i> Pink trumpet | A, E | DBH: 8" Height: 12' Width: 25' | Fair | Branch tear-out. Poor branch structure. |
| 4 | 705 | <i>Handroanthus heptaphyllus</i> Pink trumpet | A, F | DBH: 3" Height: 15' Width: 10' | Dead | No living tissue. Proposed to be removed. |
| 5 | 706 | <i>Handroanthus heptaphyllus</i> Pink trumpet | A, G | DBH: 8" Height: 25' Width: 25' | Fair | One broken branch Poor branch structure. |
| 6 | 707 | <i>Jacaranda mimosifolia</i> Jacaranda | B, H | DBH: 8" Height: 25' Width: 25' | Poor | Poor pruning cuts. Poor branch structure. |
| 7 | 708 | <i>Jacaranda mimosifolia</i> Jacaranda | B, I | DBH: 5" Height: 20' Width: 20' | Poor | Poor pruning cuts Mechanical damage on trunk. |
| 8 | 709 | <i>Jacaranda mimosifolia</i> Jacaranda | B, J | DBH: 9" Height: 25' Width: 25' | Poor | Poor pruning cuts Mechanical damage on trunk. Proposed to be removed. |
| 9 | 710 | <i>Jacaranda mimosifolia</i> Jacaranda | B, K | DBH: 8" Height: 20' Width: 25' | Poor | Poor branch structure. Leaning. |

Discussion

Mechanical Damage

Mechanical damage could occur to the street trees during the construction.

Wounds to tree branches and trunks caused by mechanical damage may reduce tree stability by decreasing the wood strength, the internal movement of water and nutrients, and the ability to defend against decay. Protecting the trees with fencing will help prevent damage from construction. (Matheny, et al, 1998 and Fite, Kelby, and Smiley, 2008)

Change in Grade

The grade will not be lowered within the **dripline** of the street trees during construction.

The lowering or raising of the grade within the dripline can damage or kill a tree. The normal exchange of moisture and gases within the dripline is disrupted with the change in grade. The original grade should be maintained as far out from the trunk as possible. The change in grade can have immediate or long-term adverse effects on the tree. (Matheny and Clark, 1998)

Trenching

Trenching within the dripline of the street trees will not occur during construction.

Trenching within the dripline can damage the root system of a tree and lead to tree decline or death. Ninety percent of the fine roots that absorb water and minerals are found in the upper few inches of soil. Roots require space, air, and water, and grow best where these requirements are met, which is usually at or near the soil surface. When roots are cut due to trenching, the cut should be clean, leaving no torn edges. Tunneling and bridging should be used to preserve roots wherever possible, underground lines should occupy common trenches. (Matheny, et al, 1998)

Soil Compaction

Soil compaction will not occur within the dripline of the street trees during construction.

Soil compaction occurs when the pore space between soil particles is greatly reduced. This causes the reduction of oxygen available to the roots and can lead to decline in trees. Use of equipment, grading, digging, and heavily used walking paths can cause soil compaction in a construction area. Use of protective fencing, mulching within the protective fencing, and limiting the amount of access routes will minimize soil compaction. (Fite, et al, 2008)

Conclusion

Grubb Properties plans to demolish two existing buildings and construct a seven-story, 87-foot-tall residential building with 151 units. 17 of the units will be for very low-income households. There will be approximately 3,690 square feet of ground-floor commercial space. Markie Anderie from Three Sixty Real Estate Consultants contacted JTL Consultants to write a Protected Tree Report for this project. JTL Consultants inventoried the street trees on May 8, 2023. There are nine street trees on the property that are protected according to the Los Angeles Municipal Code, Section 62.162. Trees 702, 703, 705, and 709 are proposed to be removed. Trees 704, 706, 707, 708, and 710 will be protected during construction. There are no Protected Tree and Shrub species listed in the Preservation of Protected Trees Ordinance 186,873 on the project site. The recommendations will be followed to minimize the impacts of the construction activities on the street trees.

Recommendations

1. Install tree protection fencing around the street trees at locations shown on the Site Plan.
 - a. Chain-link fencing will be at least five-feet tall. This fencing will remain in place through the duration of the construction. Orange flexible fencing will not be used.
 - b. The fencing will not be moved at any time for construction work unless the work is supervised by the project arborist.
 - c. Within the fenced enclosures, no digging, trenching, soil compaction, or other soil disturbance will be allowed, and the fenced enclosures will be kept clear of building materials, waste, and excess soil.
2. The project arborist will be on-site when the tree protection fencing is installed and if any excavation, drilling, demolition, or backfilling takes place within the fenced enclosures of the three street trees. The project arborist will also make periodic site visits to ensure the tree protection fencing is in place and to monitor the condition of the trees.
3. Any roots encountered will be cleanly cut using a hand saw, leaving no rough edges.
4. Water the five street trees during the summer months.

Glossary

Condition: one of four possible ratings:

Good - no apparent **defects** or structural problems

Fair - minor defects or structural problems

Poor - major defects or structural problems

Dead - extreme defects or structural problems

DBH: diameter of a tree trunk measured at 4 ½ feet above ground.

Defect: an internal or external point of weakness which can reduce the stability of the tree and include cracks, splits, cankers, galls, girdling, codominant limbs, and wounds.

Density Bonus: a Los Angeles City Planning local incentive program designed to encourage the production of on-site affordable housing in neighborhoods where multi-family zoning is allowed. Along with the City's Transit Oriented Communities Incentive Program, the Density Bonus Program is Los Angeles's biggest driver in producing mixed-income and 100% affordable housing.

Qualifying Density Bonus projects can select from a number of pre-vetted "on-menu" incentives or request the approval of "off-menu" waivers of development standards, in addition to a density increase of up to 35% and a reduction in parking requirements. These incentives apply to projects that seek a limited increase in allowed height, floor area, and lot coverage, along with reductions to yard/setback, open space, and lot width requirements. Developers can request off-menu incentives and waivers of development standards beyond the incentives of State Density Bonus Law.

Dripline: imaginary line defined by the branch spread of a single plant or group of plants, projected onto the ground. Roots are usually found within the dripline but can extend beyond the edge of the dripline.

Los Angeles Municipal Code Chapter VI, Article 2, Section 62.161

Chapter VI, Public Safety and Protection

Article 2, Streets and Sidewalks

Section 62.161, Planting, Maintenance, and Care of Plants in City Streets -Jurisdiction of the Board

The Board of Public Works, through its authorized officers and employees, shall exercise jurisdiction and control over the planting, maintenance and care of trees, plants, and shrubs in all streets of the City.

Preservation of Protected Trees Ordinance 186,873

The City of Los Angeles Preservation of Protected Trees, Ordinance 186,873, Section 46.01 defines a Protected Tree or Shrub as any tree or shrub within the City of Los Angeles that one of the following southern California native species, which measure four inches or more in cumulative diameter, four and one-half feet above ground:

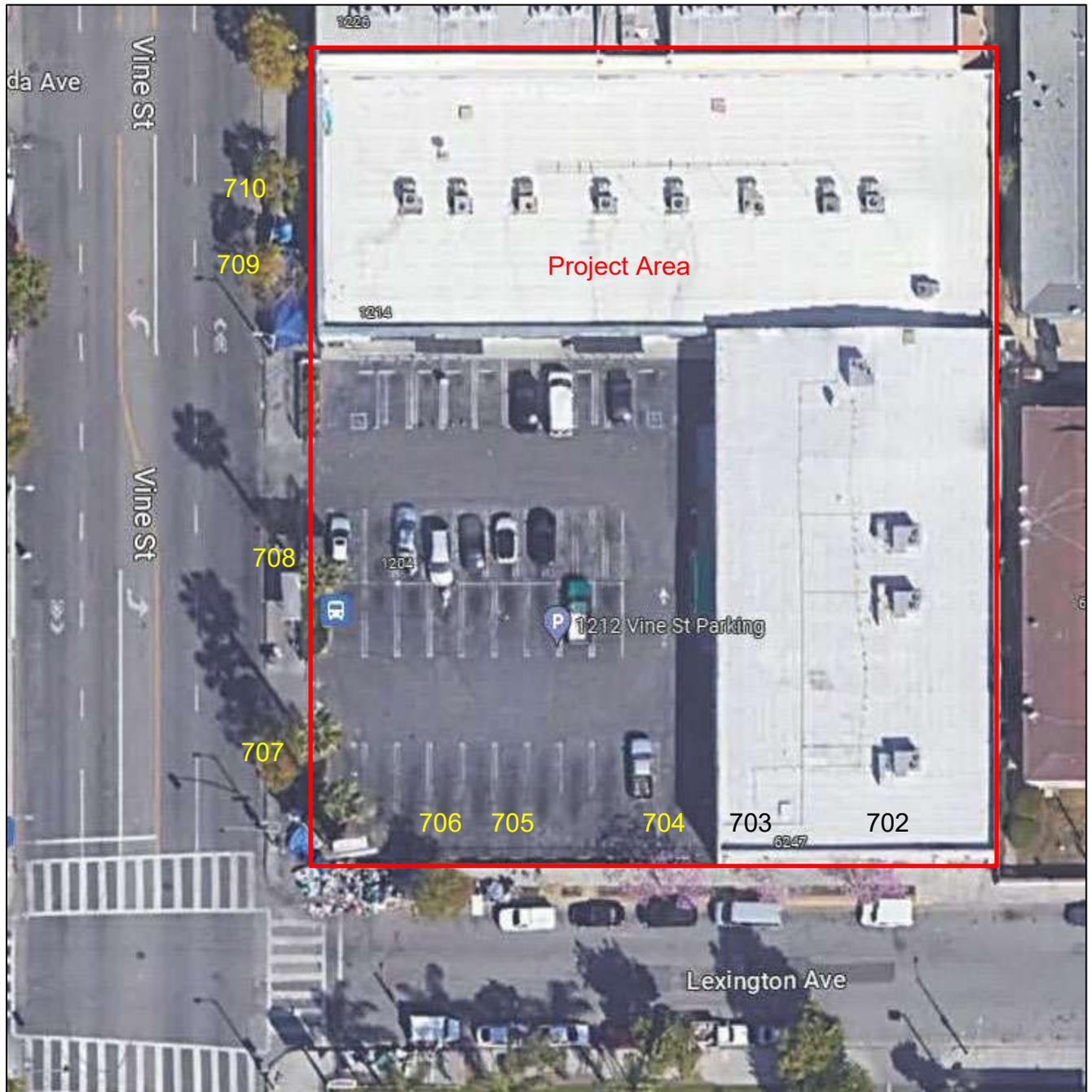
- Any Oak tree including Valley Oak (*Quercus lobata*) and California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California but excluding the Scrub Oak (*Quercus berberidifolia*)
- Southern California Black Walnut (*Juglans californica* var. *californica*)
- Western Sycamore (*Platanus racemosa*)
- California Bay (*Umbellularia californica*)
- Mexican Elderberry (*Sambucus mexicana*)
- Toyon (*Heteromeles arbutifolia*)

Bibliography

Fite, Kelby, and Smiley, Thomas E., Best Management Practices, *Managing Trees During Construction*, International Society of Arboriculture, Champaign, IL 2008.

Matheny, Nelda and Clark, James R., *Trees and Development: A Technical Guide to Preservation of Trees during Land Development*, International Society of Arboriculture, Champaign, IL 1998.

Appendix A – Tree Location Map



Tree Location Map showing Trees 702-706 on Lexington Avenue and Trees 707-710 on Vine Street.

Appendix B – Photos



Photo A, facing northeast, showing Trees 702-706 on Lexington Avenue.

Photo B, facing east, showing Trees 707-710 on Vine Street.

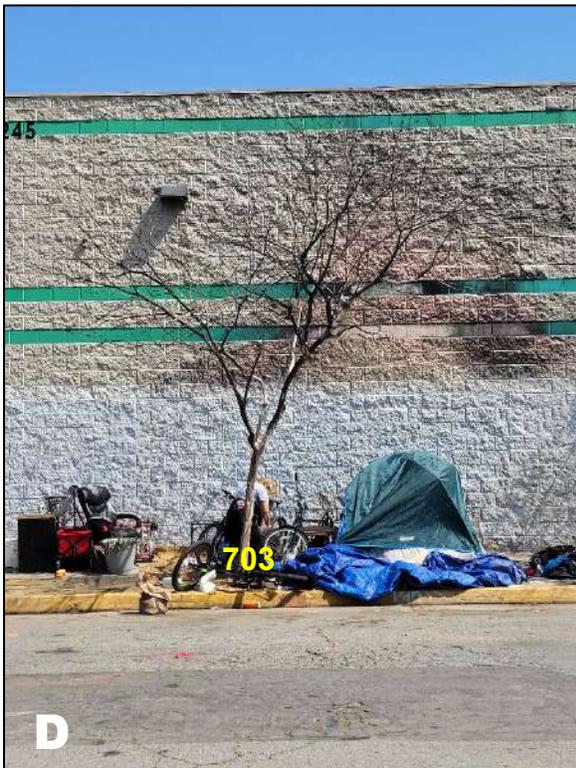




Photo C, facing north, showing Tree 702.

Photo D, facing north, showing Tree 703.

Photo E, facing north, showing Tree 704.



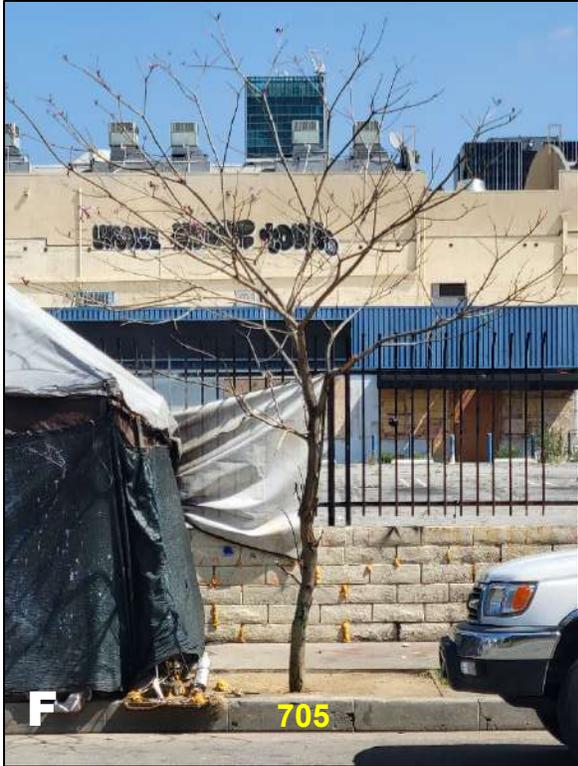


Photo C, facing north, showing Tree 705.

Photo D, facing north, showing Tree 706.

Photo E, facing north, showing Tree 707.

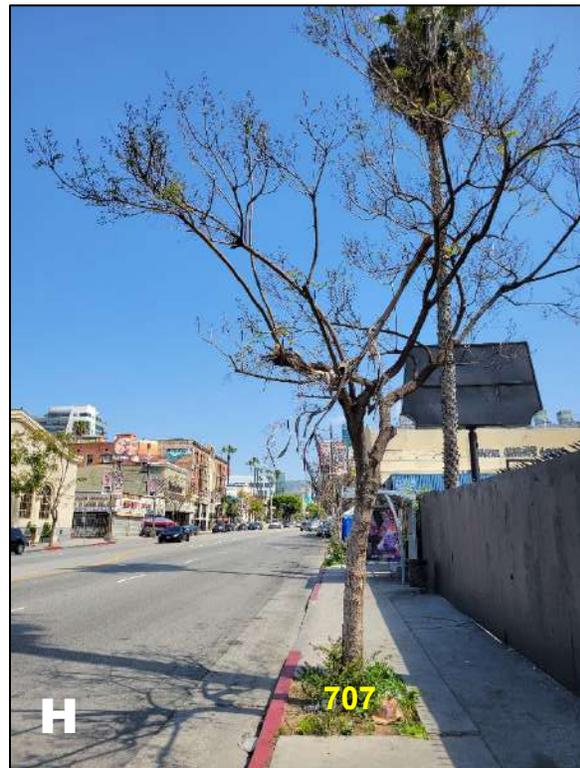
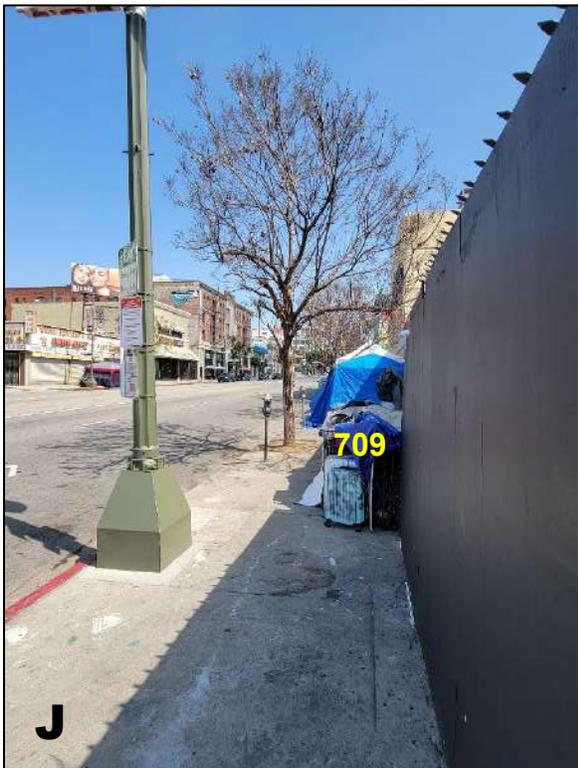




Photo C, facing north, showing Tree 708.

Photo D, facing north, showing Tree 709.

Photo E, facing north, showing Tree 710.



Appendix C - Assumptions and Limiting Conditions

1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible for the accuracy of information provided by others.
3. The consultant/appraiser shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
4. Loss or alteration of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written consent of the consultant/appraiser.
6. This report and values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
7. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
8. The tree locations in this report are not represented to be of survey quality but are sufficient to allow locating the tree in the field.
9. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property in question may not arise in the future.
10. Unless specifically stated, Tree Risk Assessments were not conducted on the trees described in this report and JTL Consultants is not responsible for the consequences of any risk associated with the trees, either inferred or implied.

Appendix D - Certificate of Performance

I, Ted Lubeshkoff, certify:

- ✓ That I have personally inspected the tree(s) referred to in the report and have stated my findings accurately. The extent of the evaluation is stated in the attached report;
- ✓ That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- ✓ That the analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts;
- ✓ That my analysis, opinions and conclusions were developed, and this report has been prepared according to commonly accepted arboriculture practices;
- ✓ That no one provided significant professional assistance to me, except as indicated within the report;
- ✓ That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assignment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I, Ted Lubeshkoff, am Registered Consulting Arborist #513 with the American Society of Consulting Arborists, and Certified Arborist WE-8446A with the International Society of Arboriculture. I have been involved in the practice of arboriculture and the care and study of trees for over 25 years.

Signed



Date: 5/25/2023

Appendix E – Professional Certification

The American Society of Consulting Arborists

*in recognition of fulfillment of the requirements for
Registered Consulting Arborist® status*

confers upon

Ted Lubeshkoff, RCA #513

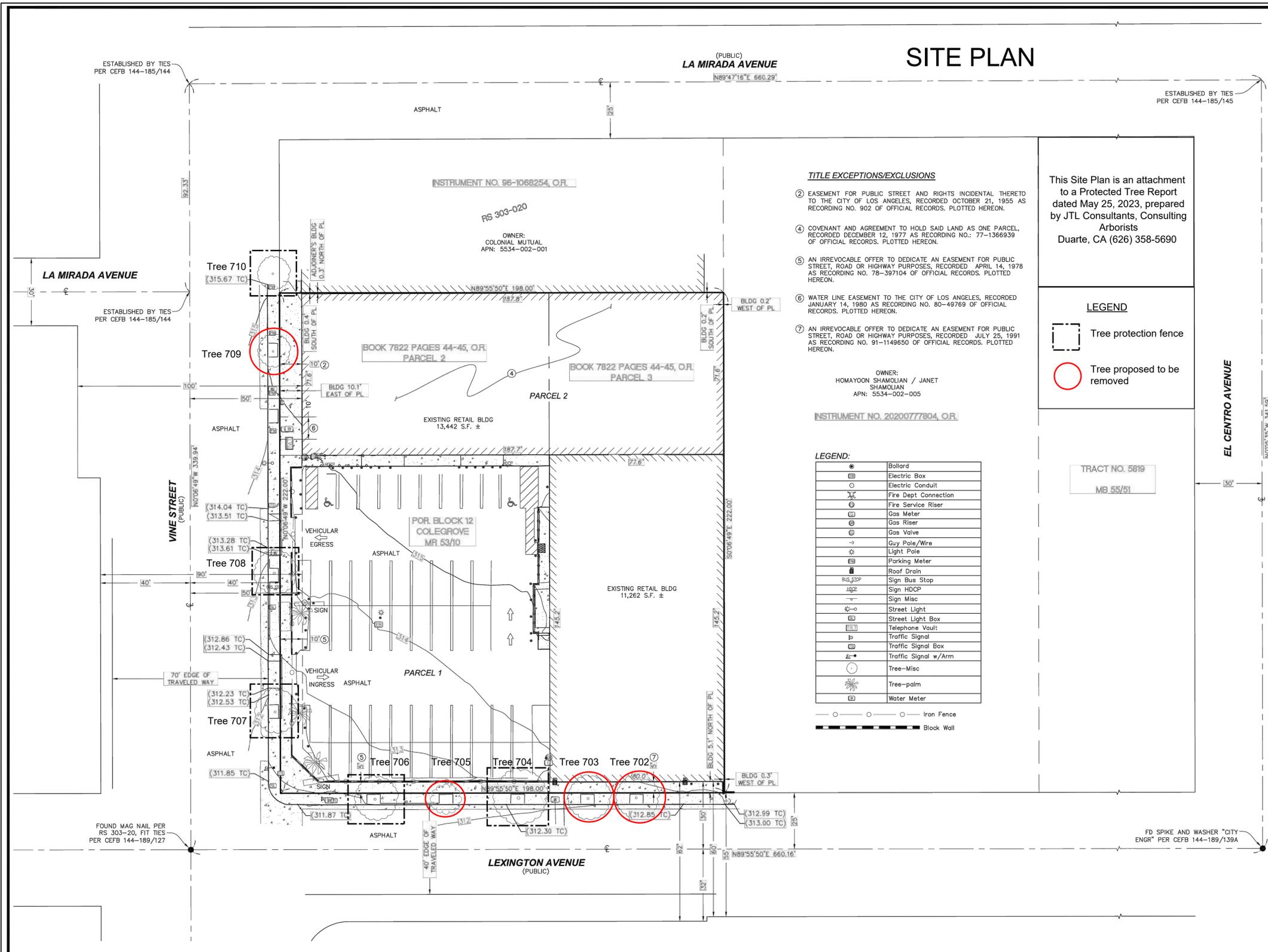
Registered Membership

12/19/2011



Dr. James R. Clark, RCA #357
President

Beth W. Palye, FASAE, CAE
Executive Director



SITE PLAN

TITLE EXCEPTIONS/EXCLUSIONS

- ② EASEMENT FOR PUBLIC STREET AND RIGHTS INCIDENTAL THERETO TO THE CITY OF LOS ANGELES, RECORDED OCTOBER 21, 1955 AS RECORDING NO. 902 OF OFFICIAL RECORDS. PLOTTED HEREON.
- ④ COVENANT AND AGREEMENT TO HOLD SAID LAND AS ONE PARCEL, RECORDED DECEMBER 12, 1977 AS RECORDING NO.: 77-1366939 OF OFFICIAL RECORDS, PLOTTED HEREON.
- ⑤ AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR PUBLIC STREET, ROAD OR HIGHWAY PURPOSES, RECORDED APRIL 14, 1978 AS RECORDING NO. 78-397104 OF OFFICIAL RECORDS. PLOTTED HEREON.
- ⑥ WATER LINE EASEMENT TO THE CITY OF LOS ANGELES, RECORDED JANUARY 14, 1980 AS RECORDING NO. 80-49769 OF OFFICIAL RECORDS. PLOTTED HEREON.
- ⑦ AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR PUBLIC STREET, ROAD OR HIGHWAY PURPOSES, RECORDED JULY 25, 1991 AS RECORDING NO. 91-1149650 OF OFFICIAL RECORDS. PLOTTED HEREON.

This Site Plan is an attachment to a Protected Tree Report dated May 25, 2023, prepared by JTL Consultants, Consulting Arborists Duarte, CA (626) 358-5690

LEGEND

- Tree protection fence
- Tree proposed to be removed

LEGEND:

| | |
|--|----------------------|
| | Bollard |
| | Electric Box |
| | Electric Conduit |
| | Fire Dept Connection |
| | Fire Service Riser |
| | Gas Meter |
| | Gas Riser |
| | Gas Valve |
| | Guy Pole/Wire |
| | Light Pole |
| | Parking Meter |
| | Roof Drain |
| | Sign Bus Stop |
| | Sign HDPC |
| | Sign Misc |
| | Street Light |
| | Street Light Box |
| | Telephone Vault |
| | Traffic Signal |
| | Traffic Signal Box |
| | Traffic Signal w/Arm |
| | Tree-Misc |
| | Tree-palm |
| | Water Meter |

— ○ — ○ — ○ — Iron Fence
 — ■ — ■ — ■ — Block Wall

| Revisions | | | |
|-----------|---|-----|------------|
| No. | Description | By | Date |
| 1 | CLIENT COMMENTS (REVISION TO EXC. ITEM 4) | JPG | 10/13/2020 |

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF LEXINGTON AVENUE PER RS 303-20, I.E. N89°55'50"E.

BASIS OF ELEVATIONS:
 THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE CITY OF LOS ANGELES BENCHMARK 12-13650, WIRE SPIKE IN W. CURB VINE ST. 9FT. N. OF LEXINGTON AVE. N. END. CB. EL. = 311.692, NAVD. 88.

ALTA/NSPS LAND TITLE SURVEY
 PORTION BLOCK 12
 COLEGROVE, M.R. 53/10
 LOS ANGELES, CA

Drawn By: JPG
 Checked By: _____
 Project No. 20-121
 Date: _____
 Sheet 1 of 1

PROJECT NAME:
 VINE STREET

CERTIFICATION
 TO MIG REAL ESTATE AND/OR ITS ASSIGNS AND SUCCESSORS AND CHICAGO TITLE INSURANCE 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 1, 2, 3, 4, 5, 6A, 7A, 7B1, 8, 9, 10, 11, 13, 14, 16, 17 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09/16/2020.

DATE OF PLAT OR MAP: 09/24/2020
 DATE OF LAST REVISION: 10/13/2020

SURVEYOR'S NOTES
 THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION.

INFORMATION SHOWN HEREON IS BASED ON CHICAGO TITLE INSURANCE COMPANY ORDER# 00129357-021-PS4-JC, DATED AS OF JULY 31, 2020, AS WELL AS A COPY OF EACH INSTRUMENT LISTED THEREIN, AND THE SUBJECT LAND AND EACH PARCEL THEREOF DESCRIBED IN THIS SURVEY IS THE SAME LAND AS DESCRIBED IN THE TITLE COMMENT INDICATED THEREIN.

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO VINE STREET AND LEXINGTON AVENUE, BOTH PUBLICLY DEDICATED AND MAINTAINED ROADS.

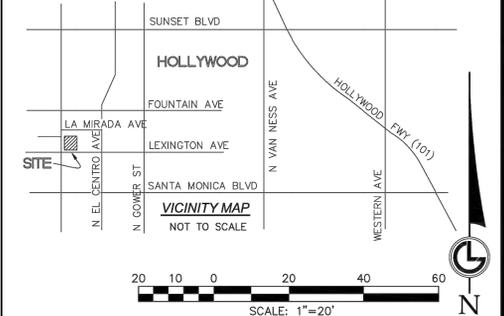
- TABLE "A" ITEMS**
2. PROPERTY ADDRESS: 1212-1218 VINE ST., LOS ANGELES, CA PER TITLE REPORT.
 3. PROPERTY IS IN ZONE X: 0.2% ANNUAL CHANCE FLOOD HAZARD, PER FEMA MAP 06037C1605F, EFFECTIVE ON 09/26/2008.
 4. GROSS AREA = 43,956 S.F. / 1.01 AC. ±
 5. VERTICAL RELIEF SHOWN HEREON.
 - 6(a). ZONING: C2-10
 - A ZONING REPORT OR LETTER WAS NOT PROVIDED BY THE CLIENT. IT IS THE RESPONSIBILITY OF THE INSURED TO VERIFY THE ZONING INFORMATION.
 - 7(a)(b). EXTERIOR DIMENSIONS OF ALL BUILDINGS & SQUARE FOOTAGE OF EXTERIOR BUILDING AT GROUND LEVEL SHOWN HEREON.
 8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN HEREON.
 9. PARKING: 28 REGULAR, 10 TANDEM, 2 ACCESSIBLE. TOTAL = 50 STALLS.
 10. N/A
 11. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE ONLY.
 13. ADJACENT OWNERS SHOWN HEREON.
 14. DISTANCE TO NEAREST INTERSECTION SHOWN HEREON. (SUBJECT PROPERTY IS ADJACENT TO THE NEAREST INTERSECTION).
 16. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 17. SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

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:

PARCEL 1:
 THAT PORTION OF BLOCK 12 OF COLEGROVE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGE 10 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LEXINGTON AVENUE (FORMERLY EMILITA AVENUE) WITH THE EAST LINE OF VINE STREET; THENCE NORTHERLY ALONG SAID EAST LINE OF VINE STREET 150 FEET; THENCE EAST PARALLEL WITH SAID NORTH LINE OF LEXINGTON AVENUE 198 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE OF VINE STREET 150 FEET TO THE NORTH LINE OF SAID LEXINGTON AVENUE; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

PARCEL 2:
 THAT PORTION OF BLOCK 12 OF COLEGROVE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53, PAGE 10 OF MISCELLANEOUS RECORDS, OF SAID COUNTY, DESCRIBED AS PARCELS NO. 2 AND NO. 3 IN DEED TO CITY OF LOS ANGELES, RECORDED IN BOOK 7822, PAGE 44 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 5534-002-023 & 018

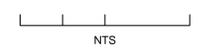


Architecture + Planning
 888.456.5849
 ktgy.com

Grubb Properties
 4601 Park Road, Suite 450
 Charlotte, NC 28209

1200 VINE STREET
 LOS ANGELES, CA # 2021-1034

CONCEPTUAL DESIGN
 APRIL 11, 2023



SITE SURVEY

A0-4