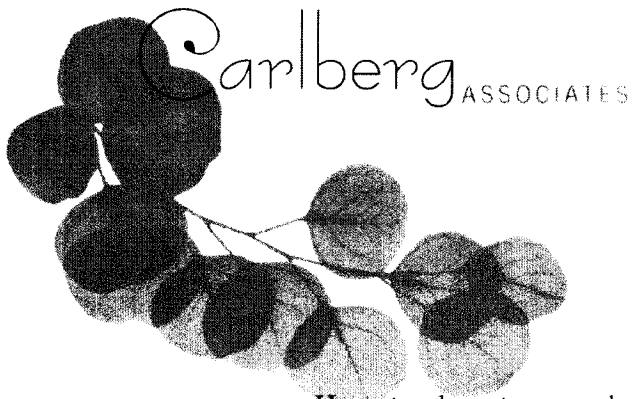


73818



Horticulturists and
Registered Consulting
ARBORISTS

6220 WEST YUCCA STREET
LOS ANGELES, CALIFORNIA 90028

SUBMITTED TO

GREG BECK
CHAMPION REALTY, LTD.
11620 WILSHIRE BOULEVARD, SUITE 1150
LOS ANGELES, CALIFORNIA 90025

PREPARED BY

CY CARLBERG
ASCA REGISTERED CONSULTING ARBORIST #405
ISA CERTIFIED ARBORIST #WE 0575A
ISA QUALIFIED TREE RISK ASSESSOR
CAUFC CERTIFIED URBAN FORESTER #013

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FEBRUARY 13, 2015

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6220 WEST YUCCA STREET, LOS ANGELES, CALIFORNIA – TREE REPORT

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February 13, 2015

Greg Beck
Champion Realty, Ltd.
11620 Wilshire Boulevard, Suite 1150
Los Angeles, California 90025

Re: 6220 West Yucca Street, Los Angeles, California 90028

Dear Mr. Beck,

This letter addresses our office's site visit of February 8, 2015 to the properties known collectively as 6220 West Yucca Street in Los Angeles, California. We were retained to visit the property and determine if any trees considered protected by the City of Los Angeles Tree Preservation Ordinance No. 177,044 were present. The table on the following page sets forth the data for the five private property trees, two City rights-of-way trees, and seven trees that overhang the subject property located on the property to the south. ***None of the private property species are considered protected by the ordinance.*** There are no trees affected by proposed construction on contiguous properties other than the ones to the south.

Included in the following table are the approximate amounts of canopy overhang from the trees on the southern property over the parking garage on the north. Any pruning for construction clearance will need to be coordinated and approved by the property owner to the south.

Please feel welcome to contact me at our Santa Monica office if you have any immediate questions or concerns.

Respectfully submitted,

Cy Carlberg, Registered Consulting Arborist
Principal, Carlberg Associates

Santa Monica Office
cy@cy Carlberg.com

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**TABLE 1 – INVENTORY OF TREES (PRIVATE PROPERTY, RIGHTS-OF-WAY
AND OFF-SITE TREES)**

Tree No.	Common Name	Botanical Name	Trunk Diameter at 4.5'	Height & Canopy Spread (approx.)	Health and Structure	Comments
On-Site Trees						
1	Canary Island date palm	<i>Phoenix canariensis</i>	25' BT*	35'/20'	A/A	Non-protected species
2	Mexican fan palm	<i>Washingtonia robusta</i>	35' BT	40'/14'	A/A	Non-protected species
3	Pygmy date palm	<i>Phoenix roebelenii</i>	4' BT	6'/6'	A/A	Non-protected species
4	Pygmy date palm	<i>Phoenix roebelenii</i>	4', 4, and 4.5' BT	7'/10'	A/A	Non-protected species
5	Pygmy date palm	<i>Phoenix roebelenii</i>	2, 2, 3, 4 & 4.5 BT	7'/10'	A/A	Non-protected species
City of Los Angeles Rights-of-Way Trees (on Argyle Avenue)						
A	Evergreen pear	<i>Pyrus kawakamii</i>	4.5	10'/7'	A/B-	Torn limb east side
B	Evergreen pear	<i>Pyrus kawakamii</i>	3.5"	8'/6'	A/A-	
Off-Site Trees			Overall Grade			
OS-1	Lemon-scented bottlebrush	<i>Callistemon citrinus</i>	~1, 1, 2, 2, 3, 3	10'/12'	A	Tree canopy encroaches ~3 feet onto site
OS-2	Canary Island date palm	<i>Phoenix canariensis</i>	~18' BT	25'/20'	A	Tree canopy encroaches ~8 feet onto site
OS-3	Canary Island date palm	<i>Phoenix canariensis</i>	~25' BT	35'/22'	B+	Tree canopy encroaches ~10 feet onto site
OS-4	Aleppo pine	<i>Pinus halepensis</i>	~24"	45'/45'	B	Tree canopy encroaches ~16 feet onto site
OS-5	Jacaranda	<i>Jacaranda mimosifolia</i>	~10"	20'/18'	B-	Tree canopy encroaches ~2 feet onto site
OS-6	Camphor tree	<i>Cinnamomum camphora</i>	18"	25'/35'	A	Tree canopy encroaches ~10 feet onto site
OS-7	Spanish dagger	<i>Yucca gloriosa</i>	12"	10'/14'	A	Tree canopy encroaches ~5 feet onto site

*BT – Brown Trunk Height: Nursery Standard Measurement (from grade to the base of the newest emerging spear).



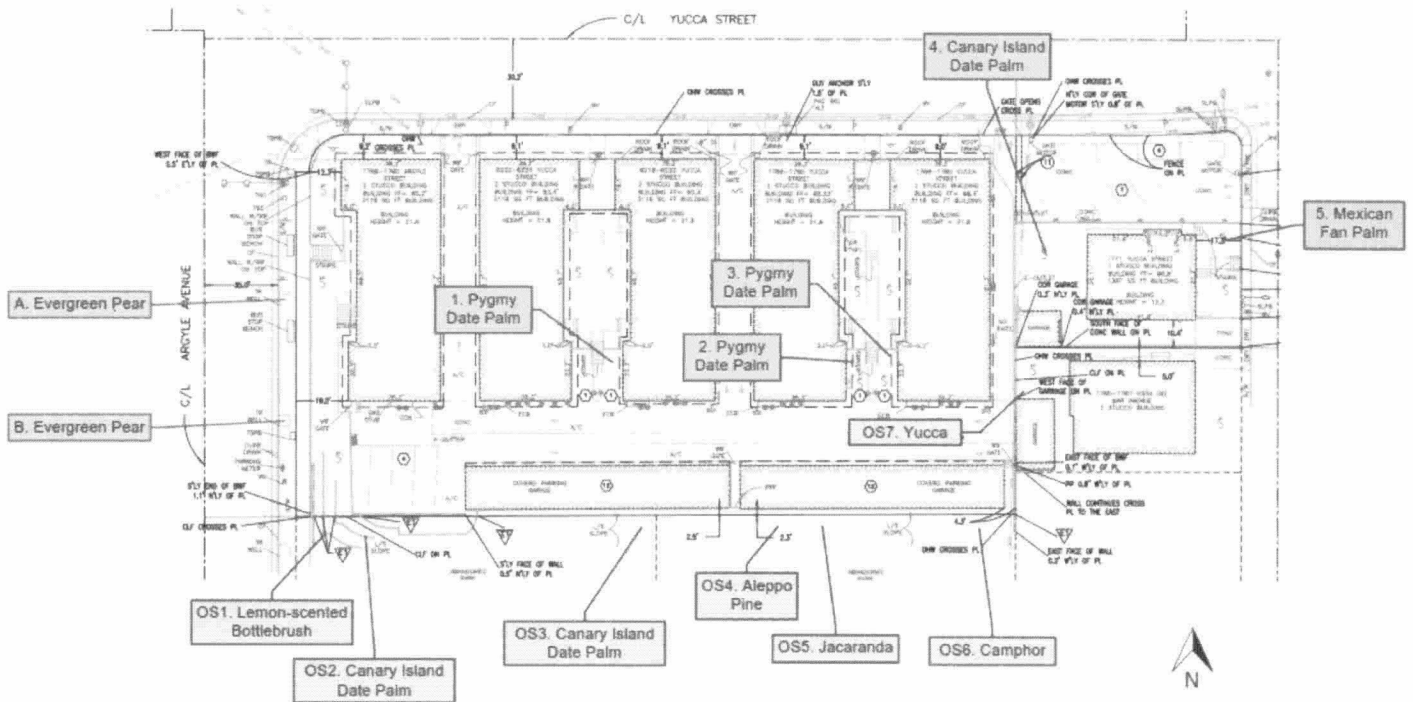
EXHIBIT A - AERIAL IMAGE OF SUBJECT PROPERTY

6220 West Yucca Street, Los Angeles, California



6220 West Yucca Street, Hollywood

EXHIBIT B - REDUCED COPY OT TREE LOCATION MAP
(Full-sized drawing to be part of the submittal)



Tree Inventory

6220 West Yucca Street
Hollywood, California

- Public Right-of-Way Tree
- On-site Tree
- Off-site Tree



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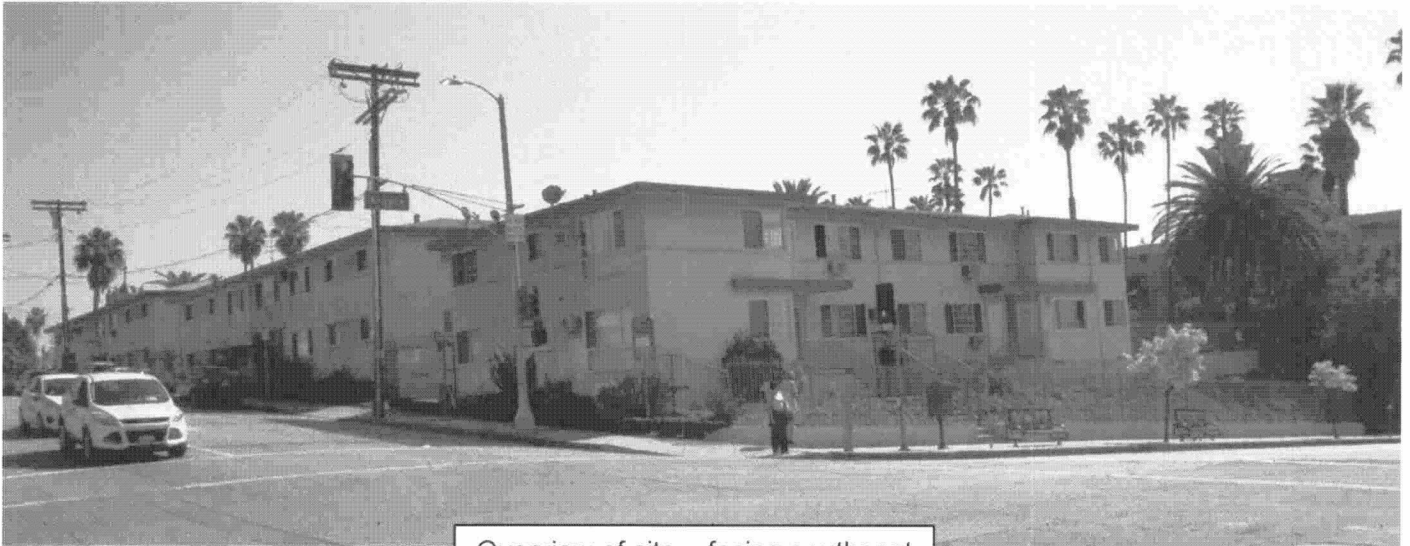
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EXHIBIT C – CAPTIONED PHOTOGRAPHS



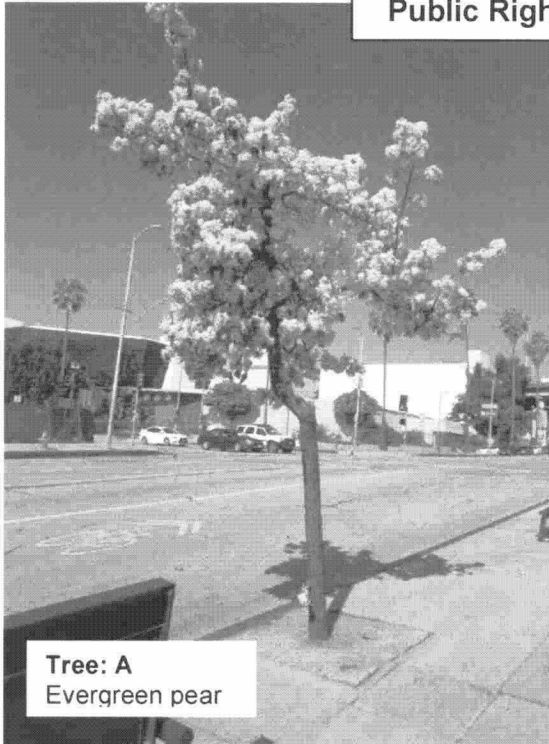
Overview of site – facing southeast



Overview showing large off-site trees – facing west



Public Right-of-Way Trees

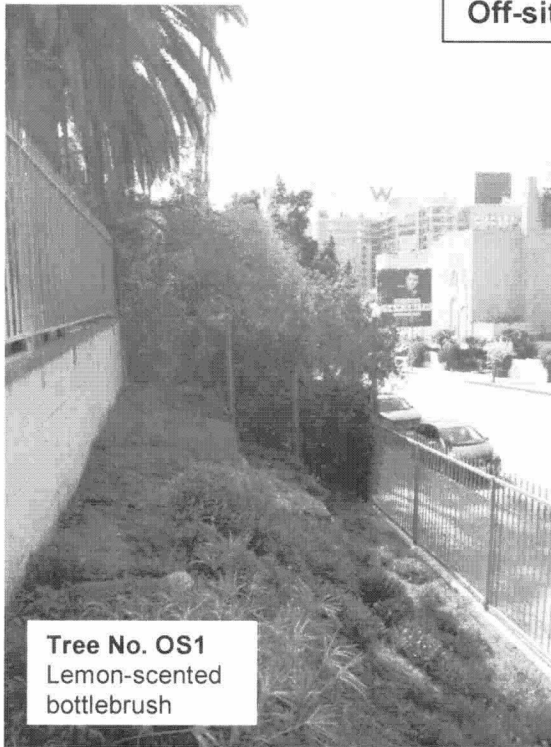


On-site Trees

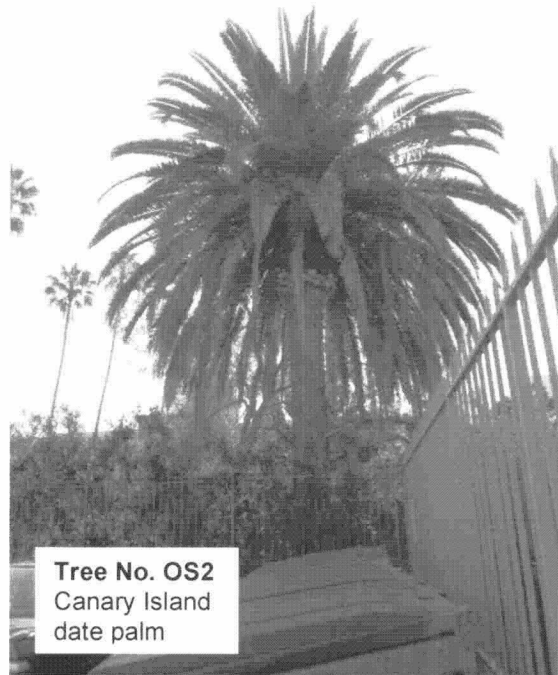




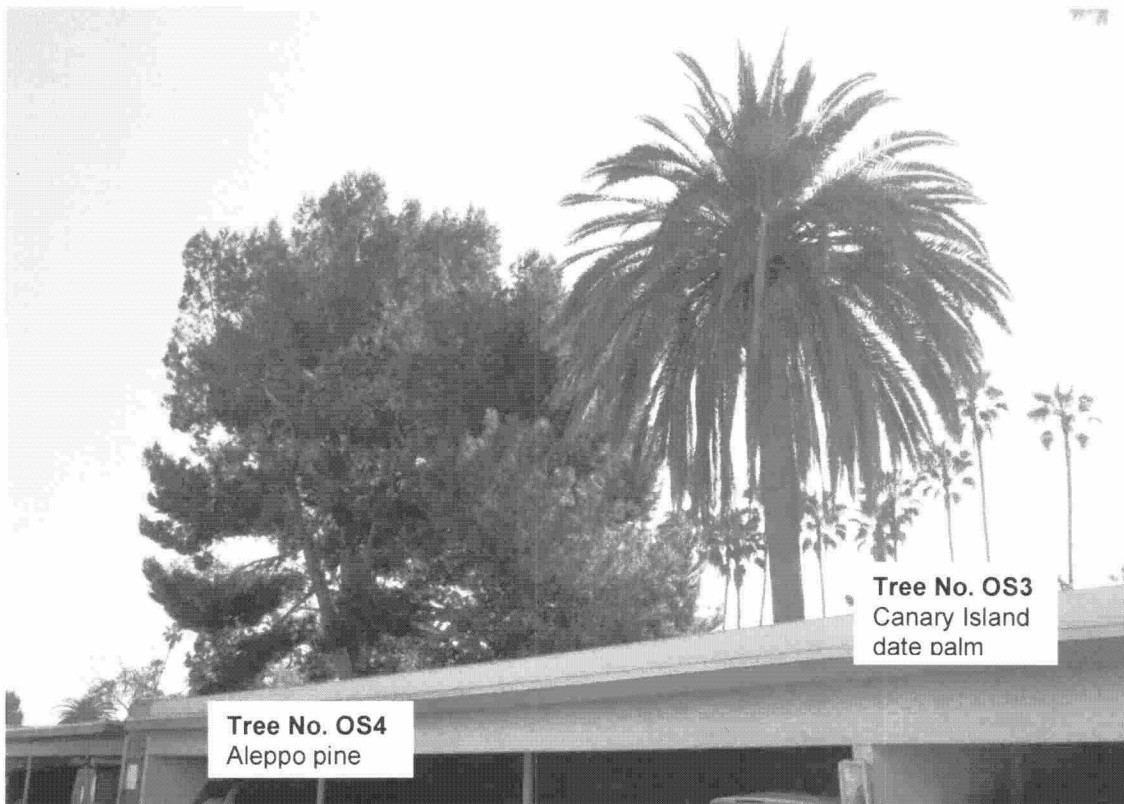
Off-site Trees



Tree No. OS1
Lemon-scented
bottlebrush



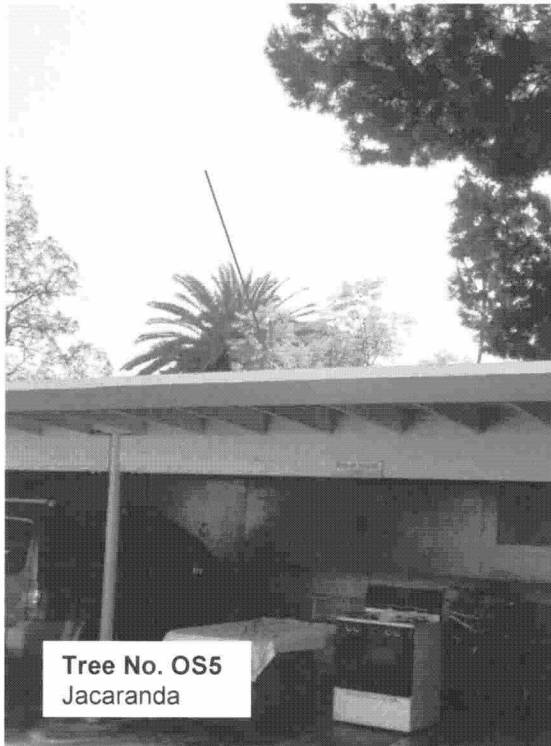
Tree No. OS2
Canary Island
date palm



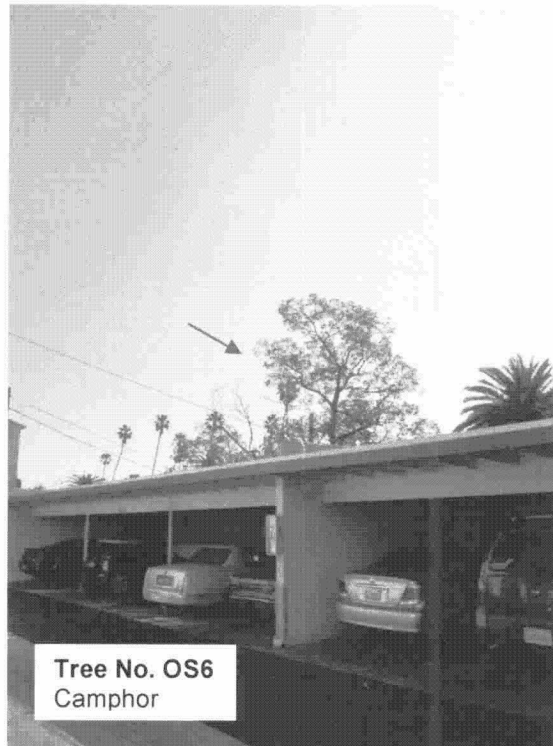
Tree No. OS4
Aleppo pine

Tree No. OS3
Canary Island
date palm





Tree No. OS5
Jacaranda



Tree No. OS6
Camphor



Tree No. OS7
Spanish dagger



CY CARLBERG

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<u>Education</u>	B.S., Landscape Architecture, California State Polytechnic University, Pomona, 1985 Graduate, Arboricultural Consulting Academy, American Society of Consulting Arborists, Chicago, Illinois, February 2002 Graduate, Municipal Forestry Institute, Lied, Nebraska, 2012
<u>Experience</u>	Consulting Arborist, Carlberg Associates, 1998-present Manager of Grounds Services, California Institute of Technology, Pasadena, 1992-1998 Director of Grounds, Scripps College, Claremont, 1988-1992
<u>Certificates</u>	Certified Arborist (#WE-0575A), International Society of Arboriculture, 1990 Registered Consulting Arborist (#405), American Society of Consulting Arborists, 2002 Certified Urban Forester (#013), California Urban Forests Council, 2004 Certified Tree Risk Assessor (#1028), International Society of Arboriculture, 2011

AREAS OF EXPERTISE

Ms. Carlberg is experienced in the following areas of tree management and preservation:

- Tree health and risk assessment
- Master Planning
- Tree inventories and reports to satisfy jurisdictional requirements
- Expert Testimony
- Post-fire assessment, valuation, and mitigation for trees and native plant communities
- Value assessments for native and non-native trees
- Pest and disease identification
- Guidelines for oak preservation
- Selection of appropriate tree species
- Planting, pruning, and maintenance specifications
- Tree and landscape resource mapping – GPS, GIS, and AutoCAD
- Planning Commission, City Council, and community meetings representation

PREVIOUS CONSULTING EXPERIENCE

Ms. Carlberg has overseen residential and commercial construction projects to prevent damage to protected and specimen trees. She has thirty-five years of experience in arboriculture and horticulture and has performed tree health evaluation, value and risk assessment, and expert testimony for private clients, government agencies, cities, school districts, and colleges. Representative clients include:

The Huntington Library and Botanical Gardens	The City of Claremont
The Los Angeles Zoo and Botanical Gardens	The City of Beverly Hills
The Rose Bowl and Brookside Golf Course, Pasadena	The City of Pasadena
Walt Disney Concert Hall and Gardens	The City of Los Angeles
The Art Center College of Design, Pasadena	The City of Santa Monica
Pepperdine University	Santa Monica/Malibu Unified School District
Loyola Marymount University	San Diego Gas & Electric
The Claremont Colleges (Pomona, Scripps, CMC, Harvey Mudd,	Los Angeles Department of Water and Power
Claremont Graduate University, Pitzer, Claremont University Center)	Rancho Santa Ana Botanic Garden, Claremont
Quinn, Emanuel, Urquhart and Sullivan (attorneys at law)	Latham & Watkins, LLP (attorneys at law)

AFFILIATIONS

Ms. Carlberg serves with the following national, state, and community professional organizations:

- California Urban Forests Council, Board Member, 1995-2006
- Street Tree Seminar, Past President, 2000-present
- American Society of Consulting Arborists Academy, Faculty Member, 2003-2005, 2014
- American Society of Consulting Arborists, Board of Directors, 2013-Present
- Member, Los Angeles Oak Woodland Habitat Conservation Strategic Alliance, 2010-present

