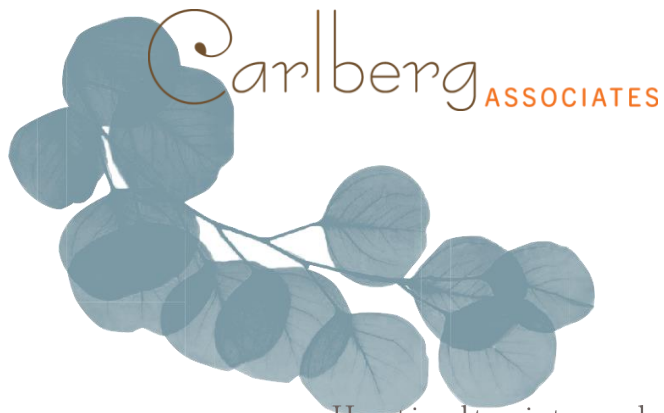


Appendix

Appendix IS-1

Tree Inventory Report



Horticulturists and
Registered Consulting
ARBORISTS

**CITY OF LOS ANGELES TREE INVENTORY REPORT
6061, 6063, 6069, & 6087 SUNSET BOULEVARD,
LOS ANGELES 90028**

SUBMITTED TO:

**EDGAR KHALATIAN, PARTNER
MAYER BROWN, LLP
350 SOUTH GRAND AVENUE, 25TH FLOOR
LOS ANGELES, CALIFORNIA 90071**

PREPARED BY:

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

742221471.1

Santa Monica Office
828 Fifth Street, Suite 3
Santa Monica, California 90403
Office: 310.451.4804

Sierra Madre Office
80 West Sierra Madre Boulevard, #241
Sierra Madre, California 91024
Office: 626.428.5072



JUNE 28, 2021

www.cycarlberg.com

TREE INVENTORY REPORT

TABLE OF CONTENTS

COVER LETTER 1

TABLE 1 – TREE INVENTORY 2

EXHIBIT A – AERIAL IMAGE OF SUBJECT PROPERTY 4

EXHIBIT B – REDUCED COPY OF TREE LOCATION EXHIBIT 5

EXHIBIT C – TREE PHOTOGRAPHS 6

HEALTH AND STRUCTURE GRADE DEFINITIONS 12

ARBORIST DISCLOSURE STATEMENT 14

RESUME 15



June 28, 2021

Edgar Khalatian, Partner
Mayer Brown, LLP
350 South Grand Avenue, 25th
Los Angeles, California, 90071

**Re: Hollywood Trophy – 6061, 6063, 6069, & 6087 West Sunset Boulevard, Los Angeles, California, 90028
City of Los Angeles Tree Inventory Report**

Dear Mr. Khalatian,

This letter addresses our office's site visit of June 14, 2021 to the properties located at 6061, 6063, 6069, and 6087 West Sunset Boulevard in Los Angeles, California, 90012. Carlberg Associates was retained to visit the properties, inventory all private property and City of Los Angeles rights-of-way trees, and prepare a report in accordance with the City of Los Angeles' Tree Preservation Ordinance No. 186,873 (Chapter IV, Article 6 of the Los Angeles Municipal Code) and the guidelines set forth by the City of Los Angeles Planning Department. Protected trees and shrubs as set forth in the Ordinance are coast live oak, western sycamore, Southern California black walnut, California bay laurel, Mexican elderberry and toyon with trunk diameters (measured at 4.5 feet above grade) of 4 inches or greater. The Planning Division requires that all other trees with trunk diameters greater than 8 inches are included in the inventory, as well as any off-site trees whose canopies overhang the subject property.

The table on the following pages sets forth the data for the 24 inventoried trees: 14 private property trees and 10 right-of-way trees. **None of the private property trees are considered protected by the City of Los Angeles' Tree Preservation Ordinance No. 186,873.** By virtue of their trunk diameter size of eight inches and greater, the 14 private property trees are considered 'significant' as defined by the City's Planning Division.

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
828 Fifth Street, Suite 3
Santa Monica, California 90403
Office: 310.451.4804

Sierra Madre Office
80 West Sierra Madre Boulevard, #241
Sierra Madre, California 91024
Office: 626.428.5072

www.cycarlberg.com

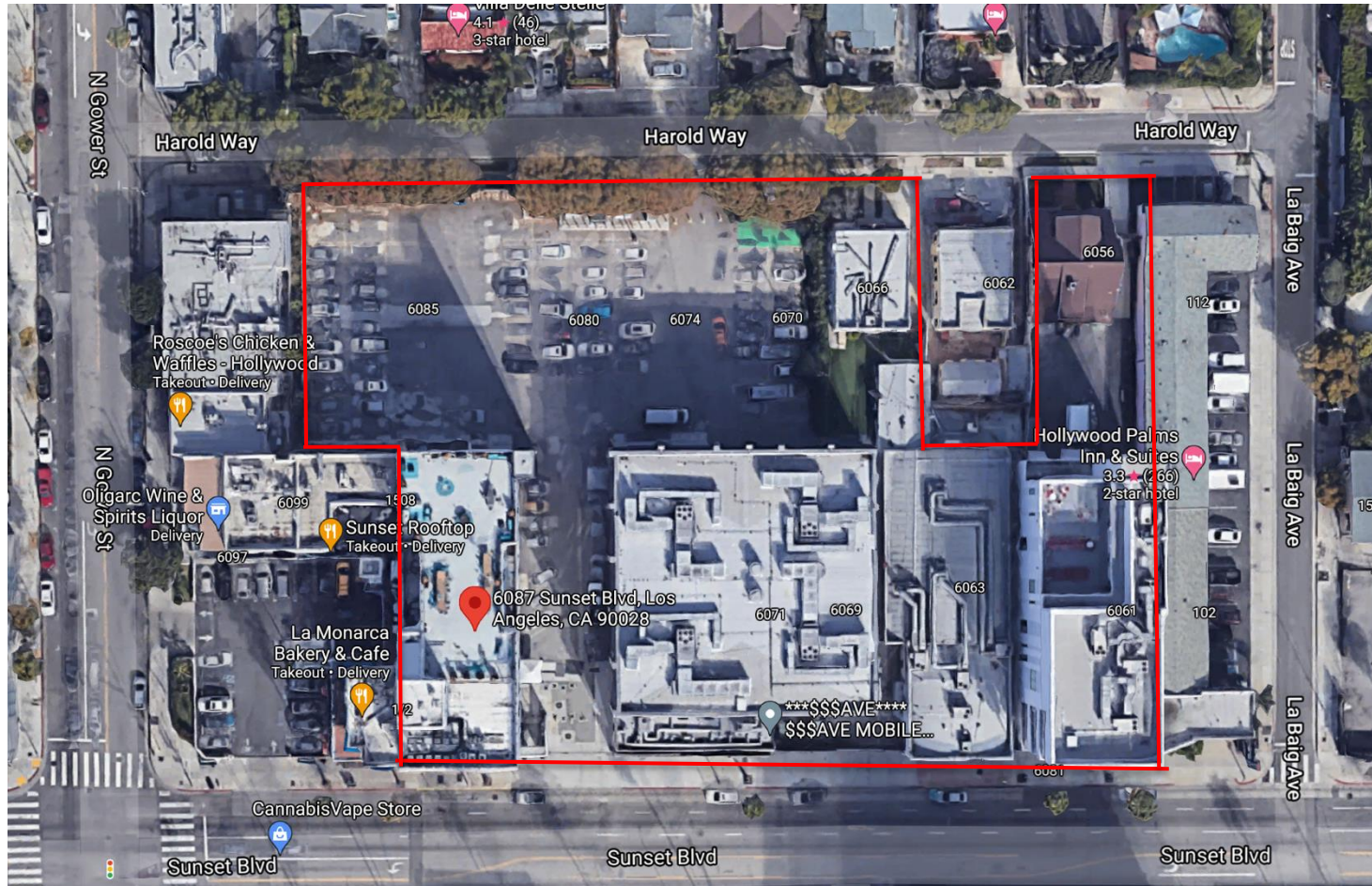
TABLE 1 – TREE INVENTORY

Tree #	Common Name	Botanical Name	Diameter at 4.5 feet (DBH)* in inches	Height (~Feet)	Canopy Spread (N/E/S/W) in ~feet	Health	Structure	"Protected," "ROW," or "Significant" Tree	Comments
1	camphor	<i>Cinnamomum camphora</i>	3.8, 4.2, 3.6, 5.2	18	5/10/10/5	C	C	Significant	on 6066 Harold property; parcel 15
ST2**	pink trumpet tree	<i>Handroanthus impetiginosus</i>	4.3	15	8/9/4/8	C	C	ROW	shaded out
3	Chinese elm	<i>Ulmus parvifolia</i>	13.4	25	13/11/12/10	B-	C	Significant	Utility on S side, pruned for clearance
4	Chinese elm	<i>Ulmus parvifolia</i>	12.4	25	17/14/10/16	B-	C-	Significant	Utility on S side, pruned for clearance
5	Chinese elm	<i>Ulmus parvifolia</i>	11.1	25	16/9/8/15	B	C-	Significant	Utility on S side, pruned for clearance; topped; contact stress wood
ST6	pink trumpet tree	<i>Handroanthus impetiginosus</i>	7.9	15	5/12/7/11	B-	B	ROW	shaded out
7	Chinese elm	<i>Ulmus parvifolia</i>	10	25	14/10/9/12	B-	C-	Significant	Utility on S side, pruned for clearance; contact stress wood
8	Chinese elm	<i>Ulmus parvifolia</i>	11.6	25	17/12/8/14	B	C	Significant	Utility on S side, pruned for clearance
9	Chinese elm	<i>Ulmus parvifolia</i>	12.5	25	19/10/7/15	B	C	Significant	Utility on S side, pruned for clearance
ST10	pink trumpet tree	<i>Handroanthus impetiginosus</i>	4.3	15	9/2/4/6	C	D	ROW	shaded out
11	Chinese elm	<i>Ulmus parvifolia</i>	11.3	25	16/11/2/8	B	C	Significant	Utility on S side, pruned for clearance
12	Chinese elm	<i>Ulmus parvifolia</i>	10.7	25	15/12/6/9	C	C-	Significant	Utility on S side, pruned for clearance
ST13	pink trumpet tree	<i>Handroanthus impetiginosus</i>	7	18	11/7/4/10	C-	D	ROW	damage at base

Tree #	Common Name	Botanical Name	Diameter at 4.5 feet (DBH)* in inches	Height (~Feet)	Canopy Spread (N/E/S/W) in ~feet	Health	Structure	"Protected," "ROW," or "Significant" Tree	Comments
14	Chinese elm	<i>Ulmus parvifolia</i>	10.7	25	17/10/7/15	B	C	Significant	Utility on S side, pruned for clearance
15	Chinese elm	<i>Ulmus parvifolia</i>	12.1	25	16/11/7/16	B-	C	Significant	Utility on S side, pruned for clearance
ST16	pink trumpet tree	<i>Handroanthus impetiginosus</i>	9	18	12/8/10/14	B	B	ROW	Utility on S side, pruned for clearance
ST17	Mexican fan palm	<i>Washingtonia robusta</i>	BT30	40	7/6/7/7	A	A	ROW	
ST18	Mexican fan palm	<i>Washingtonia robusta</i>	BT65	75	5/5/5/5	A	A	ROW	old spike wounds on stem
ST19	Mexican fan palm	<i>Washingtonia robusta</i>	BT50	60	7/6/8/7	A	A	ROW	old spike wounds on stem
ST20	Mexican fan palm	<i>Washingtonia robusta</i>	BT55	65	6/6/6/6	A	A	ROW	old spike wounds on stem
ST21	Mexican fan palm	<i>Washingtonia robusta</i>	BT50	60	6/5/6/5	A	A	ROW	old spike wounds on stem
22	olive	<i>Olea europaea</i>	5.2, 3.5, 1.6	14	0/3/16/8	B-	C	Significant	
23	olive	<i>Olea europaea</i>	5.8, 3, .5	15	0/13/12/0	B-	C	Significant	leans SE
24	olive	<i>Olea europaea</i>	3.5, 3.5, 4, 1, 2, 1, .5	15	4/4/7/5	C	B	Significant	cankers on S side of trunks running the length of the trunks; hitch tie around 2 main stems

* **DBH** – Diameter at Breast Height. A forestry term used to describe a tree’s trunk diameter measured at 4.5 feet above grade. Often used as a representation of tree height.

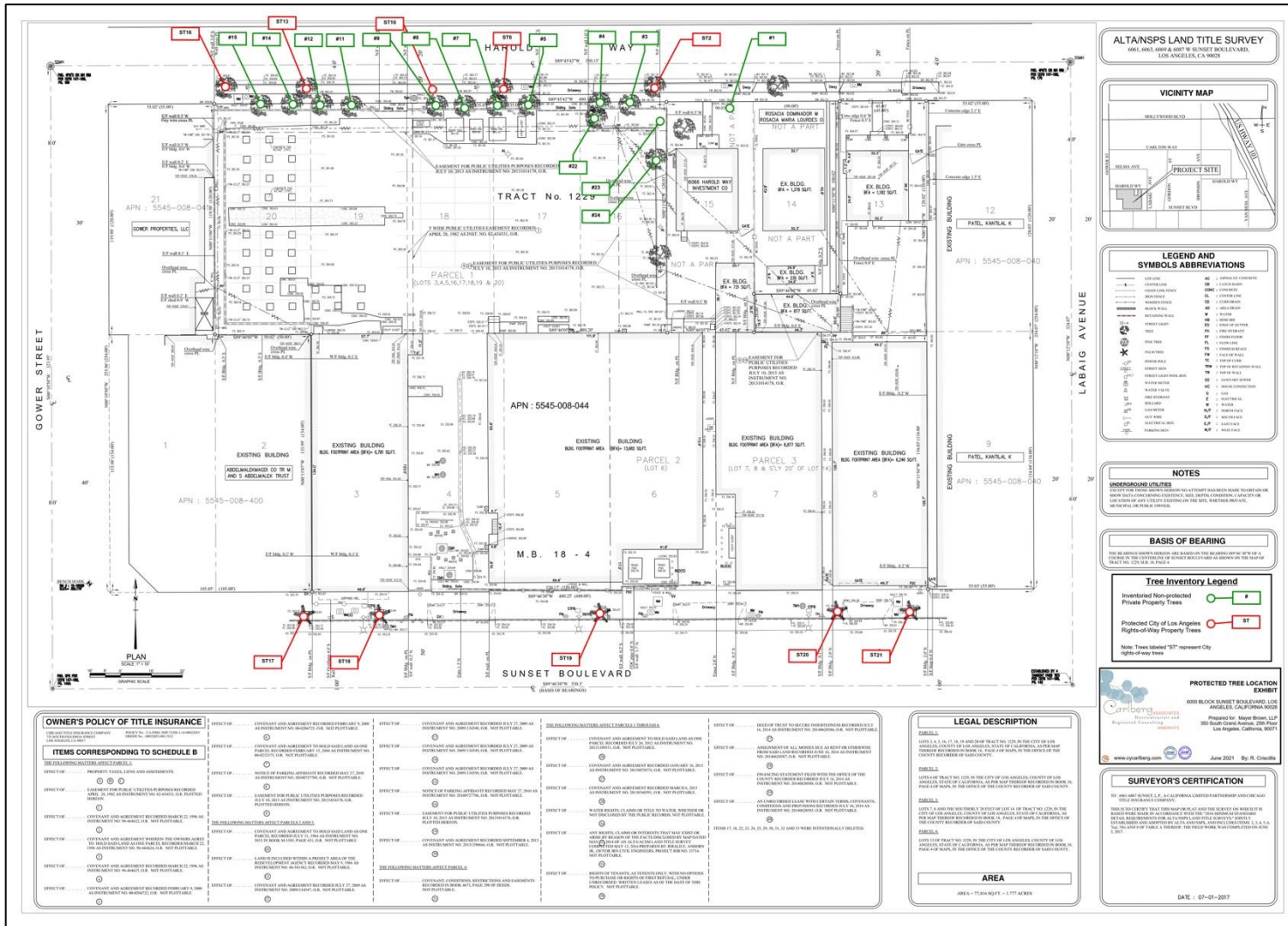
** **ST** – Street Tree, or ROW Tree



No Scale

EXHIBIT A – AERIAL IMAGE OF SUBJECT PROPERTIES
Boundaries are representational only
(Source: Google Maps)





ALTA/SPS LAND TITLE SURVEY
6661, 6663, 6669 & 6671 WEST SUNSET BOULEVARD,
LOS ANGELES, CA 90028

VICINITY MAP

LEGEND AND SYMBOLS ABBREVIATIONS

NOTES

UNDERGROUND UTILITIES

BASIS OF BEARING

Tree Inventory Legend

PROTECTED TREE LOCATION EXHIBIT

SURVEYOR'S CERTIFICATION

EXHIBIT B – REDUCED COPY OF TREE LOCATION EXHIBIT (NOT TO SCALE)



EXHIBIT 3 – TREE PHOTOGRAPHS



Tree 1



Street Tree 2



Tree 3



Tree 4





Tree 5



Street Tree 6



Tree 7



Tree 8



Tree 9



Street Tree 10



Tree 11



Tree 12





Street Tree 13



Tree 14



Street Tree 15



Street Tree 16



Street Tree 17



Street Tree 18



Street Tree 19



Street Tree 20





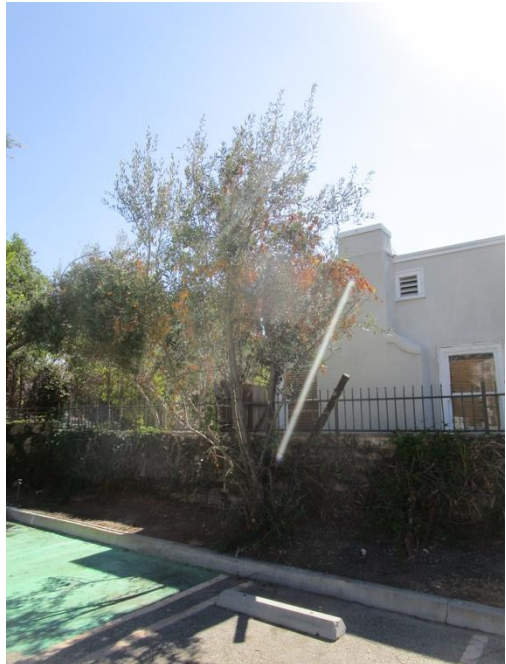
Street Tree 21



Tree 22



Tree 23



Tree 24



HEALTH AND STRUCTURE GRADE DEFINITIONS

Health and structure ratings of the trees are based on the archetype tree of the same species through a subjective evaluation of its physiological health, aesthetic quality, and structural integrity.

Overall physiological condition (health) and structural condition were rated A-F:

Health

- A. Outstanding – Exceptional trees of good growth form and vigor for their age class; exhibiting very good to excellent health as evidenced by normal to exceptional shoot growth during current season, good bud development and leaf color, lack of leaf, twig or branch dieback throughout the crown, and the absence of decay, bleeding, or cankers. Common leaf and/or twig pests may be noted at very minor levels.
- B. Above average – Good to very good trees that exhibit minor necrotic or physiological symptoms of stress and/or disease; shoot growth is less than reasonably expected, leaf color is less than optimal in some areas, the crown may be thinning, minor levels of leaf, twig, and branch dieback may be present, and minor areas of decay, bleeding, or cankers may be manifesting. Minor amounts of epicormic growth may be present. Minor amounts of fire damage or mechanical damage may be present. Still healthy, but with moderately diminished vigor and vitality. No significant decline noted.
- C. Average – Average, moderately good trees whose growth habit and physiological or fire-induced symptoms indicate an equal chance to either decline or continue with good health into the near future. Most of these trees exhibit moderate to significant small deadwood in outer crown areas, decreased shoot growth and diminished leaf color and mass. Some stem and branch dieback is usually present and epicormic growth may be moderate to extensive. Cavities, pockets of decay, relatively significant fire damage, bark exfoliation, or cracks may be present. Moderate to significant amounts of insect or disease symptoms may be present; the tree may be shaded or crowded in such a way that it is expected to negatively impact the lifespan of the tree. Tree may be in early decline.
- D. Below Average/Poor - trees whose growth habit and physiological or fire-induced symptoms indicate significant, irreversible decline. Most of these trees exhibit significant dieback of wood in the crown, possibly accompanied by significant epicormic sprouting. Shoot growth and leaf color and mass is either significantly diminished or nonexistent throughout the crown. Cavities, pockets of decay, significant fire damage, bark exfoliation, and/or cracks may be present. Significant amounts of insect or disease symptoms may be present; the tree may be shaded or crowded in such a way that it has negatively impacted the lifespan of the tree. Tree appears to be in irreversible decline.
- F. Dead or in spiral of decline – this tree exhibits very little to no signs of life.

Structure

- A. Outstanding – Trees with outstanding structure for their species exhibit trunk and branch arrangement and orientation that result in a sturdy form or architecture that resists failure under normal circumstances. The spacing, orientation, and size of the branches relative to the trunk are quintessential for the species and free from defects. No outward sign of decay or pathological disease is present. Some trees exhibit naturally inherent branching defects, like multiple, narrow points of attachment from one point on the trunk, which would preclude them from achieving an “A” grade.



- B. Above average - Trees with good to very good structure for their species. They exhibit trunk and branch arrangement and orientation that result in a relatively sturdy form or architecture that resists failure under normal circumstances, but may have some mechanical damage, over-pruning, or other minor structural defects. The spacing, orientation, and size of the branches relative to the trunk are still in the normal range for the species, but they exhibit a minor degree of defects. Minor, sub-critical levels of decay or pathological disease may be present, but the degree of damage is not yet structurally significant. Trees that exhibit naturally inherent branching defects, like multiple, narrow points of attachment from one point on the trunk, would generally fall in to this category. A small percentage of the canopy may be shaded or crowded, but not in such a way that it is expected to negatively impact the structural integrity or lifespan of the tree.
- C. Average - Trees with moderately good structure for their species, but with obvious defects. They exhibit trunk and branch arrangement and orientation that result in a less than sturdy form or architecture, which reduces their resistance to failure under normal circumstances. Moderate levels of mechanical damage, over-pruning, or other structural defects may be present. The spacing, orientation, and size of some of the branches relative to the trunk are not in the normal range for the species. Moderate to significant levels of decay or pathological disease may be present that increase the likelihood of structural instability. Influences such as an excessive trunk lean, slope erosion, root pruning, or other growth-inhibiting factors may be present. A moderate to significant percentage of the canopy may be shaded or crowded in such a way that it is expected to negatively impact the structural integrity or lifespan of the tree. Risk of full or partial failure in the near future appears to be moderately elevated.
- D. Well Below Average/Poor - Trees poor structure for their species and with obvious defects. They exhibit trunk and branch arrangement and orientation that result in a significantly less than sturdy form or architecture, significantly reducing their resistance to failure under normal circumstances. Significant levels of mechanical damage, over-pruning, or other structural defects may be present. The spacing, orientation, and size of many of the branches relative to the trunk are not in the normal range for the species. Significant levels of decay or pathological disease may be present that increase the likelihood of structural instability. Influences such as an excessive trunk lean, slope erosion, root pruning, or other growth-inhibiting factors may be present. A significant percentage of the canopy may be shaded or crowded in such a way that it is expected to negatively impact the structural integrity or lifespan of the tree. Risk of full or partial failure in the near future appears to be advanced.
- F. Severely Compromised – trees with very poor structure and numerous or severe defects due to growing conditions, historical or recent pruning, mechanical damage, history of limb or trunk failures, advanced and irreparable decay, disease, or severe fire damage. Trees with this rating are in severe, irreparable decline, or are barely alive. Risk of full or partial failures in the near future may be severe.

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees contribute greatly to our enjoyment and appreciation of life. Nonetheless, they are subject to the laws of gravity and physiological decline. Therefore, neither arborists nor tree owners can be reasonably expected to warrant unflinching predictability or elimination of risk.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Risk assessments were neither requested nor performed on any of the trees for this project.



**CY CARLBERG
CARLBERG ASSOCIATES**

828 Fifth Street, Suite 3 • Santa Monica • California • 90403
cy@cy Carlberg.com • o: 310.451.4804 • www.cy Carlberg.com

Education 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

Experience 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

Certificates 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
Qualified Tree Risk Assessor, 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
- Historic landscape assessments, preservation plans, reports
- 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) |
| Getty Trust – Eames House | Architectural Resources Group |
| Historic Resources Group | AHBE Landscape Architects |
| | Moule and Polyzoides, Architects and Urbanists |

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, 2013-2015



- Member, Los Angeles Oak Woodland Habitat Conservation Strategic Alliance, 2010-present

