Appendices

Appendix IS-1

Tree Report

Appendix IS-1.1

Tree Report

Carlberg ASSOCIATES

Horticulturists and
Registered Consulting
ARBORISTS

CITY OF LOS ANGELES TREE INVENTORY REPORT
2045 EAST VIOLET STREET
LOS ANGELES, CALIFORNIA 90021

SUBMITTED TO:

MELISSA SCHEM
HINES
444 SOUTH FLOWER STREET, SUITE 2100
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

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

JULY 14, 2021

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Carlberg ASSOCIATES

Horticulturists and
Registered Consulting
ARBORISTS

July 14, 2021

Melissa Schem, Analyst
HINES
444 South Flower Street, Suite 2100
Los Angeles, California 90071

Re: Violet Street Tower, 2045 East Violet Street – Los Angeles City Tree Inventory Report

Dear Ms. Schem,

This letter addresses our office's site visit of April 29, 2021 to the property located at 2045 East Violet 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. 186,873 or significant by the guidelines set forth by the City's Planning Department were present. Protected trees and shrubs as set forth in the Ordinance are California native oaks, western sycamores, California bay laurel, southern California black walnut, toyon, and Mexican elderberry. Significant trees are any private property tree with a trunk diameter of 8 inches or greater.

The tables on the following pages set forth the data for the 28 private property trees and 22 City of Los Angeles rights-of-way trees associated with the property. The rights-of-way trees on Violet Street are proposed to be removed for the following reasons:

- The two small crape myrtles on Violet Street (ST4 and ST5) are in direct conflict with the driveway/drop-off and cannot be incorporated into the project design.

- The three Brisbane box trees on Violet Street (ST1, ST2, and ST3) are in various stages of health. Approximately 40% of the foliage on ST2 is dead, and the remaining two have no relationship to each other in terms of uniformity of size or form.

New rights-of-way plantings will conform to City requirements.

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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
cy@cycarlberg.com

TABLE 1 – TREE INVENTORY

Tree #	Common Name	Botanical Name	Diameter at 4.5 feet (DBH)* in inches	Mult-Trunk DBH in inches	Height (feet)	Canopy Spread (N/E/S/W) in feet	Health	Structure	Protected, Significant, Right-of-Way (ROW)	Comments
1	common fig	*Ficus carica*	6		22	04/07/09/04	A	A	N/A	To Be Removed
2	olive	*Olea europaea*	4.2, 5.7, 3.2, 4, 2	19.1	21	07/07/08/06	A	A	Significant	To Be Removed
3	olive	*Olea europaea*	3.1, 1, 2, 3, 2, 2	13.1	20	08/07/08/07	A	A	N/A	To Be Removed
4	olive	*Olea europaea*	2.4, 2.5, 3.5, 6, 3	17.4	19	08/07/08/06	A	A	Significant	To Be Removed
5	olive	*Olea europaea*	7		27	05/04/07/04	A	A	Significant	To Be Removed
6	olive	*Olea europaea*	5, 8		27	06/06/05/07	A	A	Significant	To Be Removed
7	Chinese elm	*Ulmus parvifolia*	4.5		22	09/10/11/12	A	A	N/A	
8	Chinese elm	*Ulmus parvifolia*	5.3		22	14/12/12/13	A	A	N/A	
9	Chinese elm	*Ulmus parvifolia*	5.3		22	12/11/14/09	A	A	N/A	
10	Chinese elm	*Ulmus parvifolia*	4.8		22	11/10/12/10	A	A	N/A	
11	Chinese elm	*Ulmus parvifolia*	5		22	09/09/12/11	A	A	N/A	

Tree #	Common Name	Botanical Name	Diameter at 4.5 feet (DBH)* in inches	Mult-Trunk DBH in inches	Height (feet)	Canopy Spread (N/E/S/W) in feet	Health	Structure	Protected, Significant, Right-of-Way (ROW)	Comments
12	Chinese elm	*Ulmus parvifolia*	5		22	09/12/12/12	A	A	N/A	
13	Chinese elm	*Ulmus parvifolia*	4.8		22	11/09/11/07	A	A	N/A	
14	Chinese elm	*Ulmus parvifolia*	4.7		22	11/11/11/09	A	A	N/A	
15	Chinese elm	*Ulmus parvifolia*	5.3		22	09/11/12/07	A	A	N/A	
16	Chinese elm	*Ulmus parvifolia*	5.1		25	09/11/11/09	A	A	N/A	
17	Chinese elm	*Ulmus parvifolia*	6		25	09/09/14/13	A	A	N/A	
18	Desert willow	*Chilopsis linearis*	3.2		17	04/04/05/04	A	A	N/A	
19	Desert willow	*Chilopsis linearis*	3.2		16	05/05/05/05	A	A	N/A	
20	Mexican sycamore	*Platanus mexicana*	4.5, 4.5		38	07/06/11/07	A	A	N/A	
21	Desert willow	*Chilopsis linearis*	2.8		17	03/04/05/04	A	A	N/A	
22	Western sycamore	*Platanus racemosa*	5.6, 5.7		40	10/12/12/06	A	A	Significant	**Protected Species; not protected tree** *Tree was planted, not naturally occurring;*

Tree #	Common Name	Botanical Name	Diameter at 4.5 feet (DBH)* in inches	Mult-Trunk DBH in inches	Height (feet)	Canopy Spread (N/E/S/W) in feet	Health	Structure	Protected, Significant, Right-of-Way (ROW)	Comments
										therefore is not a protected tree as set forth in the Ordinance.
23	Coast live oak	*Quercus agrifolia*	8.8		26	08/10/11/11/	A	A	Significant	**Protected Species; not protected tree** *Tree was planted, not naturally occurring; therefore is not a protected tree as set forth in the Ordinance.*
24	Eureka lemon	*Citrus x limon 'Eureka'*	2, 1.5, 1.5, 1.5	6.5	16	03/03/03/03	A	A	N/A	
25	Eureka lemon	*Citrus x limon 'Eureka'*	6 trunks 1.5 each	9	13	04/04/04/04	A	A	N/A	
26	Mexican lime tree	*Citrus aurantifolia*	7 trunks 1.5 each	10.5	12	04/04/04/04	A	A	N/A	
27	Citrus	*Citrus sp.*	8 trunks 1.5 each	12	12	04/04/04/04	A	A	N/A	
28	Coast live oak	*Quercus agrifolia*	6.6		20	05/12/13/07	A	A	N/A	**Protected Species; not protected tree** *Tree was planted, not naturally occurring; therefore it is not a protected tree as set forth in the Ordinance.*
ST-1	Brisbane box	*Lophostemon confertus*	11		26	06/08/07/14	A	B	ROW	To Be Removed

Tree #	Common Name	Botanical Name	Diameter at 4.5 feet (DBH)* in inches	Mult-Trunk DBH in inches	Height (feet)	Canopy Spread (N/E/S/W) in feet	Health	Structure	Protected, Significant, Right-of-Way (ROW)	Comments
ST-2	Brisbane box	*Lophostemon confertus*	9.6		26	08/09/05/08	C	B-	ROW	To Be Removed
ST-3	Brisbane box	*Lophostemon confertus*	11.7		30	05/08/11/08	A	B	ROW	To Be Removed
ST-4	crape myrtle	*Lagerstroemia indica*	3.5		14	05/05/03/03	A	B	ROW	To Be Removed
ST-5	crape myrtle	*Lagerstroemia indica*	3.7		15	05/05/03/06	A	B	ROW	To Be Removed
ST-6	Pink trumpet tree	*Handroanthus impetiginosus*	2.7		17	06/04/03/03	A	B	ROW	
ST-7	Pink trumpet tree	*Handroanthus impetiginosus*	4.9		24	11/06/06/08	A	B	ROW	
ST-8	Pink trumpet tree	*Handroanthus impetiginosus*	5.5		32	09/09/12/07	B	B	ROW	
ST-9	Pink trumpet tree	*Handroanthus impetiginosus*	5.6		32	08/09/08/05	B	B	ROW	
ST-10	Pink trumpet tree	*Handroanthus impetiginosus*	5.5		24	07/07/08/06	B	B	ROW	
ST-11	Pink trumpet tree	*Handroanthus impetiginosus*	3.5		15	06/06/07/05	A	A	ROW	
ST-12	Pink trumpet tree	*Handroanthus impetiginosus*	3.3		17	10/06/11/07	B	B	ROW	
ST-13	Pink trumpet tree	*Handroanthus impetiginosus*	1.4		12	03/03/01/01	C	C	ROW	

Tree #	Common Name	Botanical Name	Diameter at 4.5 feet (DBH)* in inches	Mult-Trunk DBH in inches	Height (feet)	Canopy Spread (N/E/S/W) in feet	Health	Structure	Protected, Significant, Right-of-Way (ROW)	Comments
ST-14	Pink trumpet tree	*Handroanthus impetiginosus*	6.8		3	08/09/09/08	A-	B	ROW	
ST-15	Pink trumpet tree	*Handroanthus impetiginosus*	5.6		27	07/09/11/08	A-	B	ROW	
ST-16	Pink trumpet tree	*Handroanthus impetiginosus*	3.5		20	06/08/07/05	B	B	ROW	
ST-17	Pink trumpet tree	*Handroanthus impetiginosus*	6.3		26	07/09/07/06	A	B	ROW	
ST-18	Pink trumpet tree	*Handroanthus impetiginosus*	4		23	06/05/07/04	B-	B	ROW	
ST-19	Pink trumpet tree	*Handroanthus impetiginosus*	4.5		23	06/07/09/05	C	B	ROW	
ST-20	Pink trumpet tree	*Handroanthus impetiginosus*	1		11	01/02/02/01	B	B	ROW	
ST-21	Pink trumpet tree	*Handroanthus impetiginosus*	6.1		26	07/10/12/08	A	A-	ROW	
ST-22	Pink trumpet tree	*Handroanthus impetiginosus*	5.2		21	08/07/09/07	A	A-	ROW	

* *Note*: Please refer to Definitions of Terms and Abbreviations on page 30
** BT – Brown Trunk. Because palm trunks do not typically increase in girth with age, they are measured by their 'brown trunk height' - the distance from natural grade to the newest emerging spear.
***The Multi-Truck DBH in inches column represents the collective sum of all trunk diameters

EXHIBIT A – AERIAL IMAGE OF SUBJECT PROPERTY

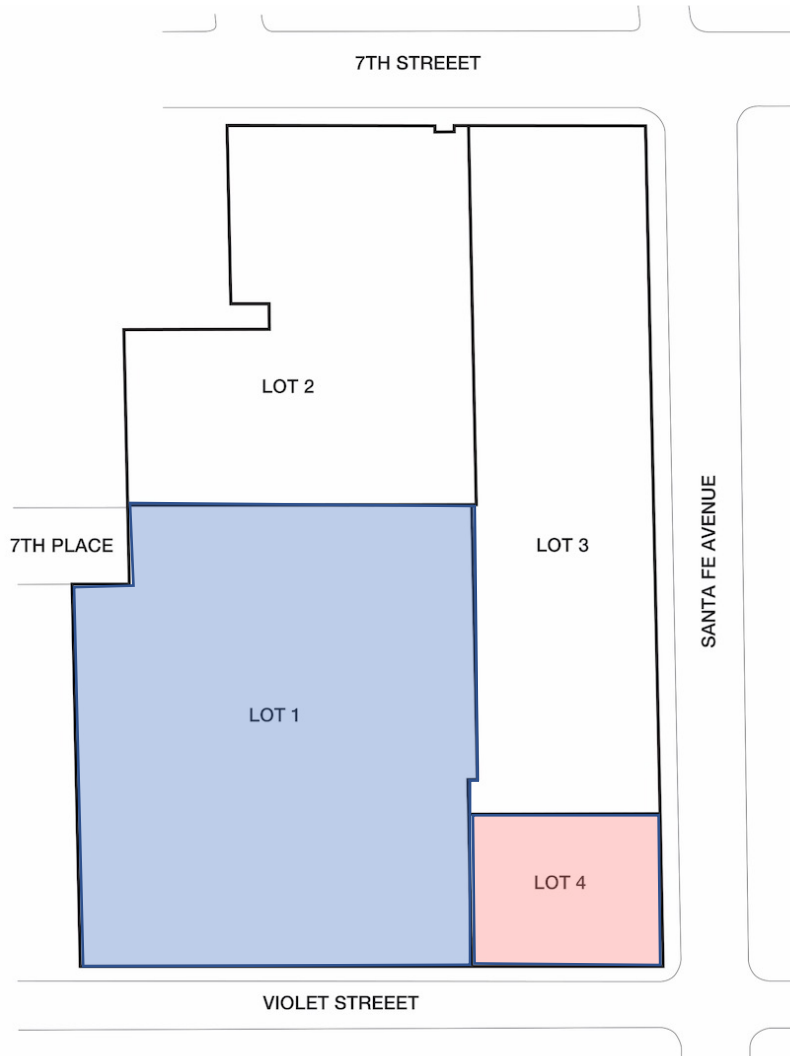

EXHIBIT B – AERIAL IMAGE – PROPERTY BY LOT

**Current project is within Lot 1*
**Future Campus Development Phase will be within Lot 4*

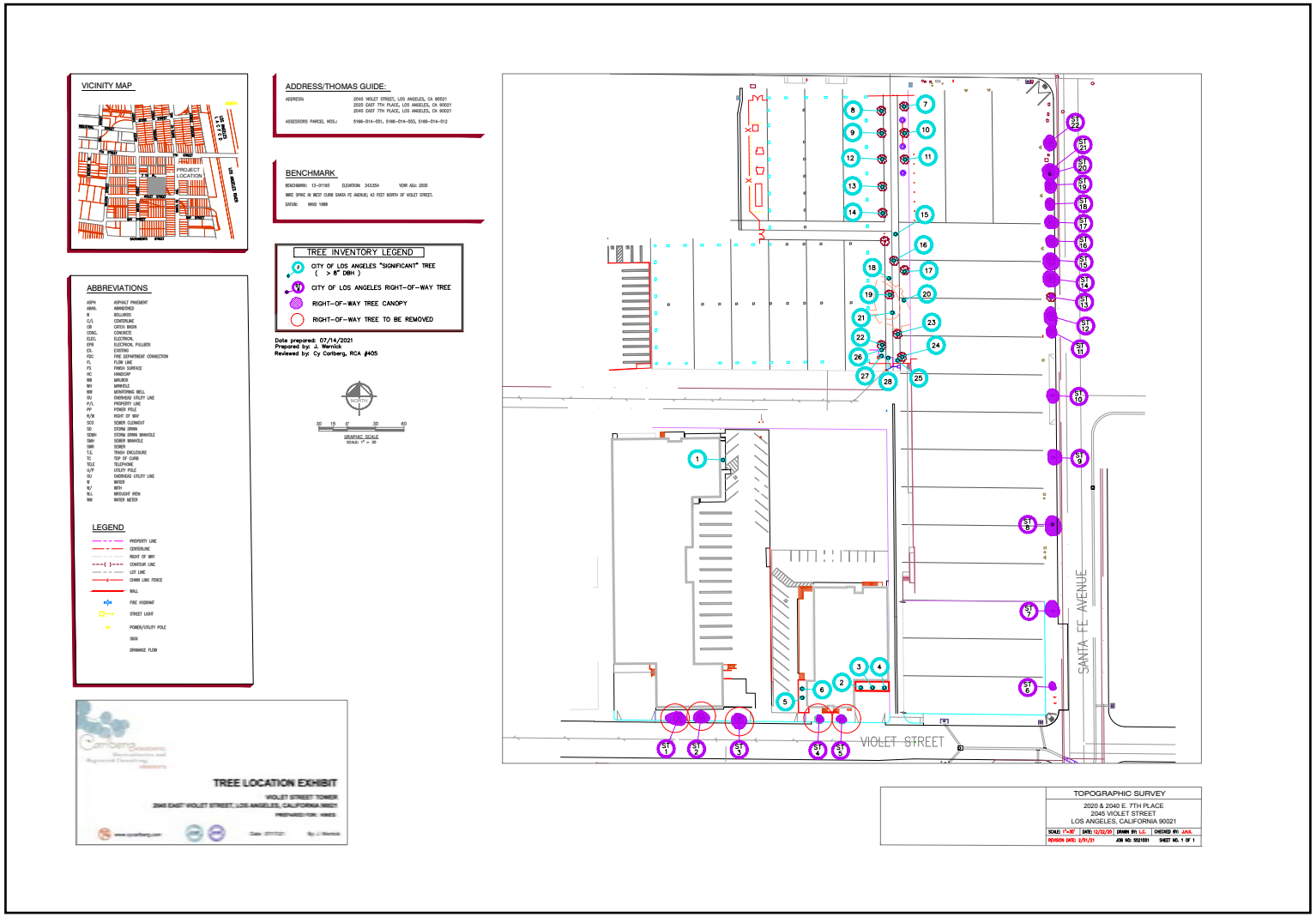

EXHIBIT C – REDUCED COPY OF TREE LOCATION EXHIBIT
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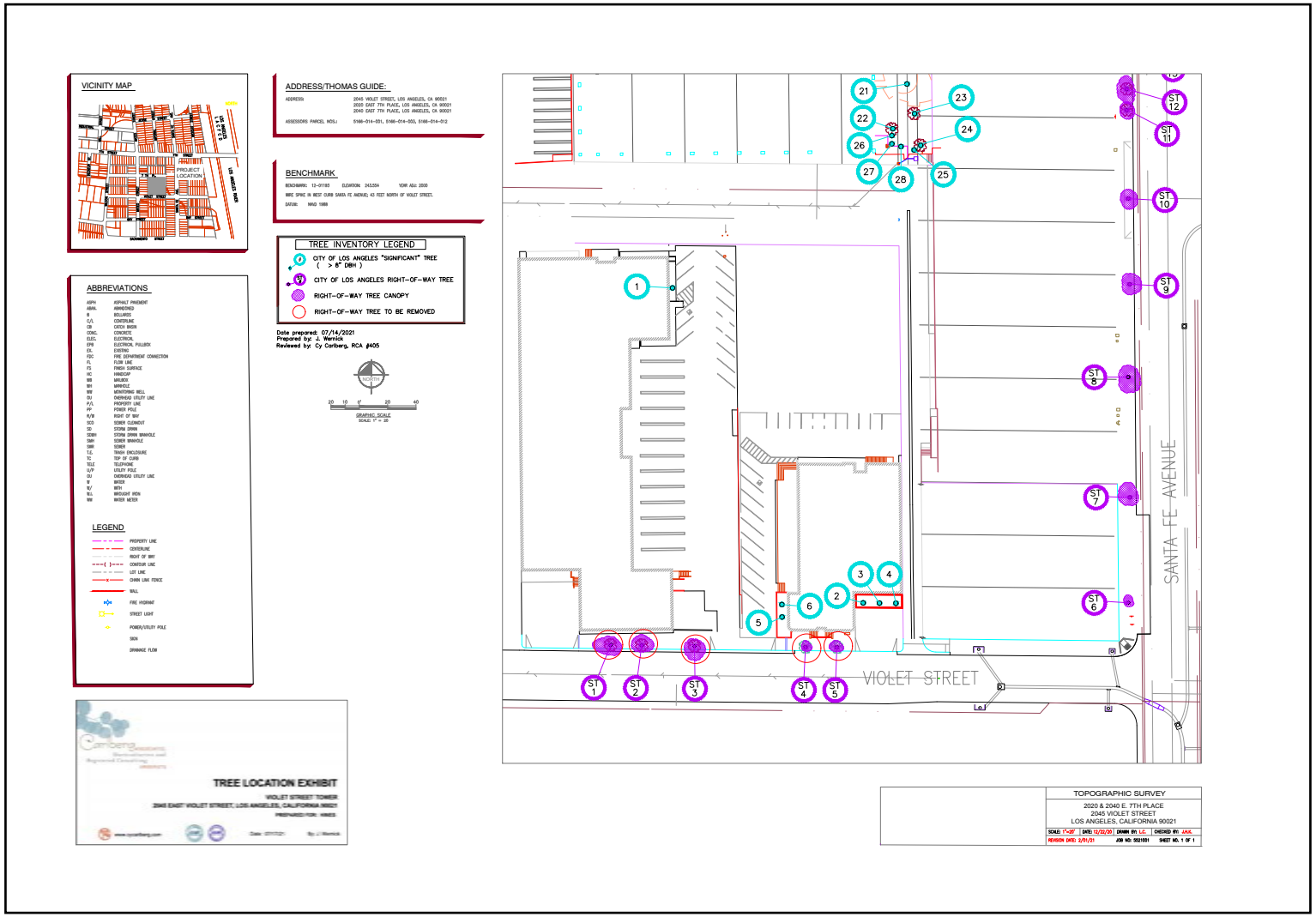

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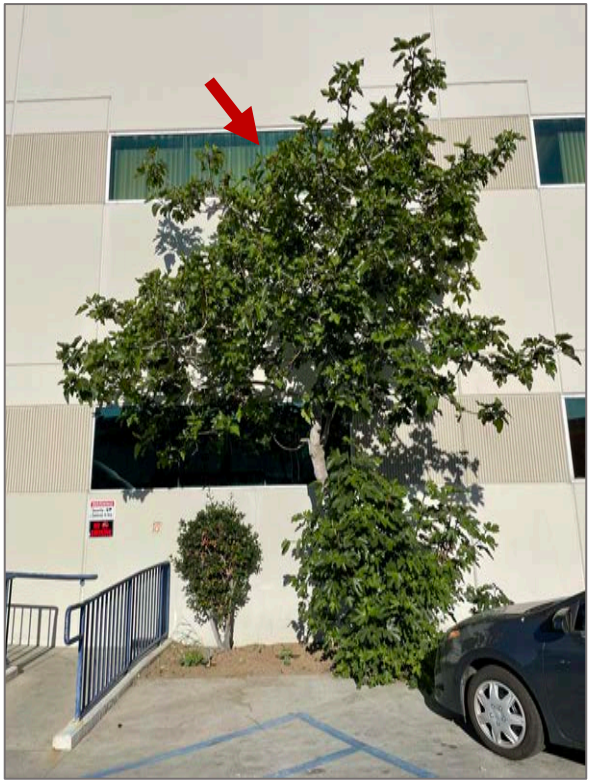


TREE #1

TREES #2(L) - #4(R)

EXHIBIT D – CAPTIONED TREE PHOTOGRAPHS

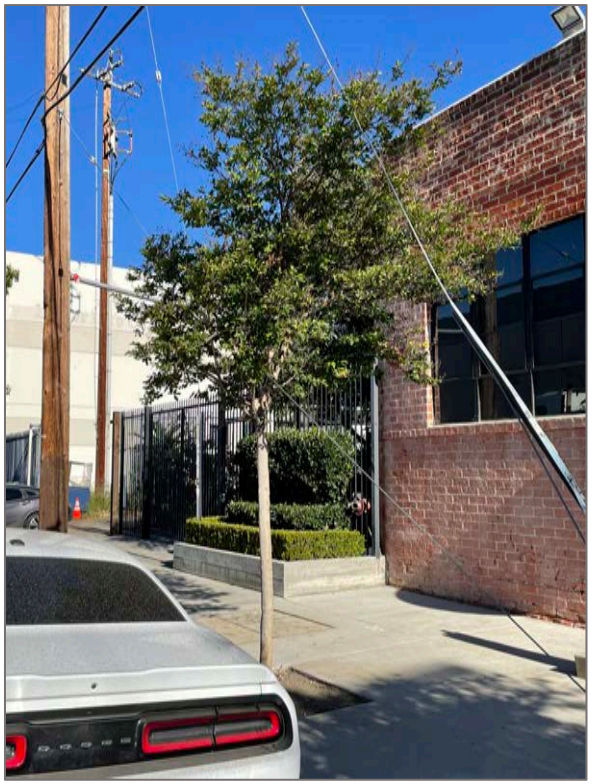
TREES #5(L) - #6(R)

TREE #ST-1

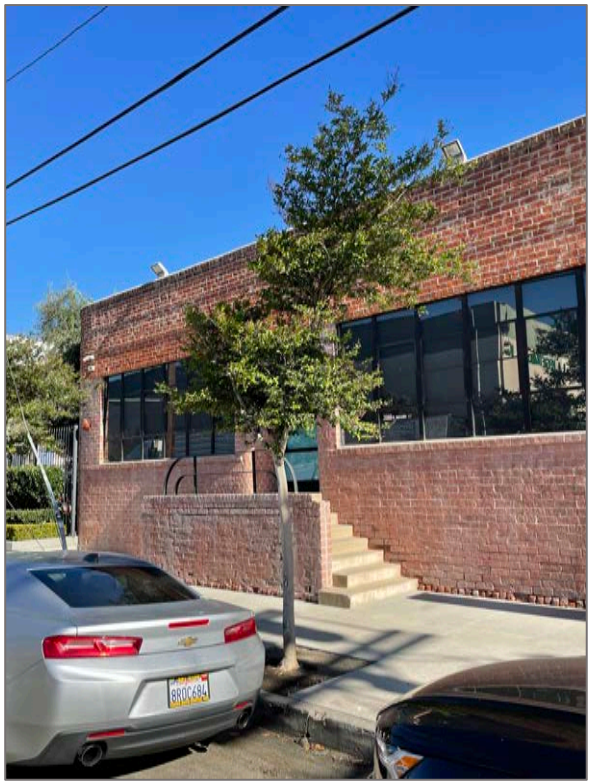
TREE #ST-2

EXHIBIT D – CAPTIONED TREE PHOTOGRAPHS

TREES #ST-3

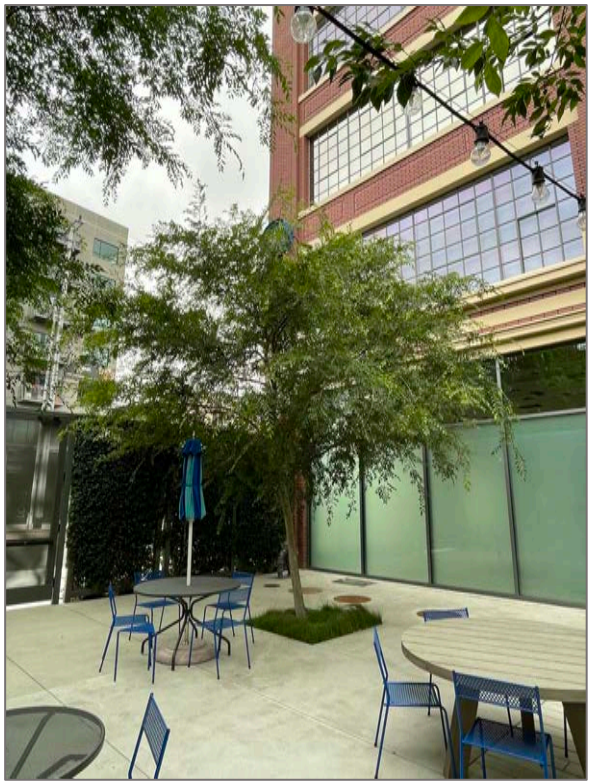


TREE #ST-4



TREE #ST-5

EXHIBIT D – CAPTIONED TREE PHOTOGRAPHS



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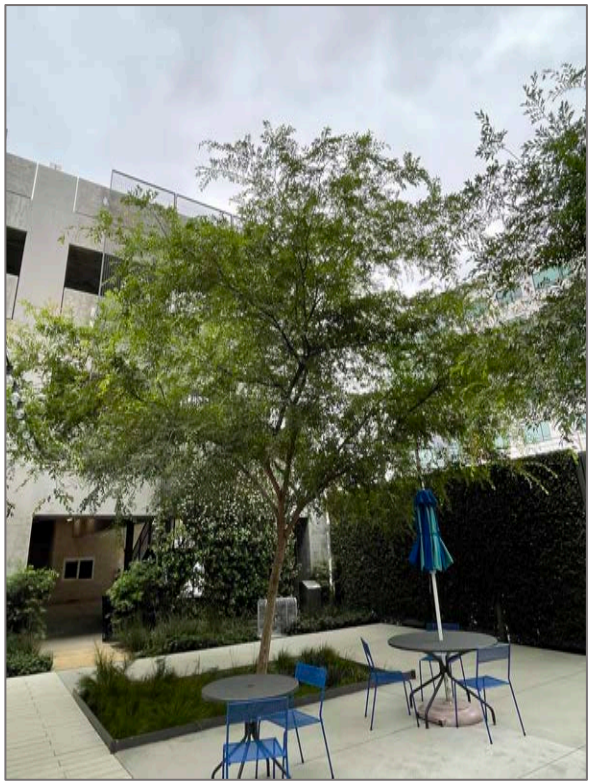

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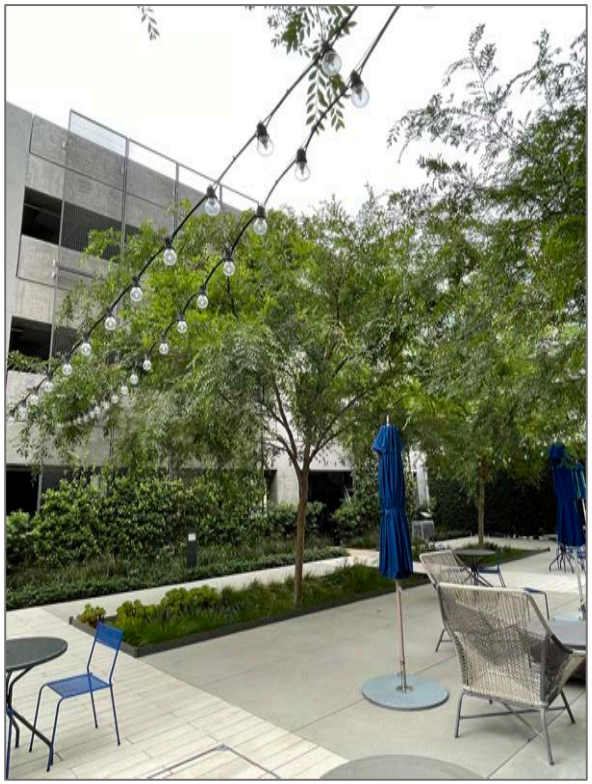
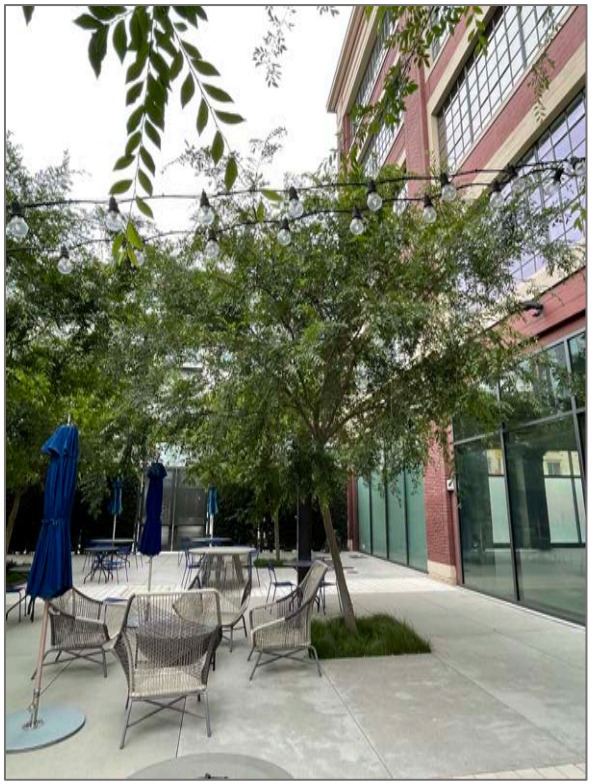


TREE #9

EXHIBIT C – CAPTIONED TREE PHOTOGRAPHS



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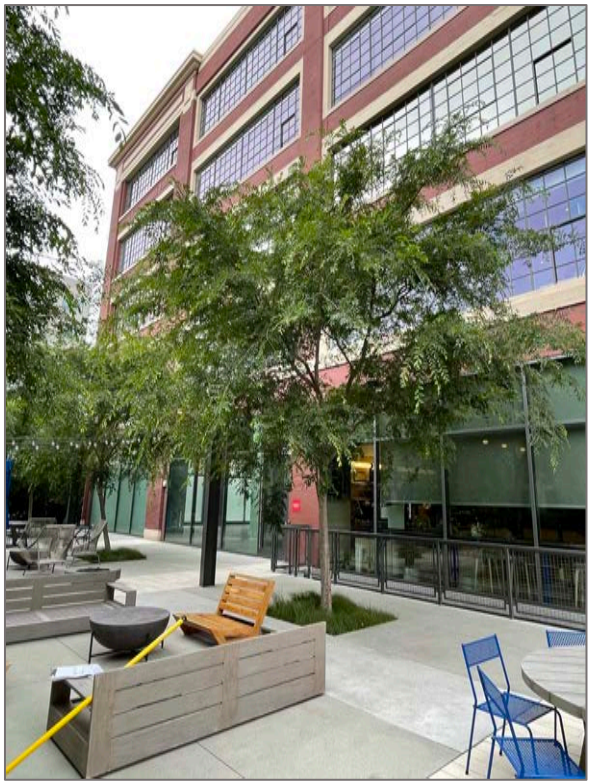

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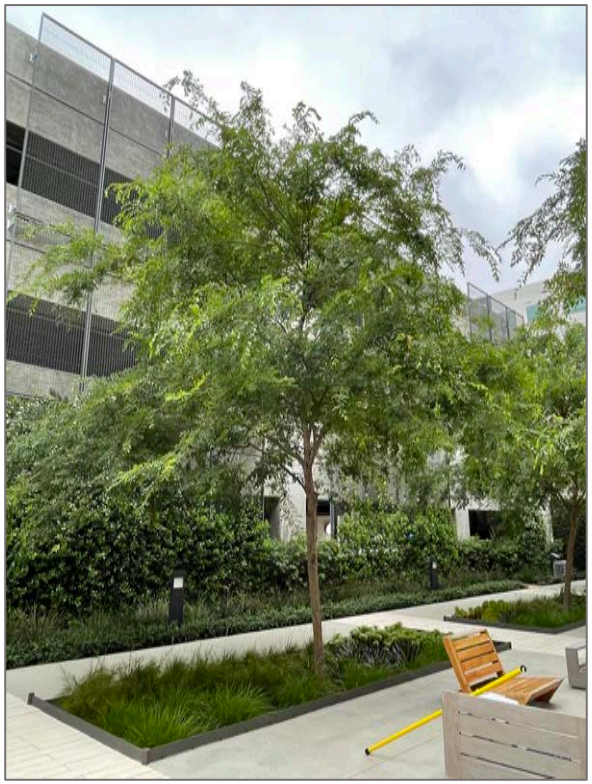

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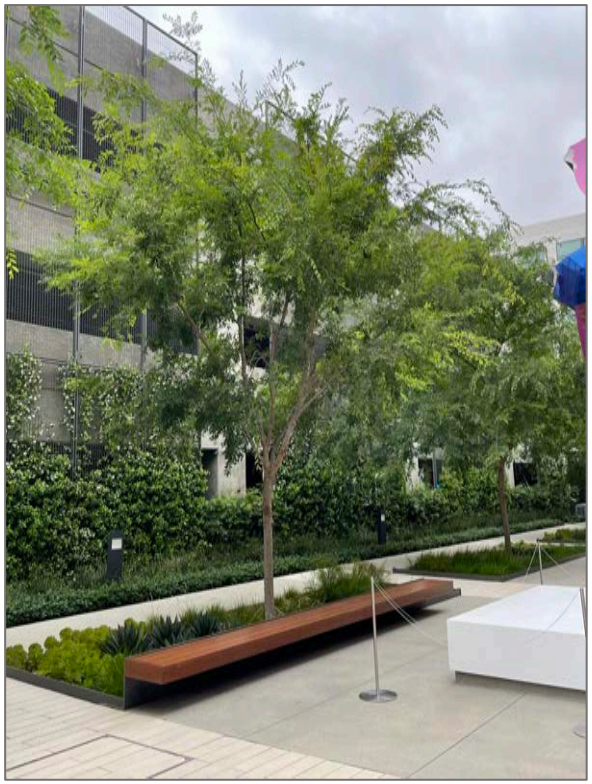

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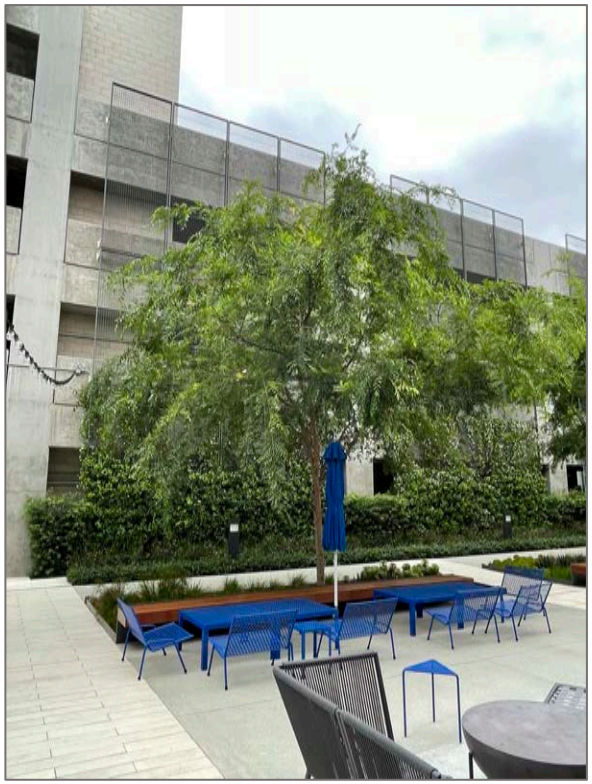

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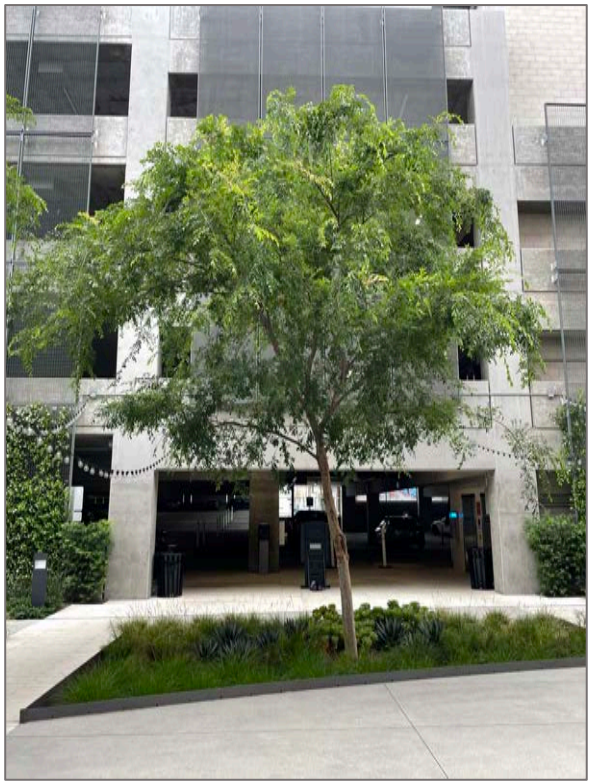

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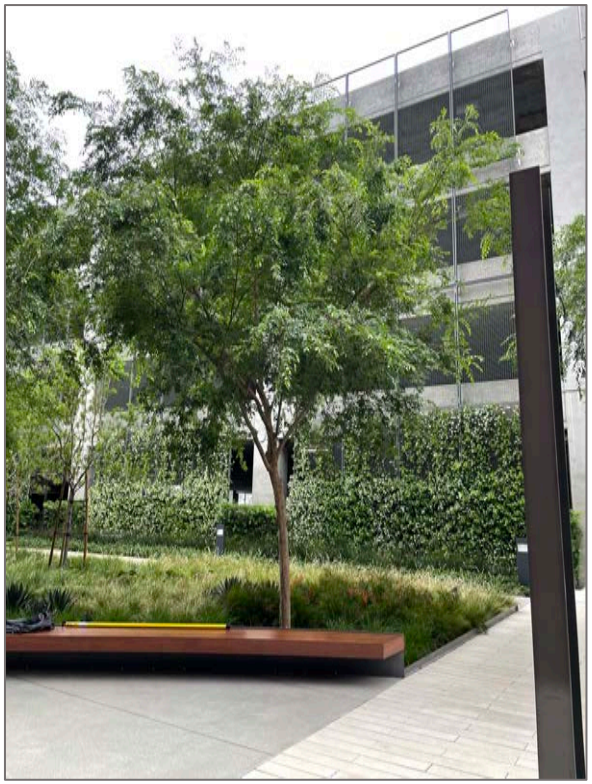

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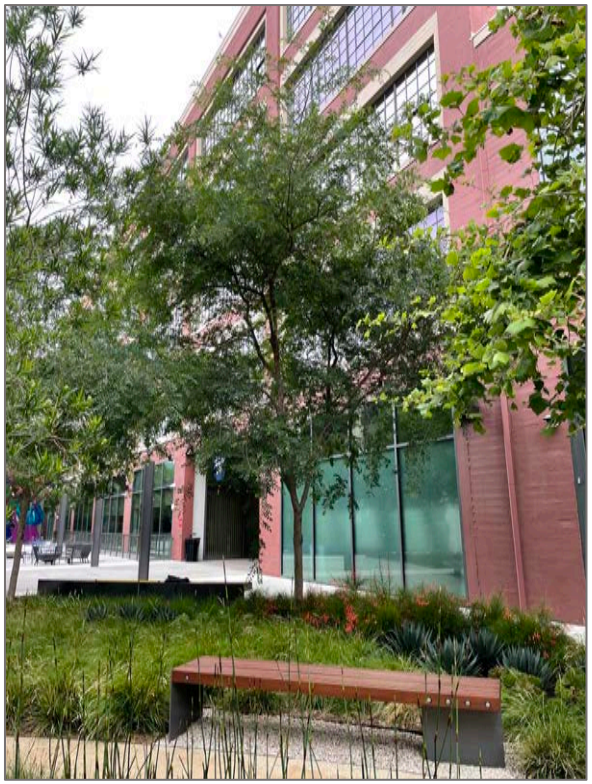

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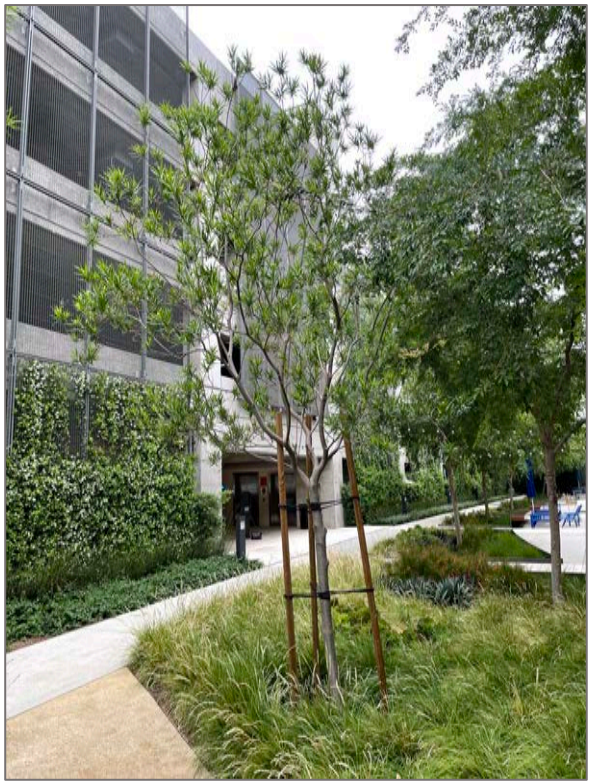

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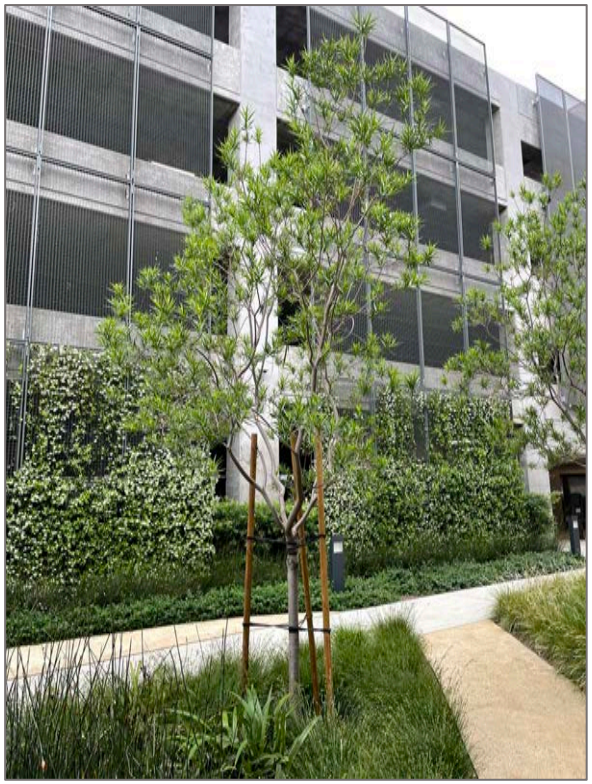

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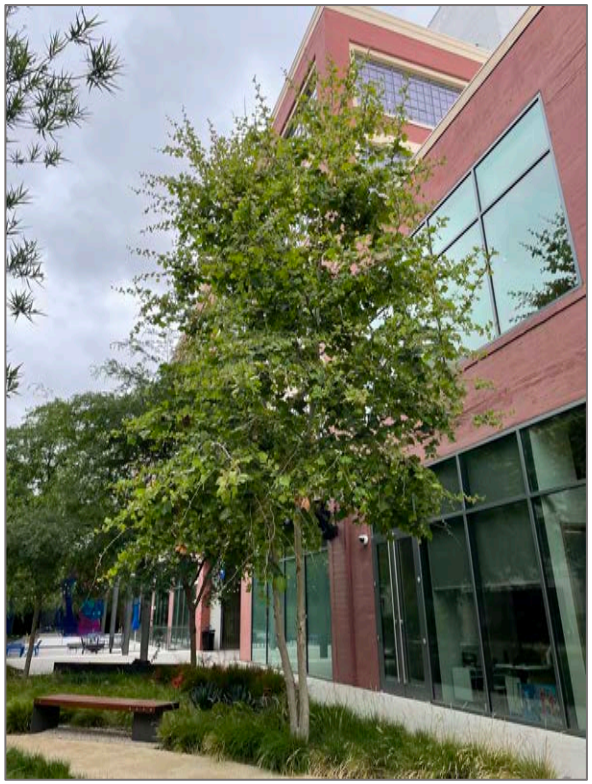

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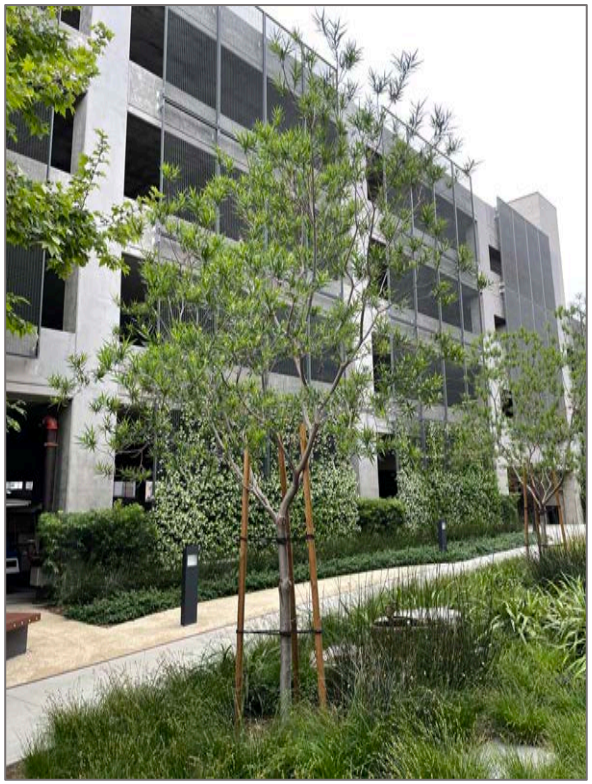

TREE #21

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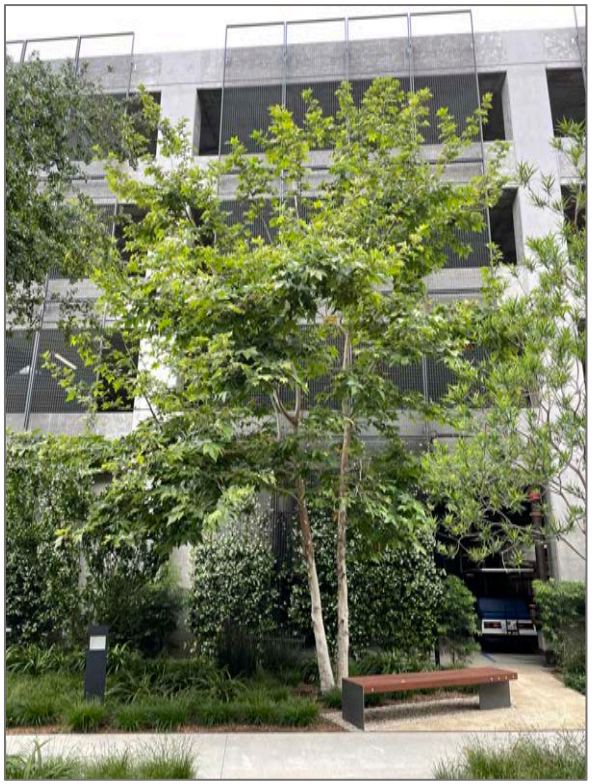

TREE #22

TREE #23

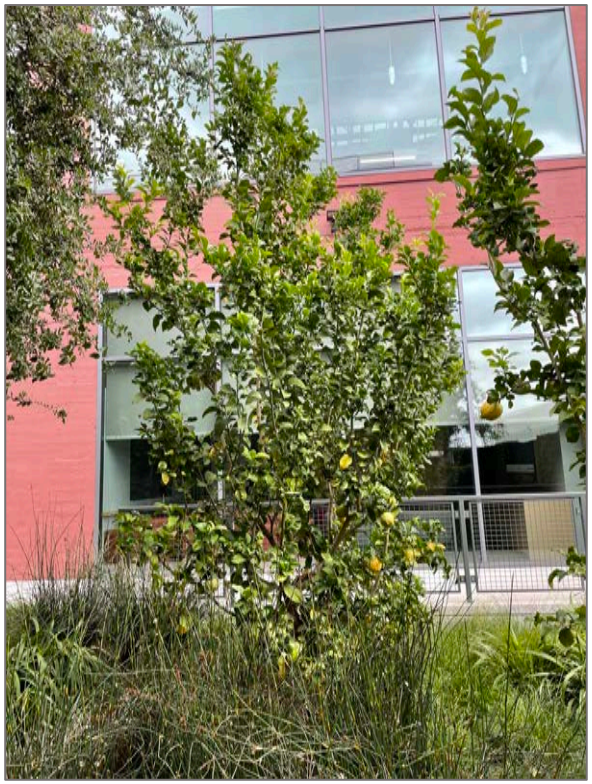

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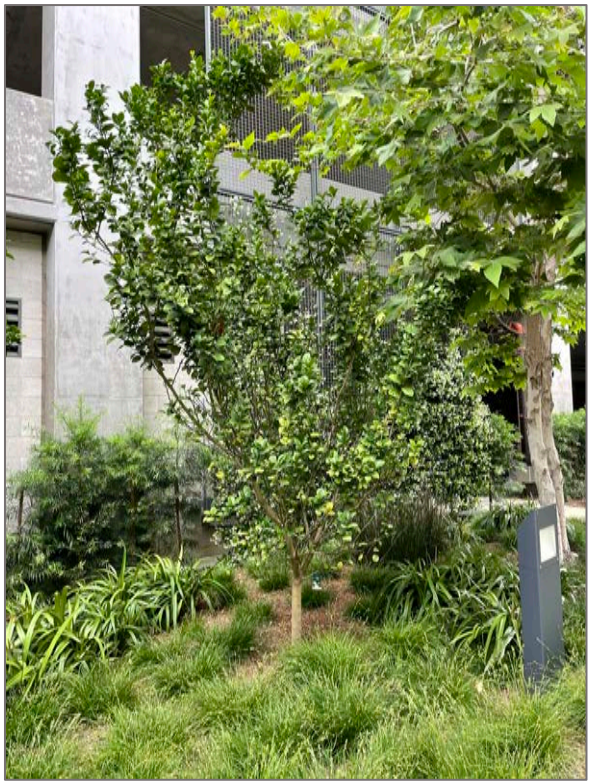
EXHIBIT C – CAPTIONED TREE PHOTOGRAPHS

TREE #25



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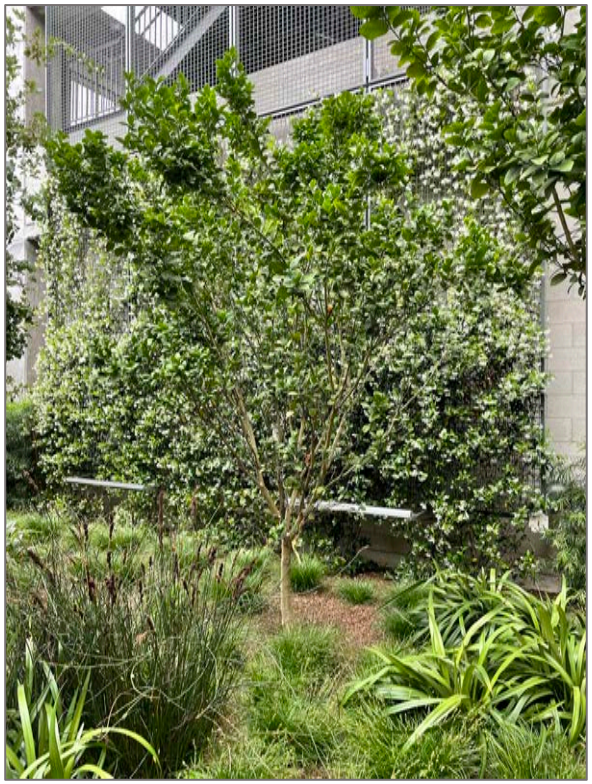

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EXHIBIT C – CAPTIONED TREE PHOTOGRAPHS

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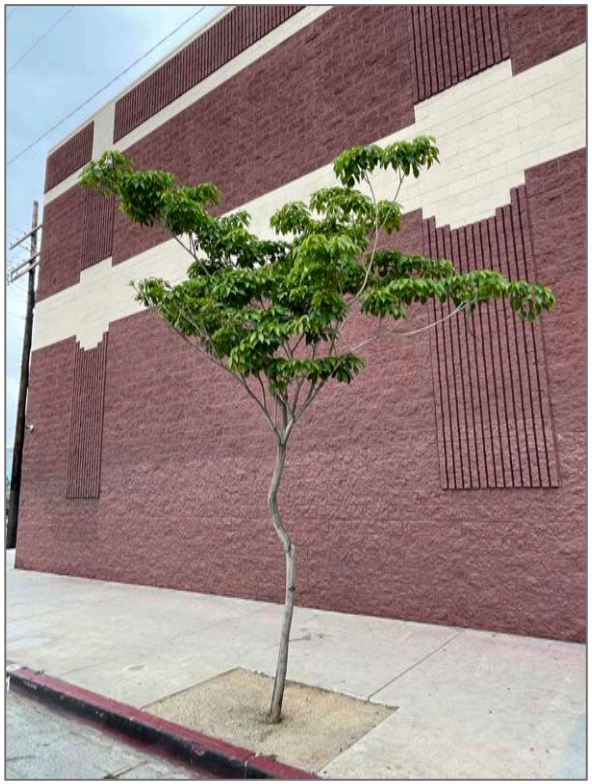

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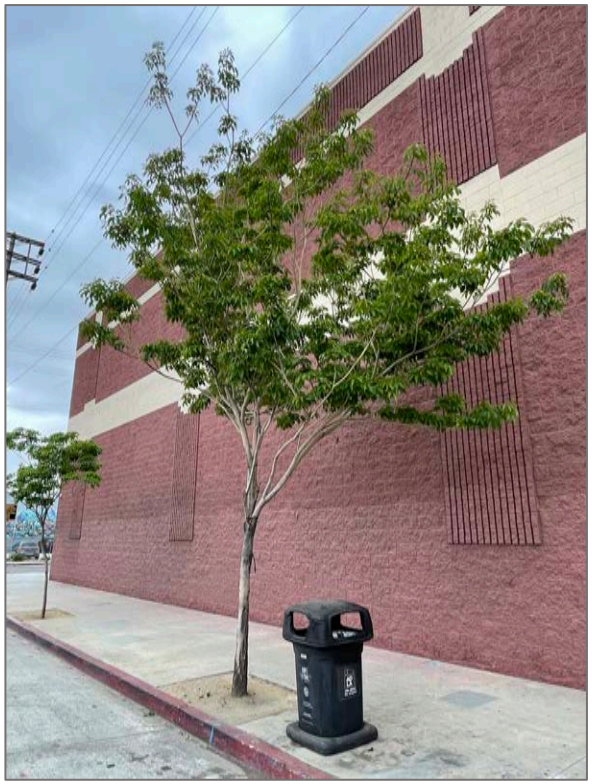


TREE #ST-7

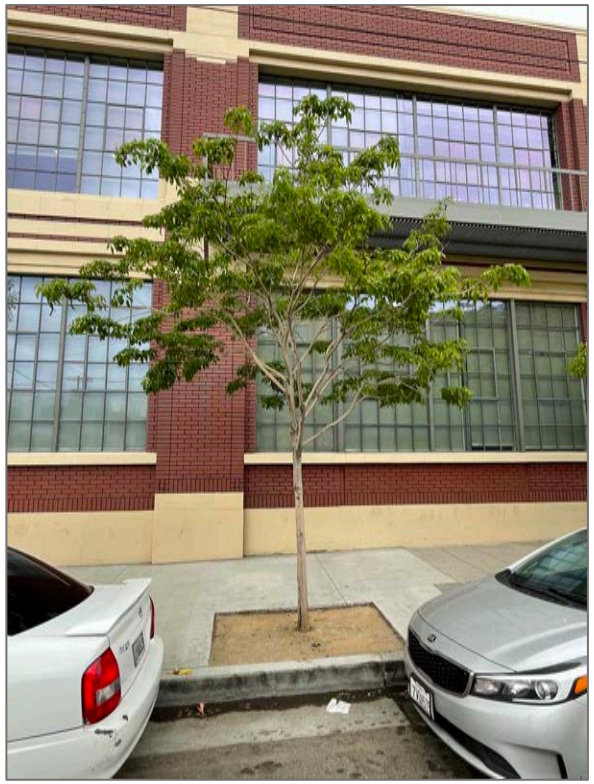
EXHIBIT C – CAPTIONED TREE PHOTOGRAPHS

TREE #ST-8

TREE #ST-9

TREE #ST-10

EXHIBIT C – CAPTIONED TREE PHOTOGRAPHS



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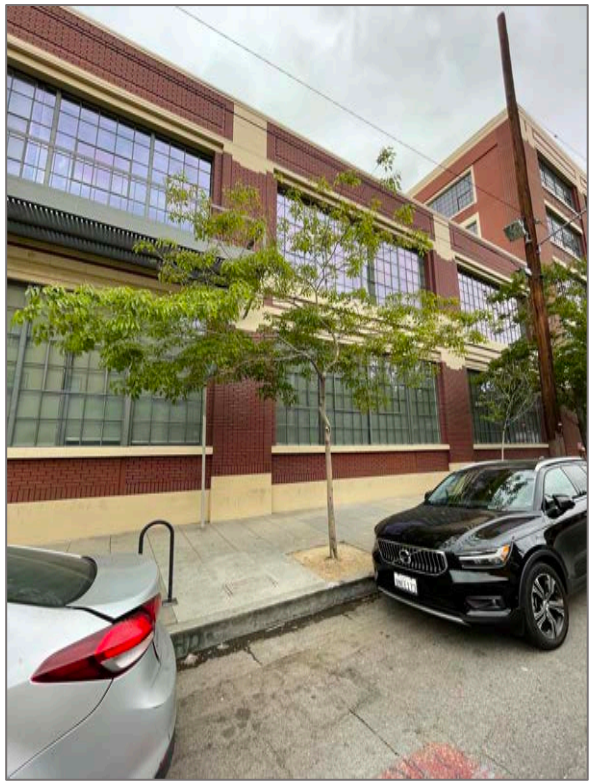

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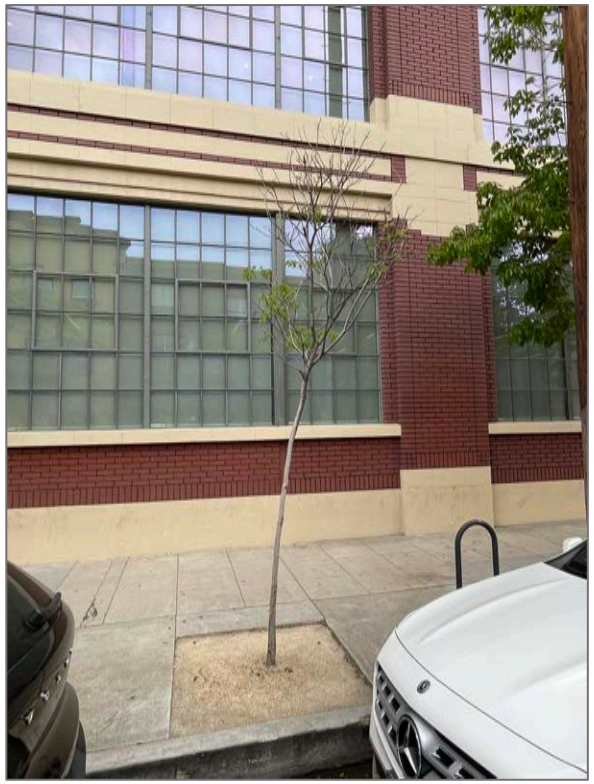
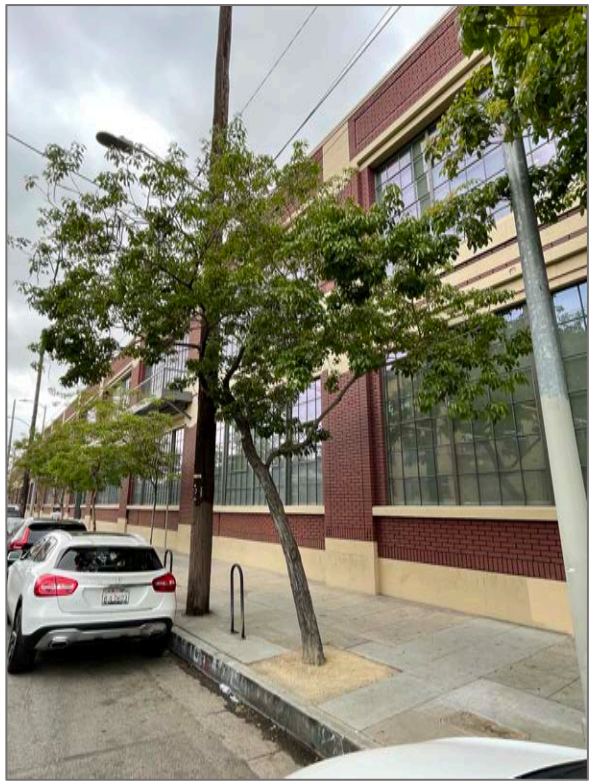


TREE #ST-13

EXHIBIT C – CAPTIONED TREE PHOTOGRAPHS



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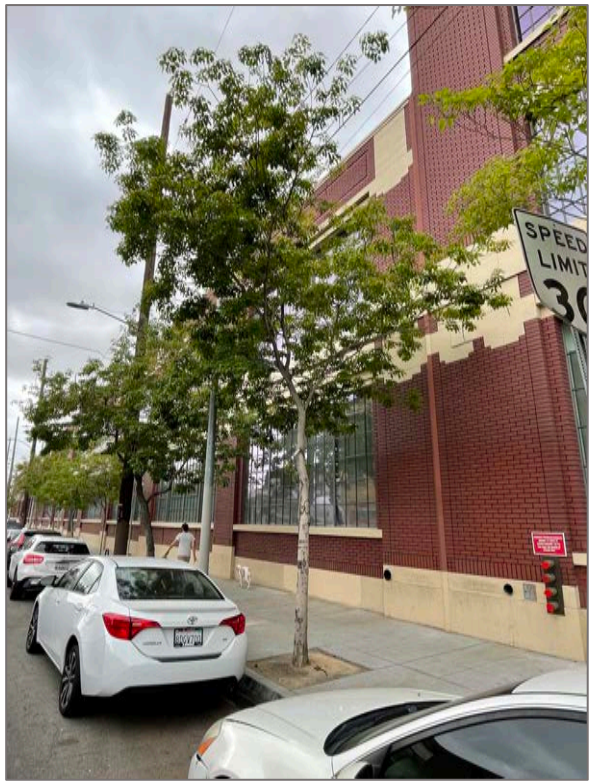

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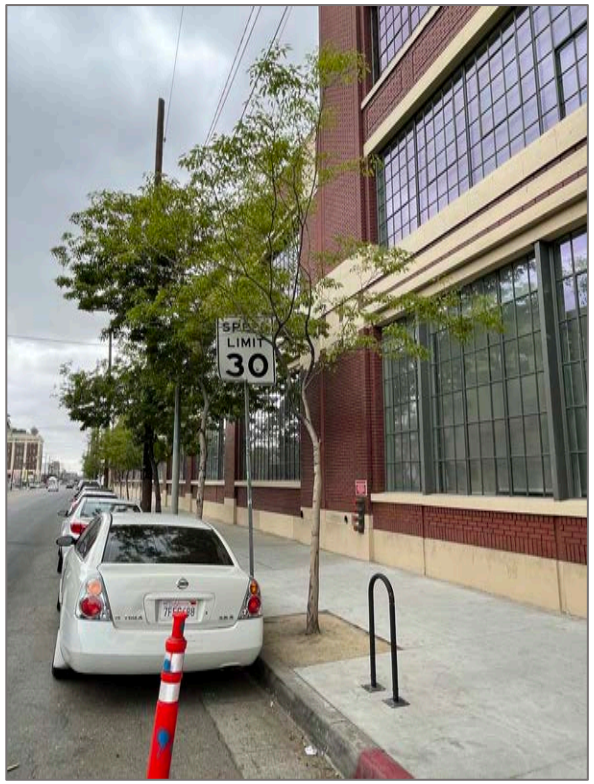
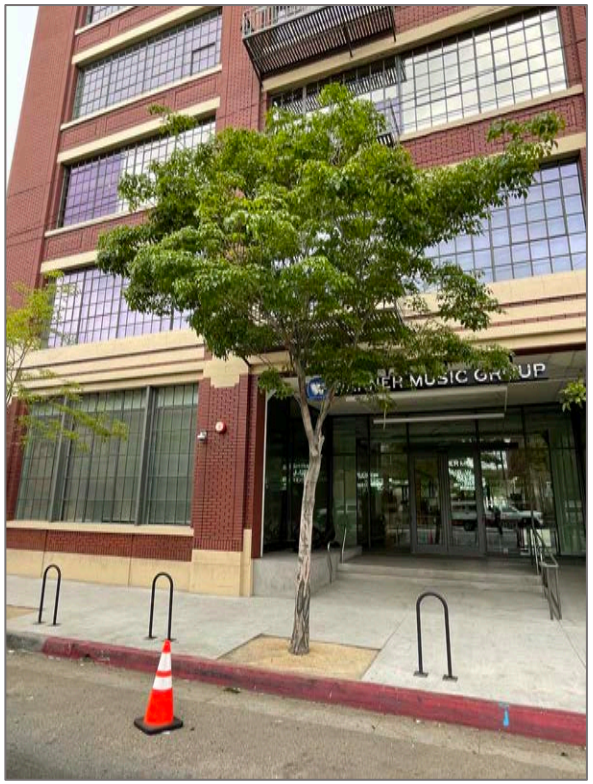


TREE #ST-16

EXHIBIT C – CAPTIONED TREE PHOTOGRAPHS

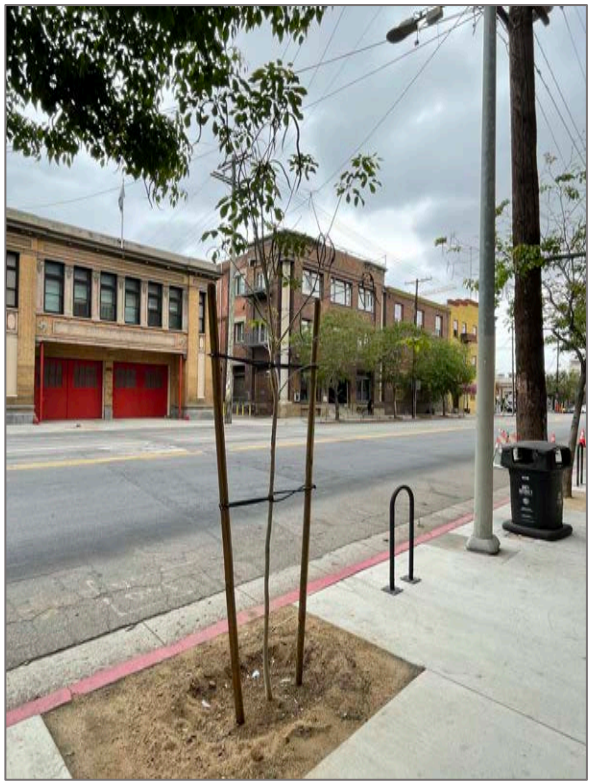


TREE #ST-17

TREE #ST-18

TREE #ST-19

EXHIBIT C – CAPTIONED TREE PHOTOGRAPHS



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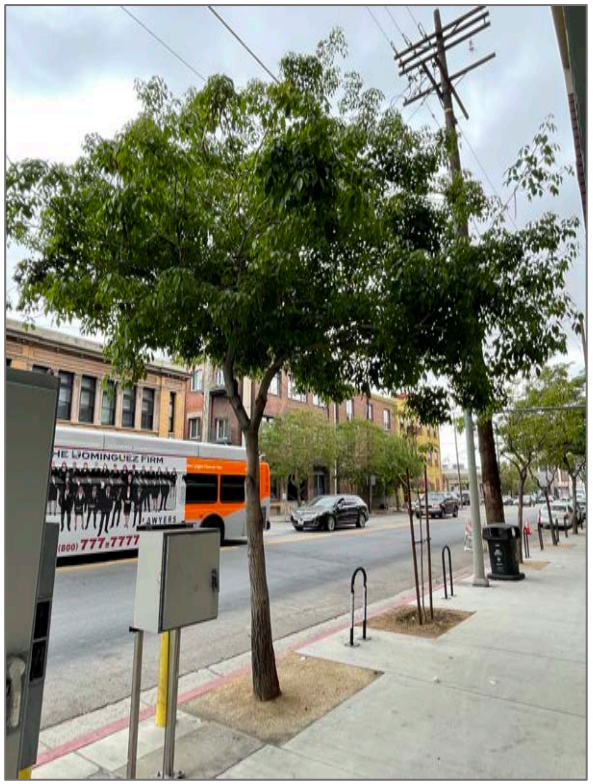


TREE #ST-21

TREE #ST-22

EXHIBIT C – CAPTIONED TREE PHOTOGRAPHS

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 into 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.

DEFINITION OF TERMS AND ABBREVIATIONS

1s = one-sided canopy
1sRF = one-sided root flare
Bow = trunk or branch bow
BT = brown trunk of palms
Ckr = canker
Chlor = chlorotic
Cod = codominant trunks or branches
Cr = crowded
Crk = crack
Cvt = cavity
Ds = disease
Db = dieback
DBH = diameter at breast height (4.5 feet)
Dk = decay
DL = dogleg in limb
E = east
Exc = Excurrent form
Exd = exudation
Epi = epicormic shoots
FC = flush cuts
Gird = girdling root / wire, etc.
Hd = headed / heading cuts
HOB = history of breakage
HR = heart rot
IB = included bark
Inj = injury / injured
LN = lean
LS = limited space
Lt = lion-tailed
LLCR = low live crown ratio
MB = mower scars
Multi = multiple trunks
N = north
OL = over-lifted / raised
OP = over-pruned
OverX = over-extended
P = pests
RF = root flare (NoRF = no root flare)
S = south
Sc = scaffold
Sh = shallow roots
SmL = small leaves
p = sparse
SR = surface roots
SS = stump sprouts/root crown sprouts
T = trunk
Tear = torn limb or trunk
Top'd = topped
W = west
X = crossed limbs or trunks

S in front of other abbreviation = significant, e.g., SDk = significant decay
M in front of other abbreviation = minor, e.g., mDb = minor dieback

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 unfailing 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@cycarlberg.com • o: 310.451.4804 • www.cycarlberg.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 Los Angeles Zoo and Botanical Gardens
The Rose Bowl and Brookside Golf Course, Pasadena
Walt Disney Concert Hall and Gardens
The Art Center College of Design, Pasadena
Pepperdine University
Loyola Marymount University
The Claremont Colleges (Pomona, Scripps, CMC, Harvey Mudd, Claremont Graduate University, Pitzer, Claremont University Center)
Quinn, Emanuel, Urquhart and Sullivan (attorneys at law)
Getty Trust – Eames House
Historic Resources Group
The City of Claremont
The City of Beverly Hills
The City of Pasadena
The City of Los Angeles
The City of Santa Monica
Santa Monica/Malibu Unified School District
San Diego Gas & Electric
Los Angeles Department of Water and Power
Rancho Santa Ana Botanic Garden, Claremont
Latham & Watkins, LLP (attorneys at law)
Architectural Resources Group
AHBE Landscape Architects
Moule and Polyzoides, Architects and Urbanists

AFFILIATIONS

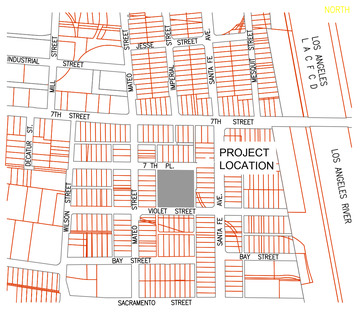
Ms. Carlberg serves with the following national, state, and community professional organizations:

- 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

Appendix IS-1.2

Tree Location Exhibit

VICINITY MAP



ADDRESS/THOMAS GUIDE:

ADDRESS: 2045 VIOLET STREET, LOS ANGELES, CA 90021
2020 EAST 7TH PLACE, LOS ANGELES, CA 90021
2040 EAST 7TH PLACE, LOS ANGELES, CA 90021

ASSESSORS PARCEL NOS.: 5166-014-001, 5166-014-003, 5166-014-012

BENCHMARK

BENCHMARK: 12-01193 ELEVATION: 243.554 YEAR ADJ: 2000

WIRE SPIKE IN WEST CURB SANTA FE AVENUE; 43 FEET NORTH OF VIOLET STREET.

DATUM: NAVD 1988

TREE INVENTORY LEGEND

- (#) CITY OF LOS ANGELES "SIGNIFICANT" TREE (> 8" DBH)
- (ST #) CITY OF LOS ANGELES RIGHT-OF-WAY TREE
- RIGHT-OF-WAY TREE CANOPY
- RIGHT-OF-WAY TREE TO BE REMOVED

Date prepared: 07/14/2021
Prepared by: J. Wernick
Reviewed by: Cy Carlberg, RCA #405

ABBREVIATIONS

ASPH	ASPHALT PAVEMENT
ABAN.	ABANDONED
B	BOLLARDS
C/L	CENTERLINE
CB	CATCH BASIN
CONC.	CONCRETE
ELEC.	ELECTRICAL
EPB	ELECTRICAL PULLBOX
EX.	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FL	FLOW LINE
FS	FINISH SURFACE
HC	HANDICAP
MB	MAILBOX
MH	MANHOLE
MW	MONITORING WELL
OU	OVERHEAD UTILITY LINE
P/L	PROPERTY LINE
PP	POWER POLE
R/W	RIGHT OF WAY
SCO	SEWER CLEANOUT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SMH	SEWER MANHOLE
SWR	SEWER
T.E.	TRASH ENCLOSURE
TC	TOP OF CURB
TELE	TELEPHONE
U/P	UTILITY POLE
OU	OVERHEAD UTILITY LINE
W	WATER
W/	WITH
W.I.	WROUGHT IRON
WM	WATER METER

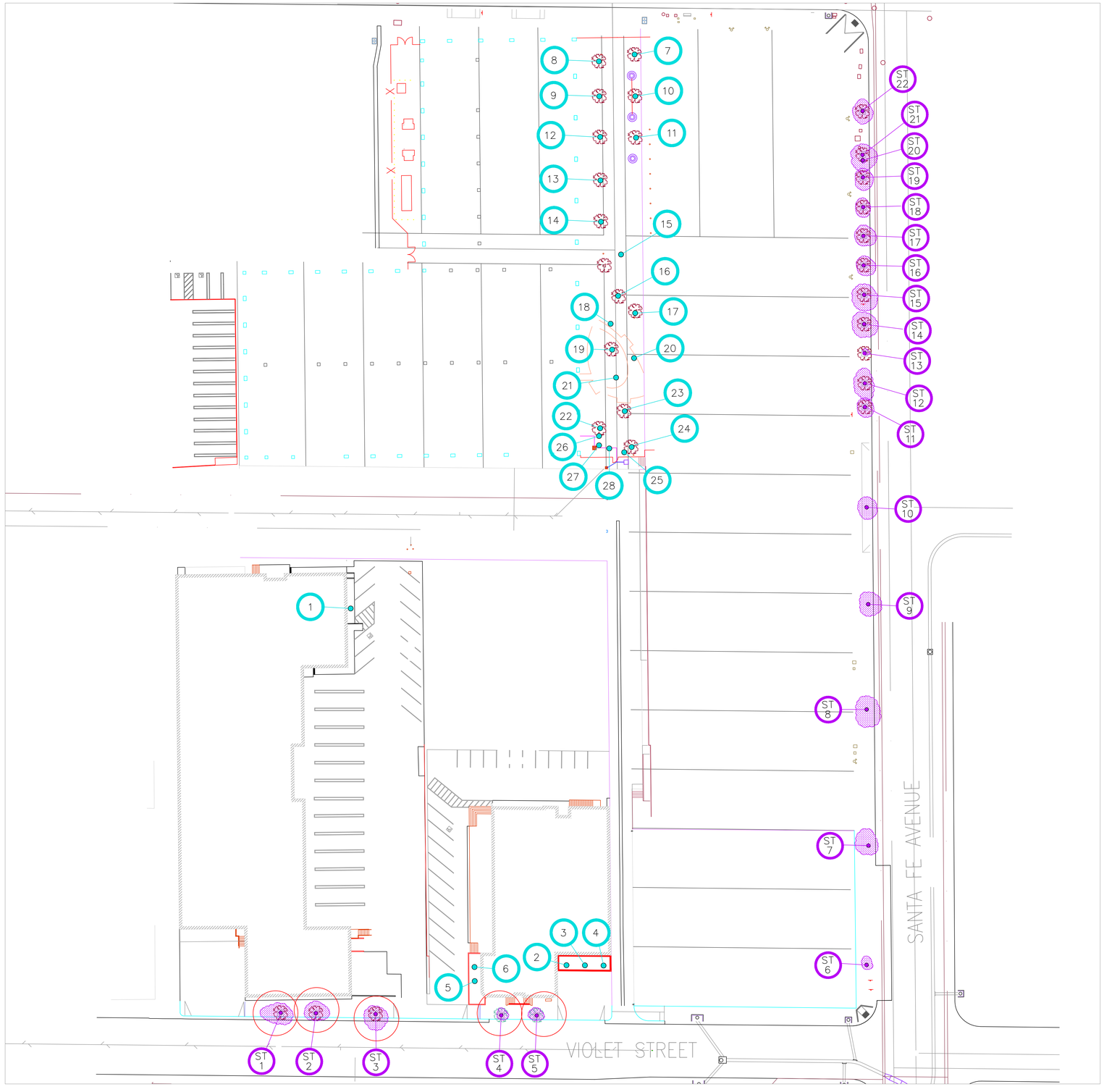
LEGEND

- PROPERTY LINE
- CENTERLINE
- RIGHT OF WAY
- CONTOUR LINE
- LOT LINE
- CHAIN LINK FENCE
- WALL
- FIRE HYDRANT
- STREET LIGHT
- POWER/UTILITY POLE
- SIGN
- DRAINAGE FLOW

NORTH

30 15 0' 30 60

GRAPHIC SCALE
SCALE: 1" = 30



Carlberg ASSOCIATES
Horticulturists and Registered Consulting ARBORISTS

www.cycarlberg.com

TREE LOCATION EXHIBIT

VIOLET STREET TOWER
2045 EAST VIOLET STREET, LOS ANGELES, CALIFORNIA 90021
PREPARED FOR: HINES

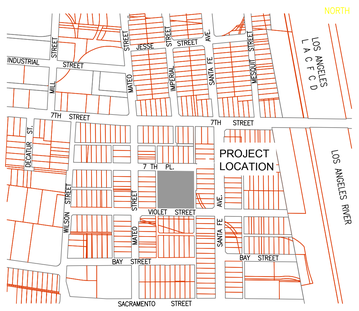
Date: 07/17/21 By: J. Wernick

TOPOGRAPHIC SURVEY

2020 & 2040 E. 7TH PLACE
2045 VIOLET STREET
LOS ANGELES, CALIFORNIA 90021

SCALE: 1"=30'	DATE: 12/22/20	DRAWN BY: L.C.	CHECKED BY: J.H.K.
REVISION DATE: 2/01/21	JOB NO: 5521001	SHEET NO. 1 OF 1	

VICINITY MAP



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ASSESSORS PARCEL NOS.: 5166-014-001, 5166-014-003, 5166-014-012

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- RIGHT-OF-WAY TREE TO BE REMOVED

Date prepared: 07/14/2021
Prepared by: J. Wernick
Reviewed by: Cy Carlberg, RCA #405

NORTH

20 10 0' 20 40

GRAPHIC SCALE
SCALE: 1" = 20

ABBREVIATIONS

ASPH	ASPHALT PAVEMENT
ABAN.	ABANDONED
B	BOLLARDS
C/L	CENTERLINE
CB	CATCH BASIN
CONC.	CONCRETE
ELEC.	ELECTRICAL
EPB	ELECTRICAL PULLBOX
EX.	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FL	FLOW LINE
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MB	MAILBOX
MH	MANHOLE
MW	MONITORING WELL
OU	OVERHEAD UTILITY LINE
P/L	PROPERTY LINE
PP	POWER POLE
R/W	RIGHT OF WAY
SCO	SEWER CLEANOUT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SMH	SEWER MANHOLE
SWR	SEWER
T.E.	TRASH ENCLOSURE
TC	TOP OF CURB
TELE	TELEPHONE
U/P	UTILITY POLE
OU	OVERHEAD UTILITY LINE
W	WATER
W/	WITH
W.I.	WROUGHT IRON
WM	WATER METER

LEGEND

- PROPERTY LINE
- CENTERLINE
- RIGHT OF WAY
- CONTOUR LINE
- LOT LINE
- CHAIN LINK FENCE
- WALL
- FIRE HYDRANT
- STREET LIGHT
- POWER/UTILITY POLE
- SIGN
- DRAINAGE FLOW

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PREPARED FOR: HINES

www.cycarlberg.com Date: 07/17/21 By: J. Wernick

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2020 & 2040 E. 7TH PLACE
2045 VIOLET STREET
LOS ANGELES, CALIFORNIA 90021

SCALE: 1"=20'	DATE: 12/22/20	DRAWN BY: L.C.	CHECKED BY: J.H.K.
REVISION DATE: 2/01/21	JOB NO: 5521001	SHEET NO. 1 OF 1	