Appendix D:

Tree Report
June 7, 2013

Philena Properties, LLC
c/o Philip Simmons
5023 Butterfield Court
Culver City, California 90230

Re: Martin Expo Town Center, Los Angeles – Arboricultural Consulting Services

Dear Mr. Simmons,

This report is submitted for your review in response to your request for arboricultural consulting services.

BACKGROUND AND ASSIGNMENT

Philena Properties and Martin Cadillac are in the design phase of the Martin Expo Town Center located at 12101 West Olympic Boulevard in Los Angeles, California. There are fourteen private property trees and seven City of Los Angeles right-of-way trees associated with the property. The private property trees comprise ficus, carrotwood, eucalyptus, and palms; there are no California native trees on the property. The seven rights-of-way trees are Indian laurel fig trees (ficus). I was retained to visit the property and inventory all private property and rights-of-way trees. This report is based on my site visit of June 3, 2013.

OBSERVATIONS AND DISCUSSION

Tree data is set forth in the Table 1, the tree location map is on page 5, and tree photographs begin on page 7. Again, all private property trees do not comprise California native species and as such are not “protected” by the City of Los Angeles Tree Preservation Ordinance No. 177,404. Martin Cadillac is free to remove the private property trees as it sees fit. If you wish to propose the removal of the City of Los Angeles rights-of-way trees, you will need to first obtain a permit from the City’s Urban Forestry Division.

Very truly yours,

Cy Carlberg, Registered Consulting Arborist
### TABLE 1 – TREE INVENTORY

<table>
<thead>
<tr>
<th>Tree #</th>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Diameter at 4.5 feet (dbh)</th>
<th>Height (in feet)</th>
<th>Spread (in diameter feet)</th>
<th>Physiological Condition (A-F)</th>
<th>Structural Condition (A-F)</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Carrotwood</td>
<td><em>Cupaniopsis anacardioides</em></td>
<td>15</td>
<td>20</td>
<td>18</td>
<td>A</td>
<td>B</td>
<td>Overpruned</td>
</tr>
<tr>
<td>2</td>
<td>Lemon-scented gum</td>
<td><em>Eucalyptus citriodora</em></td>
<td>13</td>
<td>35</td>
<td>20</td>
<td>A</td>
<td>B</td>
<td>Overpruned</td>
</tr>
<tr>
<td>3</td>
<td>Lemon-scented gum</td>
<td><em>Eucalyptus citriodora</em></td>
<td>17</td>
<td>35</td>
<td>15</td>
<td>A</td>
<td>B</td>
<td>Overpruned</td>
</tr>
<tr>
<td>4</td>
<td>Lemon-scented gum</td>
<td><em>Eucalyptus citriodora</em></td>
<td>19.5</td>
<td>40</td>
<td>22</td>
<td>A</td>
<td>B</td>
<td>Overpruned</td>
</tr>
<tr>
<td>5</td>
<td>Rustyleaf fig</td>
<td><em>Ficus rubiginosa</em></td>
<td>17.5</td>
<td>22</td>
<td>30</td>
<td>A</td>
<td>B</td>
<td>Overpruned</td>
</tr>
<tr>
<td>6</td>
<td>Pygmy date palm</td>
<td><em>Phoenix roebelenii</em></td>
<td>5' BT</td>
<td>8</td>
<td>8</td>
<td>A</td>
<td>A</td>
<td>Could be relocated</td>
</tr>
<tr>
<td>7</td>
<td>Fern pine</td>
<td><em>Podocarpus gracilior</em></td>
<td>7.5</td>
<td>18</td>
<td>10</td>
<td>A</td>
<td>C</td>
<td>Decay present due to overpruning</td>
</tr>
<tr>
<td>8</td>
<td>Fern pine</td>
<td><em>Podocarpus gracilior</em></td>
<td>7</td>
<td>18</td>
<td>10</td>
<td>A</td>
<td>C</td>
<td>Decay present due to overpruning</td>
</tr>
<tr>
<td>9</td>
<td>Rustyleaf fig</td>
<td><em>Ficus rubiginosa</em></td>
<td>17</td>
<td>20</td>
<td>16</td>
<td>B</td>
<td>B-</td>
<td>Overpruned</td>
</tr>
<tr>
<td>10</td>
<td>Pygmy date palm</td>
<td><em>Phoenix roebelenii</em></td>
<td>4' BT</td>
<td>6</td>
<td>5</td>
<td>A</td>
<td>A</td>
<td>Could be relocated</td>
</tr>
<tr>
<td>11</td>
<td>Pygmy date palm</td>
<td><em>Phoenix roebelenii</em></td>
<td>3.5' BT</td>
<td>5</td>
<td>4</td>
<td>A</td>
<td>A</td>
<td>Could be relocated</td>
</tr>
<tr>
<td>12</td>
<td>Pygmy date palm</td>
<td><em>Phoenix roebelenii</em></td>
<td>4' BT</td>
<td>6</td>
<td>4</td>
<td>A</td>
<td>A</td>
<td>Could be relocated</td>
</tr>
<tr>
<td>13</td>
<td>Pygmy date palm</td>
<td><em>Phoenix roebelenii</em></td>
<td>4' BT</td>
<td>6</td>
<td>4</td>
<td>A</td>
<td>A</td>
<td>Could be relocated</td>
</tr>
<tr>
<td>14</td>
<td>Pygmy date palm</td>
<td><em>Phoenix roebelenii</em></td>
<td>4' BT</td>
<td>6</td>
<td>4</td>
<td>A</td>
<td>A</td>
<td>Could be relocated</td>
</tr>
<tr>
<td>15</td>
<td>Pygmy date palm</td>
<td><em>Phoenix roebelenii</em></td>
<td>3' BT</td>
<td>5</td>
<td>4</td>
<td>A</td>
<td>A</td>
<td>Could be relocated</td>
</tr>
<tr>
<td>16</td>
<td>Pygmy date palm</td>
<td><em>Phoenix roebelenii</em></td>
<td>2' BT</td>
<td>4</td>
<td>3</td>
<td>A</td>
<td>A</td>
<td>Could be relocated</td>
</tr>
</tbody>
</table>

**City of Los Angeles Right-of-Way Trees**

<table>
<thead>
<tr>
<th>Tree #</th>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Diameter at 4.5 feet (dbh)</th>
<th>Height (in feet)</th>
<th>Spread (in diameter feet)</th>
<th>Physiological Condition (A-F)</th>
<th>Structural Condition (A-F)</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Indian laurel fig</td>
<td><em>Ficus microcarpa</em></td>
<td>13</td>
<td>12</td>
<td>8</td>
<td>A</td>
<td>B</td>
<td>Topped</td>
</tr>
<tr>
<td>B</td>
<td>Indian laurel fig</td>
<td><em>Ficus microcarpa</em></td>
<td>13</td>
<td>12</td>
<td>8</td>
<td>A</td>
<td>B</td>
<td>Topped</td>
</tr>
<tr>
<td>C</td>
<td>Indian laurel fig</td>
<td><em>Ficus microcarpa</em></td>
<td>10</td>
<td>12</td>
<td>8</td>
<td>A</td>
<td>B-</td>
<td>Topped and damaged by string trimmer</td>
</tr>
<tr>
<td>Tree #</td>
<td>Common Name</td>
<td>Botanical Name</td>
<td>Diameter at 4.5 feet (dbh)</td>
<td>Height (in feet)</td>
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<td>Comments</td>
</tr>
<tr>
<td>--------</td>
<td>-----------------</td>
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<td>-------------------------------</td>
<td>-----------------------------</td>
<td>---------------------------------------------</td>
</tr>
<tr>
<td>D</td>
<td>Indian laurel fig</td>
<td>Ficus microcarpa</td>
<td>11.5</td>
<td>12</td>
<td>8</td>
<td>A</td>
<td>B-</td>
<td>Topped and damaged by string trimmer</td>
</tr>
<tr>
<td>E</td>
<td>Indian laurel fig</td>
<td>Ficus microcarpa</td>
<td>10</td>
<td>10</td>
<td>6</td>
<td>A</td>
<td>B</td>
<td>Topped and damaged by string trimmer</td>
</tr>
<tr>
<td>F</td>
<td>Indian laurel fig</td>
<td>Ficus microcarpa</td>
<td>11.5</td>
<td>12</td>
<td>8</td>
<td>A</td>
<td>B</td>
<td>Topped and damaged by string trimmer</td>
</tr>
<tr>
<td>G</td>
<td>Indian laurel fig</td>
<td>Ficus microcarpa</td>
<td>12</td>
<td>12</td>
<td>10</td>
<td>A</td>
<td>B</td>
<td>Topped and damaged by string trimmer</td>
</tr>
</tbody>
</table>
Martin Cadillac – from southeast

Martin Cadillac – from southwest
#1 Carrotwood

#2-4 (left to right) Lemon-scented gum
#5 Rustyleaf fig

#6 Pygmy date palm
#7 & 8 (left to right) Fern pine

#9 Rustyleaf fig
#10 Pygmy date palm

#11 & 12 Pygmy date palm
#13 Pygmy date palm

#14 Pygmy date palm
A: Indian laurel fig

B: Indian laurel fig
C: Indian laurel fig
D: Indian laurel fig
E: Indian laurel fig

F: Indian laurel fig
G: Indian laurel fig
CY CARLBERG
CARLBERG ASSOCIATES
2402 California Avenue, Santa Monica, California 90403
o. (310) 453-TREE
e. cy@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, Leid, 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
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 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)

- 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)

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