Carlberg ASSOCIATES

Horticulturists and
Registered Consulting
ARBORISTS

CITY OF LOS ANGELES TREE INVENTORY REPORT
5401-5407 WILSHIRE BOULEVARD
LOS ANGELES, CALIFORNIA 90036

SUBMITTED TO:

WALLY MARKS
WALTER N. MARKS, INC.
HELMS HALL OF FAME
8758 VENICE BOULEVARD, SUITE 100
LOS ANGELES, CALIFORNIA 90034

PREPARED BY:

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OCTOBER 17, 2021

TREE INVENTORY REPORT

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October 17, 2021

Wally Marks
Walter N. Marks, Inc.
Helms Hall of Fame
8758 Venice Boulevard, Suite 100
Los Angeles, California 90034

Re: 5407 Wilshire Boulevard, Los Angles, California 90036

Dear Mr. Marks,

This letter addresses our office's site visit on September 29, 2021 to the properties collectively at 5401-5407 Wilshire Boulevard in Los Angeles, California. Carlberg Associates was retained to visit the property, update and 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.

This report supersedes our December 2018 site visit and report; we returned to the property on September 29, 2021 to re-inventory the trees and update the data.

The table on the following pages sets forth the data for the 11 inventoried trees: all are private property trees and palms. There were no right-of-way trees or trees whose canopies overhang the project site. ***None of the private property trees are considered protected by the City of Los Angeles' Tree Preservation Ordinance No. 186873.*** By virtue of their trunk diameter size of eight inches and greater, all inventoried 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

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TABLE 1 – SUMMARY OF INVENTORIED TREES

Common Name	Botanical Name	Quantity	Protected?
Brisbane box	*Lophostemon confertus*	6	No
Mexican fan palm	*Washingtonia robusta*	5	No
	TOTALS	**11**	**0**

TABLE 2 – TREE INVENTORY DATA

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	Brisbane box	*Lophostemon confertus*	10.2	25	8/10/12/12	B+	B	Significant	next to wall, MPE
2	Brisbane box	*Lophostemon confertus*	11.6	25	9/12/13/11	B+	B	Significant	next to wall, MPE
3	Brisbane box	*Lophostemon confertus*	14.6	30	13/12/15/16	B+	B	Significant	next to wall, MPE, cracked curb from roots
4	Brisbane box	*Lophostemon confertus*	8.8	25	8/10/14/16	B+	B	Significant	next to wall, MPE
5	Brisbane box	*Lophostemon confertus*	8.7	25	7/13/12/10	B	B-	Significant	HOB, next to wall, moderate dieback, sparse, MPE
6	Mexican fan palm	*Washingtonia robusta*	40 BT	45	6/6/6/6	A	A	Significant	
7	Mexican fan palm	*Washingtonia robusta*	45 BT	50	6/6/6/6	A	A	Significant	
8	Mexican fan palm	*Washingtonia robusta*	50 BT	55	6/6/6/6	A	A	Significant	
9	Mexican fan palm	*Washingtonia robusta*	45 BT	50	6/6/6/6	A	A	Significant	
10	Mexican fan palm	*Washingtonia robusta*	40 BT	45	6/6/6/6	A	A	Significant	
11	Brisbane box	*Lophostemon confertus*	8	20	7/10/10/11	A	B+	Significant	new tree now of significant size

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.

HOB – History of breakage

MBA – Multiple branch attachments

MPE – Multiple pruning events

ROW – Right of Way tree

ST – Street tree

BT – Brown trunk (height)

COD – Column of decay

PM – Powdery mildew

EG – Epicormic growth

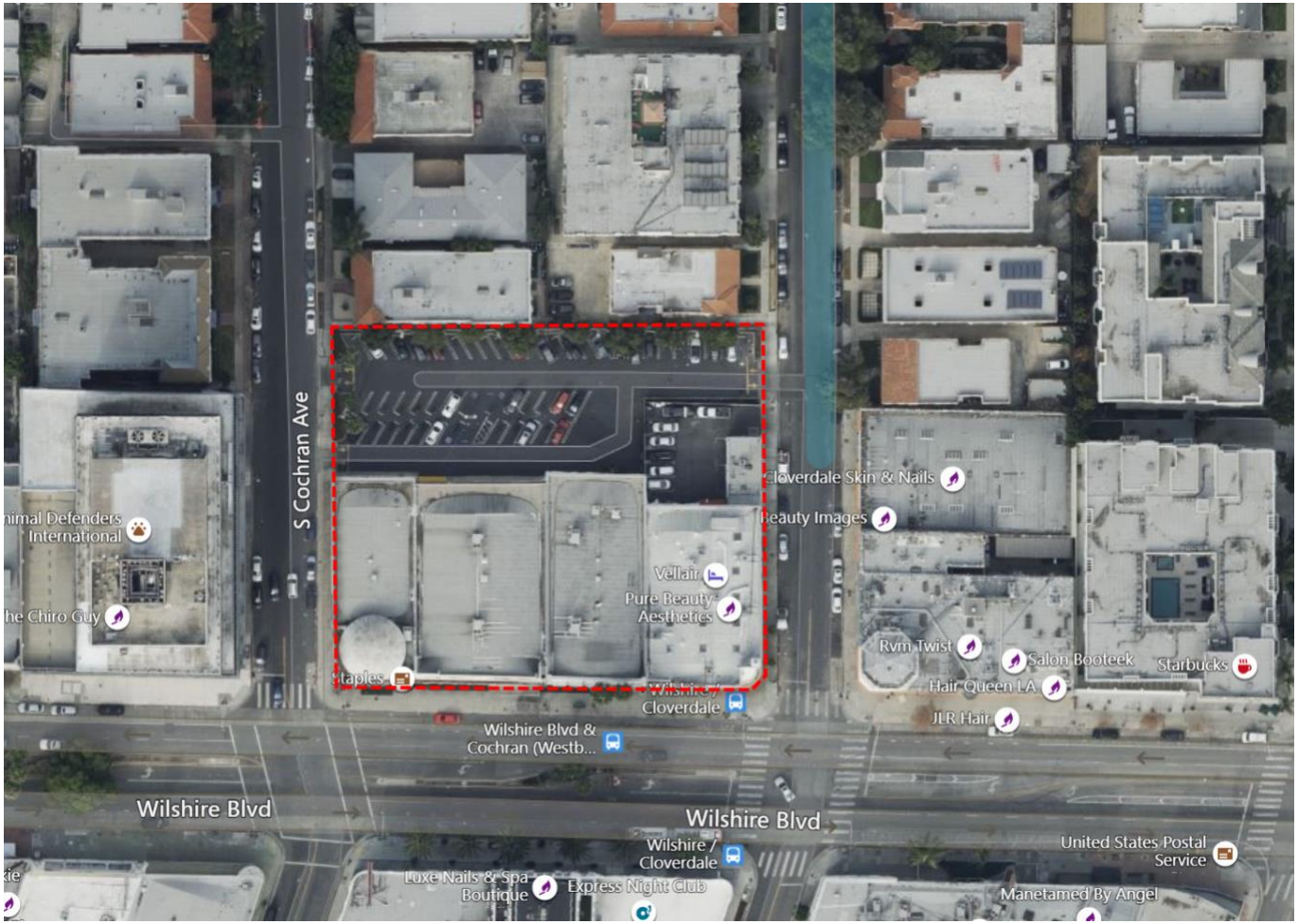


EXHIBIT A – AERIAL IMAGE OF SUBJECT PROPERTY
(BORDERED IN RED – Source: Bing Maps)

EXHIBIT B – REDUCED COPY OF TREE LOCATION EXHIBIT

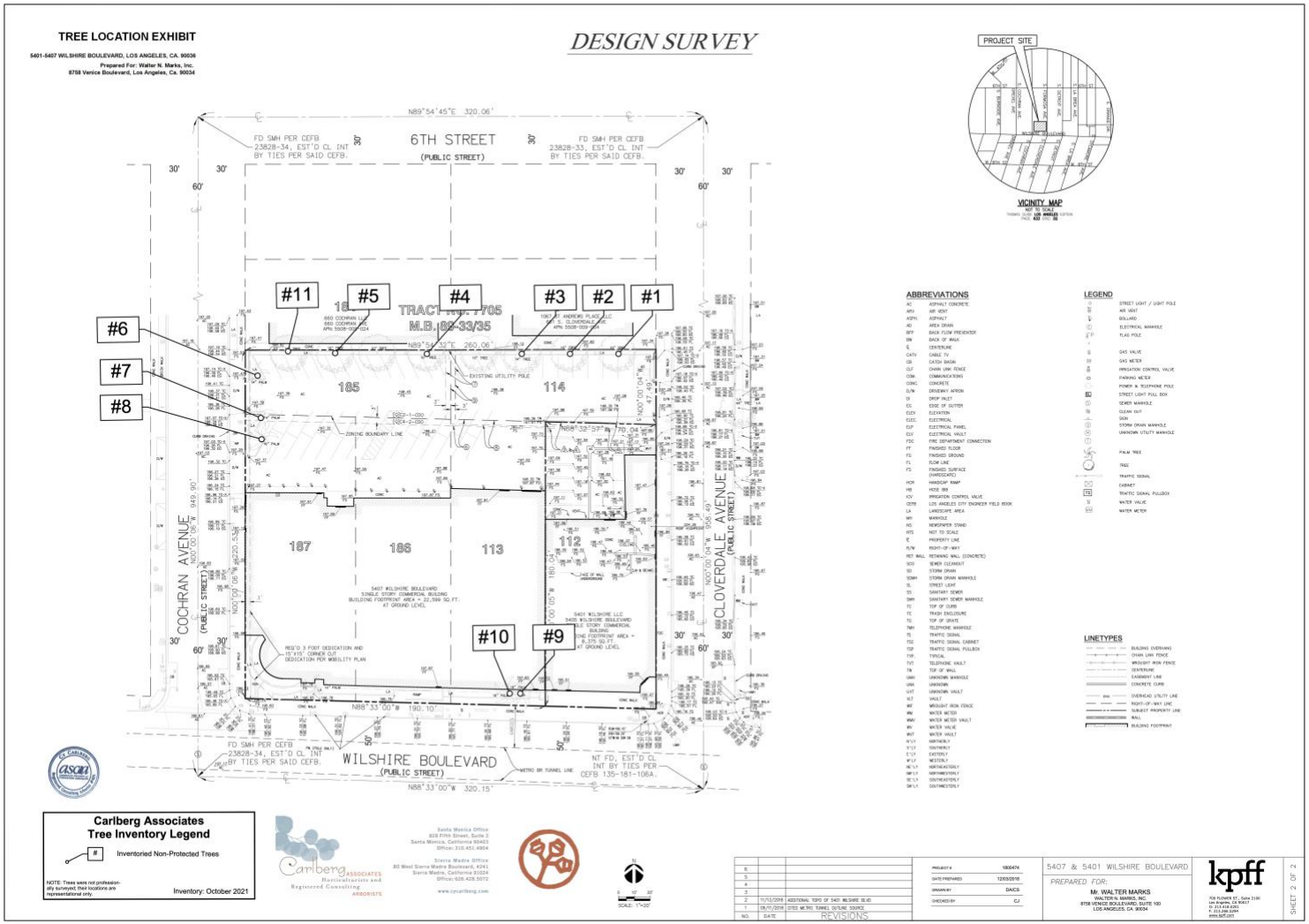


EXHIBIT C – TREE PHOTOGRAPHS

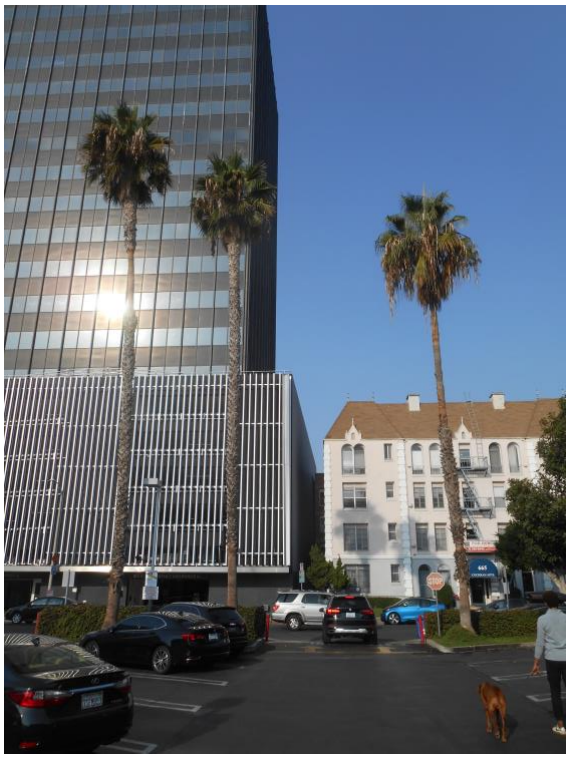
Tree 1

Tree 2

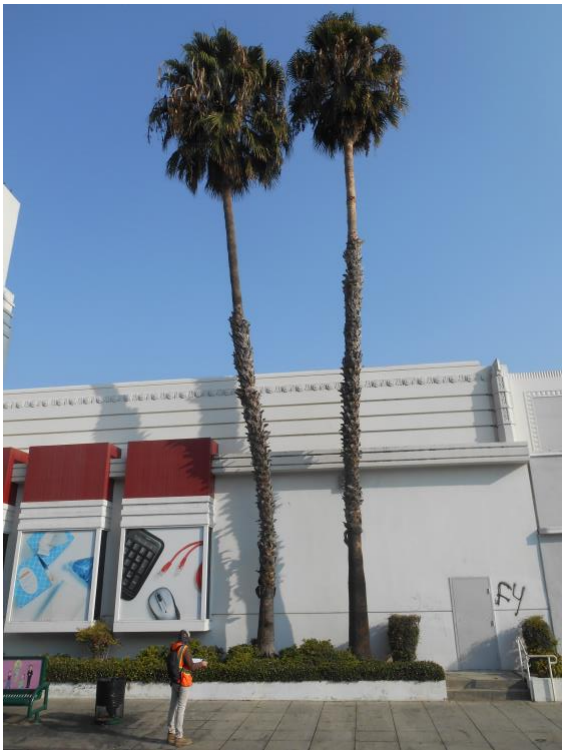
Tree 3

Tree 4

Tree 5



Trees 6-8 (R-L)



Trees 9(R), 10(L)

Tree 11

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.