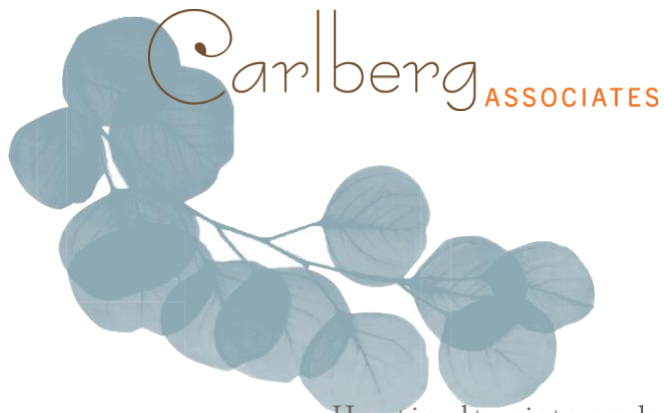


Appendix B
Tree Inventory Report



Horticulturists and
Registered Consulting
ARBORISTS

**TREE INVENTORY REPORT
2311 HOLLYWOOD WAY
BURBANK, CALIFORNIA 91505**

SUBMITTED TO:

**NHW INVESTORS, LLCF
C/O JUSTIN FLEMING
LATERRA
1880 CENTURY PARK EAST, SUITE 1017
LOS ANGELES, CALIFORNIA 90067**

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



MAY 25, 2021

www.cycarlberg.com

TREE INVENTORY REPORT

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Horticulturists and
Registered Consulting
ARBORISTS

May 25, 2021

NHW Investors, LLC
c/o Justin Fleming
LaTerra
1880 Century Park East, Suite 1017
Los Angeles, California 90067

Re: 2311 North Hollywood Way, Burbank, California 91505

Dear Mr. Fleming,

This letter addresses our office's site visit of May 21, 2021 to the property located at 2311 North Hollywood Way in Burbank, California. Carlberg Associates was retained to visit the property and inventory all trees regardless of size. The table on the following pages sets forth the data for the 59 inventoried trees; of these trees, 45 are private property trees and 14 are City rights-of-way trees associated with the site. There are no trees on neighboring properties whose canopies overhang the project site.

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



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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	Comments
1	carrotwood	<i>Cupaniopsis anacardioides</i>	7.5, 8.4, 4.5, 5.8	15	12/16/15/9	B	
2	carrotwood	<i>Cupaniopsis anacardioides</i>	6.4	12	6/9/3/0	B	leans NE on fence, hook on tree
3	carrotwood	<i>Cupaniopsis anacardioides</i>	8.2, 10.2, 12.7, 10.4	18	11/12/13/13	B	
4	carrotwood	<i>Cupaniopsis anacardioides</i>	11.8, 11.3, 14.5	25	12/12/14/14	B	
5	carrotwood	<i>Cupaniopsis anacardioides</i>	13.5, 16.5	25	16/12/14/16	A	nest in tree
6	carrotwood	<i>Cupaniopsis anacardioides</i>	10.3, 11.7, 12.2, 10	25	12/15/11/15	B	nails in trunk
7	carrotwood	<i>Cupaniopsis anacardioides</i>	13.3, 11.3, 12.5	24	12/15/14/15	B	
8	lemon scented	<i>Corymbia citriodora</i>	22.3	35	8/18/15/6	B	under power lines, old topping cuts
9	Hollywood juniper	<i>Juniperus chinensis</i>	3	6	1/0/3/7	C	
10	Hollywood juniper	<i>Juniperus chinensis</i>	8.5	15	0/3/5/9	C	
11	juniper	<i>Juniperus sp.</i>	7	9	1/4/4/10	C	leans W



Tree #	Common Name	Botanical Name	Diameter at 4.5 feet (DBH)* in inches	Height (feet)	Canopy Spread (N/E/S/W) in feet	Health	Comments
12	Hollywood juniper	<i>Juniperus chinensis</i>	5.5,5.3,9.5	18	1/5/6/10	C	
13	juniper	<i>Juniperus sp.</i>	6	12	2/9/4/5	C	was multi-trunk, second trunk removed
14	Hollywood juniper	<i>Juniperus chinensis</i>	5.4,8.7	22	1/5/6/7	B	
15	Hollywood juniper	<i>Juniperus chinensis</i>	10.6	18	0/3/7/10	C	
16	Hollywood juniper	<i>Juniperus chinensis</i>	12.3	20	1/11/6/6	C	
17	Hollywood juniper	<i>Juniperus chinensis</i>	13	19	0/7/10/12	B	
18	Hollywood juniper	<i>Juniperus chinensis</i>	4.1,10.7,3	13	3/5/3/6	B	
19	juniper	<i>Juniperus sp.</i>	7.5	14	0/2/8/10	B	leans SW
20	Hollywood juniper	<i>Juniperus chinensis</i>	10.8	18	2/2/12/7	C	leans SW
21	carrotwood	<i>Cupaniopsis anacardioides</i>	12.2	22	3/14/15/15	C	
22	juniper	<i>Juniperus sp.</i>	5.9	10	0/10/5/0	C	leans E
23	Hollywood juniper	<i>Juniperus chinensis</i>	14.5	18	0/14/10/12	B	
ST24	crape myrtle	<i>Lagerstroemia indica</i>	7.6	15	10/9/8/9	B	



Tree #	Common Name	Botanical Name	Diameter at 4.5 feet (DBH)* in inches	Height (feet)	Canopy Spread (N/E/S/W) in feet	Health	Comments
ST25	crape myrtle	<i>Lagerstroemia indica</i>	4.9	12	7/4/5/6	C	
ST26	crape myrtle	<i>Lagerstroemia indica</i>	3.8	10	7/2/3/3	C	
ST27	crape myrtle	<i>Lagerstroemia indica</i>	3.6	8	5/5/6/5	C	
ST28	crape myrtle	<i>Lagerstroemia indica</i>	3.2	8	4/4/6/3	C	
ST29	crape myrtle	<i>Lagerstroemia indica</i>	6.9	15	12/8/9/10	C	
ST30	crape myrtle	<i>Lagerstroemia indica</i>	4	16	5/6/5/5	B	
ST31	crape myrtle	<i>Lagerstroemia indica</i>	5.1	15	6/6/5/5	C	
ST32	crape myrtle	<i>Lagerstroemia indica</i>	3.5	12	5/6/5/5	B	
ST33	crape myrtle	<i>Lagerstroemia indica</i>	10.8	22	12/11/9/12	A	
ST34	crape myrtle	<i>Lagerstroemia indica</i>	3.7	12	4/5/5/7	C	
ST35	crape myrtle	<i>Lagerstroemia indica</i>	7	17	6/6/7/9	C	
36	Brisbane box	<i>Lophostemon confertus</i>	16.2	22	10/14/13/10	B	
ST37	crape myrtle	<i>Lagerstroemia indica</i>	5.2	18	8/6/9/8	D	



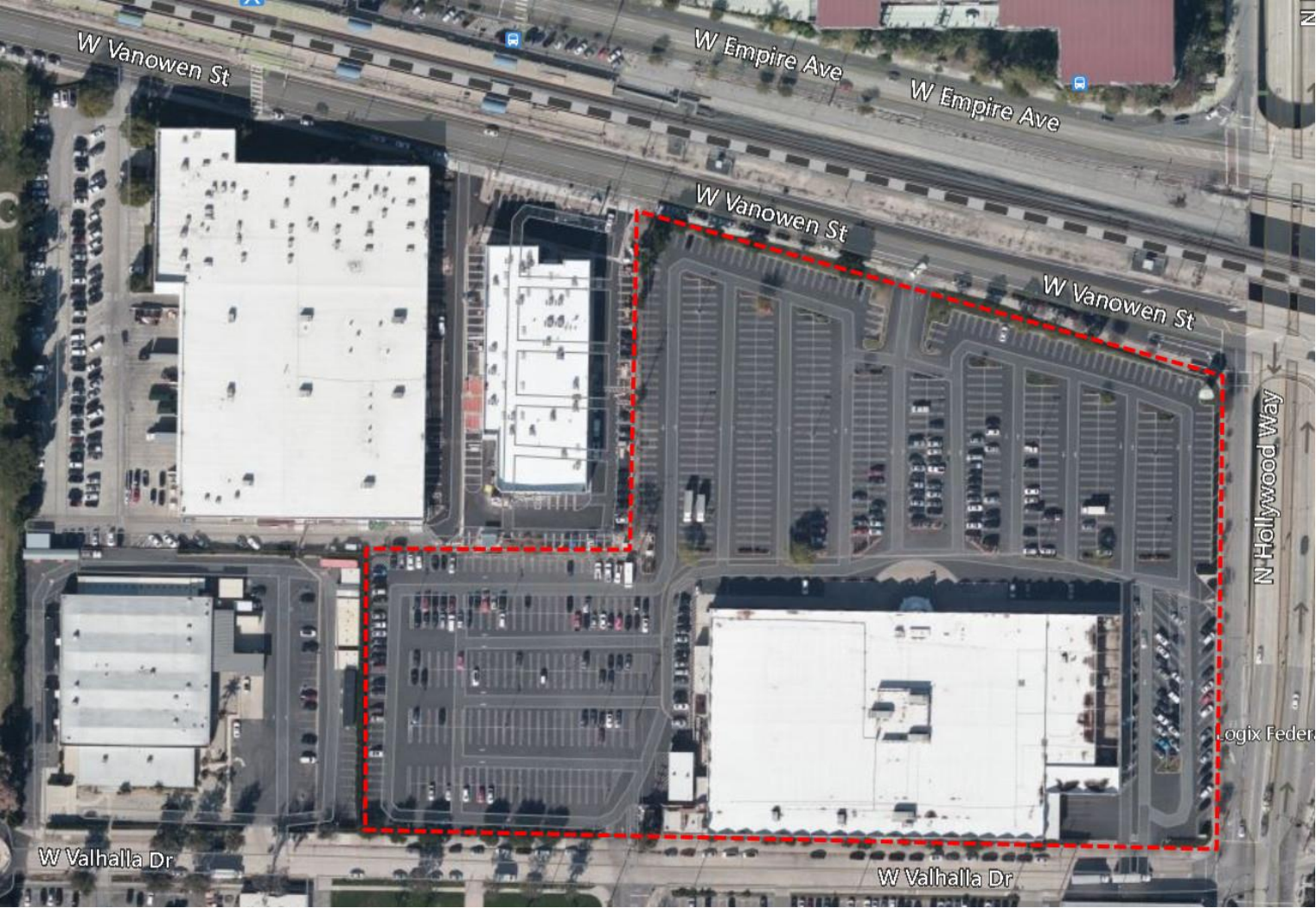
Tree #	Common Name	Botanical Name	Diameter at 4.5 feet (DBH)* in inches	Height (feet)	Canopy Spread (N/E/S/W) in feet	Health	Comments
38	Brisbane box	<i>Lophostemon confertus</i>	13	25	12/10/11/12	B	
ST39	crape myrtle	<i>Lagerstroemia indica</i>	6.9	15	10/8/10/9	C	
40	Brisbane box	<i>Lophostemon confertus</i>	15.7	30	12/12/12/12	B	
41	Brisbane box	<i>Lophostemon confertus</i>	5,7,4.5,3.4,5.7	26	6/11/12/10	B	
42	Brisbane box	<i>Lophostemon confertus</i>	10.4	15	8/10/7/10	C	
43	carrotwood	<i>Cupaniopsis anacardioides</i>	22.2 @3 ft	28	17/17/17/17	B	
44	carrotwood	<i>Cupaniopsis anacardioides</i>	15.4	23	6/3/10/12	D	
45	carrotwood	<i>Cupaniopsis anacardioides</i>	20.1	30	11/16/14/14	B	
46	carrotwood	<i>Cupaniopsis anacardioides</i>	18.5	28	9/11/10/14	C	
47	carrotwood	<i>Cupaniopsis anacardioides</i>	17.3	28	12/15/12/12	B	utility line over N canopy
48	palo verde	<i>Parkinsonia florida</i>	7.3	15	13/13/15/10	B	parking lot tree
49	palo verde	<i>Parkinsonia florida</i>	4,5	8	6/6/6/6	B	parking lot tree
50	crape myrtle	<i>Lagerstroemia indica</i>	4.3,3.3,2,2,2.3,3,3,2.5	15	6/12/7/9	B	parking lot tree



Tree #	Common Name	Botanical Name	Diameter at 4.5 feet (DBH)* in inches	Height (feet)	Canopy Spread (N/E/S/W) in feet	Health	Comments
51	palo verde	<i>Parkinsonia florida</i>	8.7	22	12/16/15/13	B	parking lot tree
52	carrotwood	<i>Cupaniopsis anacardioides</i>	16.1 @ 4'	30	13/15/15/14	B	
53	camphor	<i>Cinnamomum camphora</i>	9.6	27	7/7/7/7	C	leans SE
54	carrotwood	<i>Cupaniopsis anacardioides</i>	8.6	20	9/6/12/12	C	
55	carrotwood	<i>Cupaniopsis anacardioides</i>	4.2,4.5,3.7, 5.7,3.2	22	10/11/14/12	C	
56	kurrajong	<i>Brachychiton populneus</i>	10.7	20	5/4/10/10	B	
57	Chinese elm	<i>Ulmus parvifolia</i>	11.3,8.1	25	6/12/19/20	B	
58	palo verde	<i>Parkinsonia florida</i>	9.9	18	12/10/14/14	B	parking lot tree
59	palo verde	<i>Parkinsonia florida</i>	16.9	22	18/18/18/18	A	parking lot tree

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.





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



LEGEND & ABBREVIATIONS:

- PROPERTY LINE/RIGHT OF WAY
- EXISTING BUILDING LINE
- CENTER LINE
- EASEMENT LINE
- EXISTING STORM DRAIN PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER PIPE
- EXISTING RECYCLED WATER PIPE
- EXISTING STREETLIGHT CONDUIT
- EXISTING TRAFFIC SIGNAL CONDUIT
- EXISTING GAS PIPE
- EXISTING ELECTRICAL CONDUIT
- 8" HIGH PERIMETER CHAIN-LINK FENCE
- EXISTING BUILDING
- CB CATCH BASIN
- ESMT EASEMENT
- EX EXISTING
- FI FIRE HYDRANT
- OUH OVERHEAD UTILITY
- P/L POWER POLE
- R/W RIGHT OF WAY
- SD STORM DRAIN
- SL STREET LIGHT
- SS SANITARY SEWER
- TYP TYPICAL

DEMOLITION NOTES

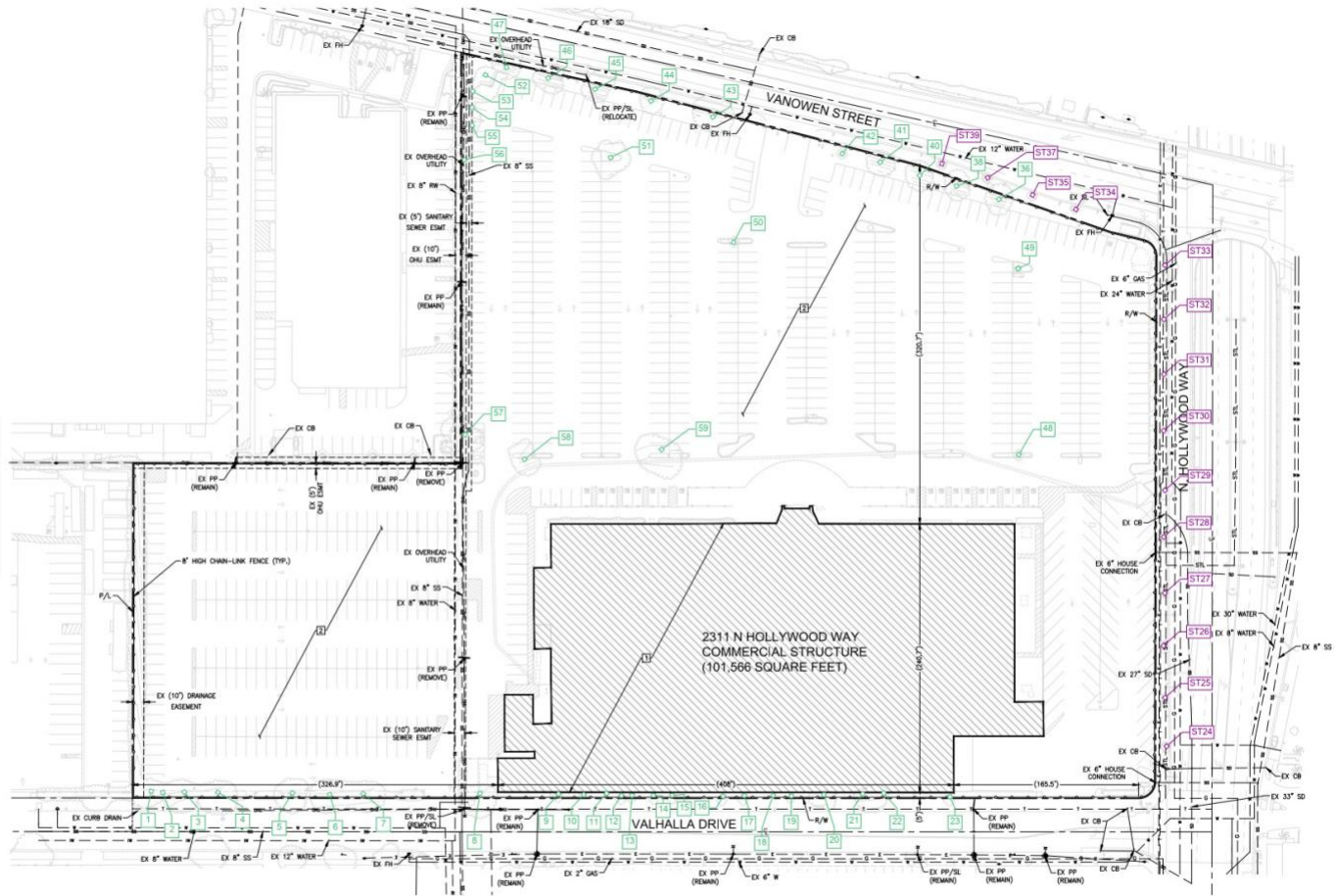
- 1 REMOVE EXISTING BUILDING
- 2 REMOVE EXISTING ASPHALT CONCRETE

**Carlberg Associates
Tree Inventory Legend**

Invented Private Property Tree

Invented Street Tree

NOTE: Trees were not professionally surveyed. Their locations are representational only. Inventory: May 2021



DEMOLITION PLAN

SCALE: 1" = 40'
0 20 40 80 160' C-50



Burbank Aero Crossings
2311 NORTH HOLLYWOOD WAY | BURBANK, CA 91505
ENTITLEMENT SUBMITTAL
DATE: 03/02/2021



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



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.



CY CARLBERG

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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

