Carlberg ASSOCIATES

Horticulturists and
Registered Consulting
ARBORISTS

CITY OF LOS ANGELES TREE INVENTORY REPORT
DINAH'S RESTAURANT
6521 SEPULVEDA BOULEVARD
LOS ANGELES, CALIFORNIA 90049

SUBMITTED TO:

ED MCCOY
FRH REALTY LLC
5355 MIRA SORRENTO PLACE, SUITE 100
SAN DIEGO, CALIFORNIA 92121

PREPARED BY:

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MARCH 25, 2021

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Carlberg ASSOCIATES

Horticulturists and Registered Consulting ARBORISTS

March 25, 2021

Ed McCoy
FRH Realty LLC
5355 Mira Sorrento Place, Suite 100
San Diego, California 92121

Re: Dinah's Restaurant - 6521 Sepulveda Blvd, Los Angeles, California 90045 – Los Angeles City Tree Inventory Report

Dear Mr. McCoy,

This letter addresses our office's site visit of March 18, 2021 to the property located at 6521 Sepulveda Boulevard 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. 186873 or significant by the guidelines set forth by the City's Planning Department were present. The table on the following page sets forth the data for the 6 private property trees and 3 offsite trees whose canopies overhang the subject property. ***None of the private property species are considered protected by the Ordinance.*** As the photographs on the following pages illustrate, the canopy overhang from the three offsite trees is minimal.

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 – 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" or "Significant"	Comments
1	carrotwood	*Cupaniopsis anacardioides*	9 @ 2' 3, 3.5, 4.2, 2.1, 3.8, 3	16	06/04/06/05	B	A	Significant	
2	carrotwood	*Cupaniopsis anacardioides*	7.7 @ 2' 2, 3.3, 3.3, 1	16	06/05/05/06	C	A	Significant	Sunscald on leaves
3	juniper	*Juniperus sp.*	N/A	N/A	N/A	N/A	N/A	N/A	Dead; destroyed in recent car fire
4	yew pine	*Podocarpus macrophyllus*	7 @ 2' 4.8, 2, 2, 2	12	03/01/01/04	A	A	Significant	Sheared into hedge form
5	Mexican fan palm	*Washingtonia robusta*	BT-3'	8	03/03/03/03	A	A	No	Volunteer palm
6	pygmy date palm	*Phoenix roebelenii*	BT-4'	7	00/03/02/00	C	B	No	
OS1	southern magnolia	*Magnolia grandiflora*	7.7	22	08/08/08/08	N/A	N/A	No	offsite tree
OS2	Brisbane box	*Lophostemon conferta*	9	18	06/06/06/06	N/A	N/A	Significant	offsite tree
OS3	Brisbane box	*Lophostemon conferta*	11.7	22	12/07/12/07	N/A	N/A	Significant	offsite tree

* *Note*: Please refer to Definitions of Terms and Abbreviations page 10
** Because trunks of palms do not typically increase in trunk diameter with age, trunk size is described by their brown trunk height, the distance between grade and the newest emerging spear.

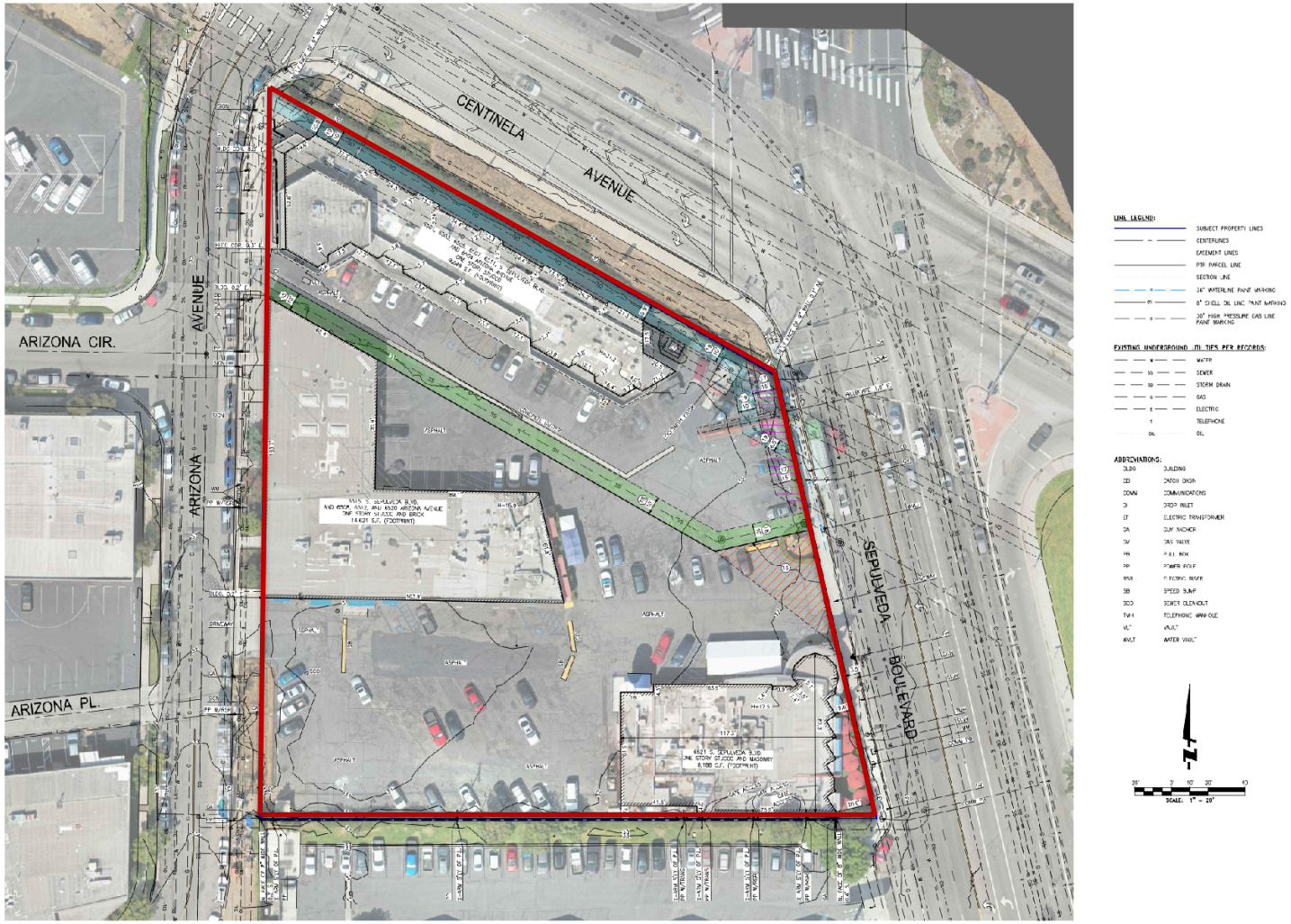


EXHIBIT A – AERIAL IMAGE OF SUBJECT PROPERTY

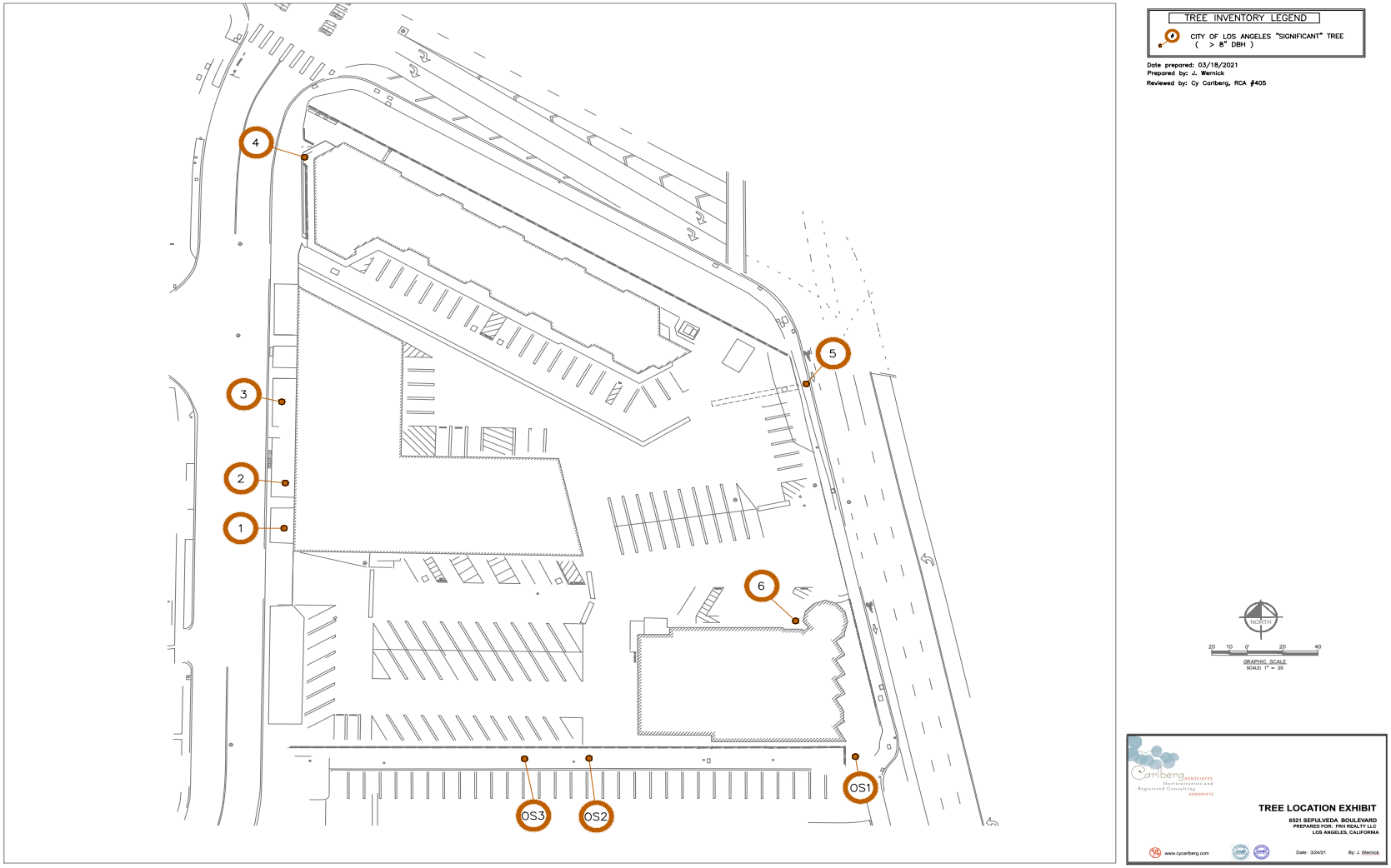
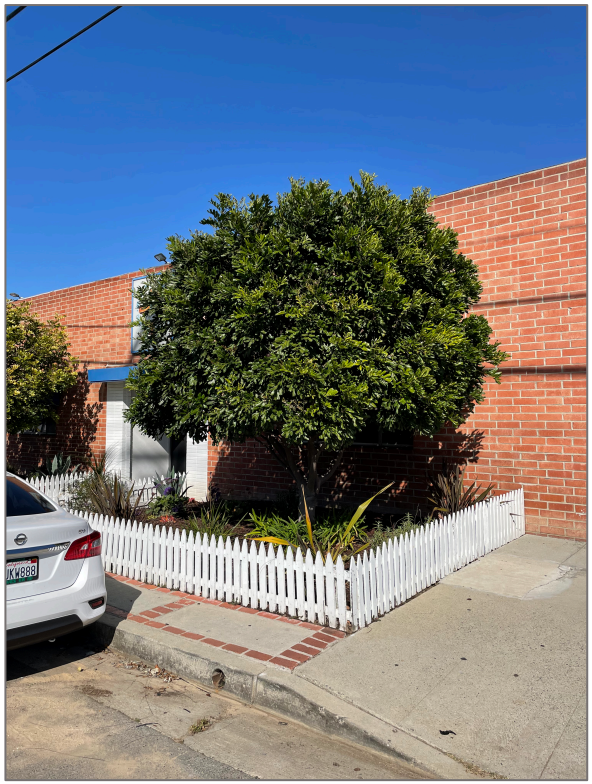
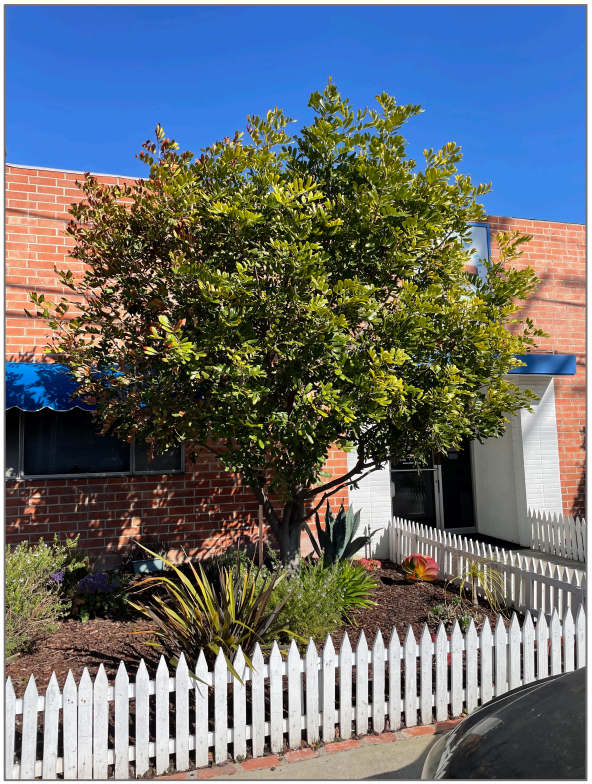


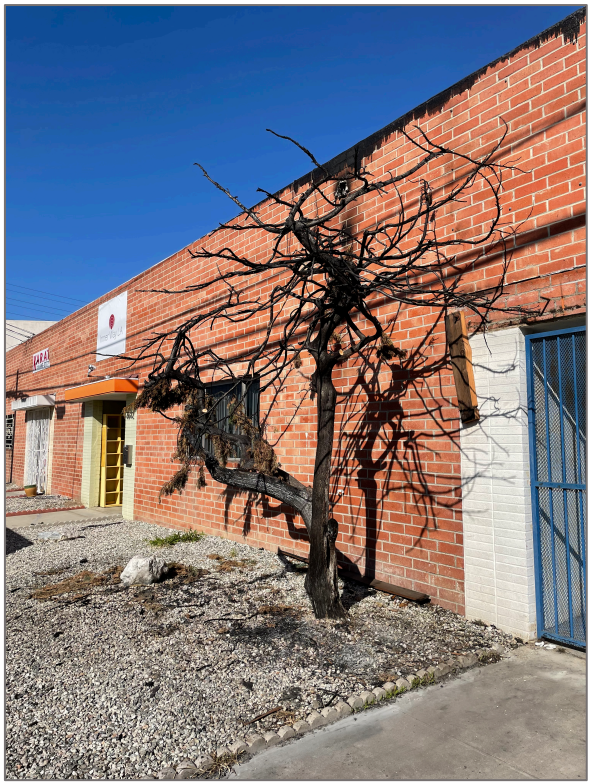
EXHIBIT B – REDUCED COPY OF TREE LOCATION EXHIBIT
(NOT TO SCALE)



TREE #1

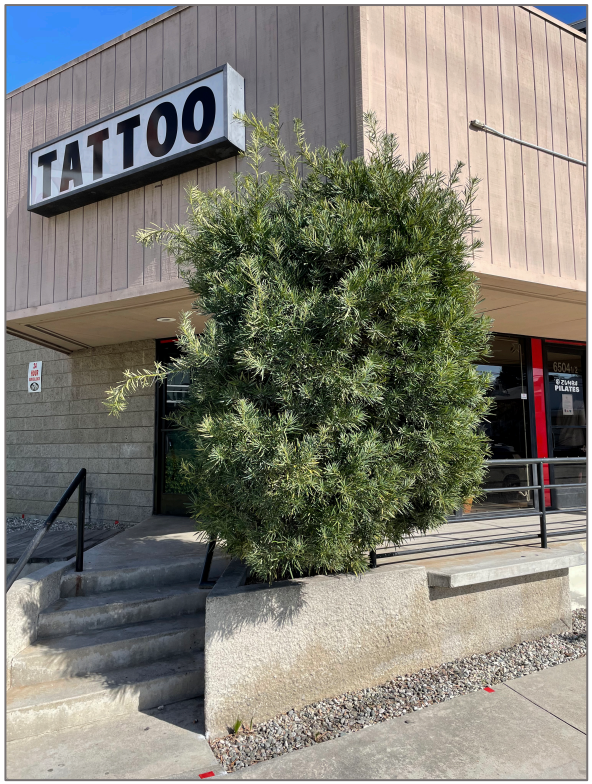


TREE #2



TREE #3

EXHIBIT C – CAPTIONED TREE PHOTOGRAPHS



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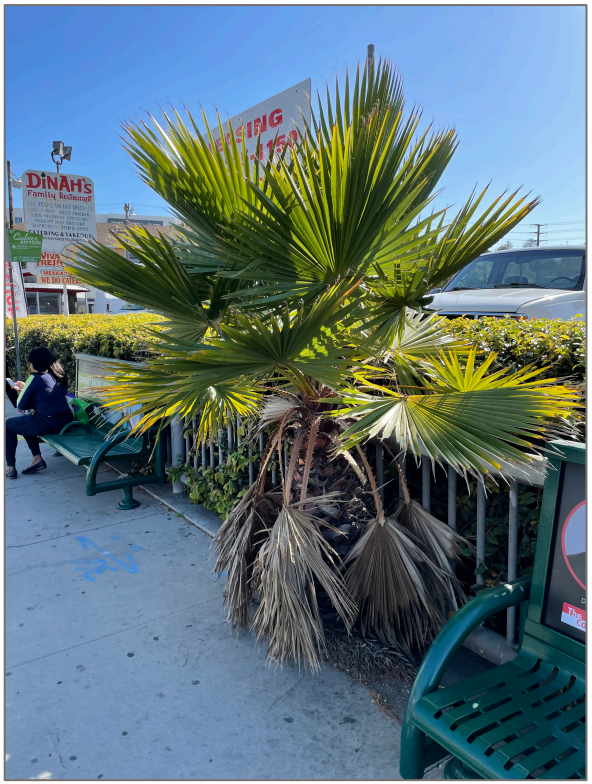

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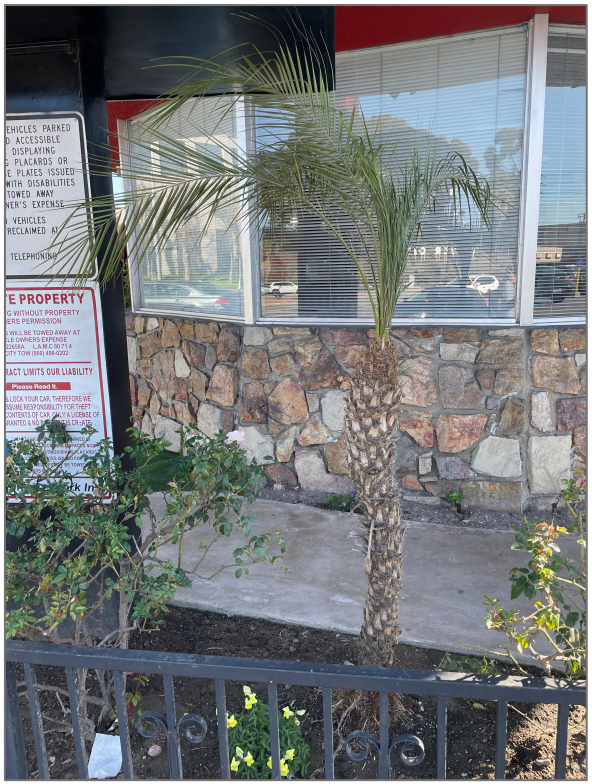
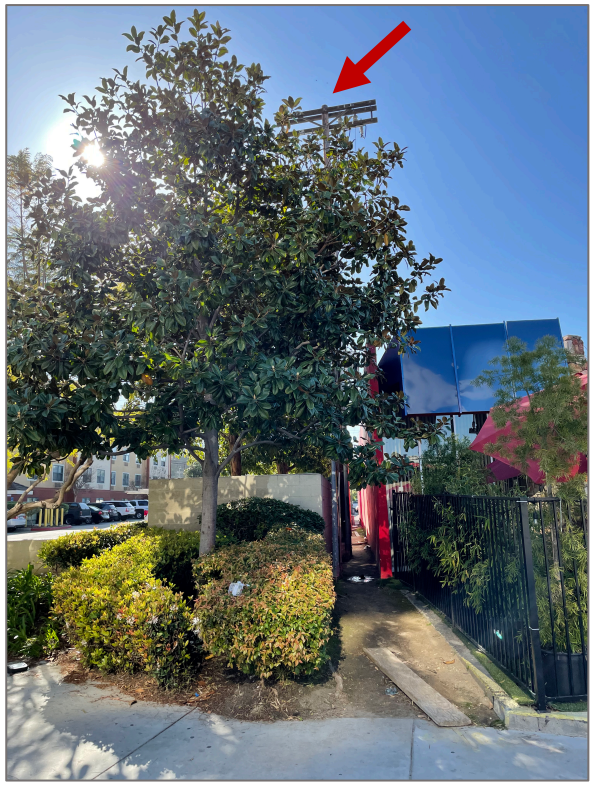
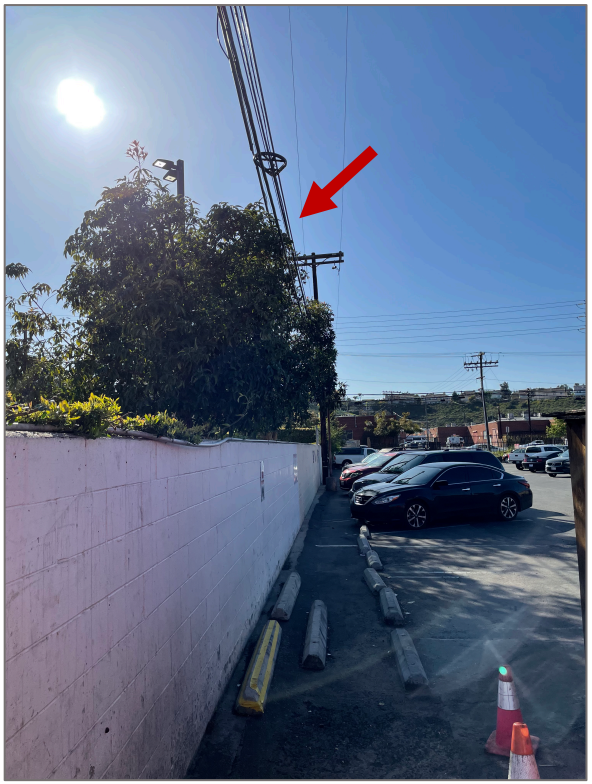


TREE #6

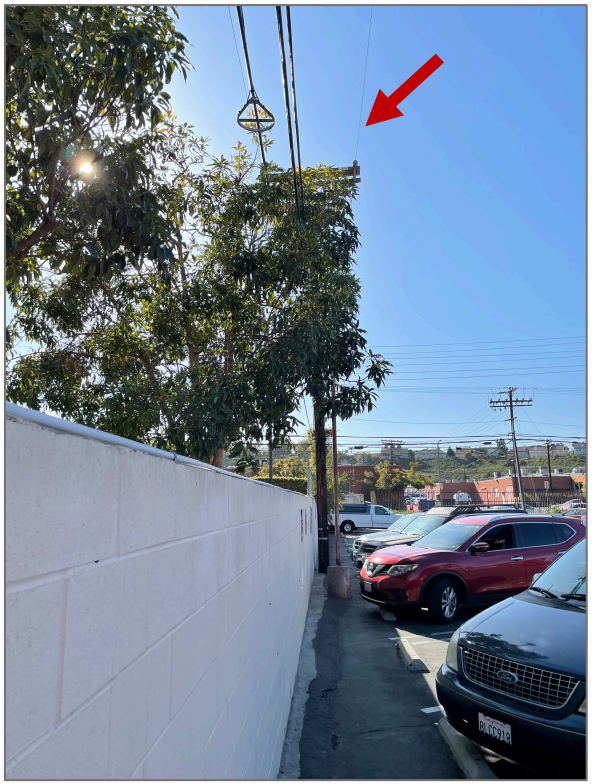
EXHIBIT C – CAPTIONED TREE PHOTOGRAPHS



TREE #OS1



TREE #OS2



TREE #OS3

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 = dog-leg 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.

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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