



McKinley & Associates (818) 240-1358

## Certification Letter

March 29, 2022

Pinner Investments  
5951 Variel Avenue  
Woodland Hills, CA 91367

Dear Pinner Investments:

Recently I was contacted by Moti Balyan who requested an Arborist Certification Letter on your behalf concerning the trees located on the property located at 22736 Victory Blvd. This letter is in reference to the City of Los Angeles Native Tree Ordinance No. 186873 as required by Public Works, Urban Forestry.

### **Background/Observations:**

On Friday, March 25, 2022 at approximately 10:00 a.m. I arrived at the property located at 22736 Victory Blvd., Woodland Hills, California. I was provided with a topographic survey of the subject property. The subject property is an existing car wash. A new car wash is planned to be built on the site. The following trees were observed on the neighbor's property:

### **Tree Inspection Data:**

**Tree #1** *Fraxinus velutina* or Arizona Ash; 20" D.B.H.;40'Sp.;75'Ht.; Rating: C+

**Tree #2** *Fraxinus velutina* or Arizona Ash; 20" D.B.H.;40'Sp.;75'Ht.; Rating: C+

**Tree #3** *Fraxinus velutina* or Arizona Ash; 20" D.B.H.;40'Sp.;75'Ht.; Rating: C+

**Tree #4** *Fraxinus velutina* or Arizona Ash; 20" D.B.H.;40'Sp.;75'Ht.; Rating: C+

### **Recommendation**

The only trees I observed were located on the neighbor's property, near the southwest corner of the subject property. I would recommend that any excavation work under the canopy of the trees be done by hand and minimize the cutting of roots where possible. Roots which are torn or damaged should be pruned with clean, sharp pruning tools and kept covered with wet burlap until backfill can occur. If roots are encountered I would recommend that you contact a Certified Arborist to oversee tree root care.

### **Certification**

As an I.S.A Certified Arborist and ASCA Consulting Arborist I further certify that there are no native, protected species of Oak, California Bay, California Sycamore, Southern California Black Walnut, Elderberry or Toyon growing on or near the subject property. No native, protected Oak, Bay, Sycamore, Southern California Black Walnut, Elderberry or Toyon will be impacted on the subject property or neighboring, adjoining properties by any future development of this property.

Arborists and Environmental Consultants



**McKinley & Associates** (818) 240-1358

Thank you for the opportunity to serve you. If you have questions, please feel free to contact me on my business cell phone at (818) 426-2432 or you may call my office (818) 240-1358.

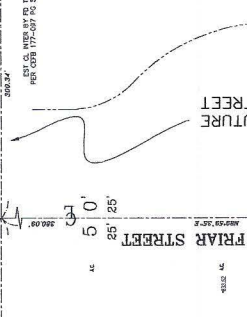
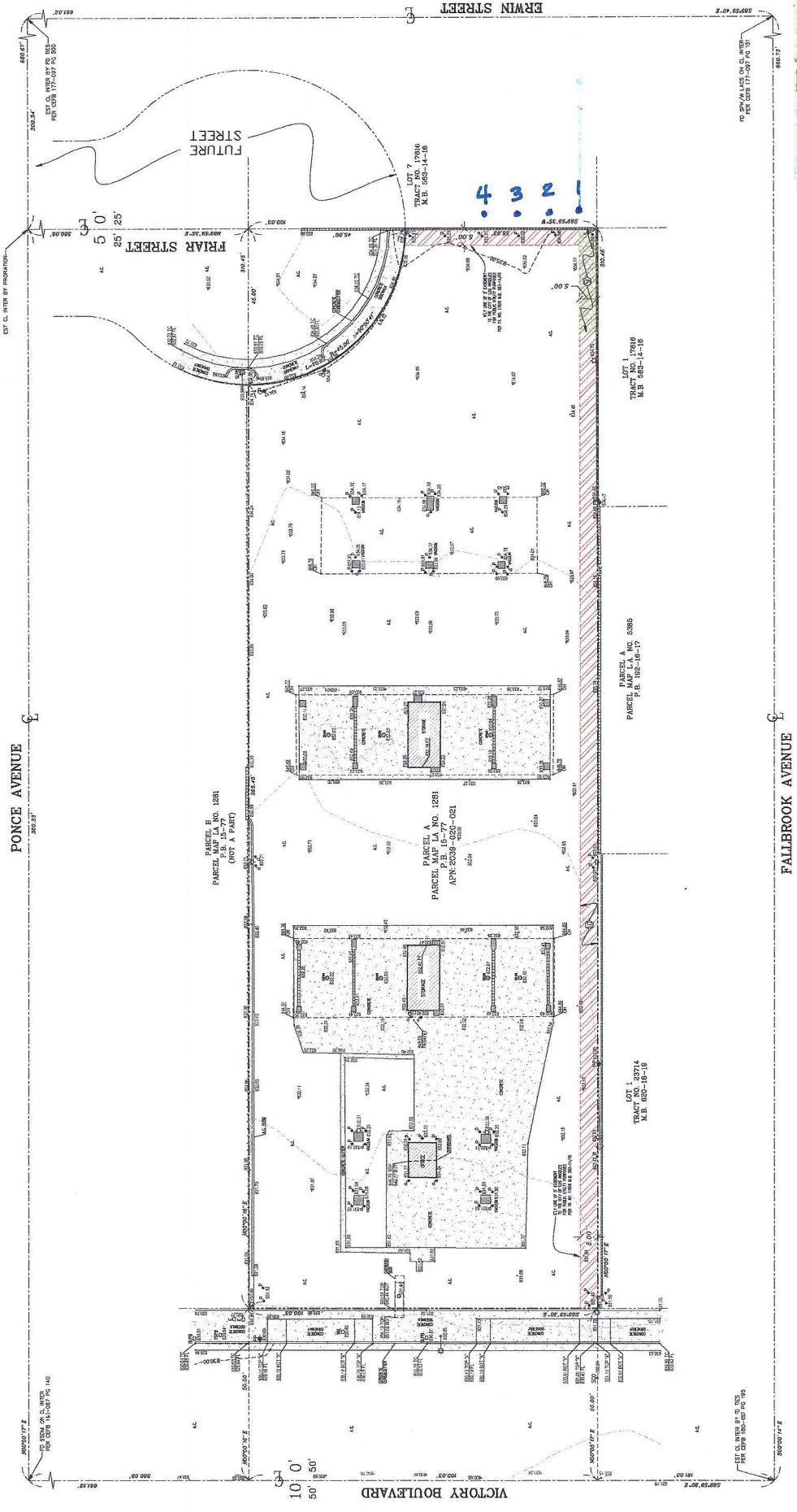
Yours truly,

*William R. McKinley*

William R. McKinley, Consulting Arborist  
American Society of Consulting Arborists  
Certified Arborist #WE-4578A  
International Society of Arboriculture

PONCE AVENUE

FALLBROOK AVENUE



- SCHEDULE B - DIMENSIONS**
- 1. DISTANCE FROM THE CENTERLINE OF THE STREET TO THE CENTERLINE OF THE SIDEWALK
  - 2. DISTANCE FROM THE CENTERLINE OF THE STREET TO THE CENTERLINE OF THE CURB
  - 3. DISTANCE FROM THE CENTERLINE OF THE STREET TO THE CENTERLINE OF THE PARKING LOT
  - 4. DISTANCE FROM THE CENTERLINE OF THE STREET TO THE CENTERLINE OF THE DRIVEWAY
  - 5. DISTANCE FROM THE CENTERLINE OF THE STREET TO THE CENTERLINE OF THE SIDEWALK
  - 6. DISTANCE FROM THE CENTERLINE OF THE STREET TO THE CENTERLINE OF THE CURB
  - 7. DISTANCE FROM THE CENTERLINE OF THE STREET TO THE CENTERLINE OF THE PARKING LOT
  - 8. DISTANCE FROM THE CENTERLINE OF THE STREET TO THE CENTERLINE OF THE DRIVEWAY

- LEGEND**
- 1. EXISTING CONCRETE
  - 2. EXISTING ASPHALT
  - 3. EXISTING GRAVEL
  - 4. EXISTING SAND
  - 5. EXISTING GRAVEL
  - 6. EXISTING SAND
  - 7. EXISTING GRAVEL
  - 8. EXISTING SAND
  - 9. EXISTING GRAVEL
  - 10. EXISTING SAND
  - 11. EXISTING GRAVEL
  - 12. EXISTING SAND
  - 13. EXISTING GRAVEL
  - 14. EXISTING SAND
  - 15. EXISTING GRAVEL
  - 16. EXISTING SAND
  - 17. EXISTING GRAVEL
  - 18. EXISTING SAND
  - 19. EXISTING GRAVEL
  - 20. EXISTING SAND

**LEGAL DESCRIPTION**

THE PROPERTY IS PART OF TRACT NO. 17700, M.B. 582-4-19, LOT 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, AS SHOWN ON THE MAP OF THE CITY OF LOS ANGELES, CALIFORNIA, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**REFERENCE TO RECORDS**

THE RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA, SHOW THE FOLLOWING:

- 1. TRACT MAP NO. 17700, M.B. 582-4-19, DATED 11/15/50
- 2. TRACT MAP NO. 17700, M.B. 582-4-19, DATED 11/15/50
- 3. TRACT MAP NO. 17700, M.B. 582-4-19, DATED 11/15/50
- 4. TRACT MAP NO. 17700, M.B. 582-4-19, DATED 11/15/50
- 5. TRACT MAP NO. 17700, M.B. 582-4-19, DATED 11/15/50
- 6. TRACT MAP NO. 17700, M.B. 582-4-19, DATED 11/15/50
- 7. TRACT MAP NO. 17700, M.B. 582-4-19, DATED 11/15/50
- 8. TRACT MAP NO. 17700, M.B. 582-4-19, DATED 11/15/50
- 9. TRACT MAP NO. 17700, M.B. 582-4-19, DATED 11/15/50
- 10. TRACT MAP NO. 17700, M.B. 582-4-19, DATED 11/15/50



**MRC CIVIL ENGINEERING AND LAND SURVEYING**

**TOPOGRAPHIC SURVEY**

CLIENT: M. R. CIVIL ENGINEERING AND LAND SURVEYING  
 DATE: 11/15/50  
 PROJECT: TRACT MAP NO. 17700, M.B. 582-4-19  
 SHEET: 2 OF 2

2025 NOV 15 10 50 AM '50  
 LOS ANGELES, CALIFORNIA