



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.

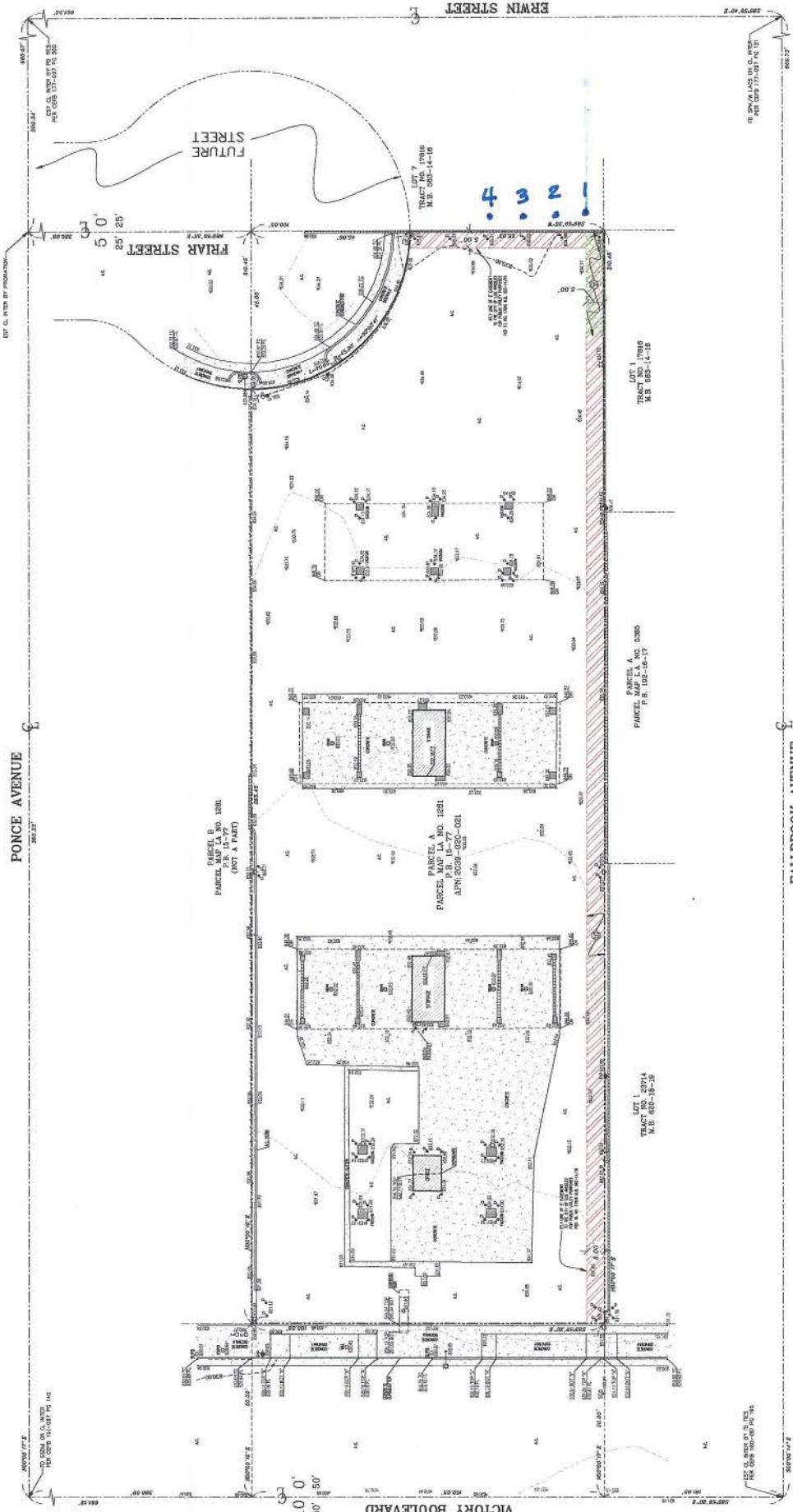
Yours truly,

*William R. McKinley*

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

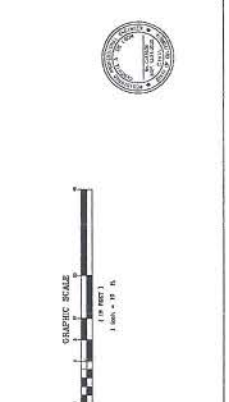
PONCE AVENUE

FALLBROOK AVENUE



**TOPOGRAPHIC SURVEY**  
MAG CIVIL ENGINEERING AND LAND SURVEYING

PROJECT: 2208 VICTORY BOUL, LOS ANGELES, CA 90004  
DATE: 11/15/2011  
PROJECT NO.: 11-0001  
SHEET NO.: 23  
SHEET TOTAL: 24



- SCHEDULE B - EASEMENTS**
- 1. EASEMENT FOR UTILITY PURPOSES
  - 2. EASEMENT FOR ACCESS
  - 3. EASEMENT FOR LIGHT AND AIR
  - 4. EASEMENT FOR FLOOD CONTROL
  - 5. EASEMENT FOR PUBLIC UTILITIES

- LEGEND**
- 1. EXISTING BUILDING
  - 2. EXISTING DRIVEWAY
  - 3. EXISTING DRIVE
  - 4. EXISTING SIDEWALK
  - 5. EXISTING CURB
  - 6. EXISTING PAVEMENT
  - 7. EXISTING ASPHALT DRIVE
  - 8. EXISTING ASPHALT DRIVEWAY
  - 9. EXISTING ASPHALT DRIVEWAY
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  - 18. EXISTING ASPHALT DRIVEWAY
  - 19. EXISTING ASPHALT DRIVEWAY
  - 20. EXISTING ASPHALT DRIVEWAY

**LEGAL DESCRIPTION**  
THE PROPERTY IS PART OF TRACT 1, MAP NO. 10714, M.B. 882-18-19, AS SHOWN ON SAID MAP, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: ...

**REFERENCE INCLUSTION**  
THE PROPERTY IS PART OF TRACT 1, MAP NO. 10714, M.B. 882-18-19, AS SHOWN ON SAID MAP, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: ...

**LAND ADJACENT**  
TO THE WEST: ...  
TO THE EAST: ...  
TO THE SOUTH: ...  
TO THE NORTH: ...

**EXHIBIT**  
THIS SURVEY IS A PART OF ...