APPENDIX B

Tree Report

Carlberg ASSOCIATES

Horticulturists and
Registered Consulting
ARBORISTS

CRENSHAW CROSSING TREE REPORT
EXPOSITION AND CRENSHAW BOULEVARDS
LOS ANGELES, CALIFORNIA 90016

SUBMITTED TO:

WIP-A, LLC
2716 OCEAN PARK BLVD. #2025
SANTA MONICA, CALIFORNIA 90405

PREPARED BY:

CY CARLBERG, PRINCIPAL
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SEPTEMBER 2, 2019

CRENSHAW CROSSING

EXPOSITION AND CRENSHAW BOULEVARDS, LOS ANGELES, CALIFORNIA 90016

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Carlberg ASSOCIATES
Horticulturists and Registered Consulting ARBORISTS

September 2, 2019

WIP-A, LLC
2716 Ocean Park Blvd. #2025
Santa Monica, California 90405

Re: Crenshaw Crossing, Exposition and Crenshaw Boulevards, Los Angeles, Ca. 90016

EXECUTIVE SUMMARY

This tree report, prepared in accordance with the City of Los Angeles Tree Preservation Ordinance No. 177.404, addresses 41 private property and 11 rights-of-way trees located at Site 'A' (west side of Crenshaw) and three private property trees at Site 'B' (east side of Crenshaw Boulevard). All private property trees are proposed to be removed to accommodate mass grading and construction of mixed use developments; at least two City of Los Angeles rights-of-way trees at Site 'A' are also proposed to be removed. The only private property trees considered "protected" by the City's Ordinance are the three California sycamores located at Site 'B'. There are no rights-of-way trees associated with Site 'B'. The project site assumes the merger/vacation of Exposition Boulevard (Site 'A') and a portion of Bronson Avenue (Site 'B'). As a result, the four rights-of-way trees on Exposition are now considered onsite trees, per the City of Los Angeles Planning Department.

BACKGROUND AND ASSIGNMENT

The Crenshaw Crossing Project is a new mixed-use development proposed on a 1.66-acre site (Site 'A') on the west side of Crenshaw Boulevard and a 1.77-acre site (Site 'B') on the east side of Crenshaw Boulevard. Both sites are within the West Adams - Baldwin Hills - Leimert Community Plan. Metropolitan Transit Authority's (Metro) Crenshaw/LAX rail system will connect with the Exposition Line rail system at the intersection of Crenshaw Boulevard and Exposition Boulevard. One new underground station (currently under construction) will be added at the Exposition/Crenshaw intersection with one entrance on Site "A" and another entrance on Site "B".

This tree report was prepared in accordance with the City of Los Angeles Tree Preservation Ordinance No. 177.404 (Chapter IV, Article 6 of the Los Angeles Municipal Code) and the City's Planning Division requirements. Per the Ordinance, "protected" trees are coast live oak, western sycamore, Southern California black walnut, or California bay laurel with trunk diameters (measured at 4.5 feet above grade) of 4 inches or greater. "Significant" trees are any tree with a trunk diameter

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of 8 inches or larger. Palm trees with a brown trunk height of 15 feet or greater have also been included as "significant" trees.

The 44 private property trees on Sites 'A' and 'B' are interspersed throughout the properties. The 11 rights-of-way trees are located on West Exposition Boulevard, South Victoria Avenue, and Obama Boulevard and are all associated with Site 'A'. Carlberg was retained to evaluate all private property and City rights-of-way trees regardless of size and prepare a Protected Tree Report in accordance with the City's ordinance. We visited the property, and inventoried and photographed all trees. This report is based on our site visit on July 29, 2019.

Fig. 1 Crenshaw Crossing Illustrative Site Plan

OBSERVATIONS AND DISCUSSION

We inventoried a total of 55 trees of various species throughout the two subject properties. Tree trunks were recorded in the field, from grade, using the design survey (KPFF, July 23, 2019) provided to us. All trees were evaluated from the ground, without invasive testing, root crown examination, or any other form of advanced inspection. Captioned photographs and exhibits at the conclusion of this report illustrate site context, tree locations, tree structure, and vigor.

Table 1 is a summary of the tree species comprising the 52 total trees inventoried at Site 'A'. Table 2 is a summary of the three protected California sycamores inventoried at Site 'B'. Tree locations are graphically represented on the Tree Location Exhibit; impacted trees are illustrated on the 'Tree Impact Exhibit.

All private property trees on both sites and two City rights-of-way trees are proposed to be removed. The landscape architect has identified a minimum of twelve 24-inch box protected trees to offset the loss of the three

protected trees on Site 'B'. Rights-of-way trees will be replaced as specified by the City of Los Angeles Urban Forestry Division.

Please feel welcome to contact me at (310) 451-4804 if you have any immediate questions or concerns.

Respectfully submitted,

Cy Carlberg, Registered Consulting Arborist
Principal, Carlberg Associates

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This report comprises a total of 23 pages and two exhibits. Unauthorized separation or removal of any portion of this report deems it invalid as a whole. Conditions represented in this report are limited to the inventory date and time. Rating for health and structure do not constitute a health or structural guarantee beyond that date. Risk assessments were not performed for this project.

EXHIBIT A – AERIAL EXHIBIT

SITE A

Owner:	Los Angeles County
Site:	1.66 acres
Use:	County Probation Department

SITE B

Owner:	Metro
Site:	1.77 acres
Use:	Construction staging

EXHIBIT B – TREE LOCATION EXHIBIT
(REDUCED COPY)

EXHIBIT C – TREE IMPACT EXHIBIT
(REDUCED COPY)

TABLE 1 – INVENTORY OF SITE 'A' TREES

Tree #	Common Name	*Botanical Name*	Diameter at 4.5 feet (dbh) (inches)	Adjusted Dbh (inches)	Height (feet)	Health	Structure	Canopy Spread N/E/S/W	Disposition	Protected or Significant?	Comments
1	horsetail tree	*Casuarina cunninghamiana*	19.4	N/A	40	B	B	7/15/15/12	Remove	Significant	trunk engulfing structure
2	horsetail tree	*Casuarina cunninghamiana*	15.2, 17.2	23	40	B-	B	16/18/15/10	Remove	Significant	2 trunks, next to electrical generator
3	horsetail tree	*Casuarina cunninghamiana*	21.6	N/A	50	B	B	15/6/6/20	Remove	Significant	exposed roots
4	horsetail tree	*Casuarina cunninghamiana*	23.2	N/A	50	B	B	10/10/18/20	Remove	Significant	exposed roots
5	Mexican fan palm	*Washingtonia robusta*	BT 40'	N/A	45	B	A	6/6/6/6	Remove	Significant	
6	Mexican fan palm	*Washingtonia robusta*	*BT 40', 40'	N/A	45, 45	B	B	6/6/6/6	Remove	Significant	double trunk
7	Mexican fan palm	*Washingtonia robusta*	BT 50'	N/A	55	B	A	5/5/5/5	Remove	Significant	
8	Hollywood juniper	*Juniperus chinensis 'Torulosa'*	4.2	N/A	6	A	B-	3/3/3/3	Remove	No	topped and shaped
9	Mexican fan palm	*Washingtonia robusta*	BT 27'	N/A	33	B	B	5/5/5/5	Remove	Significant	
10	evergreen pear	*Pyrus kawakamii*	8.9	N/A	13	B	B	10/12/9/10	Remove	Significant	multiple branch attachments, interior deadwood, fireblight, water stress
11	evergreen pear	*Pyrus kawakamii*	7.3	N/A	13	B-	B	4/7/8/10	Remove	No	history of breakage, interior deadwood, fireblight, damaged roots, water stress

Tree #	Common Name	*Botanical Name*	Diameter at 4.5 feet (dbh) (inches)	Adjusted Dbh (inches)	Height (feet)	Health	Structure	Canopy Spread N/E/S/W	Disposition	Protected or Significant?	Comments
12	Hollywood juniper	*Juniperus chinensis 'Torulosa'*	6.6	N/A	15	B	B	5/7/4/3	Remove	No	leans east, shaded out
13	Hollywood juniper	*Juniperus chinensis 'Torulosa'*	3.3, 3.6, 4.2	6.5	15	B-	B-	5/9/4/0	Remove	No	two trunks
14	Mexican fan palm	*Washingtonia robusta*	BT 40'	N/A	45	A	A	6/6/6/6	Remove	Significant	
15	Hollywood juniper	*Juniperus chinensis 'Torulosa'*	3.6, 3.6, 5.7	7.7	10	B	B	4/4/4/4	Remove	No	3 trunks
16	Mexican fan palm	*Washingtonia robusta*	BT 27', 45'	N/A	50	B	B	6/6/6/6	Remove	Significant	2 trunks
17	Jacaranda	*Jacaranda mimosifolia*	~8	N/A	15	B-	B	7/6/11/12	Remove	Significant	surrounded by junipers
18	Mexican fan palm	*Washingtonia robusta*	BT 45', 45'	N/A	50	B	B	5/5/5/5	Remove	Significant	2 trunks
19	Jacaranda	*Jacaranda mimosifolia*	9.4	N/A	15	C	C	10/5/10/15	Remove	Significant	significant dieback
20	Jacaranda	*Jacaranda mimosifolia*	~12	N/A	18	B	C	15/9/15/15	Remove	Significant	multiple branch attachments at 5', sidewalk uplift
21	evergreen pear	*Pyrus kawakamii*	9.7	N/A	15	B	B	10/10/12/12	Remove	Significant	interior deadwood
22	Chinese windmill palm	*Trachycarpus fortunei*	BT 12'	N/A	15	B	B-	3/3/3/3	Remove	No	leans west
23	evergreen pear	*Pyrus kawakamii*	8	N/A	15	B	B	6/9/10/11	Remove	Significant	surrounded by natal plum
24	evergreen pear	*Pyrus kawakamii*	~12	N/A	15	B	C-	1/10/16/12	Remove	Significant	no access, heavy lean SW, epicormic, exposed roots

Tree #	Common Name	*Botanical Name*	Diameter at 4.5 feet (dbh) (inches)	Adjusted Dbh (inches)	Height (feet)	Health	Structure	Canopy Spread N/E/S/W	Disposition	Protected or Significant?	Comments
25	Mexican fan palm	*Washingtonia robusta*	BT 38'	N/A	45	B	B	6/6/6/6	Remove	Significant	
26	Mexican fan palm	*Washingtonia robusta*	BT 50'	N/A	55	A	B	6/6/6/6	Remove	Significant	
27	Hollywood juniper	*Juniperus chinensis 'Torulosa'*	17.2	N/A	20	A	B	15/12/10/10	Remove	Significant	
28	Hollywood juniper	*Juniperus chinensis 'Torulosa'*	10.5	N/A	15	B	B-	10/12/7/4	Remove	Significant	
29	Hollywood juniper	*Juniperus chinensis 'Torulosa'*	14	N/A	20	A	B	9/10/9/4	Remove	Significant	
30	Hollywood juniper	*Juniperus chinensis 'Torulosa'*	5.5, 14	15.2	20	B-	B-	10/15/10/5	Remove	Significant	
31	Jacaranda	*Jacaranda mimosifolia*	8.4, 10	13	20	D	D	3/18/16/12	Remove	Significant	extensive fire damage
32	Chinese windmill palm	*Trachycarpus fortunei*	BT 18'	N/A	20	B	B	3/3/3/3	Remove	Significant	next to structure
33	Chinese windmill palm	*Trachycarpus fortunei*	BT 5', 6', 10', 10'	N/A	7, 8, 13, 13	B	B	12/3/6/10	Remove	No	multi-trunk, next to structure
34	Italian cypress	*Cupressus sempervirens*	11	N/A	30	A	A	6/0/2/6	Remove	Significant	measured at base
35	Italian cypress	*Cupressus sempervirens*	9.5	N/A	30	A	A	6/3/3/3	Remove	Significant	measured at base
36	Italian cypress	*Cupressus sempervirens*	13	N/A	30	A	A	6/5/2/3	Remove	Significant	measured at base
37	Hollywood juniper	*Juniperus chinensis 'Torulosa'*	~5, 9.5	10.7	20	B	B	10/4/10/6	Remove	Significant	2 trunks

Tree #	Common Name	*Botanical Name*	Diameter at 4.5 feet (dbh) (inches)	Adjusted Dbh (inches)	Height (feet)	Health	Structure	Canopy Spread N/E/S/W	Disposition	Protected or Significant?	Comments
38	Chinese flame tree	*Koelreuteria bipinnata*	9.7	N/A	20	A	B	15/15/15/15	Remove	Significant	
39	weeping bottlebrush	*Callistemon viminalis*	15.2	N/A	20	C	B-	7/9/10/6	Remove	Significant	moderate dieback
40	Chinese flame tree	*Koelreuteria bipinnata*	8.4	N/A	20	A	B	15/15/15/15	Remove	No	
41	Chinese flame tree	*Koelreuteria bipinnata*	6.1	N/A	20	A	B	13/9/5/12	Remove	No	canopy lean north
ST42	Jacaranda	*Jacaranda mimosifolia*	21	N/A	25	B	B-	15/20/20/15	Remove	Protected, City ROW tree	sidewalk and curb displacement
ST43	Jacaranda	*Jacaranda mimosifolia*	14	N/A	20	B	B	10/12/12/10	Preserve	Protected, City ROW tree	sidewalk damage
ST44	Jacaranda	*Jacaranda mimosifolia*	14.3	N/A	25	B	B-	10/12/10/10	Preserve	Protected, City ROW tree	history of breakage, sidewalk uplift
ST45	Jacaranda	*Jacaranda mimosifolia*	5.2	N/A	13	B-	B-	4/8/8/3	Preserve	Protected, City ROW tree	water stress, deadwood
ST46	Jacaranda	*Jacaranda mimosifolia*	11	N/A	15	B-	B-	6/10/12/8	Preserve	Protected, City ROW tree	water stress, deadwood
ST47	Jacaranda	*Jacaranda mimosifolia*	7	N/A	13	C	B-	4/10/8/5	Preserve	Protected, City ROW tree	water stress, deadwood
ST48	Jacaranda	*Jacaranda mimosifolia*	10	N/A	15	C	B-	10/7/12/6	Preserve	Protected, City ROW tree	water stress, deadwood
ST49	Jacaranda	*Jacaranda mimosifolia*	10	N/A	15	C	B-	10/10/10/5	Preserve	Protected, City ROW tree	water stress, deadwood, leans south
ST50	Indian laurel fig	*Ficus microcarpa*	32.2	N/A	35	A	A	27/20/30/33	Preserve	Protected, City ROW tree	sidewalk and curb displacement
ST51	Indian laurel fig	*Ficus microcarpa*	31.4	N/A	35	A	A	27/33/30/20	Preserve	Protected, City ROW tree	sidewalk and curb displacement

Tree #	Common Name	*Botanical Name*	Diameter at 4.5 feet (dbh) (inches)	Adjusted Dbh (inches)	Height (feet)	Health	Structure	Canopy Spread N/E/S/W	Disposition	Protected or Significant?	Comments
ST52	Australian willow	*Geijera parviflora*	10.7	N/A	25	B	B	10/10/15/15	Remove	Protected, City ROW tree	

* = *Note*: Because palms do not typically increase in trunk diameter as they mature, they are measured in 'Brown Trunk Height', the distance between grade and the base of the newest emerging spear.

TABLE 2 – INVENTORY OF SITE 'B' TREES

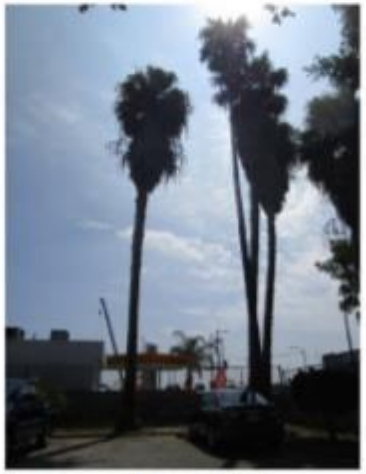
Tree #	Common Name	*Botanical Name*	Diameter at 4.5 feet (dbh) (inches)	Converted Dbh	Height (feet)	Health	Structure	Canopy Spread N/E/S/W	Disposition	Protected or Significant?	Comments
30	California sycamore	*Platanus racemosa*	22, 29	36.3	70	B-	B	60'	Remove	Protected	Water stress, sycamore borer presence
31	California sycamore	*Platanus racemosa*	26	N/A	35	B	B-	50'	Remove	Protected	trunk lean E/SE, sycamore borers up the trunk, trunk bow SE, water stress, sycamore borer presence
32	California sycamore	*Platanus racemosa*	14.5	N/A	30	B-	B	25'	Remove	Protected	slight trunk lean south, top dieback, water stress, sycamore borer presence

EXHIBIT D - TREE PHOTOGRAPHS

Tree 1

Tree 2

Tree 3(L) - 4(R)



Tree 5(L)

Tree 6(L) - 7(R)

Tree 8

Tree 9

Tree 10

Tree 11

Tree 12

Tree 13

Tree 14

Tree 15

Tree 16

Tree 17

Tree 18

Tree 19

Tree 20

Tree 21

Tree 22

Tree 23

Tree 24

Tree 25(L) - 26(R)

Tree 27(R) - 30(L)

Tree 31

Tree 32

Tree 33

Tree 34(R) - 36(L)

Tree 37

Tree 38

Tree 39

Tree 40

Tree 41

Tree ST-42

Tree ST-43

Tree ST-44

Tree ST-45

Tree ST-46

Tree ST-47

Tree ST-48

Tree ST-49

Tree ST-50(L) - 51(R)

Tree ST-52

Trees 30(L) - 32(R) at Site B

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.

CERTIFICATION OF PERFORMANCE

I, Cy Carlberg, certify:

- That we have personally inspected the tree(s) and/or the properties referred to in this report and have stated my findings accurately. The extent of the evaluation is stated in the attached report and the Terms of Assignment;
- That we have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions, and conclusions stated herein are our own;
- That our analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That our compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am an International Society of Arboriculture Certified Arborist, a Qualified Tree Risk Assessor, and have been involved in the practice of arboriculture and the study of trees for over 40 years.

Signed:

Date: September 2, 2019

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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

DESIGN SURVEY

LEGEND

- AREA DRAIN
- BOLLARD
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- GUY WIRE
- LIGHT POLE
- RISER
- SANITARY SEWER MANHOLE
- SEWER CLEAN OUT
- SIGN
- STORM DRAIN MANHOLE
- STREET LIGHT PULLBOX
- TREE
- WATER METER
- WATER VALVE

ABBREVIATIONS

AD	AREA DRAIN
ASPH	ASPHALT
℄	CENTERLINE
CBW	CONCRETE BLOCK WALL
CO	CLEANOUT
CONC	CONCRETE
CPB	CABLE PULLBOX
DR	DOOR
DWY	DRIVEWAY
EG	EDGE OF GUTTER
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESTAB	ESTABLISHED
EVT	ELECTRIC VAULT
FD	FOUND
FF	FINISHED FLOOR
FL	FLOWLINE
GB	GRADE BREAK
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
LA	LANDSCAPE AREA
MH	MANHOLE
OHU	OVERHEAD UTILITY LINE
PL	PROPERTY LINE
PB	PULLBOX
PTR	PRELIMINARY TITLE REPORT
R/W	RIGHT-OF-WAY
RSR	RISER
SCO	SEWER CLEANOUT
SD	STORM DRAIN
SLPB	STREETLIGHT PULLBOX
SNF	SEARCHED NOTHING FOUND
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
TW	TOP OF WALL
UNK	UNKNOWN
UTIL	UTILITY
UV	UNKNOWN VAULT
WDF	WOOD FENCE
WM	WATER METER
WV	WATER VALVE
WVT	WATER VAULT
VLT	VAULT
N'LY	NORTHERLY
S'LY	SOUTHERLY
E'LY	EASTERLY
W'LY	WESTERLY
NE'LY	NORTHEASTERLY
NW'LY	NORTHWESTERLY
SE'LY	SOUTHEASTERLY
SW'LY	SOUTHWESTERLY

LINETYPES

- BUILDING FOOTPRINT
- BUILDING OVERHANG
- CENTERLINE
- CHAINLINK FENCE
- CURB
- EASEMENT LINE
- FLOWLINE
- LOT LINE
- OVERHEAD UTILITY LINE
- RIGHT-OF-WAY LINE
- SUBJECT PROPERTY
- WALL
- WOOD FENCE
- WROUGHT IRON FENCE

TREE INVENTORY LEGEND

- INVENTORIED TREE
- RIGHT-OF-WAY TREE
- RIGHT-OF-WAY TREE CANOPY
- CALIFORNIA SYCAMORE CITY OF LOS ANGELES PROTECTED TREE
- PROTECTED TREE CANOPY
- PROTECTED TREE TO BE REMOVED

NOTE: INVENTORIED TREES PLOTTED OUTSIDE PROPERTY LINE BOUNDARIES ARE DESIGNATED "ST" FOR CITY RIGHT-OF-WAY TREE.

DATE PREPARED: 08/08/19
PREPARED BY: S. McALLASTER
ISA CERTIFIED ARBORIST
REVIEWED BY: CY CARLBERG, RCA #405

Carlberg Associates Horticulturists and Registered Consulting Arborists

TREE IMPACT EXHIBIT
CRENSHAW CROSSING

PREPARED FOR: MERIDIAN CONSULTANTS C/O WP-A, LLC
2716 OCEAN PARK BOULEVARD, #2025, SANTA MONICA, CA 90405

www.cycarlberg.com — Date: 08.08.19 — By: S. McAllaster

N

0 12.5' 25'

SCALE: 1"=25'

NO.	DATE	REVISIONS
6		
5		
4		
3		
2		
1		

PROJECT #	1800095
DATE PREPARED	07/23/2019
DRAWN BY	FC
CHECKED BY	CJ

EXPO/CRENSHAW STATION

PREPARED FOR:

WIP EXPO CRENSHAW, LLC
C/O MR. MAX LEVENSTEIN
WATT INVESTMENT PARTNERS
2716 OCEAN PARK BOULEVARD, SUITE 2025
SANTA MONICA, CA 90405

kpff
700 FLOWER ST. | Suite 2100
Los Angeles, CA 90017
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F: 213.266.5294
www.kpff.com

DESIGN SURVEY

LEGEND

- AREA DRAIN
- BOLLARD
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- GUY WIRE
- LIGHT POLE
- RISER
- SANITARY SEWER MANHOLE
- SEWER CLEAN OUT
- SIGN
- STORM DRAIN MANHOLE
- STREET LIGHT PULLBOX
- TREE
- WATER METER
- WATER VALVE

LINETYPES

- BUILDING FOOTPRINT
- BUILDING OVERHANG
- CENTERLINE
- CHAINLINK FENCE
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- WALL
- WOOD FENCE
- WROUGHT IRON FENCE

ABBREVIATIONS

AD	AREA DRAIN
ASPH	ASPHALT
℄	CENTERLINE
CBW	CONCRETE BLOCK WALL
CO	CLEANOUT
CONC	CONCRETE
CPB	CABLE PULLBOX
DR	DOOR
DWY	DRIVEWAY
EG	EDGE OF GUTTER
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESTAB	ESTABLISHED
EVT	ELECTRIC VAULT
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W'LY	WESTERLY
NE'LY	NORTHEASTERLY
NW'LY	NORTHWESTERLY
SE'LY	SOUTHEASTERLY
SW'LY	SOUTHWESTERLY

TREE INVENTORY LEGEND

- # — INVENTORIED TREE
- ST # — RIGHT-OF-WAY TREE
- RIGHT-OF-WAY TREE CANOPY
- # — CALIFORNIA SYCAMORE CITY OF LOS ANGELES PROTECTED TREE
- PROTECTED TREE CANOPY

NOTE: INVENTORIED TREES PLOTTED OUTSIDE PROPERTY LINE BOUNDARIES ARE DESIGNATED "ST" FOR CITY RIGHT-OF-WAY TREE.

DATE PREPARED: 08/08/19
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TREE LOCATION EXHIBIT
CRENSHAW CROSSING

PREPARED FOR: MERIDIAN CONSULTANTS C/O WP-A, LLC
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SHEET 2 OF 3