

APPENDIX A

Tree Report

12-30-2020

Tree Inventory
Panorama Mall
8401 Van Nuys Blvd.
Panorama City, CA 91402



To Whom It May Concern:

INTRODUCTION

In late December 2020 I visited the Panorama Mall at the request of Mr. Ryan Aubry in order to compile an inventory of the existing tree stock. Each individual tree was assigned a number and detailed in terms of species, height, diameter of trunk expressed in DSH (Diameter at Standard Height, 54" above grade), spread of canopy and notes on condition. Height is measured to the topmost living vegetation; canopy spreads also reflect living vegetation spread. Shrubs and saplings of under 5" DSH are not included in this survey.

This inventory consists of 3 components – the text report you are now reading, the Index of Trees where each tree is describes as detailed above and a modified Site Plan showing the location of each of the 116 numbered trees with an approximation of their existing canopy.

OVERVIEW

The numbering sequence used in this inventory was laid out in a series of horizontal belts reading from the west side of the property (fronting on Tobias Street) across to the east side of the property (fronting on Van Nuys Blvd). Each of these belts include trees that are *very roughly* equidistant from the southern edge of the property (fronting on Roscoe) and this series of belts ends up with the line of trees (#s 109 to 116) fronting on Chase street which comprises the northern frontier of the mall property.

So, for example, trees 1 through 25 are to be found fronting the sidewalk alongside Roscoe, trees 24 and 25 constitute the belt just north of the first belt, belt 3 consists of 4 trees and includes the two southernmost trees on Tobias and trees 28 and 29 in the planter closest to the southeast corner of the Wendy's restaurant, tree 30 begins the fourth belt starting back on Tobias and includes 8 trees marching along eastwards from that tree and ending up in the southernmost Ficus fronting on Van Nuys Blvd and so forth, a series of rows of trees marching northwards to the end of property.

It is important to understand that this document describes the trees on the property at this point in time. There will, of course, be changes to all of these trees over the course of time as they grow, are pruned, decline or flourish.

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It is also important to understand what this survey is *not*. Notes on conditions for the individual specimens are snapshot characterizations and are not intended to represent thorough analysis of their overall health and well-being, viability or structural integrity. Such evaluations are beyond the scope of this endeavor. This is an inventory, not an analysis.

With that understanding, the overall condition of the trees to be found on the property appears to be pretty good. They have enjoyed a better class of maintenance than is common on commercial properties and most, with the exception of the Olives, are expressing adequate to good vigor. More on the Olives later. **I would also draw your attention to tree # 110.**

NOTES ON THE TREE POPULATION

The trees fronting on the sidewalks appear to be owned by-and therefore the responsibility of - the property itself. This assumption is based on the species uniformity between the trees fronting the sidewalk and the trees to be found within the parking lot nearby as well as from the clear signs that all these street-fronting trees were pruned at the same time (a year or two ago) as the trees within the parking lot, both of which facts argue for a single ownership.

One exception to the common pruning cycle are the 6 Ficus trees fronting on Van Nuys Blvd standing in a line marching north from alongside the El Gallo Giro restaurant and terminating near the driveway opposite the northeast corner of the Walmart building. Of these 6 trees, the southern 4 have been fairly recently pruned and the 2 northernmost have not and are in need of attention. Why this should be so is unclear – if they are municipal trees belonging to the City of Los Angeles one would expect the same care to have been visited on all 6 trees at the same time yet the same could be said if these trees have been maintained by the property. Puzzling.

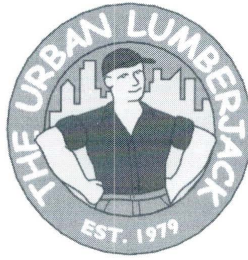
Another exception to the pruning time-line is to be found in the 8 Queen Palms flanking the northernmost west-facing entrance to the mall proper which have clearly been pruned in the very recent past, probably within the last 3 months.

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In several of the planters, the trees have so co-mingled their canopies that they constitute a unbroken glade of 2 or more trees. In such cases, their canopy spreads are expressed as though they were a single tree and the individual trees are designated as components of a GLADE.

All of the Eucalyptus trees onsite have suffered from an infestation of Tortoise Shell beetles which chew up the margins of their leaves. Unsightly but not normally lethal, they can diminish the vigor of afflicted trees to dangerous levels in times of drought and should be monitored.

It should also be pointed out that none of the trees resident on this property are included on the list of Protected Native Trees as specified in Los Angeles City Ordinance 177404 – the species so designated as Natives in that ordinance are the indigenous Oaks (*Quercus agrifolia*, *Q. engelmanni*, *Q. lobata* and etc.), the Western Sycamore (*Platanus racemosa*), the Southern California Black Walnut (*Juglans californica v californica*) and the California Bay (*Umbellularia californica*). There are no specimens of any of these species resident on or adjacent to this property.

Finally, a note regarding the population of Olive trees which are to be found in planters in the parking lot west of Walmart and of the Mall proper. Many of these trees are suffering from *Xylella fastidiosa*, a bacterial disease that has become widespread among the population of mature Olives in Southern California.

This is why so many of these trees are exhibiting dead foliage, leafless trunks and/or low vigor. These are old Olives, almost certainly imported as already-mature specimens into the development from early on in large containers and their decline is a real misfortune. There is no treatment for this ailment, which has similarly ravaged the ancient groves of Olive trees that were the pride of Italy, and the gradual decline of these trees from this relentless vascular constrictor is a slow-motion catastrophe in action. Replacement plantings should be under consideration for some of the more dramatically afflicted specimens, but I would strongly argue against replacing these vulnerable trees with others of the same species. Planting with the same species would constitute an invitation to a similar outcome.

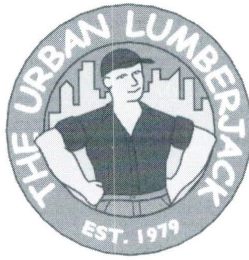
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Page 4



Tree Inventory
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Thanks for your attention to this inventory and please feel free to get in touch of I may provide any additional information.

Sincerely yours,

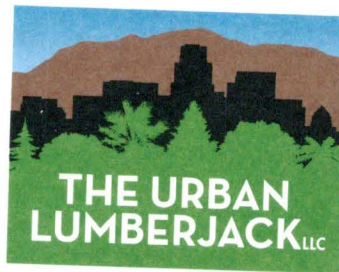
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1/26/2022



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8401 Van Nuys Blvd.
Panorama City, CA 91402

To Whom It May Concern:

On 1/8/2022 I re-visited the above-referenced property with the intention of furthering the existing inventory of the resident tree stock and to determine if there were any trees on or adjacent to the property which qualify as Protected under the guidelines of City Ordinance 186873.

The 4 tree groups or species protected under City Ordinance 186873 are : All California Native Oaks (*Quercus agrifolia*, *Q. engelmannii*, *Q. lobata* and etc.), the Western Sycamore (*Platanus racemosa*), the Southern California Black Walnut (*Juglans californica californica*) and the California Bay (*Umbrellica californica*).

In addition, the shrub species Toyon (*Heteromeles arbutifolia*) and the Mexican Elderberry (*Sambucus Mexicana*) enjoy protection under that Ordinance.

None of the Protected native trees and shrubs mentioned above are to be found on or adjacent to the property in question.

Therefore, from the perspective of City Ordinance 186873 there are no arboreal impediments to developing this property.

Please feel free if I may provide any additional information and thanks for your time and attention to this matter.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Steve Marshall", is written over the "Sincerely yours," text.

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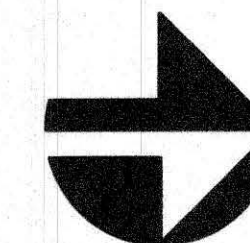
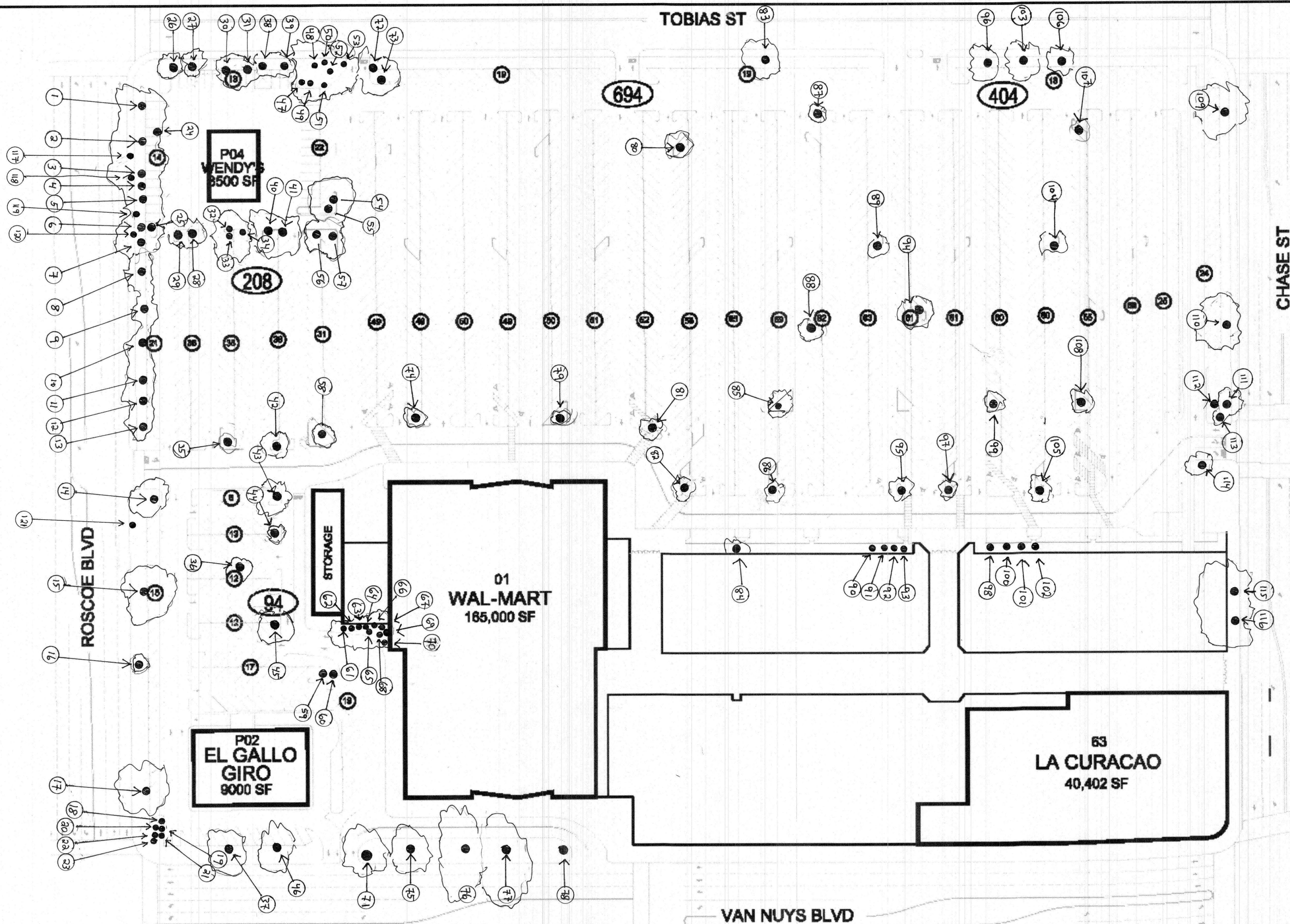
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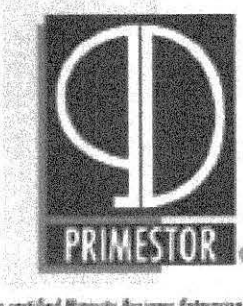
PANORAMA MALL

Primestor CFIC/CG, LLC
8401 VAN NUYS BOULEVARD,
PANORAMA CITY, CA 91402

TREE SITE MAP



DATE: 02.01.2017



Primestor Development, Inc.
201 S. Figueroa Street, suite 300
Los Angeles, CA 90012
Tel: 310.652.1177 Fax: 213.223.5598

PROPERTY SITE PLAN

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TREE INVENTORY INDEX
Panorama Mall

Page 1

Please note – north/south and east/west canopy widths are measured at the widest diameter of the living portion of the crowns and are only approximately in the directions listed.

Number	Species	DSH	Height	Diameter North/ South	Diameter East West	Notes
1.	Red Gum <i>Eucalyptus camaldulensis</i>	16.4"	42'	19'	24'	Robust.
2.	Red Gum <i>E. camaldulensis</i>	9.0"	28'	15	18'	Robust.
3.	Red Gum <i>E. camaldulensis</i>	13.5"	35	16'	21'	Robust.
4.	Red Gum <i>E. camaldulensis</i>	8.8"	29'	13'	14'	Robust.
5.	Red Gum <i>E. camaldulensis</i>	11.0" 11.3"	36'	28'	18'	Robust. Twin leader, included bark.
6.	Red Gum <i>E. camaldulensis</i>	9.4"	36'	17'	13'	Robust.
7.	Red Gum <i>E. camaldulensis</i>	10.8	39'	20'	17'	Oddly "lumpish" trunk.
8.	Sugar Gum <i>Eucalyptus cladocalyx</i>	30.7"	34'	25'	30'	Thriving. Sidewalk planter cutout.
9.	Red Gum <i>E. camaldulensis</i>	13.2	30'	17'	21'	Thriving.
10.	Red Gum <i>E. camaldulensis</i>	10.3"	30'	17'	16'	Thriving.
11.	Red Gum <i>E. camaldulensis</i>	14.9"	35'	19'	19'	Robust.
12.	Red Gum <i>E. camaldulensis</i>	15.1"	34'	23'	24'	Robust.

TREE INVENTORY INDEX
Panorama Mall

Page 2

Number	Species	DSH	Height	Diameter North/ South	Diameter East West	Notes
13.	Red Gum <i>E. camaldulensis</i>	13.3	34'	19'	23'	Robust.
14.	Sugar Gum <i>E. cladocalyx</i>	37.9"	35'	25'	34'	Robust.
15.	Sugar Gum <i>E. cladocalyx</i>	30.9	33'	43'	39'	Robust.
16.	Crape Myrtle <i>Lagerstroemia</i> sp.	3.1" 4.1" 4.3"	12'	11'	15'	The only inarguable municipal tree in this survey. Acceptable condition.
17.	Sugar Gum <i>E. cladocalyx</i>	32.5"	23'	21'	26'	Robust.
18.	Mexican Fan Palm <i>Washingtonia robusta</i>	20.0"	68'			Thriving.
19.	Mexican Fan Palm <i>W. robusta</i>	13.9"	66'			Thriving.
20.	Mexican Fan Palm <i>W. robusta</i>	15.1	71'			Thriving.
21.	Mexican Fan Palm <i>W. robusta</i>	12.8'	61'			Thriving.
22.	Mexican Fan Palm <i>W. robusta</i>	21.5"	64'			Thriving.
23.	Mexican Fan Palm <i>W. robusta</i>	26.1	82'			Thriving.
24.	Red Gum <i>E. camaldulensis</i>	13.3"	40'	19'	16'	Robust.
25.	Red Gum <i>E. camaldulensis</i>	17.4"	44'	25'	23'	Robust.

TREE INVENTORY INDEX
Panorama Mall

Page 3

Number	Species	DSH	Height	Diameter North/ South	Diameter East West	Notes
26.	Red Gum <i>E. camaldulensis</i>	13.2"	33'	15'	18'	Robust.
27.	Red Gum <i>E. camaldulensis</i>	14.2"	41'	20'	18'	Robust.
28.	Red Gum <i>E. camaldulensis</i>	12.8"	44'	28'	22'	Robust. Glades with 29
29.	Red Gum <i>E. camaldulensis</i>	14.4"	47'			Robust. Glades with 28
30.	Red Gum <i>E. camaldulensis</i>	18.9"	44'	19'	25'	Robust.
31.	Red Gum <i>E. camaldulensis</i>	16.8"	45'	15'	20'	Robust.
32.	Red Gum <i>E. camaldulensis</i>	12.5"	37'			Robust. Glades with 33 & 34
33.	Red Gum <i>E. camaldulensis</i>	14.6"	41	30'	30'	Robust. Glades with 32 & 34
34.	Red Gum <i>E. camaldulensis</i>	12.3"	40'			Robust. Glades with 32 & 33
35.	Olive <i>Olea europa</i>	14.0"	18'	10'	8'	<i>Xylella</i> present. Only 1 of 4 trunks remains alive.
36.	Olive <i>O. europa</i>	14.8" 15.1" 16.3"	22'	21'	22'	Appears healthy. Shrubby.
37.	Indian Laurel Fig <i>Ficus macrocarpa</i>	24.5"	30'	37'	36"	Recently pruned. Robust. Municipal tree.
38.	Red Gum <i>E. camaldulensis</i>	14.7"	36'	27'	26'	Robust.

TREE INVENTORY INDEX
Panorama Mall

Page 4

Number	Species	DSH	Height	Diameter North/ South	Diameter East West	Notes
39.	Lemon Gum <i>Corymbia citriodora</i>	6.6"	19'	14'	20'	Rather sparse.
40.	Red Gum <i>E. camaldulensis</i>	11.1"	30'			Robust. Glades with 41.
41.	Red Gum <i>E. camaldulensis</i>	17.0	51'	28'	23'	Robust. Glades with 40.
42.	Olive <i>O. europa</i>	11.4"	22'	19'	23'	Xylella. Shrubby where growing.
43.	Yew Pine <i>Afrocarpus gracilior</i>	27.1"	41'	31'	35'	Robust. Very dense.
44.	Hollywood Juniper <i>Juniperus chinensis</i>	12.9"	22'	16'	21'	Older foliage browned out from the hot summer.
45.	Yew Pine <i>A. gracilior</i>	29.2"	37'	34'	31'	Robust. Very dense.
46.	Indian Laurel Fig <i>F. macrocarpa</i>	22.5"	28'	30'	33'	Recently pruned. Robust. Municipal tree.
47.	Red Gum <i>E. camaldulensis</i>	10.0"	33'	13'	19'	Robust.
48.	Red Gum <i>E. camaldulensis</i>	12.4"	39'	14'	16'	Robust.
49.	Red Gum <i>E. camaldulensis</i>	13.3"	48'	16'	15'	Robust.
50.	Red Gum <i>E. camaldulensis</i>	13.4"	40'	17'	17'	Robust.
51.	Red Gum <i>E. camaldulensis</i>	17.1"	51'	22'	23'	Robust.

TREE INVENTORY INDEX
Panorama Mall

Page 5

Number	Species	DSH	Height	Diameter North/ South	Diameter East West	Notes
53.	Red Gum <i>E. camaldulensis</i>	9.4"	36'	11'	17'	Robust.
54.	Red Gum <i>E. camaldulensis</i>	10.0	32'	28'	21'	Robust. Glades with 55.
55.	Red Gum <i>E. camaldulensis</i>	12.3"	43'			Robust. Glades with 54.
56.	Red Gum <i>E. camaldulensis</i>	15.9"	41'	21'	24'	Robust.
57.	Red Gum <i>E. camaldulensis</i>	15.2"	30'	18'	21'	Robust.
58.	Olive <i>O. europa</i>	14.1"	23'	17'	20'	Seems healthy.
59.	Windmill Palm <i>Trachycarpus fortunei</i>	7.1"	15'			Robust.
60.	Windmill Palm <i>T. fortune</i>	6.3"	15'			Robust.
61.	Yew Pine <i>A. gracilior</i>	18.7"	24'	34'	19'	Robust. Glades with 62.
62.	Yew Pine <i>A. gracilior</i>	22.0"	33'			Robust. Glades with 61.
63.	Weeping Fig <i>Ficus benjamina</i>	7.6"	17'	18'	15'	Robust. Glades with 64.
64.	Weeping Fig <i>F. benjamina</i>	16.9"	25'			Robust. Glades with 65.
65.	Mexican Fan Palm <i>W. robusta</i>	15.4"	75'			Vigorous.

TREE INVENTORY INDEX
Panorama Mall

Page 6

Number	Species	DSH	Height	Diameter North/ South	Diameter East West	Notes
66.	Weeping Fig <i>F. benjamina</i>	3.3" 3.4" 3.5" 4.9" 5.3"	18'	9'	12'	Multi stem. Robust.
67.	Mexican Fan Palm <i>W. robusta</i>	15.4"	75'			Vigorous.
68.	Mexican Fan Palm <i>W. robusta</i>	15.8"	79'			Vigorous.
69.	Weeping Fig <i>F. benjamina</i>	3.0" 3.3" 3.6" 5.7"	18'	8'	8'	Multi Stem. Robust
70.	Windmill Palm <i>T. fortune</i>	5.8"	12'			Robust.
71.	Weeping Fig <i>F. benjamina</i>	25.0	30'	29'	31'	Robust. Municipal Tree.
72.	Lemon Gum <i>C. citriodora</i>	13.4"	41'	18'	25'	Robust.
73.	Lemon gum <i>C. citriodora</i>	12.1"	40'	19'	17'	Robust.
74.	Olive <i>O. europa</i>	2.7" 3.1" 3.3" 3.9" 4.0" 4.2" 5.4" 6.1"	10'	17'	16'	Xylella. Very poor shape.

TREE INVENTORY INDEX
Panorama Mall

Page 7

Number	Species	DSH	Height	Diameter North/ South	Diameter East West	Notes
75.	Indian Laurel Fig <i>F. macrocarpa</i>	24.3"	38'	33'	37'	Robust. Municipal Tree.
76.	Indian Laurel Fig <i>F. macrocarpa</i>	24.4"	46'	45'	62'	Robust. Has not been pruned in quite some time. Needs attention. Municipal tree.
77.	Indian Laurel Fig <i>F. macrocarpa</i>	23.4"	46'	49'	63'	Robust. Has not been pruned in quite some time. Needs attention. Municipal tree.
78.	Mexican Fan Palm <i>W. robusta</i>	11.8"	24'			Young tree. Vigorous. Municipal tree.
79.	Olive <i>O. europa</i>	10.1" 10.9" 13.6" 15.4"	22'	23'	21'	Potential signs of <i>Xylella</i> noted. Currently vigorous.
80.	Olive <i>O. Europa</i>	6.0" 14.2" 21.7"	21-	20'	25'	Shrubby. Robust.
81.	Olive <i>O. europa</i>	4.8" 5.3" 5.4" 5.9" 8.1" 8.2" 9.8"	11'	12'	10'	<i>Xylella</i> . 2 dead trunks, struggling.
82.	Olive <i>O. europa</i>	20.2"	11'	8'	11'	<i>Xylella</i> . Very poor post-pruning regrowth.
83.	Sugar Gum <i>E.cladocalyx</i>	34.2"	37'	39'	27'	Robust

TREE INVENTORY INDEX
Panorama Mall

Page 8

Number	Species	DSH	Height	Diameter North/ South	Diameter East West	Notes
84.	Olive <i>O. europa</i>	10.2" 15.8" 18.1"	13'	13'	11'	<i>Xylella</i> . Struggling.
85.	Olive <i>O. europa</i>	11.8" 13.3" 14.4" 15.1"	19'	25'	21'	Apparently healthy.
86.	Olive <i>O. europa</i>	13.4" 18.4"	19'	13'	17'	<i>Xylella</i> . Struggling.
87.	Olive <i>O. europa</i>	11.8" 13.2" 16.7"	22'	18'	24'	Apparently healthy.
88.	Olive <i>O. europa</i>	7.6" 7.8" 9.5" 12.8"	15'	18'	22'	Apparently healthy.
89.	Silver Dollar Gum <i>Eucalyptus polyanthemos</i>	6.5"	25'	23'	23'	Robust.
90.	Queen Palm <i>Syagrus romanzoffiana</i>	14.6	39'			Robust.
91.	Queen Palm <i>S. romanzoffiana</i>	12.0	36'			Robust.
92.	Queen Palm <i>S. romanzoffiana</i>	14.0	35'			Robust.
93.	Queen Palm <i>S. romanzoffiana</i>	9.8"	29'			Robust.
94.	Red Ironbark <i>Eucalyptus sideroxylon</i>	16.2"	26'	30'	27'	Adequate. Exhibiting species-normal exudation.

TREE INVENTORY INDEX
Panorama Mall

Page 9

Number	Species	DSH	Height	Diameter North/ South	Diameter East West	Notes
95.	Olive <i>O. europa</i>	17.8" 19.2"	20'	19'	19'	<i>Xylella</i> .
96.	Blue Gum <i>Eucalyptus globos</i>	25.1	38'	32'	30'	Crown dieback on north side, loss of perhaps 25% of canopy.
97.	Olive <i>O. Europa</i>	5.1 10.2" 12.3" 12.3" 21.9"	13'	16'	12'	Poor vigor. <i>Xylella</i> .
98.	Queen Palm <i>S. romanzoffiana</i>	15.8"	46'			Robust.
99.	Olive <i>O. europa</i>	11.3"	23'	22'	27'	<i>Xylella</i> . Shrubby where in leaf.
100.	Queen Palm <i>S. romanzoffiana</i>	14.8"	44'			Robust.
101.	Queen Palm <i>S. romanzoffiana</i>	12.3"	35'			Robust.
102.	Queen Palm <i>S. romanzoffiana</i>	13.4"	48'			Robust.
103.	Sugar Gum <i>E. cladocalyx</i>	16.6"	44'	41'	46'	Robust.
104.	Silver Dollar Gum <i>E. polyanthemos</i>	12.6"	24'	27'	28'	Robust.
105.	Olive <i>O. europa</i>	7.9" 14.4" 15.9"	16'	13'	14'	<i>Xylella</i> .
106.	Sugar Gum <i>E. cladocalyx</i>	27.9"	23'	24'	30'	Robust.

TREE INVENTORY INDEX
Panorama Mall

Page 10

Number	Species	DSH	Height	Diameter North/ South	Diameter East West	Notes
107.	Olive <i>O. europa</i>	8.9" 12.1"	13'	16'	11'	<i>Xylella</i> .
108.	Silver Dollar Gum <i>E. polyanthemos</i>	13.7"	33'	34'	31'	Very vigorous.
109.	Sugar Gum <i>E. cladocalyx</i>	30.9"	46'	31'	33'	Robust.
110.	Sugar gum <i>E. cladocalyx</i>	40.4"	44'	29'	28'	Robust on south face, extensive dieback on north side. Clear signs of fungus at base. Signs of recent adjacent sidewalk replacement with concomitant root severing. This tree should undergo a formal tree risk analysis.
111.	Lemon gum <i>C. citriodoro</i>	15.6"	53'	18'	20'	Robust.
112.	Mexican Fan Palm <i>W. robusta</i>	19.4"	59'			Vigorous.
113.	Silver Dollar Gum <i>E. polyanthemos</i>	3.2"	11'	12'	8'	Scraggly. Probably a volunteer.
114.	California Pepper <i>Schinus molle</i>	12.1" 16.9"	19'	18'	23'	Very heavily pruned, nearly without leaves.
115.	Lemon Gum <i>C. citriodora</i>	27.7	69'	49'	55'	Vigorous. Glades with 116.
116.	Lemon Gum <i>C. citriodora</i>	26.1"				Vigorous. Glades with 115.

TREE INVENTORY INDEX
Panorama Mall

Page 11

Please note – these five municipal trees (numbers 117 – 121) were planted subsequent to the preparation of the original report and are their identifying numbers are therefore inconsistent with the pattern of numbering the trees from west-to-east and north-to-south. They are to be found in the southwest corner of the Site Plan, fronting along Roscoe Boulevard.

Number	Species	DSH	Height	Diameter North/ South	Diameter East West	Notes
117.	Crape Myrtle <i>Lagerstroemia indica</i>	3.6"	11'	5'	5'	Recently planted. Robust. Municipal tree.
118.	Crape Myrtle <i>Lagerstroemia indica</i>	3.0"	9'	4'	4'	Recently planted. Adequate. Municipal tree
119.	Crape Myrtle <i>Lagerstroemia indica</i>	2.9"	8'	4'	5'	Recently planted. Adequate. Municipal tree
120.	Crape Myrtle <i>Lagerstroemia indica</i>	2.4"	8'	3'	4'	Recently planted. Struggling. Municipal tree
121.	Crape Myrtle <i>Lagerstroemia indica</i>	3.5"	9'	4'	4'	Recently planted. Adequate. Municipal tree

TREE INVENTORY INDEX
MUNICIPAL TREE APPENDIX
Panorama Mall

Please note that all of these trees are referenced under their assigned numbers in the primary Tree Inventory Index.

Number	Species	DSH	Height	Diameter North/ South	Diameter East West	Notes
37.	Indian Laurel Fig <i>Ficus macrocarpa</i>	24.5"	30'	37'	36"	Recently pruned. Robust. Municipal tree.
46.	Indian Laurel Fig <i>F. macrocarpa</i>	22.5"	28'	30'	33'	Recently pruned. Robust. Municipal tree.
71.	Weeping Fig <i>F. benjamina</i>	25.0	30'	29'	31'	Robust. Municipal Tree.
75.	Indian Laurel Fig <i>F. macrocarpa</i>	24.3"	38'	33'	37'	Robust. Municipal Tree.
76.	Indian Laurel Fig <i>F. macrocarpa</i>	24.4"	46'	45'	62'	Robust. Has not been pruned in quite some time. Needs attention. Municipal tree.
77.	Indian Laurel Fig <i>F. macrocarpa</i>	23.4"	46'	49'	63'	Robust. Has not been pruned in quite some time. Needs attention. Municipal tree.
78.	Mexican Fan Palm <i>W. robusta</i>	11.8"	24'			Young tree. Vigorous. Municipal tree.
117.	Crape Myrtle <i>Lagerstroemia indica</i>	3.6"	11'	5'	5'	Recently planted. Robust. Municipal tree.
118.	Crape Myrtle <i>Lagerstroemia indica</i>	3.0"	9'	4'	4'	Recently planted. Adequate. Municipal tree
119.	Crape Myrtle <i>Lagerstroemia indica</i>	2.9"	8'	4'	5'	Recently planted. Adequate. Municipal tree
120.	Crape Myrtle <i>Lagerstroemia indica</i>	2.4"	8'	3'	4'	Recently planted. Struggling. Municipal tree
121.	Crape Myrtle <i>Lagerstroemia indica</i>	3.5"	9'	4'	4'	Recently planted. Adequate. Municipal tree