



File #: 2016-0273, **File Type:** Public Hearing

Agenda Number: 41

**REGULAR BOARD MEETING
APRIL 28, 2016**

SUBJECT: PURPLE LINE WESTSIDE SUBWAY EXTENSION TRANSIT PROJECT SECTION 2

ACTION: ADOPT RESOLUTION OF NECESSITY TO ACQUIRE PARCEL W-3603

RECOMMENDATION

CONSIDER:

- A. HOLDING a public hearing on the proposed Resolution of Necessity.
- B. ADOPTING the **Resolution of Necessity** authorizing the commencement of an eminent domain action to acquire **Project Parcel W-3603 (APN: 4319-001-007)**, consisting of the real property and the Improvements Pertaining to the Realty (hereinafter the "Property" as identified in Attachment A).

(REQUIRES TWO-THIRDS VOTE)

DISCUSSION

Acquisition of the Property is required for the construction of and operation of the Purple Line Westside Subway Extension Project, Section 2 ("Project"). A written offer was presented to the Owner of Record ("Owner"), as required by California Government Code Section 7267.2. The Owner has rejected the offer made by the Los Angeles County Metropolitan Transportation Authority ("LACMTA"), and requested that we initiate the eminent domain process to determine the value of the property. The Property is necessary for construction of the Project; therefore, staff recommends the acquisition of the Property through eminent domain to determine the value of the Property and to maintain the Project schedule.

In accordance with the provisions of the California Eminent Domain law and Sections 30503, 30600, 130051.13, 130220.5 and 132610 of the California Public Utilities Code (which authorize the public acquisition of private property by eminent domain), LACMTA has prepared and mailed notice of this hearing to the Owner with information about the right to appear at this hearing and be heard on the following issues: (1) whether the public interest and necessity require the Project; (2) whether the Project is planned or located in the manner that will be most compatible with the greatest good and the least private injury; (3) whether the Property is necessary for the Project; (4) whether either the offer required by Section 7267.2 of the Government Code has been made to the Owner, or the offer

has not been made because the Owner cannot be located with reasonable diligence; and (5) whether environmental review of the Project has complied with the California Environmental Quality Act (CEQA).

Attached is the Staff Report prepared by staff and legal counsel setting forth the required findings for acquiring the Property through the use of eminent domain (Attachment B). After LACMTA receives testimony and evidence from all interested parties, the LACMTA must make a determination as to whether to acquire the Property by eminent domain and adopt the proposed Resolution of Necessity (Attachment C). The Board must find and determine that based upon all the evidence and the existence of the above stated conditions, acquisition by eminent domain is necessary; and a two-thirds vote of all the members of its governing body is required to adopt the Resolution of Necessity.

DETERMINATION OF SAFETY IMPACT

This Board action will not have an impact on LACMTA's safety standards.

FINANCIAL IMPACT

The funding for the acquisition of the Property is included in the approved fiscal year 2016 Project budget under Measure R Project 865522 (Purple Line Westside Subway Extension Project, Section 2), in Cost Center 8510, and Account Number 53103 (Acquisition of Land).

Impact to Budget

The approved Measure R 35% funding included in the FY16 budget is designated for the Purple Line (Westside) Extension, Section 2 and does not have an impact to operations funding sources. These funds are not eligible for Metro Operations and were assumed in the Long Range Transportation Plan for the Project. This Project is not eligible for Proposition A and C funding due to the proposed tunneling element of the Project. No other funds were considered.

NEXT STEPS

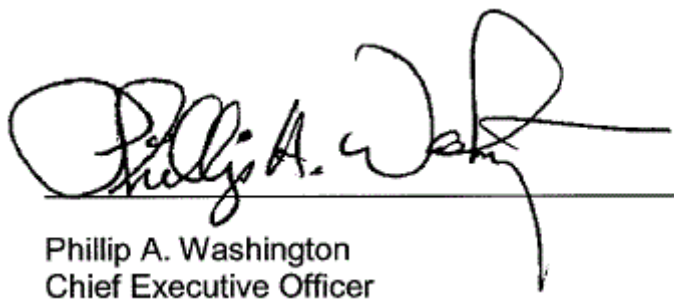
If this action is approved by the Board, the LACMTA's condemnation counsel will be instructed to take all steps necessary to commence legal proceedings in a court of competent jurisdiction to acquire the Property interest by eminent domain. Counsel will also be directed to seek and obtain an Order of Prejudgment Possession in accordance with the provisions of the eminent domain law.

ATTACHMENTS

Attachment A - Site Plan
Attachment B - Staff Report
Attachment C - Resolution of Necessity

Prepared by: Velma C. Marshall, Deputy Executive Officer - Real Estate
(213) 922-2415

Reviewed by: Calvin E. Hollis, Interim Chief Planning Officer, (213) 922-7319



Phillip A. Washington
Chief Executive Officer

ATTACHMENT A



Gillis Family Partnership

1940 Century Park East, Los Angeles, CA

ATTACHMENT B

STAFF REPORT REGARDING THE NECESSITY FOR THE ACQUISITION OF PARCEL NO. W-3603 (THE "PROPERTY") FOR THE PURPLE LINE (WESTSIDE) SUBWAY EXTENSION TRANSIT PROJECT SECTION 2

BACKGROUND

The Property is required for the construction and operation of the Purple Line (Westside) Extension Project Section 2 ("Project"). The address, record owner, physical description, and nature of the property interest sought to be acquired for the Project are summarized as follows:

Assessor's Parcel Number	Parcel Address	Property Owner	Purpose of Acquisition	Property Interest(s) Sought	LACMTA Parcel #
4319-001-007	1940 Century Park East, Los Angeles, CA	Gillis Family Partnership	Construction Staging.	Fee Simple	W-3603

Written offers for the Property comprising Parcel W-3603 were presented to the Owner on March 7, 2016 for acquisition of a fee simple interest of the entire property or a 104 month temporary construction easement. The Owner elected to sell the fee simple interest in the Property and waived any right to take challenge or claim associated with the Property being acquired in fee. However, the Owner did not accept the offer of just compensation and negotiations have not resulted in a settlement agreement at this time.

Written offers were subsequently made to the Owner and the Tenants on March 7th and 16th, 2016 for the acquisition of the Improvements Pertaining to Realty as identified in Exhibit "C" attached to the Resolution of Necessity.

A. The public interest and necessity require the Project.

The need for the Project is based on population and employment growth, the high number of major activity centers served by the Project, high existing transit usage, and severe traffic congestion. The Project area bisects 12 large population and employment centers, all of which are served by extremely congested road networks that will deteriorate further with the projected increase in population and jobs. This anticipated growth will further affect transit travel speeds and reliability, even with a dedicated lane

for express bus service on Wilshire Boulevard. The public interest and necessity require the Project for the following specific reasons:

1. The population and employment densities in the Project area are among the highest in the metropolitan region. Approximately five percent of the Los Angeles County population and 10 percent of the jobs are concentrated in the Project area.
2. Implementation of the Project will result in a reduction of vehicle miles per day and reduction of auto air pollutants.
3. The Project will relieve congestion on the already over capacity 1-405 San Diego and the 1-10 Santa Monica Freeways and surrounding major thoroughfares. In addition, it will reduce the parking demands in the Westside area by providing an alternative means of transportation, competitive in rush-hour travel times with the automobile.
4. The Project will be a major link in the existing county-wide rail transit system, and will thereby provide alternative means of transportation during fuel crises and increased future traffic congestion.
5. The Project will improve transportation equity by meeting the need for improved transit service of the significant transit-dependent population within the Project area.
6. The Project will help meet Regional Transit Objectives through the Southern California Association of Governments' (SCAG's) Performance Indicators of mobility, accessibility, reliability, and safety.

It is recommended that based on the above evidence, the Board find and determine that the public interest and necessity require the Project.

B The Project is planned or located in the manner that will be most compatible with the greatest public good and least private injury.

An Alternatives Analysis (AA) Study was initiated in 2007 to identify all reasonable, fixed-guideway, alternative alignments and transit technologies within the proposed Project Area. The fixed-guideway alternative alignments studied and analyzed during the AA process were heavy rail transit (HRT), light rail transit (LRT), bus rapid transit (BRT), and monorail (MR). Due to its capacity to meet the anticipated ridership demand and limit the number of transfers, HRT was identified as the preferred technology for further study.

In January 2009, the Metro Board approved the AA Study and authorized preparation of a Draft Environmental Impact Statement/Draft Environmental Impact Report (DEIS/DEIR). A total of seven alternatives, including five heavy rail subway (HRT) Build Alternatives, a No Build Alternative, and a relatively low-cost Transportation System Management (TSM) Alternative, were presented in the DEIS/DEIR. The DEIS/DEIR was circulated and reviewed by interested and concerned parties, including private citizens,

community groups, the business community, elected officials and public agencies. Public hearings were held to solicit citizen and agency comments.

In October 2010, the Board approved the DEIS/DEIR and the Wilshire Boulevard to Santa Monica HRT option was selected as the Locally Preferred Alternative (LPA) for further analysis in the FEIS/FEIR. The FEIS/FEIR was released in March 2012 for public review. On April 26, 2012, the Board certified the FEIS/FEIR, and in May 24, 2012, it approved the route and station locations for the Project. A Record of Decision was received from the Federal Transit Administration in August of 2012.

The approved LPA will extend HRT (as subway) approximately nine (9) miles from the existing Metro Purple Line terminus at the Wilshire/ Western Station to a new western terminus at the West Los Angeles Veterans Affairs Hospital (Westwood/ VA Hospital Station). The LPA will include seven new stations spaced in approximately one-mile intervals, as follows:

- Wilshire/La Brea
- Wilshire/Fairfax
- Wilshire/La Cienega
- Wilshire/Rodeo
- Century City
- Westwood/UCLA
- Westwood/VA Hospital

The Project will cause private injury, including the displacement or relocation of certain owners and users of private property. However, other alternative locations for the Project do not provide greater public good with less private injury. Therefore, the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.

Due to its bulk, the FEIS/FEIR is not physically included in the Board's agenda packet for this public hearing. However, the FEIS/FEIR documents should be considered in connection with this matter. It is recommended that, based upon the foregoing, the Board find and determine that the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.

C. The Property is necessary for the Project.

The Property consists of a fee acquisition of the entire Parcel W-3603, which contains a 50,889 square foot building on a 30,016 square foot lot as described in Exhibit A attached to the Resolution of Necessity, and as depicted on the Plat Map attached Exhibit B to the Resolution of Necessity. The Improvements pertaining to Realty as Exhibit C to the Resolution of Necessity are also included in the acquisition of the entire parcel. The Property is required for Construction staging in connection with the Century

City Constellation Station and related tunnels. The Property was chosen based upon the approved FEIS/FEIR for the Project.

Staff recommends that the Board find that the acquisition of the Property is necessary for the Project.

D. Offers were made in compliance with Government Code Section 7267.2.

California Code of Civil Procedure Section 1245.230 requires that a Resolution of Necessity contain a declaration that the governing body has found and determined that either the offer required by Section 7267.2 of the California Government Code has been made to the Owner, or the offer has not been made because the Owner cannot be located with reasonable diligence.

California Government Code Section 7267.2 requires that an offer be made to the Owner and in an amount which the agency believes to be just compensation. The amount must not be less than the agency's approved appraisal of the fair market value of the property. In addition, the agency is required to provide the Owner with a written statement of, and summary of the basis for, the amount it established as just compensation.

Staff has taken the following actions as required by California law for the acquisition of the Property:

1. Obtained appraisals to determine the fair market value of the Property, which included consideration of any immovable fixtures and equipment;
2. Reviewed and approved the appraisals, and established the amount it believes to be just compensation;
3. Determined the Owner of the Property by examining the county assessor's record and a preliminary title report;
4. Made a written offer to the Owner for the full amount of just compensation - which was not less than the approved appraised value;
5. Provided the Owner with a written statement of, and summary of the basis for, the amount established as just compensation with respect to the foregoing offer.

It is recommended that the based on the above Evidence, the Board find and determine that the offer required by Section 7267.2 of the California Government Code has been made to the Owner.

E. The environmental review is consistent with the California Environmental Quality Act.

The required environmental review of the Project was completed and certified by the Board of Directors. The FEIS/FEIR was released in March 2012 for public review. On April 26, 2012, the Board certified the FEIS/FEIR, and in May 24, 2012, it approved the route and station locations for the Project. A Record of Decision was received from the Federal Transit Administration in August of 2012. The FEIS/FEIR documents were consistent with the California Environmental Quality Act Guidelines.

CONCLUSION

Staff recommends that the Board approve the Resolution of Necessity.

Prepared by: Velma C. Marshall, Deputy Executive Officer – Real Estate
213 922-2415

ATTACHMENT C

RESOLUTION OF THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY DECLARING CERTAIN REAL PROPERTY NECESSARY FOR PUBLIC PURPOSES AND AUTHORIZING THE ACQUISITION THEREOF PURPLE LINE WESTSIDE EXTENSION PROJECT, SECTION 2 - PARCEL NO. W-3603

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY ("LACMTA") is a public entity organized and existing pursuant to Chapter 2 of Division 12 of the California Public Utilities Code (commencing with Section 130050).

Section 2.

The property interests described hereinafter is to be taken for public use, namely, for public transportation purposes and all uses necessary, incidental or convenient thereto, and for all public purposes pursuant to the authority conferred upon the Board to acquire property by eminent domain by California Public Utilities Code Sections 30000-33027, inclusive, and particularly Section 30503 and 30600, Sections 130000-132650, inclusive, and particularly Sections 130051.13 and 130220.5, Code of Civil Procedure Sections 1230.010-1273.050, inclusive, and particularly Sections 1240.510 and 1240.610, and Article I, Section 19 of the California Constitution.

Section 3.

The property interest consists of the acquisition of a fee interest, along with all improvements located thereon, as described more specifically in the legal description (Exhibit A), depicted on the Plat Map (Exhibit B), and described in Improvements Pertaining to the Realty (Exhibit C) attached hereto (hereinafter, the "Property"), all of which are incorporated herein by this reference.

Section 4.

(a.) The acquisition of the above-described Property is necessary for the development, construction, operation, and maintenance of the Purple Line (Westside) Subway Extension Project Section 2 ("Project");

(b.) The environmental impacts of the Project were evaluated in the Final

Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by the Board on April 26, 2012 and May 24, 2012. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no subsequent or supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA; and;

(c.) The Board has reviewed and considered the FEIS/FEIR, before and as part of the process of determining whether to acquire the above-referenced Property.

Section 5.

The Board hereby declares that it has found and determined each of the following:

(a.) The public interest and necessity require the proposed Project;

(b.) The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;

(c.) The Property sought to be acquired, which has been described herein, is necessary for the proposed Project;

(d.) The offer required by Section 7267.2 of the Government Code has been made to the Owner; and

(e.) Environmental review consistent with the California Environmental Quality Act (CEQA) for the Project has been previously certified by this Board.

Section 6.

Pursuant to Sections 1240.510 and 1240.610 of the Code of Civil Procedure, to the extent that the Property is already devoted to a public use, the use to which the Property is to be put is a more necessary public use than the use to which the Property is already devoted, or, in the alternative, is a compatible public use which will not unreasonably interfere with or impair the continuance of the public use to which the Property is already devoted.

Section 7.

That notice of intention to adopt this resolution was given by first class mail to each person whose Property is to be acquired by eminent domain in accordance with Section 1245.235 of the Code of Civil Procedure and a hearing was conducted by the Board on the matters contained herein.

Section 8.

Legal Counsel is hereby authorized and directed to take all steps necessary to commence legal proceedings, in a court of competent jurisdiction, to acquire the Property described above by eminent domain. Counsel is also authorized and directed to seek and obtain an Order for Prejudgment Possession of said Property in accordance with the provisions of the eminent domain law and is directed that the total sum of probable just compensation be deposited with the State Treasurer or the Clerk of the Superior Court. Counsel may enter into stipulated Orders for Prejudgment Possession and/or Possession and Use Agreements, where such agreements constitute the functional equivalent of an Order for Prejudgment Possession. Counsel is further authorized to correct any errors or to make or agree to any non-material changes to the legal description of the real property that are deemed necessary for the conduct of the condemnation action or other proceedings or transactions required to acquire the Property.

Counsel is further authorized to compromise and settle such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary action to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

I, MICHELLE JACKSON, Secretary of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Metropolitan Transportation Authority at a meeting held on the 28th day of April, 2016.

MICHELLE JACKSON
LACMTA Secretary

Date: _____

ATTACHMENTS

- 1 - Legal Description (Exhibit "A")
- 2 - Plat Map (Exhibit "B")
- 3 – Improvements Pertaining to the Realty (Exhibit "C")

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, SAID LAND WAS CONVEYED TO GILLS FAMILY PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP BY GRANT DEED RECORDED APRIL 1, 2014, AS INSTRUMENT NO. 2014-0325585, OFFICIAL RECORDS OF SAID COUNTY, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 4 OF TRACT NO. 26196, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 684, PAGES 78 THROUGH 86 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 4 SAID CORNER BEING ALSO THE MOST WESTERLY CORNER OF LOT 5 OF SAID TRACT; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, NORTH 35 DEGREES 46 MINUTES 43 SECONDS WEST 322.06 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE NORTH 35 DEGREES 46 MINUTES 43 SECONDS WEST 102.28 FEET; THENCE LEAVING SAID SOUTHWESTERLY LINE NORTH 54 DEGREES 13 MINUTES 17 SECONDS EAST 297.81 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 4; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 30 DEGREES 46 MINUTES 43 SECONDS EAST 102.67 FEET TO A LINE WHICH BEARS NORTH 54 DEGREES 13 MINUTES 17 SECONDS EAST, AND WHICH PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE SOUTH 54 DEGREES 13 MINUTES 17 SECONDS WEST 288.86 FEET TO SAID **TRUE POINT OF BEGINNING**.

EXCEPT THEREFROM ALL MINERALS, OIL, GAS AND HYDROCARBONS, AND THE RIGHT TO EXPLORE FOR, DEVELOP, PRODUCE AND EXTRACT THE SAME, BUT WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OR UPPER 500 FEET (MEASURED FROM THE SURFACE) OF SAID LAND, AS RESERVED BY FOX REALTY CORPORATION OF CALIFORNIA, A CORPORATION, IN DEED RECORDED ON APRIL 17, 1961 IN BOOK D1190 PAGE 104, OF OFFICIAL RECORDS.

SAID LAND IS SHOWN AS PARCEL 1, ON THE RECORD OF SURVEY MAP FILED IN BOOK 81, PAGE 26 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AFFECTS APN: 4319-001-007

NOTE:

THIS LEGAL DESCRIPTION WAS NOT PREPARED FOR ANY PURPOSE THAT WOULD BE IN VIOLATION OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT OR LOCAL ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

PREPARED BY:


JANEEN NEDLIK, P.L.S. 7563



March 14, 2016
DATE

W-3603

GRANTOR : GILLS FAMILY PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
DESCRIPTION : PORTION OF LOT 4 OF TRACT NO. 26196, M.B. 684/78-86			
BENCH MARK :			
TITLE REPORT : ORANGE COAST TITLE NO. 140-1264288-32	ADDRESS : 1940 CENTURY PARK EAST LOS ANGELES 90067		
ASSESSOR'S REF. : 4319-001-007	R.O.W. REFERENCE : R-3036: W-3603	NO.	DATE
		REVISION DESCRIPTION	

EXHIBIT "B"

DATA IN PARENTHESIS PER R.S. 81/26 AND INST. NO. 2014-0325585, O.R.

PARCEL	W-3603			
AREA - SQUARE FEET	30.006			

SUBMITTED: 3/13/16

LOS ANGELES COUNTY
METROPOLITAN
TRANSPORTATION AUTHORITY

APPROVED BY:

Michael M. 4 3/13/16

VIA PROJECT MANAGER DATE

PARCEL PLAT

W-3603

SHEET 1 OF 1

CONTRACT NO./DESIGN UNIT

SCALE 1"=80'

DATE 03/14/2016

DRAWN BY T. RAINEY

CHECKED BY J. NEDILUK

REV. DATE REV. NO.

EXHIBIT C

**IMPROVEMENTS PERTAINING
TO THE REALTY**

EXHIBIT C

EPICGENETICS, INC.
IMPROVEMENTS PERTAINING TO THE REALTY
EFFECTIVE DATE OF VALUE - FEBRUARY 1, 2016

Item		
No.	Qty.	Description
1	1	Telephone system, NEC, Model no.: Electra Elite IPK B64-U30, full feature, including cabling and wall jacks throughout, 21 hand sets, NEC, Model no.: Dterm80
2	1	Sink counter, 10' x 24", laminate, 4" high backsplash, 6-door, 12-drawer, 1 drop-in sink, 21" x 8" x 18", stainless steel, single mixing faucet, plumbing
3	1	Wall cabinet, 3' x 24", laminate, 2-door
4	1	Wall recessed fire extinguisher cabinet, 12" x 27", metal cabinet, glass door
5	1	Wall cabinet, 10' x 36" high, laminate, 6-door
6	1	Base cabinet, 10' x 24", laminate, 4" high backsplash, 4-door, 4-drawer
7	1	Laboratory clean room buildout, consisting of: 1,073 Square feet of vinyl floor tile 139.8 Square feet of fixed window, in frame 2 Doors, solid core, with frame, 3' x 8' and 4' x 8' 1,073 Square feet of suspended ceiling tiles and grid 12 Light fixtures, 2' x 4', T5 fluorescent, conduit and wiring 943 Square feet of partition wall, steel frame, drywall, insulated, painted 9 Fire sprinkler heads and related piping 3 Linear feet of base cabinet, laminate 1 Sink, stainless steel, Elkay, 19" x 18", with faucet 1 Plumbing connection for supply and waste lines 6 Duplex outlets, 60' of conduit and wiring each 4 Fourplex outlets, 60' of conduit and wiring each 3 Simplex outlets, 60' of conduit and wiring each 2 Telephone/data outlets, dual and cabling 3 Coat hooks, steel
8	1,073	Square feet of laboratory clean room HVAC, consisting of: 1 Rooftop air handler and ducting to lab ceiling 7 Supply and return air grilles, 2' x 2' 1 Capacity to sustain 65 degrees F temperature

EPICGENETICS, INC.
IMPROVEMENTS PERTAINING TO THE REALTY
EFFECTIVE DATE OF VALUE - FEBRUARY 1, 2016

Item		Description	Fair Market
No.	Qty.		Value in Place
		1 Capacity to sustain positive air pressure	
		1 Duct pressure monitoring panel	
		1 HVAC controller/UPS boxes, ABB	
9	1	Laboratory clean room electrical upgrades in electrical room, consisting of:	
		1 Electrical panel, 225 amp., 42 circuit	
		5 Circuit breakers, 20 amp., 1 pole for lab plugs	
		1 Circuit breaker, 20 amp., 2-pole, for freezer	
		2 Circuit breaker, 20 amp., 2-pole, for lab equipment	
		1 Circuit breaker, 20 amp., 1 pole for lab lighting	
		1 Lab shutdown box for 6 circuits, with restart	
		60 Linear feet of conduit and wiring	
10	2	Wall safety straps for refrigerator and freezer	
11	2	Wall safety straps for compressed gas cylinders	
12	3	Simplex outlets, for copy room, cardiac room, pulmonary function room, with:	
		200 Linear feet of conduit and wiring for circuits	
		3 Circuit breakers, 20 amp., 2-pole	
13	18	CCTV cameras, and wiring, throughout building	
14	1	Lot of data cabling and computer networking for 30 workstations	
TOTAL IMPROVEMENTS PERTAINING TO THE REALTY			<u>\$133,790</u>

INTERNATIONAL SPECIAL ATTRACTIONS, LTD.
IMPROVEMENTS PERTAINING TO THE REALTY
EFFECTIVE DATE OF VALUE - DECEMBER 2, 2015

Item No.	Qty.	Description	Fair Market Value in Place
1	1	Telephone system, NEC, Model no.: CHS2U-B-US/ SV8100, full feature, including 8 handsets, NEC, Model: DLUZ-X	
2	1	Lot of data cabling and computer networking for 16 workstations (estimate)	
3	358	Square feet of vertical window blinds, 3.5" slats, with valances	
4	3	Flat screen television wall mounts, metal	
5	1	Back counter, 10' x 2', laminate, with built-in base cabinet, 2' x 30" x 21", 2-door	
6	1	Wall cabinet, 12' x 3', laminate, 8-door	
7	1	Base cabinet, 12' x 26", laminate, 8-door	
TOTAL IMPROVEMENTS PERTAINING TO THE REALTY			<u>\$12,065</u>

Note: The following improvements were present at the subject property. They are included in the related real estate appraisal report; therefore, they are not included herein in order to avoid duplication of compensation.

- Reception desk/ counter
- Break room sink and wall cabinet
- Glass paneling and conference room door

CALIFORNIA BANK & TRUST - CENTURY CITY
IMPROVEMENTS PERTAINING TO THE REALTY
EFFECTIVE DATE OF VALUE - FEBRUARY 4, 2016

Item No.	Qty.	Description
<u>Exterior & Throughout</u>		
1	10	Surveillance cameras, including wall mounts, electrical and cabling to DVR
2	1	Building letter sign, 18" high (estimate), metal, "California Bank & Trust", wall-mounted
3	2	Vinyl window signs, lettering and logo, 1- 4" diameter, "CB Trust", 1- 10" to 18" high letters, California Bank & Trust"
4	1	Lot of vinyl lettering door signage and banking hours, with logo
<u>Bank Area</u>		
5	1	Letter sign, 3" to 9" high, wood, metal facing, "California Bank & Trust", with logo, 33" diameter
6	1	Code pad door entry, stainless steel, lock hardware
7	6	Bank side light panels, 42" x 5', wood frame, 6 glass windows
8	7	Interior advertisement signs, 3' x 3', clear plastic, metal nozzles, graphic décor, wall-mounted
9	34	Linear feet of bank teller line, 34" deep x 40" high, laminate base, 4 granite station tops, 4 teller divider pedestals, 35" x 48" x 8", granite covering, double pedestal teller cabinetry, 2-door, 2-drawer, lock hardware
10	1	Lot of decorative acoustic tile, 4' x 4', metal frame/ T-bar, in bank branch area only
11	1	Back teller line base cabinet, 19' x 24", laminate, 4" high backsplash, 8-door, 4-drawer, lock hardware

CALIFORNIA BANK & TRUST - CENTURY CITY
IMPROVEMENTS PERTAINING TO THE REALTY
EFFECTIVE DATE OF VALUE - FEBRUARY 4, 2016

Item No.	Qty.	Description
12	1	Back teller line cabinet, 11.5' x 24", laminate, 4" high backsplash, 7-door
13	1	ADA teller station, 94" x 34", laminate base, granite top, 2-door, 2-drawer, 2-pedestal, 35" x 4' x 8", laminate, granite covering, including 12 linear feet of desktop, 20" deep, L-shaped, laminate
14	22	Linear feet of pony wall divider partition, 48" high, laminate, with 2 swing doors, 3' wide, laminate, lock
15	1	Built-in desktop, 66" x 24", laminate
16	1	Vault, 16' x 10' x 9', drywall on wood, interior lighting, 2' x 2' acoustic tile ceiling, 1 vault door, manufacturer and model no. not available, 47" x 49", 10" thick, 2-dial, with day door, 37" x 76", stainless steel frame, glass
17	56	Square feet of decorative laminate panel pedestal covering, with upper molding
18	4	Wall sconce lights, 9" x 16", chrome, plastic shade, electrical
19	1	Keycard/ entry system, Sielox, with 6 card contacts
20	45	Data ports, dual, manufacturer and model no. not available, Cat 5 cabling, for VoIP phone and computer networking
21	1	Alarm system, Diebold, consisting of: 1 Control panel 2 Code pads 7 Motion sensors 5 Door contacts
22	1	Through-wall ATM machine, Diebold, Model: Opteva, digital interface, cameras, back vault, 31" x 65" x 34", metal, key code entry

CALIFORNIA BANK & TRUST - CENTURY CITY
IMPROVEMENTS PERTAINING TO THE REALTY
EFFECTIVE DATE OF VALUE - FEBRUARY 4, 2016

Item No.	Qty.	Description	Fair Market Value in Place
23	1	Night drop box, Hamilton, 25" x 29", stainless steel, single door, with rear safe, Payne, Serial no.: 010844	
24	14	Linear feet of wall cabinetry, 24" high, laminate, 8-door	
25	1	Built-in worktop, 92" x 24", 42" high, metal top, 4" high backsplash, laminate supports	
26	1	Base counter, 6.5' x 2', metal top, 4" high backsplash, laminate base, 4-door, 4-drawer	
27	6	Roll-down window screens, 44" x 5', mesh vinyl	
28	5	Office side light wall panels, 5' x 8', wood frame, 6-window, 4 frosted windows	
29	11	Office glass partitions, 8' x 8.5', frosted, double pane	
<u>Commercial Real Estate Office</u>			
30	1	Recessed projector screen, Da-Lite, 6' wide, metal cabinet, electric	
31	2	Office side light wall panels, 4' x 8', wood frame, 6-window	
32	6	Roll-down window screens, 65" x 10', vinyl mesh	
33	8	Roll-down window screens, 44" x 5', vinyl mesh	
34	1	Back counter, 12' x 2', laminate	
35	1	Wall cabinet, 7' x 3', laminate, 4-door	
36	1	Base cabinet, 7' x 2', 4-door, 4-drawer	
37	1	Wall cabinet, 12' x 3', laminate, 8-door	
TOTAL IMPROVEMENTS PERTAINING TO THE REALTY			<u><u>\$230,725</u></u>

CALIFORNIA BANK & TRUST - CENTURY CITY
IMPROVEMENTS PERTAINING TO THE REALTY
EFFECTIVE DATE OF VALUE - FEBRUARY 4, 2016

Item

No. Qty.

Description

Note: The following leasehold improvements were present at the subject property. They are included in the related real estate appraisal report; therefore, they are not included herein in order to avoid duplication of compensation.

- Break room cabinetry
- Carpet, ceramic tile flooring and vinyl floor coverings
- Suspended tile ceiling and lighting in office area
- Interior office wall, partitioning and doors

RESILIENCE TREATMENT CENTER
IMPROVEMENTS PERTAINING TO THE REALTY
EFFECTIVE DATE OF VALUE -

Item			Fair Market
No.	Qty.	Description	Value in Place
1	180	Square feet of wood tile flooring, 3' x 5" tiles	
2	1	Lot of data cabling and VoIP telephone cabling to 10 workstations, including wall jacks	
TOTAL IMPROVEMENTS PERTAINING TO THE REALTY			<u>\$4,300</u>

Note: The following improvements were present at the subject property. They are included in the related real estate appraisal report; therefore, they are not included herein in order to avoid duplication of compensation.

- Reception desk/ counter
- Break room sink and wall cabinetry
- Interior office wall partitioning construction

LITI LAND REPROGRAPHICS, INC. DBA KEYSTONE DOCUMENT DISCOVERY
IMPROVEMENTS PERTAINING TO THE REALTY
EFFECTIVE DATE OF VALUE - DECEMBER 1, 2015

Item No.	Qty.	Description
1	1	Lot of computer networking and data cabling to 50 workstations (estimate) throughout office, including wall jacks
2	1	Lot of supplemental electrical distribution, consisting of upgraded 220 V/ 3-phase subpanels with breakers, including rigid conduit runs to 10- 120 V outlets and 20- 220 V dedicated outlets
3	2	Supplemental HVAC units for printing/ copier equipment, Carrier, Model no.: 38YCC048, 4-ton, including ducting, vents and electrical
4	1	Lot of office window treatment for 1- 6' x 4' window and 1- 10' x 4' window, consisting of tinting and vertical blinds, 3.5" slats
5	1	Lot of decorative interior office wall paint, yellow and orange
6	1	Built-in work counter, 6' x 29", laminate, with wall supports
7	20	Linear feet of wall shelving, 36" high x 14" deep, laminate, 2-tier, 12" wide sections
8	20	Linear feet of built-in desktop, 30" deep, laminate, with wall supports
9	5	Wall storage decks, 6' x 24", painted plywood, with wall supports
10	1	Wall storage deck, 45" x 24", painted plywood, with wall supports
11	3	Wall storage decks, 8' x 2', painted plywood, with wall supports
12	1	Wall storage deck, 78" x 36", painted plywood, with wall supports

LITI LAND REPROGRAPHICS, INC. DBA KEYSTONE DOCUMENT DISCOVERY
IMPROVEMENTS PERTAINING TO THE REALTY
EFFECTIVE DATE OF VALUE - DECEMBER 1, 2015

Item No.	Qty.	Description
13	16	Surveillance cameras, manufacturer and model nos. vary, including wall mounts and cabling to DVR
14	1	Alarm system, ADT, consisting of: 4 Control panels 4 Code pads 5 Motion sensors 4 Door contacts
15	1	Sink counter, 9' x 24", laminate, 4" high backsplash, 1 drop-in sink, 24" x 6" x 22", stainless steel, single mixing faucet, 6 lower doors
16	9	Linear feet of wall cabinetry, 34" high, laminate, 7-door
17	1	Wall cabinet, 36" x 25", laminate, 2-door
18	1	Telephone system, Meridian, full feature, with PA system and bullhorn, including 19 handsets, Model no.: T73163
19	2	Code pad entry locks, stainless steel, electrical
20	1	Shelf, 4' x 2', wood, wall-mounted
21	1	Shelf, 8' x 18", wood, wall-mounted
22	1	Shelf, 5' x 2', wood, wall-mounted
23	1	Shelf, 8' x 2', wood, wall-mounted
24	1	Shelf, 15 linear feet x 2', wood, wall-mounted

TOTAL IMPROVEMENTS PERTAINING
TO THE REALTY

\$65,545

WESTSIDE PARTNERS (SUBTENANT)
IMPROVEMENTS PERTAINING TO THE REALTY
EFFECTIVE DATE OF VALUE - NOVEMBER 19, 2015

Item No.	Qty.	Description	Fair Market Value in Place
1	1	Lot of data cabling, computer networking, and VOip for 50 workstations, including wall jacks	
2	3	Wall shelves, 33" x 34" x 12", laminate, 3-tier	
3	11	Linear feet of wall cabinetry, 28" high, laminate, 6-door	
4	1	Work counter, 8' x 25", laminate, 1 lower pedestal, 21" wide, 1 door, 1 drawer	
5	2	Built-in desk stations, 14 linear feet x 24" deep, laminate top, including 6 office partitions, 42" high, metal frame, fabric fascias, 1- 42" wide, metal	
6	1	Flat screen television wall mount, metal	

TOTAL IMPROVEMENTS PERTAINING
TO THE REALTY

\$12,640

Note: The following leasehold improvements were installed by the lessee. They are included in the related real estate appraisal report; therefore, they are not included herein in order to avoid duplication of compensation.

- Reception desk/ counter
- Break room sink and wall cabinet

VINCI ACADEMY, LLC
IMPROVEMENTS PERTAINING TO THE REALTY
EFFECTIVE DATE OF VALUE - DECEMBER 14, 2015

Item No.	Qty.	Description
1	7	Wall cabinets, 6' x 29" x 14", laminate, 4-door
2	7	Base cabinets, 6' x 2', laminate, 4-door, 2-drawer, stainless steel sink, 17" x 19", single mixing faucet, 4" high backsplash
3	17	Roll down/up window shades, plastic pulley, chain control, 65" x 9'
4	1	Built-in bench, 13 linear feet, fabric seat and back, 27"
5	3	Wall shelves, 4' x 2' x 10", laminate, 2-tier, 3 lower cubbyholes, 8 upper slots
6	1	Built-in bench, 9 linear feet, 8" thick fabric cushion
7	1	Wall cabinet, 5' x 30", laminate, 4-door
8	1	Base cabinet, 11 linear feet, laminate, 6-door, 4-drawer, stainless steel sink, 17" x 19", single mixing faucet, 4" high backsplash
9	1	Wall cabinet, 17 linear feet x 30", laminate, 14-door
10	18	Linear feet of base cabinet, laminate, 6-door, 4-drawer, stainless steel sink, 25" x 21", single mixing faucet, 4" high backsplash
11	2	Built-in dishwashers, General Electric, Model No.: Quiet Power 3
12	1	Lot of custom leasehold improvements pertaining to the realty for a 10,127 square foot day care center consisting of: <ul style="list-style-type: none"> 1 Lot of wood laminate flooring and nylon carpet covering 1 Lot of interior wall partitioning, painted walls and classroom doors 1 Lot of subterranean plumbing throughout

VINCI ACADEMY, LLC
IMPROVEMENTS PERTAINING TO THE REALTY
EFFECTIVE DATE OF VALUE - DECEMBER 14, 2015

Item	No.	Qty.	Description	Fair Market Value in Place
		4	Children/toddler restrooms, each with 2 toilet fixtures, sink counter, vanity mirror, and paper towel and soap dispensers	
13	1		Lot of data cabling, computer networking, VOIP phone jacks and wifi connection for day care center, 4 access/wireless router points, ceiling-mounted	
14	1		Wall logo sign, "Vinci Academy", with logo	
15	12		Security cameras, manufacturer and model no. not available	
<p>Note: The following leasehold improvements were reportedly installed by the lessee. They are included in the related real estate appraisal report; therefore, they are not included in this appraisal report in order to avoid duplication of compensation.</p> <ul style="list-style-type: none"> • Electrical and lighting • HVAC units and ducting 				
TOTAL IMPROVEMENTS PERTAINING TO THE REALTY				<u>\$771,455</u>

CILANTRO FRESH MEXICAN GRILL
IMPROVEMENTS PERTAINING TO THE REALTY
EFFECTIVE DATE OF VALUE - NOVEMBER 19, 2015

Item No.	Qty.	Description
1	10	Linear feet of track lighting, chrome, with 5 fluorescent spotlights
2	12	Linear feet of track lighting, with 2 fluorescent spotlights
3	24	Linear feet of food service cabinetry/ beverage counter, 33" high x 30" deep, stainless steel and metal base, 2-tier under shelving, granite countertop, 2 beverage counter doors, including: <ul style="list-style-type: none"> 1 Built-in steam/ food warming section, Wells, Model no.: MOD400+, 58" wide, 13 drop-in trays, 240V, 4-element 20 Linear feet of glass sneeze guard, 21" high, metal brackets, 1/4" thick glass 1 Drop-in ice bin, 24" x 16" x 22", stainless steel, electric
4	3	Surveillance cameras, Sensormatic, model no. not available, including wall mounts and cabling
5	1	Mop floor sink, 24" x 10" x 24", Fiberglass, with wall faucet, single mixing faucet, plumbing
6	1	Built-in shelf, 8' x 34" x 19", stainless steel, 2-tier, 4" high pedestal base
7	5	Wall shelves, 14" deep, stainless steel, with wall brackets, consisting of: <ul style="list-style-type: none"> 1 2' wide 1 3' wide 1 4' wide 2 6' wide
8	1	Scullery sink, 90" wide, stainless steel, 3-compartment, dual drain board, single mixing faucet, plumbing
9	1	Hand wash sink, Krowne, 16" wide, stainless steel, single mixing faucet, plumbing
10	1	Lot of setup and installation for telephone line and DSL connection

CILANTRO FRESH MEXICAN GRILL
IMPROVEMENTS PERTAINING TO THE REALTY
EFFECTIVE DATE OF VALUE - NOVEMBER 19, 2015

Item No.	Qty.	Description
11	1	Food preparation sink, 40" wide, stainless steel, single compartment, 2 splashguards, 1 drain board, single mixing faucet, plumbing
12	2	Floor sinks, enamel on metal, recessed, metal grate top
13	150	Square feet of FRP washable wall surface, embossed vinyl
14	1	Floor drain, metal grate top
15	1	Electrical timer for sign cabinets, including wiring
16	1	Telephone line, including wall jack
17	1	Lot of setup, wiring and electrical for ventless hood, including wiring to fire sprinkler system
18	141	Square feet of quarry tile flooring, 6" x 6", with 6" high bullnose coving
<u>B-600</u>		
19	1	Peephole, Door Spy, plastic
20	1	Hand wash sink, 17" wide, stainless steel, single mixing faucet
21	3	Wall shelves, 3' wide x 8" deep, laminate
22	1	Water heater, Rheem Rudd, Model no.: ES50-18-G, 50 gallon, electric, 208V, with safety switch, 60 amp, 1 expansion tank, Model no.: ST-12, 150 PSI
23	1	Floor sink, enamel on metal, metal grate top, recessed
24	474	Square feet of FRP washable wall surface, embossed vinyl

CILANTRO FRESH MEXICAN GRILL
IMPROVEMENTS PERTAINING TO THE REALTY
EFFECTIVE DATE OF VALUE - NOVEMBER 19, 2015

Item		Qty.	Description	Fair Market Value in Place
25	173		Square feet of quarry tile flooring, 6" x 6", with 6" high bullnose coving	
26	1		Alarm system, ADT, consisting of: 1 Control panel 1 Code pad 1 Motion sensor	
27	1		Mop floor sink, 3' x 10" x 2', Fiberglass, with wall faucet, single mixing faucet, plumbing	
28	1		Wall shelf, 24" x 12", stainless steel	
29	1		Mop/broom rack, stainless steel, 3-hook	
TOTAL IMPROVEMENTS PERTAINING TO THE REALTY				<u>\$36,130</u>