



Board Report

File #: 2017-0085, File Type: Policy

Agenda Number: 40

REGULAR BOARD MEETING MAY 25, 2017

SUBJECT: PURPLE LINE WESTSIDE SUBWAY EXTENSION TRANSIT PROJECT SECTION 2

ACTION: ADOPT RESOLUTION OF NECESSITY TO ACQUIRE PARCEL W-3002

RECOMMENDATION

CONSIDER:

- A. HOLDING a public hearing on the proposed Resolution of Necessity; and
- B. ADOPTING the **Resolution of Necessity authorizing the commencement of an eminent domain action to acquire Project Parcel W-3002 (APN: 4343-005-004), for Purple Line Westside Subway Extension Transit Project Section 2**, consisting of the real property and the improvements pertaining to the realty (hereinafter the "Property" as identified in Attachment A).

(REQUIRES 2/3 VOTE OF THE BOARD)

BACKGROUND

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, New Pacific Canon, LLC (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 informing them of their 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 2017 budget under Measure R Project 865522 (Purple Line Westside Extension Project, Section 2), in Cost Center 8510, and Account Number 53013 (Acquisition of Land).

Impact to Budget

The approved FY17 budget using Measure R 35% cash is designated for the Westside Purple Line Extension, Section 2, and does not have an impact to operations funding sources. These funds were assumed in the Long Range Transportation Plan for the Project. This Project is not eligible for Propositions A and C funding due to the proposed tunneling element of the Project. No other funds were considered.

NEXT STEPS

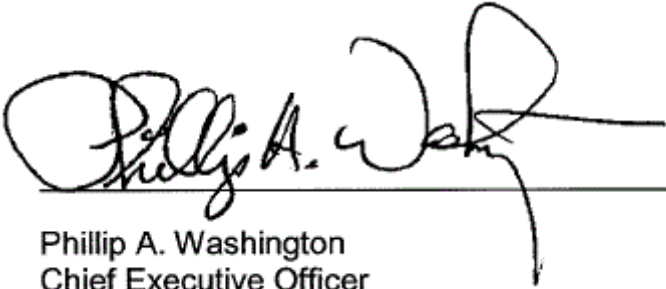
If this action is approved by the Board, the LACMTA's condemnation counsel will be instructed to take all steps necessary to commence legal proceedings in a court of competent jurisdiction to acquire the Property interest by eminent domain. Counsel will also be directed to seek and obtain an Order of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

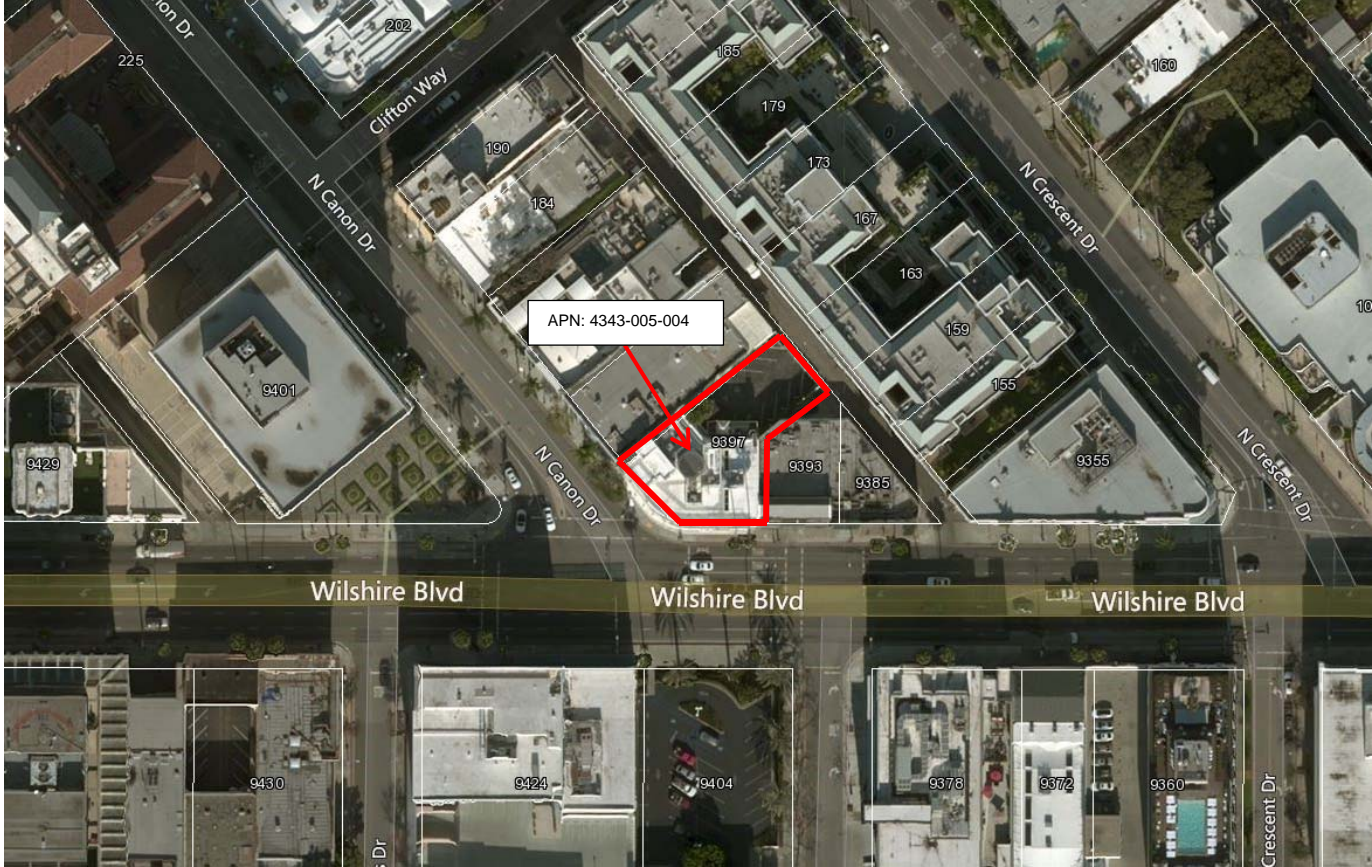
Prepared by: Velma C. Marshall, DEO, Real Estate Administration, (213) 922-2415
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Reviewed by: Therese W. McMillan, Chief Planning Officer, (213) 922-7077



Phillip A. Washington
Chief Executive Officer

ATTACHMENT A



New Pacific Canon, LLC, a Delaware limited liability company
9397 Wilshire Boulevard, Beverly Hills, CA 90210
APN: 4343-005-004

ATTACHMENT B

STAFF REPORT REGARDING THE NECESSITY FOR THE ACQUISITION OF PARCEL NO. W-3002 (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	Parcel Address	Property Owner	Purpose of Acquisition	Property Interest(s)
4343-005-004	9397 Wilshire Blvd Beverly Hills, CA 90210	New Pacific Canon, LLC	Construction Staging, surface equipment and construction of an access shaft for the construction of the Wilshire/Rodeo Station	Temporary Construction Easement for 92 months

A written offer for the Property comprising Parcel W-3002 was mailed to the owner by letter dated November 10, 2016 for acquisition of a Temporary Construction Easement for a period of 92 months. The Owner did not accept the offer of just compensation and requested that the eminent domain process be initiated to determine the value of the Property.

A written offer was also made to the Owner of the Property on November 10, 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 I-405 San Diego and the I-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, no other alternative locations for the Project 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 temporary construction easement over the entire Parcel W-3002, which consist of 9,126 square feet. The Property is improved with a two-story building that has a total building area of 9,631 square feet that will be demolished. The Property is described in Exhibit A and is depicted on the Plat Map attached as Exhibit B to the Resolution of Necessity. The Property is required for construction staging and construction of an access shaft in connection with the Wilshire/Rodeo Station. 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 in order to satisfy this requirement:

1. Obtained appraisals to determine the fair market value of the Property, which included consideration of all improvements pertaining to the realty, including the 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, a preliminary title report, and occupancy of the Property;
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 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. Metro has fulfilled the necessary statutory prerequisites.

Metro is authorized to acquire property by eminent domain for the purposes contemplated by the Project under Public Utilities Code §§ 30503, 30600, 130051.13, and 130220.5; Code of Civil Procedure §§ 1230.010-1273.050; and Article I, § 19 of the California Constitution.

F. Metro has complied with the California Environmental Quality Act.

A draft EIR/EIS was circulated for public review and comment. 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 therefore comply with the California Environmental Quality Act. Since that time, none of the circumstances identified in CEQA Guidelines Section 15162 have occurred which would require the preparation of a subsequent EIR. As set forth above, Metro has also fulfilled the statutory prerequisites under Code of Civil Procedure § 1240.030 and Government Code § 7267.2.

Accordingly, Metro has fulfilled the necessary statutory prerequisites to acquire the Property by eminent domain.

CONCLUSION

Staff recommends that the Board adopt the Resolution of Necessity.

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-3002**

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 interest 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 temporary construction easement for 92 months, along with all improvements located thereon, as described more specifically in the legal description (Exhibit A-1), depicted on the Plat Map (Exhibit B-1), 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 25th day of May, 2017.

MICHELLE JACKSON
LACMTA Secretary

Date: _____

ATTACHMENTS

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

**LEGAL DESCRIPTION
EXHIBIT A-1**

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, SAID LAND CONVEYED TO NEW PACIFIC CANON, LLC BY GRANT DEED RECORDED NOVEMBER 21, 2007 AS DOCUMENT NO. 20072588327, OFFICIAL RECORDS OF SAID COUNTY, AND IS DESCRIBED AS FOLLOWS:

ALL OF LOTS 6 AND 7 IN BLOCK 13 OF BEVERLY, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF LOT 7 IN BLOCK 13, BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7, THENCE NORTH 39°31'30" WEST 120.97 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT; THENCE SOUTH 50°28'30" WEST 55.66 FEET ALONG THE NORTHERLY LINE OF SAID LOT; THENCE SOUTH 0°05'0" WEST 57.71 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT; THENCE SOUTH 89°55'0" EAST 120 FEET TO THE POINT OF BEGINNING.

AFFECTS APN: 4343-005-004

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




DATE

**PLAT MAP
EXHIBIT B-1**

**EXHIBIT C
IMPROVEMENTS PERTAINING
TO THE REALTY**

EXHIBIT C

Furniture, Fixtures & Equipment Certification
Westside Subway Extension, Section 2
 W-3002, 9399 Wilshire Boulevard, Beverly Hills, CA 90210
 Page 1

LAMETRO
 PURPLE LINE EXTENSION
 PARCEL NO. W-3002

NEW PACIFIC REALTY
 FAIR MARKET VALUE IN-PLACE
 DATE OF VALUE: APRIL 27, 2016

L I N E	Q T Y	DESCRIPTION:	C O N D L	Q U A L I T Y	P I C #	RCN	FMV IN PLACE	FLV
1								
2	1	LOT C/O FLOORING THROUGHOUT:						
3		(1952)SF CARPET, COMMERCIAL GRADE, LOW CUT	G	G	798			
4		(2958)SF WOOD FLOORING, PREMIUM, 15% OF AREA IS CURVED PLANK, ASSUME 3/4" THCK	G	V	819			
5		(1000)SF, STONE TILE FLOORING, 10"X24" RESTROOM, STOREFRONT, REAR EXTERIOR RAMP		G				
6								
7	1	LOT C/O COUNTERS, CABINETS, BOOK/MEDIA SHELVING, WALL COVER, WITH ASSOCIATED CUSTOM MATCHING DESKS	V	V	798			
8		THROUGHOUT	G	G				
9		(151.3)LF OF COUNTER TOP, SOLID ASH WOOD PLANK, 2" THCK						
10		(53.3)LF OF MATCHING BASE CABINETS						
11		(261)SF MATCHING WALL PANELING(ASSUME SOLID WOOD PANELS, ALL PUSH PIN FABRIC COVER INCLUDED)						
12		(46) LF OF MATCHING WALL BOOK/MEDIA SHELVING AND CABINETS (COST AT WALL HEIGHT)						
13		(1) TABLE, CONFERENCE, CUSTOM, SOLID WOOD ASH, NATURAL FINISH, 2" THCK, BEVELED EDGE, 51"X102", TRIPLE PED, 2 SS LEGS, 1 WOOD W/ACCESS PANEL, AC AND DATA CABLE OUTLETS						
14		(2) WORKSTATIONS:						
15		(1) DESK, ASH, L-SHAPE, CUSTOM, 2"THCK TOP, (1) CPU CUBBY, SINGLE PED, 76"X30" W/42" RETURN, 42"HX48"W, SOLID WOOD PARTITION, (1) FILE CAB, 3 DRWR, MTL POWDER COAT, LOCKING 15"WX28"H	V	V	884			
16		(5) DESK TOPS, OPEN BASE C/O (45)LF X 27" SOLID ASH 2" THCK PEDESTAL INCLUDED						
17		(1) DESK, EXEC, CUSTOM, SOLID ASH WOOD, NATURAL FINISH, SINGLE PED, CPU CUBBY, 90"LX34"D, MEDIA ACCES, 2"THCK TOP (EXEC OFFICES)						
18		LOBBY						
19		(1) CREDENZA, BUILT-IN, CUSTOM, MATCHING, 8 DOORS, (4 PAIR), LOCKING 10.5"X18"DX30"H						
20		(1) RECEPTION DESK, CUSTOM, MATCHING, SINGLE PED W/3 DRAWER WOOD FILE CABINET, CPU CUBBY, 8"X23"DX30"H W/FRONT PARTITION, WOOD FRAME, SS SUPPORT, GLASS INSET PANEL, 42"X10"DX8"L						

Furniture, Fixtures & Equipment Certification
Westside Subway Extension, Section 2
 W-3002, 9399 Wilshire Boulevard, Beverly Hills, CA 90210
 Page 2

LAMETRO
 PURPLE LINE EXTENSION
 PARCEL NO. W-3002

NEW PACIFIC REALTY
 FAIR MARKET VALUE IN-PLACE
 DATE OF VALUE: APRIL 27, 2016

L I N E	Q T Y	DESCRIPTION:	C O N D	Q U A L	PIC #	RCN	FMV IN PLACE	FLV
21		(1) DBL POCKET DOOR, 11'X9' INCLUDES WALL FRAME/POCKET/HARDWARE						
22		OVAL CONFERENCE ROOM 21'X20' (ALL SF IS CURVED, EXTERIOR AND INTERIOR)						
23		(23)LF OF COUNTER TOP, SOLID ASH WOOD PLANK, 2" THCK,						
24		(20)LF OF MATCHING BASE CABINETS						
25		(567)SF MATCHING WALL PANELING(ASSUME SOLID WOOD PANELS (PUSH PIN FABRIC COVER INCLUDED)						
26		(26) LF OF MATCHING WALL BOOK/MEDIA SHELVING AND CABINETS COST AT WALL HEIGHT						
27		(1) SLIDE POCKET DOOR, MATCHING 42"X7'H						
28		(1) DOOR, MATCHING, SWING, 41"X108"						
29		(33)LF OF COUNTER TOP, SOLID ASH WOOD PLANK, 3" THCK,						
30		(1) CONFERENCE TABLE, MATCHING, CUSTOM, 2"THCK, BEVEL EDGE, 8'DIA, TRIPLE PED. (2) SS LEGS, (1) WOOD W/ACCES PANEL, TABLE AC OUTLETS AND DATA CABLE PANEL						
31		ELEVATOR						
32		(1)ASH WOOD, 1/2" THCK WALL COVER, ELEVATOR (91)SF, WITH STL TRIM ACCENTS, W/3 INSET CAN LIGHTS, AND ACCENT FLUOR LIGHTING (5)LF						
33								
34	1	LOT C/O WALL BUILD OUT FRAMING:	G	G				
35		(567)SF OVAL CONFERENCE ROOM-ALL CURVED						
36								
37	2	TV LIFT KIT 40" & 60"			809			
38								
39	1	LOT THROUGHOUT C/O WALL BUILD OUT FRAMING AND WALL COVER, (1025)SF, ASSUME WOOD FRAMING, DBL DRYWALL COVER, SANDED, PAINTED (NOT INCLUDE MAIN WALLS FOR EXEC OFFICES, LOBBY, BREAK ROOM	V	V				
40			G	G				
41	1	LOT C/O ELECTRICAL AND SPECIAL LIGHTING FIXTURES:						
42		(177)LF OF WALL WASH ACCENT LIGHTING, FLUOR MOSTLY LOCATED AT TOP OF INTERIOR WALL PERIMETER THROUGHOUT CONFERENCE ROOMS AND OFFICES			795			
43		(6) LIGHT FIXTURES, WALL MOUNT HALOGEN-OVAL CONF ROOM			818			
44		(3) FLUOR LIGHT FIXTURES, DIRECTIONAL, 10"			873			
45		(8) RECESSED CAN LIGHTS, 8" ANGLED						

Furniture, Fixtures & Equipment Certification
Westside Subway Extension, Section 2
 W-3002, 9399 Wilshire Boulevard, Beverly Hills, CA 90210
 Page 3

LAMETRO
 PURPLE LINE EXTENSION
 PARCEL NO. W-3002

NEW PACIFIC REALTY
 FAIR MARKET VALUE IN-PLACE
 DATE OF VALUE: APRIL 27, 2016

L I N E	Q T Y	DESCRIPTION:	C O N D L	Q U A L	#	RCN	FMV IN PLACE	FLV
46	(12)	RECESSED CAN LIGHTS, 8"-EXT CANOPY			879			
47	(1)	WASH LIGHT, ADDRESS-EXT CANOPY						
48	(6)	TOPSIDE WALL WASH LIGHTS-EXT CANOPY						
49	(18)	TRACK LIGHTS, 4FT-SALES ROOM			895			
50	(11)	FLUSH MOUNT WALL FIXTURES, PORTHOLE STYLE, 8"DIA			897			
51	(7)	OUTDOOR LIGHT FIXTURES, DECORATIVE, HALOGEN, DOWN LIGHTS			843			
52	(2)	PARKING LOT LIGHT FIXTURES, HI PRESSURE SODIUM OR EQUIVALENT			844			
53								
54	1	LOT C/O EXTERIOR/INTERIOR GLASS WINDOWS/PARTIONS:						
55	(174)	SF GLASS WALL (WINDOW), STEEL FRAME, DUAL GLAZED						
56	(174.5)	SF OF INTERIOR GLASS WINDOWS AND SINGLE PANE						
57	(333)	SF OF GLASS WALL, BENDHEIM ASNI 2.97- 2004, FORMED CHANNEL GLASS, CUSTOM, 1'WX9'H APROX 3" THCK, TRANSLUCENT	V G	V G	851			
58	(230)	SF OF PLATE GLASS WALL	V G	G	851			
59	(35.5)	SF OF CURVED PLATE GLASS WALL						
60	(25)	LFX20" CURVED GLASS PARTION-OVAL CONF RM			817			
61								
62	1	LOT C/O WINDOW COVER, (433.5)SF FURLING, ELECTRIC W/ REMOTE SWITCH, EST. 80% UV REDUCTION, INSTALLED RECESSED INTO WALL OR CEILING COVER	G G	V G	888			
63	(225)	SF OF FIXED SUNSHADE SUNBRELLA OR EQUIVALENT-1ST FLOOR	G	A	895			
64								
65	1	SKYLIGHT AND ASSOCIATED STRUCTURES C/O:			818			
66	(EST 14')	DIA) INCLUDING DBL GLAZE WINDOW,			825			
67	(1)	ROOF TOP CIRCULAR WALL PARTITION AROUND SKYLIGHT, CONCRETE CAST PANELS, 7" THCK, 18'DX7'H	G G	V G				
68	(1)	ROOF TOP COVER, LOUVER COVER, ELECTRIC MTR ACTUATED, 4" SQ STL FRAME UPRIGHTS, 8" U CHANNEL CROSS BEAMS, 18'X18'						
69								
70	1	LOT C/O OF DOORS THROUGHOUT (NOT SPECIFICALLY LISTED ABOVE)	V G	V G				
71	(2)	GLASS DOOR, EXTERIOR, DBL GLAZE, 39" STEEL FRAME, POWDER COAT OR SIMILAR			849			

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LAMETRO
 PURPLE LINE EXTENSION
 PARCEL NO. W-3002

NEW PACIFIC REALTY
 FAIR MARKET VALUE IN-PLACE
 DATE OF VALUE: APRIL 27, 2016

L I N E	Q T Y	DESCRIPTION:	C O N D	Q U A L	P I C #	RCN	FMV IN PLACE	FLV
72	(7)	INTERIOR DOORS, 42"X9', WOOD ENAMEL PAINT AND HARDWARE			850			
73	(1)	GLASS DOOR, SS KICK, 1/2"			851			
74	(2)	POCKET DOORS, 44"X108"(BREAKROOM) INSULATED W/ AIRSEAL, SOLID CORE, BAKED RESIN OR ENAMEL FINISH						
75								
76	1	LOT C/O INTERIOR CONSTRUCTION (BREAKROOM) BAKED RESIN OR ENAMEL FINISH	V	G	853			
77	(7.2)	LF WALL CABINETS, WOOD/PLASTIC VENEER EXTERIOR, 30"H	G		857			
78	(7)	LF UNDER CABINET LIGHTING, FLUOR,						
79	(9)	LF CABINETS, MATCHING, 36"H						
80	(9)	LF MATCHING COUNTER/BASE CABINETS, 12"X12" SS SINK, SGF, WATER FILTRATION SYSTEM						
81	(1)	REFER ENCLOSURE CABINET, OPEN FACE, 28"X88"H						
82	(1)	REFER, FAGOR INNOVATION, SS, O/UNDER, 24"X77"						
83								
84	1	ROOF TOP HVAC PARTITIONS, WELDED STL FRAME AND SHEET MTL LOUVERS (FIXED), POWDER COATED OR EQUIVALENT FINISH (195)LFX5'H	V	G	826			
85								
86	1	LOT C/O SKYLIGHTS, DBL GLAZE	G	V	828			
87	(1)	6'X12'						
88	(2)	17'X4'						
89								
90	4	CELL ZONE EXTENDER, Z BOOST SYSTEM, (BASIS MDL ZB560Y 7500SF)	G	V	831			
91								
92		EXTERIOR STOREFRONT						
93	1	CONSTRUCTION C/O:	V	V				
94	(1)	CANOPY, 100LFX8 7', WELDED STL PLATE COVER, CURVED TO BUILDING PERIMETER	G	G	883			
95	(1)	STOREFRONT ACCENT TRIM, 2" STL TUBE, POWDER COATED OR EQUIVALENT, EST 5" O.C., 2 SECTIONS, (111'X10'H) AND (111'X4'H)			827			
96	(94)	LF STOREFRONT WINDOW AND PARTIONS, 3/8", (30)LF OF GLASS IS CURVED TO BUILDING CONTOUR, STL/POWDER COATED FRAME						
97								
98		EXTERIOR REAR PARKING						

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L I N E	Q T Y	DESCRIPTION:	C O U N T Y	Q U A N T I T Y	PIC #	RCN	FMV IN PLACE	FLV
99		(1) WALKWAY PARTITION, CONCRETE PANEL, MTL CAP, 17'X4'	G	G	897			
100		(2) WALL, GREEN WELDED WIRE MESH GRID PANELS, MTL FRAME, 45'X8' AND 45'X12'H. VINE LATTICE			898			
101		(1) ROLLING GATE, ELECTRIC DORENNE MOTOR, 35LFX6'H, 2'X3" WELDED STL FRAME, WELDED SHT MTL PANEL.			901			
102		(1) MATCHING MAN GATE						
103		(1) MATCHING TRASH BIN ENCLOSURE, 4'X8'						
104								
105	1	EXTERIOR PATIO STRUCTURE C/O:	G	V				
				G				
106		(1) SPIRAL STAIRCASE, W/ 4'X10' CAT WALK, SOLID STL WELDED HAND RAIL AND GUARD, WOOD FLOOR COVER (BRAZILIAN IPE TEAK), 16 STEP, 13'H			844			
107		(1) PATIO DECK, 35'X12', IPE TEAK DECK, W/ 3.5" WELDED STEEL-ROD HAND RAILING AND GUARD			845			
108		(1) EXTERIOR STAIRCASE TO GROUND FLOOR, 4'X15.5' LANDING, W/CONCRETE DECKING, (1) DIRECTIONAL LANDING, 10'H			843			
109								
110	1	SIGNAGE (SS)						
111		(2) INDIVIDUAL LETTERS, MTL WATERJET CUT, SET OF 10 AT 4", AND 14 AT 3"			872			
112		(10) INDIVIDUAL LETTERS, MTL WATERJET CUT, EST 12"H "NEW PACIFIC"						
113		(3) LETTERS, MTL WATERJET CUT, EST 6"			882			
114								
115	1	MOUNTED ART (COULD BE MOVEABLE)(MARKET VALUE ONLY)						
116		(1) CEILING ACCENT, (7'X12') W/1/2"X1/2" WOOD SLAT SECTION PANELS, PAINTED-LOBBY	V	V	852			
			G	G				
117		(1) WALL ART, 14 PANEL, PRINT OVER SHT MTL-FRONT ENTRANCE(EST 110SF)			875			
118		(1) STOREFRONT ART PIECE, SS RECTANGLE, CRUSHED, 1'X1'X8'H			883			
119								
120	1	PREMIUM FEES(THIS IS A PREMIUM ADDITION TO TYPICAL FEES ALREADY INCLUDED)						
121		ARCHITECT						
122		PERMITS						
123								
124	1	DOOR ACCES SYSTEM AT 4 DOORS, INCLUDES ACCES KEY PAD, INTERCOM, INTERIOR PRE RELEASE SENSOR, LOCKING/UNLOCK, REMOTE OPERATION						

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L I N E	Q T Y	DESCRIPTION:	C O N D	Q U A L	PIC #	RCN	FMV IN PLACE	FLV
125								
126	1	ALARM SYSTEM ESTIMATE:	A	A				
127		(5) DOOR CONTACTS						
128		(10) MOTION DETECTORS						
129		(12) GLASS BREAK DETECTORS						
130								
131	1	SURVEILLANCE SYSTEM INCLUDING:	A	A				
132		(7) EXTERIOR CAMERAS						
133		(1) RECORDER, CPU OPTIPLEX 755						
134		(1) MONITOR, ACER 17"						
135								
136	1	MISC SIZE SALES ROOM PARTIONS, (30)LFX9'H TOTAL, DBL SIDE WOOD FRAME DRYWALL, SANDED/PAINTED	V	A	892			
137			G					
138	1	LOT C/O IT AND PHONE EQUIPMENT:	G	A	859			
139		(1) SERVER RACK, ICC, 24"X70"						
140		(1) IP VOICE SYSTEM SHORE TEL, PBX VOIP						
141		SHORE GEAR 30 IP VOICE SWITCH						
142		SHORE GEAR TEL-1						
143		SHORE GEAR CONCENTRATOR 4500, BUNDLE						
144		SHORE GEAR 40/8						
145		(1) PHONE SETS MISC MDLS						
146		(3) SHORETEL 655						
147		(4) SHORETEL 230						
148		(1) SPEAKER PHONE, POLYCOM VOICE STATION						
149		100 (1) SPEAKER PHONE, POLYCOM VOICE STATION						
150		300 (7) SHORETEL 560						
151		(1) SERVER, DELL, POWER EDGE R610						
152		(1) FIREWALL, DELL, SONIC WALL, TZ210						
153		(1) MODEM, 3 COM, SDSL						
154		(1) ETHERNET SWITCH 3 COM, 2953-SFP PLUS						
155		(1) SMART SWITCH, D-LINK, DES-1526						
156		(1) SWITH, NET GEAR PROSAFE 24						
157		(1) DIGITALCABLE SET TOP BOX, MOTOROLA, DCX3200, HDMI						
158		(1) CPU, REAL COMPUTER, HYPERX						
159		(3) UPS-TRIP LITE, SMART PRO						
160		(1) INSTALLATION-LABOR/MATERIALS INCLUDING (2) CAT 6 48 PORT AND (1) CAT 6 24 PORT PATCH PANEL ESTIMATE 60 LINES AT 70LF/EA						
161								
162								
163		TOTAL IMPROVEMENTS PERTAINING TO THE REALTY ROUNDED						