

**Board Report**

File #: 2017-0025, **File Type:** Policy**Agenda Number:**

**REGULAR BOARD MEETING
FEBRUARY 23, 2017****SUBJECT: PURPLE LINE WESTSIDE EXTENSION TRANSIT PROJECT SECTION 2****ACTION: ADOPT RESOLUTION OF NECESSITY TO ACQUIRE PARCEL W-3001****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-3001 (APN: 4343-005-005 and 006)**, consisting of the real property and the improvements pertaining to the realty (hereinafter the "Property" as identified in Attachment A).

(REQUIRES TWO-THIRDS VOTE)

BACKGROUND

Acquisition of the Property is required for the construction and operation of the Purple Line Westside Subway Extension Project, Section 2 ("Project"). A written offer was presented to the, The Pacific Partnership ("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 LACMTA 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 and Tenants 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 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, 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, Measure R Project 865522 (Purple Line Westside Extension Project, Section 2), in Cost Center 8510, and Account Number 53103 (Acquisition of Land).

Impact to Budget

Funding sources for the Westside Purple Line Extension Section 2 are Federal New Starts Section 5309, CMAQ and TIFIA loan. These funds are planned for Section 2 and do not have impact on operating funds. 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

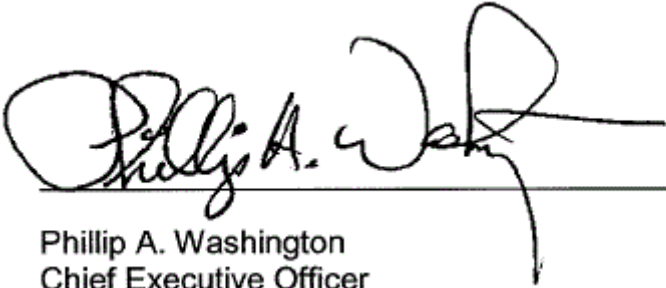
If this action is approved by the Board, the LACMTA's condemnation counsel will be instructed to take all steps necessary to commence legal proceedings in a court of competent jurisdiction to acquire the Property interest by eminent domain. Counsel will also be directed to seek and obtain an Order of 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
Cal Hollis, SEO, Countywide Planning & Development, (213) 922-7319

Reviewed by: Therese W. McMillan, Chief Planning Officer, (213) 922-7077



Phillip A. Washington
Chief Executive Officer

ATTACHMENT A



The Pacific Partnership
9385 and 9393 Wilshire Boulevard, Beverly Hills, CA
APN: 4343-005-006, 4343-005-005

ATTACHMENT B

STAFF REPORT REGARDING THE NECESSITY FOR THE ACQUISITION OF PARCEL NO. W-3001 (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)
4343-005-006 4343-005-005	9385/9393 Wilshire Blvd, Beverly Hills, CA ("Property")	The Pacific Partnership	Construction Staging, permanent station appendages, surface equipment and construction of an access shaft for the construction of the Wilshire/Rodeo Station	Fee Simple

A written offer for the Property comprising Parcel W-3001 was mailed to the owner by letter dated October 18, 2016 for acquisition of a fee simple interest of the entire property. 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 subsequently made to the Owner and the Tenants of the Property on October 20, 2016 for the acquisition of the Improvements Pertaining to Realty as identified in Exhibits “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, 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 fee acquisition of the entire Parcel W-3001, which consist of two separate parcels. Parcel 1 contains approximately 2,967 square feet and is improved with a 3,366 square foot building configured as a restaurant. Parcel 2 contains approximately 3,872 square feet and is improved with a 3,651 retail building. Parcel 1 is described in Exhibit A-1 and is depicted on the Plat Map attached as Exhibit B-1 to the Resolution of Necessity. Parcel 2 is described in Exhibit A-2 and is depicted on the Plat Map attached as Exhibit B-2 to the Resolution of Necessity. The Improvements Pertaining to Realty are identified as Exhibit "C" to the Resolution of Necessity and is included in the acquisition of the entire parcel. The Property is required for construction staging, permanent station appendages, surface equipment

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 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, 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-3001**

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 fee interest, along with all improvements located thereon, as described more specifically in the legal description (Exhibit A-1 and A-2), depicted on the Plat Map (Exhibit B-1 and B-2), 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 23rd day of February, 2017.

MICHELLE JACKSON
LACMTA Secretary

Date: _____

ATTACHMENTS

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

**LEGAL DESCRIPTION
EXHIBITS A-1 AND A-2**

LEGAL DESCRIPTION

EXHIBIT A-1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, SAID LAND BEING ALL OF PARCEL 1, CONVEYED TO THE PACIFIC PARTNERSHIP BY CORPORATION GRANT DEED RECORDED OCTOBER 2, 1986 AS INSTRUMENT NO. 86-1326330, OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL #1:

THAT PORTION OF LOT 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, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 39 DEGREES 31 MINUTES 30 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT, 109.80 FEET TO A POINT DISTANT SOUTHEASTERLY THEREON 11.17 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT; THENCE SOUTH 0 DEGREES 5 MINUTES WEST 84.59 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 7; THENCE SOUTH 89 DEGREES 55 MINUTES EAST ALONG SAID SOUTHERLY LINE, 70 FEET TO THE **POINT OF BEGINNING**.

AFFECTS APN(S): 4343-005-006

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



April 7, 2016
DATE

LEGAL DESCRIPTION

EXHIBIT A-2

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, SAID LAND BEING ALL OF PARCEL 2 CONVEYED TO THE PACIFIC PARTNERSHIP BY CORPORATION GRANT DEED RECORDED OCTOBER 2, 1986 AS INSTRUMENT NO. 86-1326330, OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL #2:

THAT PORTION OF LOT 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 THE MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 7 AND RUNNING THENCE SOUTH 50 DEGREES 28 MINUTES 30 SECONDS WEST 55.66 FEET ALONG THE NORTH LINE OF SAID LOT 7; THENCE SOUTH 0 DEGREES AND 05 MINUTES WEST AND 57.71 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 7; THENCE SOUTH 89 DEGREES 55 MINUTES EAST ALONG THE SOUTH LINE OF SAID LOT 7, 50 FEET TO A POINT THEREIN, WHICH BEARS SOUTH 0 DEGREES 05 MINUTES WEST FROM A POINT IN THE NORTHEASTERLY LINE OF SAID LOT, 11.17 FEET SOUTHEASTERLY THEREON FROM THE MOST NORTHERLY CORNER OF SAID LOT; THENCE NORTHEASTERLY IN A DIRECT LINE, A DISTANCE OF 84.59 FEET TO SAID POINT IN THE NORTHEASTERLY LINE OF SAID LOT 7; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF SAID LOT 7, 11.17 FEET TO THE **POINT OF BEGINNING**.

AFFECTS APN(S): 4343-005-005

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
JANEEN NEDLIK, P.L.S. 7563

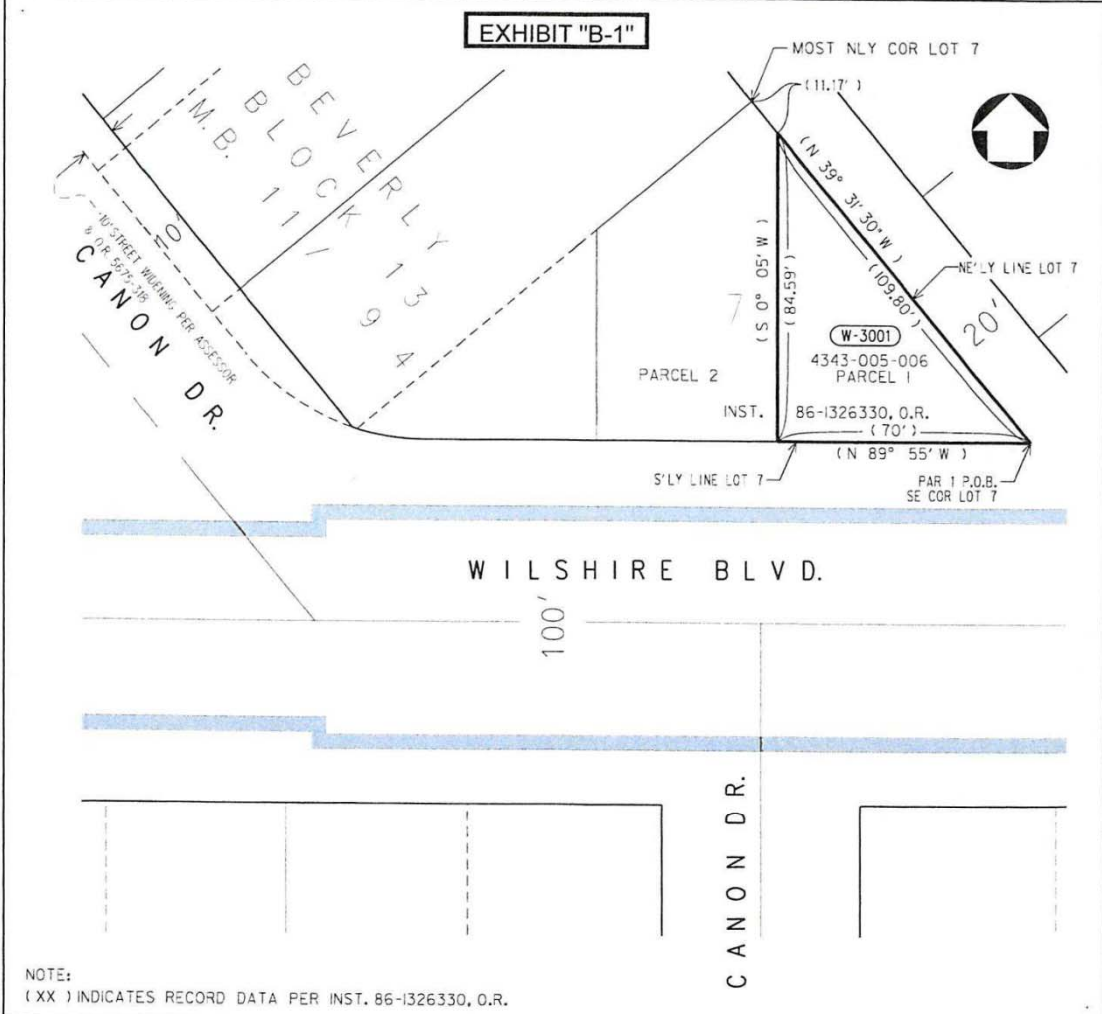
April 01, 2016
DATE



**PLAT MAP
EXHIBITS B-1 AND B-2**

EXHIBIT B-1

GRANTOR : THE PACIFIC PARTNERSHIP, CALIFORNIA GENERAL PARTNERSHIP		No data shown on this map and/or plan are compiled from public sources and are subject to field verification.	
DESCRIPTION : PORTION OF LOT 7 IN BLOCK 13 OF BEVERLY, M.B. 11/94			
BENCH MARK : N/A			
TITLE REPORT : ORANGE COAST TITLE NO. 140-1264433-32		ADDRESS : 9385 WILSHIRE BLVD. BEVERLY HILLS, CA 90210	
ASSESSOR'S REF. : 4343-005-006		R.O.W. REFERENCE : R-3030; W-3001	
NO.	DATE	REVISION DESCRIPTION	



PARCEL	W-3001
AREA - SQUARE FEET	2,967

	LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY APPROVED BY: <i>Michael McE</i> 4/8/16 MTA PROJECT MANAGER DATE	PARCEL PLAT W-3001 SHEET 1 OF 1	CONTRACT NO./DESIGN UNIT SCALE 1" = 40' DATE 04/04/2016 DRAWN BY T. RAINEY CHECKED BY J. NEDLIK REV. DATE REV. NO.
	SUBMITTED BY: <i>Jansen Nedlik</i> 4/8/16		METRO

**EXHIBIT C
IMPROVEMENTS PERTAINING
TO THE REALTY**

EXHIBIT C

EXHIBIT C

Furniture, Fixtures & Equipment Certification
 Westside Subway Extension, Section 2
 W-3001, 9385 and 9393 Wilshire Boulevard, Beverly Hills, CA 90210
 Page 1

LAMETRO
 PURPLE LINE EXTENSION
 PARCEL NO. W-3001

SHANGHAI GRILL
 FAIR MARKET VALUE IN-PLACE
 DATE OF VALUE: APRIL 27, 2016

L I M I T E D	Q T Y	DESCRIPTION: IMPROVEMENTS PERTAINING TO THE REALTY	C O U N T Y	PIC #	RCN	FMV IN PLACE	FLV
1							
2		KITCHEN					
3							
4	1	SS WALL COVER, (375)SF					
5							
6	1	LOT C/O SCULLERY SINKS, SS					
7		(1) 1.5'X1.5'X1.0'DP, SGF					
8		(1) 7LF, 3 BASIN, 2 SIDE DRAIN BOARD, SGF					
9		(1) 3.5LF, SINGLE BASIN, SIDE DRAIN BOARD, SGF					
10		(1) 8LF SINGLE BASIN, 2 SHELF OPEN BASE, WATER FILTRATION SYSTEM					
11		(1) HAND SINK, 12"X10"					
12							
13	4	FLOOR DRAINS, 10"X10", CAST IRON/CERAMIC					
14							
15	1	LOT C/O FLOOR COVER:					
16		(519)SF, CERAMIC TILE 6" SQ. COMMERCIAL GRADE					
17		(70)SF, CERAMIC TILE, 4" SQ. WALL COVER					
18							
19	1	DISHWASHING SYSTEM, CUSTOM FIT SIDE DRAINAGE BOARDS, OAL 8'X31" DP, CABINET 25"X23"X23", PLUMBING/INSTALLED					
20							
21	1	RANGE HOOD, SS, 17'X4", W/6 FIRE SUPPRESSION NOZZLE HEADS, ANSUL R-102 WET CHEMICAL FIRE SUPPRESSION SYSTEM, 3 GAL TANK					
22							
23	1	LOT C/O SHELVING:					
24		(11) SS SHELVES, 55LF					
25		(19) LF OF WOOD PAINTED SHELVES					
26							
27	1	COOLER, WALK-IN, EMBOSSED MTL SKIN, 4" INSULATED PANELS, DBL BOHN COOLING COIL FANS, 7.5'X9'X6'H, TILE FLOOR (NOT INCLUDED), INCLUDES ALL ROOF MOUNTED REFRIGERATION EQUIPMENT AND PLUMBING					
28							
29	10	LIGHT FIXTURES, FLUOR, DBL BULB, 4', CEILING MOUNTED					
30							
31	1	8 BURNER GAS RANGE, 16LF, WOK ADAPTER BURNER RINGS, 1 1/2" GAS PIPE W/5 VALVES, EST 25LF, (4) FAUCET ROUGH-INS, (4) SGF, 3" BACKSPLASH, SS, W/POT RACK					
32							
33		MEZZANINE					

Furniture, Fixtures & Equipment Certification
Westside Subway Extension, Section 2
 W-3001, 9385 and 9393 Wilshire Boulevard, Beverly Hills, CA 90210
 Page 2

LAMETRO
 PURPLE LINE EXTENSION
 PARCEL NO. W-3001

SHANGHAI GRILL
 FAIR MARKET VALUE IN-PLACE
 DATE OF VALUE: APRIL 27, 2016

L I N E	Q T Y	DESCRIPTION:	C O N D L	P I C #	R C N	F M V I N P L A C E	F L V
		IMPROVEMENTS PERTAINING TO THE REALTY					
34							
35	1	MUSIC SYSTEM; (1) ALL IN ONE STEREO SYSTEM AIWA, CD, FF, DBL TAPE DECK, (1) AMPLIFIER, (1) COMBO VHS/DVD PLAYER, EST (400)LF OF WIRING, (7) FLUSH MOUNT SPEAKERS, 6"X9" (1) TV, LG. FLAT SCREEN, 50", (1) TV, PANASONIC, CEILING MOUNTED, (BAR) (1) SURROUND SOUND SYSTEM, BOSE.					
36							
37	3	LIGHT FIXTURES, FLUOR, DBL BULB, 4', CEILING MOUNTED					
38							
39		DINING ROOM					
40							
41	1	LOT C/O LIGHTING;					
42		(49) CAN LIGHTS, RECESSED, 5"					
43		(4) LIGHT FIXTURES, DROPPED, GLASS SHADES					
44		(3) WALL SCONCES					
45							
46	1	ALARM SYSTEM 4 MOTION SENSORS, CONTROL PAD					
47							
48	1	LOT C/O DINING FIXTURES;					
49		(1) BAR COUNTER, 100"X26"D, GRANITE TOP, OPEN BASE, WOOD, NATURAL FINISH					
50		(1) RECEPTION COUNTER, L-SHAPE, WOOD FORMICA, 7LF, OPEN BASE					
51		(1) BAR, COCKTAIL, L-SHAPE, 15LF, WOOD FORMICA, W/RAISED FOOT REST, CARPETED, W/MATCHING BACK BAR COUNTER, OPEN BASE, 7LF					
52		(8)LF OF SS SINKS, 3 BASIN, SGF					
53		(1) SODA DISPENSER, 10 PRODUCT, (ASSUME VENDOR OWNED DID NOT OBSERVE SYRUP RACK AND PUMP STATION)					
54		(120)SF WALL MIRROR.					
55							
56	1	SPLIT DUCTLESS A/C HEATING SYSTEM, LG, MDL LSN240HE					
57							
58	1	SHELVING, WOOD, PAINTED WHITE, 2'X1'X6"H (IN ENTRY TO KITCHEN ADJACENT TO BAR)					
59							
60		EXTERIOR					
61							
62	1	LOT C/O STOREFRONT IMPROVEMENTS:					
63		(1) SIGN, 2'X3', SHT MTL, PAINTED, DECAL LETTERING					
64		(1) CANPOPY, 4'LFX3'X3'H, CANVAS, STL FRAME W/ ADDRESS GRAPHICS					

Furniture, Fixtures & Equipment Certification
Westside Subway Extension, Section 2
 W-3001, 9385 and 9393 Wilshire Boulevard, Beverly Hills, CA 90210
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LAMETRO
 PURPLE LINE EXTENSION
 PARCEL NO. W-3001

SHANGHAI GRILL
 FAIR MARKET VALUE IN-PLACE
 DATE OF VALUE: APRIL 27, 2016

L I N E	Q T Y	DESCRIPTION:	C O N D L	P I C #	R C N	F M V I N P L A C E	F L V
65		(1) ENTRANCE DOOR, 36"W, 3 LIGHT, PAINTED					
66		(300)SF OF 12"SQ MARBLE TILE,					
67		(1) BUSINESS SIGNAGE, 16"X13", STEEL FRAME, ENGRAVED PLASTIC SIGN					
68		(4) FRENCH WINDOWS, BEVELED GLASS, 104"X47", WOOD, PAINTED					
69		(1) CANOPY, 17 LX4'X4'H, STL FRAME, W/ "SHANGHAI GRILL GRAPHICS					
70		(13) ILLUMINATED SCRIPT LETTERS, 20"H, "SHANGHAI GRILL", SHT METAL CASING PLASTIC FRONT SURFACE					
71		(36) INDIVIDUAL LETTERS, 8"H, NEON TUBE ILLUMINATION, METAL CASING, PLASTIC FRONT SURFACE					
72		(4) INDIVIDUAL LIGHT FIXTURE/SIGN, ASIAN CHARACTERS, ILLUMINATED, 24"H					
73		(1) SECURITY BAR DOOR, (REAR ENTRY), MTL W/MESH 36"X84"H					
74		(4) BUILDING CANOPY WASH LIGHT FIXTURES, INCANDESCENT					
75							
76							
77		TOTAL IMPROVEMENTS PERTAINING TO THE REALTY					
78							