



**Board Report**

**File #:** 2019-0159, **File Type:** Policy

**Agenda Number:** 36.

**REGULAR BOARD MEETING  
MARCH 28, 2019**

**SUBJECT: ROSECRANS/MARQUARDT GRADE SEPARATION PROJECT**

**ACTION: ADOPT RESOLUTION OF NECESSITY**

**RECOMMENDATION**

CONSIDER:

- A. HOLDING a public hearing on the proposed Resolution of Necessity; and
- B. ADOPTING a Resolution of Necessity authorizing the commencement of an eminent domain action to acquire Project Parcel RM-29 located at 13914 Rosecrans Avenue, Santa Fe Spring, CA, (APN 8069-005-008), consisting of the fee simple interest and the Improvements Pertaining to the Realty in the property identified in Attachment A.

(REQUIRES 2/3 VOTE OF THE BOARD)

**BACKGROUND**

Fee simple acquisition of the above-referenced parcel, referred to herein as the "Property", is required for the construction and operation of the Rosecrans/Marquardt Grade Separation Project ("Project"). The acquisition is required in order to improve the safety and traffic flow of the Rosecrans Avenue and Marquardt Avenue intersection.

A written offer to purchase was delivered to the Owner of Record ("Owner") of the Property, as required by California Government Code Section 7267.2. The Owner has not accepted the offer of just compensation made by the Los Angeles County Metropolitan Transportation Authority ("LACMTA"), and the parties have not reached a negotiated settlement as of this date. Because the Property is necessary for construction of the Project, staff recommends the acquisition of the Property through eminent domain 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 timely prepared and mailed notice of this hearing to the Owners 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; (5) whether environmental review of the Project has complied with the California Environmental Quality Act (CEQA) and (6) whether LACMTA has given the notice(s) and followed the procedures that are a prerequisite to the exercise of the power of eminent domain.

After all of the testimony and evidence has been received by LACMTA's Board from all interested parties at the hearing, LACMTA's Board must make a determination as to whether to adopt the proposed Resolution of Necessity to acquire the Property by eminent domain. In order to adopt the resolutions, LACMTA's Board must, based on the evidence before it, and by a vote of two-thirds of all of its members, find and determine that the conditions stated in the items 1 - 6 above exist. Attached is evidence submitted by staff that supports adoption of the Resolution that has been approved by counsel, and which sets forth the required findings (Attachment A).

### **DETERMINATION OF SAFETY IMPACT**

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

### **FINANCIAL IMPACT**

Funding for the acquisition is included in the adopted FY19 budget, under Measure R 20% Highway Capital for the Rosecrans/Marquardt Grade Separation Project number 460066 and Cost Center 2415.

#### Impact to Budget

The approved FY19 budget is designated for the Rosecrans/Marquardt Grade Separation Project and does not have an impact to operations funding sources. The funds were assumed in the Long Range Transportation Plan for the Project. No other funds were considered.

### **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

#### Equity Platform Framework Consistency

Equity is afforded to property owners to engage and have a voice in the decision-making process with regards to the acquisition of their property.

#### Strategic Plan Consistency

The recommended Board action is consistent with Metro Vision 2028 Goal #1: Provide high quality mobility options that enable people to spend less time traveling. Acquisition of property is a required step for the ultimate construction and operation of the Rosecrans Marquardt Grade Separation Project which will provide an additional mobility option.

---

**NEXT STEPS**

If this action is approved by the Board, 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 by eminent domain. Counsel will also be directed to seek and obtain Orders of Prejudgment Possession in accordance with the provisions of California Eminent Domain Law, as necessary.

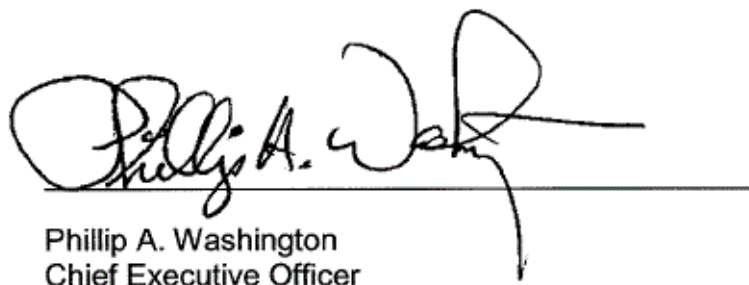
**ATTACHMENTS**

Attachment A - Staff Report

Attachment B - Resolution of Necessity

Prepared by: Craig Justesen, Director of Real Property Management & Development, (213) 922-7051

Reviewed by: Velma C. Marshall, Deputy Executive Officer - Real Estate  
(213) 922-2415  
Holly Rockwell, Senior Executive Officer, Real Property  
Management & Development, (213) 922-5585  
Laurie Lombardi, Interim Chief Planning Officer, (213) 418-3251



Phillip A. Washington  
Chief Executive Officer

**ATTACHMENT A**

**STAFF REPORT REGARDING THE NECESSITY FOR THE ACQUISITION OF PROPERTY”) FOR THE ROSECRANS/MARQUARDT GRADE SEPARATION PROJECT-RM-29**

**BACKGROUND**

The Property is required for the construction and operation of the Rosecrans/Marquardt Grade Separation ("Project"). The address, record owners (as indicated by a title report) ("Owners"), physical description, and nature of the property interest sought to be acquired for the Project are summarized on the table below.

| <b>Assessor's Parcel Number</b> | <b>Parcel Address</b>                        | <b>Property Owner</b>   | <b>Purpose of Acquisition</b>                | <b>Property Interest Sought</b>                  | <b>LACMTA Parcel#</b> |
|---------------------------------|--|---|--|--|-----------------------|
| 8069-005-008                    | 13914 Rosecrans Avenue, Santa Fe Springs, CA | Rolan Tripp and Susan Tripp, Trustees of The RST Family Trust | Rosecrans/Marquardt Grade Separation Project | Fee Simple and Improvements Pertaining to Realty | RM-29                 |

A written offer to acquire the Property, consisting of Parcel RM-29 was mailed to the Owner’s Representative by letter dated October 22, 2018 for acquisition of the Real Property. To date, the Owners have not accepted the offer to purchase.

**A. The public interest and necessity require the Project.**

The purpose of the Project is to:

- 1) Improve safety;
- 2) Maintain access to the railroad for emergency responders;
- 3) Maintain existing railroad facilities and operations; and
- 4) Accommodate future High-Speed Rail in the corridor.

The Rosecrans/Marquardt Avenue and BNSF railroad tracks intersection experiences an average of 45,000 vehicles and 112 trains traveling through the intersection within each 24-hour period, as estimated using Los Angeles County Department of Public Works traffic data from 2011 (Los Angeles County Department of Public Works, 2015). The BNSF line serves approximately 55 long distance and local freight trains, as well as up to 57 passenger trains for both Metrolink commuter and Amtrak within a 24-hour time

period (Los Angeles County Metropolitan Transportation Authority, 2016). The existing BNSF railroad tracks and roadway are at the same grade. This causes a high volume of vehicle conflicts at the intersection. In addition, the railroad crossing traverses the intersection diagonally, which results in poor sight distance between roadway and railroad vehicles.

The combination of these factors has caused the intersection to experience a higher proportion of traffic incidents than average, including fatalities. The ongoing danger has prompted the CPUC under Section 190 to rate this intersection as the most hazardous at-grade railroad crossing in the state. The completion of this Project would alleviate the existing vehicle conflicts and safety hazards at the intersection.

Motorist, cyclist, bus, and emergency vehicle access will need to be maintained at all times during construction of the Project. In addition, train volume in the BNSF corridor is anticipated to increase in the future. Additionally, a third BNSF track is planned for this corridor. The Project would facilitate continued access to and around the project area, including access to the railroad.

The intersection of railroad and roadway infrastructure poses competing interests, which lead to collisions and accidents in the project area. To accommodate existing and planned railroad facilities and operations, the Project would elevate Rosecrans Avenue to an overpass, which would allow critical improvements along the roadway and BNSF right of way to occur.

The project area does not currently accommodate for future HSR planned in the BNSF railroad corridor. At the conclusion of the California High-Speed Train System Tier 1 EIR/EIS, FRA and CHSRA identified the BNSF corridor as the proposed corridor for the HSR Los Angeles to Anaheim project section. FRA and CHSRA are currently conducting further Tier 2 environmental analysis and this Project would be designed to accommodate and not preclude future HSR infrastructure, minimizing time and costs between both projects.

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

The Environmental Assessment evaluates the proposed action and the Project alternatives that were developed to meet the identified purpose and need of the Project. When developing alternatives, the following criteria were considered:

- Traffic impacts during construction;
- Required utility relocations;
- Access to businesses during construction;
- ROW impacts;
- Impacts to railroad operations; and

- Project costs.

Several build alternatives were considered, but only one build alternative was recognized as feasible, Alternative 2: Offset Overpass with Connector Road. The Build Alternative was identified as a suitable alternative using the criteria above. Therefore, the alternatives considered for the Project are the Alternative 1 (No Build Alternative) and one Build Alternative (Alternative 2). Resource areas evaluated for each alternative include land use, community impacts, utilities/emergency services, traffic and transportation/pedestrian and bicycle facilities, visual/aesthetics, cultural resources, water quality and storm water runoff, hazardous waste/materials, air quality, and noise. In addition, the potential cumulative impact of past, present, and reasonably foreseeable future projects in the project region are evaluated with respect to these resources.

Under Alternative 1 (No Build Alternative), the current configuration of the Rosecrans/Marquardt Avenue and BNSF railroad tracks intersection would be maintained, and the at-grade railroad crossing would remain. This alternative would not improve safety because each user (trains, vehicles, and pedestrians) would continue sharing the Rosecrans/Marquardt intersection crossing, which would not address the risk of collision. Additionally, the segment of BNSF corridor in the project area has been planned for a third set of BNSF tracks, which would require changes in roadway geometry in the project area. Existing conditions are not conducive to accommodate future HSR infrastructure. Under the No Build Alternative, construction activities would not be completed. However, this alternative would not help to achieve the desired safety or circulation improvements, and would therefore not meet the Project purpose and need.

Under Alternative 2 (Build Alternative), Rosecrans Avenue would be realigned to the south, and an overpass would be constructed to raise Rosecrans Avenue over Marquardt Avenue, the BNSF ROW, and Stage Road. The southern leg of Marquardt Avenue would be extended under the overpass and connected to Rosecrans Avenue. The northern leg of Marquardt Avenue would be connected to Stage Road. A frontage road would also be constructed to connect Anson Avenue to the northern leg of Marquardt Avenue and Stage Road.

Traffic signals would be installed along Rosecrans Avenue: one at the intersection with Marquardt Avenue to the west, and one to the east of the overpass at the intersection with Iseli Road. Other improvements include sidewalk construction, street lighting installation, landscape installation/replacement, parking lot reconfiguration, and utility relocations. Alternative 2 would require full acquisition of eight properties, including six industrial properties and two commercial properties (Sierra Plaza and VCA Animal Hospital), and various partial and temporary easements, including seven roadway easements, one footing easement, one utility easement, and 15 temporary construction easements (TCEs). Construction would be completed over an approximately 24-month period.

Improvements considered under Alternative 2 would meet the purpose and need of the Project. Connectivity between Rosecrans Avenue, Marquardt Avenue, Stage Road, and

Anson Avenue would be maintained through the use of signalized intersections. Utilities in the existing roadway would remain in their existing alignment, minimizing the duration of construction. Proposed transportation structures would be located outside of the BNSF ROW, so that a third set of BNSF tracks and future HSR tracks would be accommodated. The majority of construction activities under this alternative would be completed outside of the existing Rosecrans Avenue footprint in order to meet the purpose and need element, “maintain access to the railroad for emergency responders”, which includes access during Project construction. Access disruptions to residents, businesses, and the community during construction would be minimized to the maximum extent feasible. Operation of Alternative 2 would enhance mobility and quality of life for the community. Therefore, the Project would help achieve the desired safety and circulation improvements, and would meet the Project purpose and need.

**C. The Property is necessary for the Project.**

The Property is required for the construction of the overhead pass over Marquardt Avenue and realigning Rosecrans Avenue to the south. The selected alignment is critical in connecting Rosecrans Avenue, Marquardt Avenue, Stage Road, and Anson Avenue. This property is part of the full acquisition of eight properties needed to complete this project.

It is recommended 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. Retained an independent appraiser to determine the fair market value of the Property;
2. Reviewed and approved the appraisals, and established the amount it believes to be just compensation for the Property;

3. Determined the Owners of the Property by examining the County assessor's records, preliminary title reports, and occupancy of the Property;
4. Made a written offer to purchase to the Owners for the full amount of just compensation - which was not less than the approved appraised value;
5. Provided the Owners 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 actions, the Board find and determine that the offer required by Section 7267.2 of the California Government Code has been made to the Owners.

**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 (CEQA)**

As per Section 21080.13 of CEQA, all railroad grade separation projects are exempt under CEQA; as such this project has been statutory exempted from CEQA. The Notice of Exemption was given February 29, 2016 from the Governor's Office of Planning & Research. The Draft Environmental Assessment report was issued by the Federal Railroad Administration (FRA) in April 2018, pursuant to 42 USC § 4332, 49 USC § 303 and 64 FR 28545.

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.



**RESOLUTION OF THE  
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY  
DECLARING CERTAIN REAL PROPERTY NECESSARY FOR PUBLIC PURPOSES  
AND AUTHORIZING THE ACQUISITION THEREOF FOR  
THE ROSECRANS/MARQUARDT GRADE SEPARATION PROJECT- RM-29**

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 the Rosecrans/Marquardt Project ("Project") and 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 fee simple, as described more specifically in the legal description (Exhibit A), depicted on the Plat Map (Exhibit B), and the Improvements Pertaining to Realty (Exhibit C) attached hereto (hereinafter, the "Property"), 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 Project;

(b.) Metro has received an exemption from having a draft EIR/EIS and a FEIS/FEIR. Metro was not required to have a CEQA Environmental Clearance because the project is at Grade. The Notice of Exemption was given February 29, 2016 from the Governor's Office of Planning & Research. The Draft Environmental Assessment report was issued by the Federal Railroad Administration (FRA) in April 2018, pursuant to 42 USC § 4332, 49 USC § 303 and 64 FR 28545.;

#### 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.) The California Environmental Quality does not apply to railroad grade separation projects which eliminate an existing grade crossing, and therefore no environmental document is required for this Project.

#### 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.

The 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 the 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, subject to approval by the Board when required, 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 March, 2019.

\_\_\_\_\_  
MICHELLE JACKSON  
LACMTA Secretary

Date: \_\_\_\_\_

**ATTACHMENTS**

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

**EXHIBIT A  
LEGAL DESCRIPTION**

## EXHIBIT "A"

### LEGAL DESCRIPTION

(A.P.N. 8069-005-008)

THAT PORTION OF LOT 4 OF TRACT NO. 2151, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 34 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 4, DISTANT NORTH 89 DEGREES 28 MINUTES 40 SECONDS EAST THEREON 503.61 FEET FROM THE MOST WESTERLY CORNER THEREOF; THENCE CONTINUING ALONG SAID NORTHERLY LINE, NORTH 89 DEGREES 28 MINUTES 40 SECONDS EAST 86.32 FEET; THENCE SOUTHERLY 0 DEGREES 31 MINUTES 20 SECONDS EAST 187.82 FEET; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4, SOUTH 89 DEGREES 28 MINUTES 40 SECONDS WEST 86.32 FEET TO A POINT IN A LINE WHICH BEARS SOUTH 0 DEGREES 31 MINUTES 20 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 31 MINUTES 20 SECONDS WEST 187.82 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ONE-HALF OF ALL OIL, GAS AND OTHER HYDROCARBONS, IN AND UNDER SAID LAND, AS RESERVED IN THE DEED FROM EDWARD G. PADDISON AND WIFE, RECORDED DECEMBER 17, 1947 IN BOOK 25994, PAGE 326, OFFICIAL RECORDS, BUT WITH NO RIGHT OF SURFACE ENTRY THEREON TO A DEPTH OF 200 FEET.

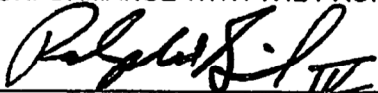
IN BOOK 52385, PAGE 225, OF OFFICIAL RECORDS, THERE WAS RECORDED ON DECEMBER 24, 1956, A QUITCLAIM DEED EXECUTED BY EDWARD G. PADDISON AND GRACE MAUDE PADDISON, HUSBAND AND WIFE, OF ALL RIGHT, TITLE AND INTEREST IN AND TO THE USE OF THE SURFACE AND SUBSURFACE AREA TO A DEPTH OF 200 FEET MEASURED FROM SAID SURFACE OF SAID LAND.

THE ABOVE DESCRIBED PARCEL CONTAINS 16,213 SQUARE FEET OR 0.372 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED UPON THE CENTERLINE OF ROSECRANS AVENUE BEING NORTH 89°28'40" EAST PER RECORD OF SURVEY FILED IN BOOK 45, PAGE 29, OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.

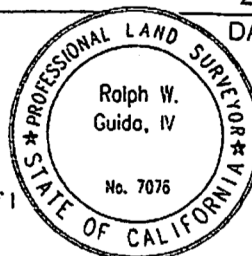
THIS DOCUMENT HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.



RALPH W. GUIDA, IV, P.L.S. 7076

2/24/2016

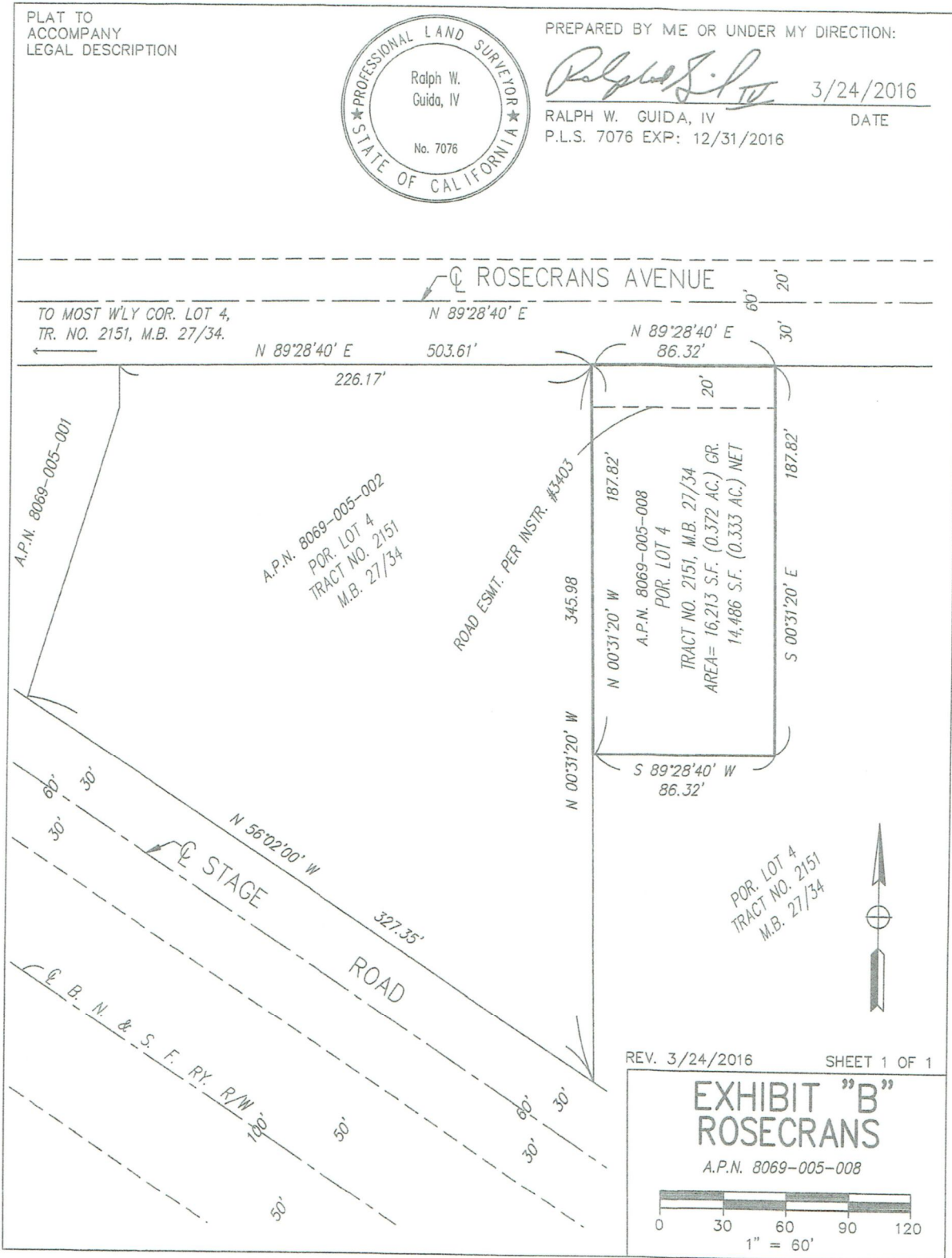
DATE



**EXHIBIT B  
PLAT MAP**

## EXHIBIT B

### Plat Map of the Required Parcel - Fee Simple



**EXHIBIT C**  
**NON-MOVABLE IMPROVEMENT PERTAINING TO REALTY**  
**(FIXTURES AND EQUIPMENT)**



## EXHIBIT C

| L<br>I<br>N<br>E                             | Q<br>T<br>Y | DESCRIPTION:   |
|--|-------------|--|
| <b>IMPROVEMENTS PERTAINING TO THE REALTY</b> |             |  |
| 1  |             |  |
| 2  | 1           | LOT C/O FENCING AND GATES:   |
| 3  |             | (236)LF INTERIOR CHAIN LINK (#9) FENCE X 6'H   |
| 1  |             | (19) MANGATES, 36"W TYPICAL  |
| 2  |             |  |
| 3  |             | <b>KENNEL, OUTDOOR</b>   |
| 4  | 1           | LOT CONSISTING OF EXTERIOR CONSTRUCTION:   |
| 5  |             | (1,243)SF CONCRETE SLAB INCLUDING WALK WAYS<br>AND KENNELS (ASSUME 4")   |
| 6  |             | (160)LF DRAINAGE, U/SLAB, 4" PIPE (ASSUME PVC),<br>WITH 4" STL GRATE   |
| 7  |             | (1) CANOPY, STL CONSTRUCTION, (1540)SF X 8'H,<br>FREESTANDING, STL PANEL ROOF COVER, 6" ALUM<br>I-BEAM RAFTERS, 3"X3" STL COLUMNS W/SHT MTL<br>COVER, (70)LF OF GUTTER ON SOUTH SIDE   |
| 8  |             | (316)LF 12" CONCRETE BLOCK WALL, X 4.3'H   |
| 9  |             | (16) DOUBLE BULB FLOOD LIGHT FIXTURES  |
| 10   |             | (24) CAGE BASKETS, COPPER WIRE   |
| 11   |             | (34) WIRE MESH GATES, 43"X72"H INCLUDING 3"<br>PIPE FRAME SET IN CONCRETE  |
| 12   |             | (32) PANELS, 2'X8' WIRE MESH 1.5" INCLUDES 1.5"<br>PIPE FRAME  |
| 13   |             | (16) SAME AS ABOVE, 2'X3'  |
| 14   |             |  |
| 15   | 1           | <b>SHED, FEED PREP</b>   |
| 16   |             | WOOD FRAME, WOOD EXTERIOR, (10'X8'), 12"X12"<br>CERAMIC TILE FLOOR, FINISHED DRYWALL<br>INTERIOR, (1) THRU WALL A/C UNIT, EMERSON (1)<br>EXHAUST FAN, (1) 36" WOOD DOOR, (1) 36"<br>SECURITY SCREEN DOOR, INCLUDING CONCRETE<br>SLAB |
| 17   |             |  |
| 18   | 1           | LOT C/O TREES:   |
| 19   |             | (3) QUEEN PALMS, MATURE  |
| 20   |             | (2) EVERGREEN TREE, MEDIUM   |
| 21   |             |  |
| 22   |             | <b>GROOMING ROOM-REAR BUILDING</b>   |
| 23   |             |  |
| 24   | 1           | LOT C/O OF MISC INTERIOR CABINETRY:  |
| 25   |             | (1) STORAGE CABINET, DBL DOOR, 34"X78",<br>WOOD/LAM  |
| 26   |             | SHELVING, WOOD/LAM, 36"X78"  |
| 27   |             | (1) COUNTER, WOOD/LAM, 2 DRWR, 37"X34"   |
| 28   |             | (1) MATCHING WALL SHELVES, 37"X42"H  |
| ~  |             |  |

## EXHIBIT C

| L<br>I<br>N<br>E | Q<br>T<br>Y | DESCRIPTION:<br>IMPROVEMENTS PERTAINING TO THE REALTY   |
|------------------|-------------|---|
| 32               | 1           | PATIO, TRELLIS, WOOD, 181"X275"X108"H ON CONCRETE PAD   |
| 33               |             |   |
| 34               | 1           | SHED, PLASTIC, 108"X100"X72"H, ON RAISED 3" CONCRETE FOUNDATION   |
| 35               |             |   |
| 36               |             | <b>FRONT EXTERIOR</b>   |
| 37               |             |   |
| 38               | 1           | LOT C/O SIGNAGE:  |
| 39               |             | (1) SIGN, W/ TRIPLE WOOD POST, SINGLE SIDE, VINYL, EST 15'X8', 5FT POSTS  |
| 40               |             | (1) MATCHING, SIGN ONLY, FENCE MOUNTED  |
| 41               |             |   |
| 42               | 2           | SECURITY LIGHT FIXTURES, METAL HALLIDE, 10"X12" INCLUDING ELECTRICAL RUNS   |
| 43               |             |   |
| 44               | 1           | LOT C/O ILLUMINATED SIGNAGE, METAL HOUSING PLASTIC FACE   |
| 45               |             | (1) DOG & CAT, 48"X48"  |
| 46               |             | (1) VCA LA MIRADA ANIMAL HOSPITAL, 10" LETTERS  |
| 47               |             |   |
| 48               |             | <b>ADMINISTRATION OFFICE</b>  |
| 49               |             |   |
| 50               | 1           | BUILT IN CABINETRY C/O:   |
| 51               |             | (19)LF DESK COUNTER, WOOD/LAM, 16 DRWR,   |
| 52               |             | (18)LF MATCHING WALL CAINETS, 36", W/ LOWER SHELF (INSTALLED 2015)  |
| 53               |             |   |
| 54               | 1           | LOT C/O IT AND PHONE SYSTEM INSTALLATION  |
| 55               |             |   |
| 56               | 1           | LOT CONSISTING OF ELECTRICAL FOR X-RAY EQUIPMENT, SURGERY ROOM, WARD ROOM   |
| 57               |             |   |
| 58               |             | <b>LOBBY, COMMON AREA</b>   |
| 59               |             |   |
| 60               | 1           | LOT CONSISTING OF CUSTOM FIT FURNITURE AND COUNTERS:  |
| 61               |             | (17.5)LF BENCH SEATING, WOOD/LAM CONSTRUCTION, VINYL CUSHION SEAT   |
| 62               |             | (5)LF OF COUNTER, 8 CUBBY BASE, WOOD/LAM  |
| 63               |             | (23.5)LF RECEPTION COUNTER W/RAISED HALF COUNTER, WOOD/LAM, CABINET AND SHELF MIX BASE, AND COUNTER TOP SHELIVING |

## EXHIBIT C

| L<br>I<br>N<br>E | Q<br>T<br>Y | DESCRIPTION:<br>IMPROVEMENTS PERTAINING TO THE REALTY  |
|------------------|-------------|--|
| 66               |             |  |
| 67               | 1           | {6}LF COUNTER, WOOD/LAM, W/CABINET BASE AND DRWRS, MATCHING WALL CABINETS, 44", (1) SINK, SS, 14"X20", SGF                                       |
| 68               |             |  |
| 69               |             | <b>EXAM ROOM 2</b>   |
| 70               |             |  |
| 71               | 1           | {3}LF COUNTER, WOOD/LAM, W/CABINET BASE  |
| 72               |             |  |
| 73               |             | <b>LAB</b>   |
| 74               |             |  |
| 75               | 1           | {15}LF COUNTER, W/{11.5}LF OF BASE CABINETS, W/{15}LF OF WALL CABINETS, GLASS SLIDERS, 36"H, (1) SS SINK, 14"SQ, SGF                             |
| 76               |             |  |
| 77               |             | <b>EXAM ROOM 3</b>   |
| 78               |             |  |
| 79               | 1           | {8}LF COUNTER, W/{8} BASE CABINET, WOOD/LAM  |
| 80               |             |  |
| 81               |             | <b>THE WARD</b>  |
| 82               |             |  |
| 83               | 1           | LOT C/O KENNELS, SHOR-LINE, SS MODULAR, STACKABLE  |
| 84               |             | (4) 35"X28"X32"D   |
| 85               |             | (6)33"X22"X32"D  |
| 86               |             | (2) 45"W   |
| 87               |             | (6) 28"W   |
| 88               |             | (11) 20"X13"H  |
| 89               |             |  |
| 90               | 1           | KENNEL, 3 BAY, PLASTIC, 70"X30"X26"D   |
| 91               |             |  |
| 92               | 1           | {15.5}LF COUNTER, WOOD/LAM, {6}LF BASE CABINETS, (1) SINK, SS, 16"X24", SGF, {11.5}LF WALL CABINETS, 36", (1) STORAGE CABINETS, WOOD/LAM 30"X82" |
| 93               |             |  |
| 94               |             | <b>SURGICAL ROOM</b>   |
| 95               |             |  |
| 96               | 1           | OPERATING ROOM SURGERY LIGHT FIXTURES, SHOR-LINE   |
| 97               |             |  |
| 98               | 1           | LOT C/O LEAD LINING IN WALLS (ASSUMED EXISTENCE)   |
| 99               |             |  |
| 100              |             | <b>TREATMENT ROOM</b>  |
| 101              |             |  |
| 102              | 1           | {17.5}LF COUNTER, WOOD/LAM, W/{18.5}LF BASE CABINETS, (1) SINK, SS, DBL BASIN, SGF   |

## EXHIBIT C

| L<br>I<br>N<br>E | Q<br>T<br>Y | DESCRIPTION:<br>IMPROVEMENTS PERTAINING TO THE REALTY       |
|------------------|-------------|---|
| 103              |             |   |
| 104              | 3           | THRU WALL A/C UNIT, EMERSON OR SIMILAR<br>(THROUGHOUT WING) |