

**RESOLUTION OF THE  
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY  
DECLARING CERTAIN LEASEHOLD INTERESTS, LEASEHOLD IMPROVEMENTS,  
AND IMPROVEMENT PERTAINING TO THE REALTY NECESSARY FOR PUBLIC  
PURPOSES AND AUTHORIZING THE ACQUISITION THEREOF THROUGH THE  
EXERCISE OF EMINENT DOMAIN  
WESTSIDE PURPLE LINE EXTENSION PROJECT, SECTION 3**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY BOARD OF DIRECTORS 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 or property interests described hereinafter are 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 or property interests 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 interests consists of the acquisition of the designated portions of the leasehold interests, related leasehold improvements, and related improvements pertaining to the realty ("Property Interests") as more particularly described in Exhibits A-1, A-2, A-3 and B-1, B-2, and B-3;

Section 4.

(a.) The acquisition of the above-described Property Interests is necessary for the development, construction, operation, and maintenance of the Westside Purple Line Extension Project Section 3 ("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 Interests are already devoted to a public use, the use to which the Property Interests are to be put is a more necessary public use than the use to which the Property Interests are 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 Interests are already devoted.

#### Section 7.

That notice of intention to adopt this resolution was given by first class mail to each person whose Property Interest 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 Interests described above by eminent domain. Counsel is also authorized and directed to seek and obtain an Order for Prejudgment Possession of said Property Interests 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 Interests, and, with the concurrence and approval of LACMTA Staff, to make minor adjustments to the scope and descriptions of easements or other Property Interests to be acquired in order to ameliorate any claims for severance damages.

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 actions to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. If settlement cannot be reached, Counsel is authorized to proceed to resolve the proceedings by means of jury trial. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

I, CHRISTINA GOINS, 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 27th day of May, 2021.

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

\_\_\_\_\_  
CHRISTINA GOINS  
LACMTA Interim  
Board Secretary

**ATTACHMENTS**

Exhibit A-1 and B-1 - Leasehold Improvements

Exhibit A-2 and B-2 – Improvements Pertaining to the Realty

Exhibit A-3 and B-3 – Descriptive Map of the Portions of the Leaseholds

**EXHIBIT A-1****JP Morgan Chase Bank - Leasehold Improvements**

JP MORGAN CHASE BANK, BRANCH NUMBER 741147, 10901 WILSHIRE BLVD., LOS ANGELES, CA  
 LEASEHOLD IMPROVEMENTS  
 EFFECTIVE DATE OF VALUE - APRIL 30, 2020

Item No.	Qty.	Description
<b>GROUND FLOOR AND THROUGHOUT</b>		
28	1	Lot of suspended ceiling, approximately 4,050 square feet, metal t-bar grid, 2' x 2' mineral board panels
29	1	Lot of framed painted drywall ceiling and soffit surface area, approximately 1,258 square feet
30	48	Troffer light fixtures, 23- 2' x 2', 25- 4' x 2', local electrical
31	1	Lot of interior wall partitioning, approximately 275 linear feet, 8' to 10' high, framed 2-sided painted drywall, insulation, electrical receptacles, including: <ul style="list-style-type: none"> <li>9 Doors, 3' x 7', wood, with locks and closers</li> <li>5 Interior windows, 3-5' x 4', with 1 upper transom window, anodized aluminum frames, 1- 22" x 75", wood frame</li> <li>1 Pony wall, 6' L x 4' H, with stained wood cap</li> <li>1 Triangular laminate ledge, 4.5' x 4.5' H x 7', stained wood cap</li> <li>3 Glass office doors, 3' x 8', including 64.5 square feet of glass side panels</li> <li>8 Linear feet of pony wall, 53" H, near stairs to basement, framed 2-sided drywall, stained wood cap, with 1 swing door, 3' x 4', stained wood</li> <li>1 Walk up help desk at vault, 4' x 2', laminate tops, stained wood fascia, with 8' of pony wall, stained wood, 52" high, 1-3' x 4' swing door</li> <li>1 Lot of interior wall finishing, approximately 160 linear feet, 8' to 10' high, including, furring, insulation, and painted single sided drywall</li> </ul>
32	1	Lot of improvements for 2 restrooms, consisting of: <ul style="list-style-type: none"> <li>144 Square feet of 2" x 2" ceramic tile flooring</li> <li>100 Square feet of wainscoting, 2" x 2" ceramic tile</li> <li>2 Toilets</li> <li>2 Fluorescent light fixtures, 4' dual, ceiling-mounted</li> <li>2 Fluorescent light fixtures, 2' dual, wall-mounted</li> <li>2 Vanity sinks, laminate counters, built-in soap dispensers</li> <li>2 Flash water heaters, Chromomite</li> <li>4 Mirrors, 2-16" x 28", 2-24" x 42"</li> </ul>

JP MORGAN CHASE BANK, BRANCH NUMBER 741147, 10901 WILSHIRE BLVD., LOS ANGELES, CA  
LEASEHOLD IMPROVEMENTS  
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Item No.	Qty.	Description
	4	Grab bars, stainless steel, 4'
	2	Recessed trash/paper towel units, stainless steel
	2	Recessed seat cover dispensers, with dual toilet paper dispensers, stainless steel
	2	Light fixtures, ceiling-recessed
	2	Ventilation fans, ceiling-recessed
	1	Lot of local electrical and plumbing
33	1	Heating/ventilation/air conditioning package (HVAC) including mechanical, ducting and registers for approximately 4,835 square feet on ground floor and 725 square feet on basement level
34	126	Square feet of 12" x 12" vinyl tile floor covering
35	15	Electrical receptacles, 120 volt, 7 floor recessed, 8 floor-mounted, local electrical
36	1	Fire suppression system, throughout, consisting of: <ul style="list-style-type: none"> <li>51 Sprinkler heads, including piping, sensors and ancillary equipment</li> <li>5 Pull stations</li> <li>2 Fire hose cabinets</li> <li>19 Strobe alarm lights</li> </ul>
37	8	Emergency exit signs, throughout, local electrical
38	14	Light fixtures, ceiling recessed cylindrical fixtures, local electrical
<b>BASEMENT*</b>		
39	1	Lot of suspended ceiling, approximately 597 square feet, metal t-bar grid, 2' x 2' mineral board panels
40	725	Square feet of 12" x 12" vinyl tile floor covering
41	11	Troffer light fixtures, 1- 2' x '2, 10- 4' x 2', local electrical
42	1	Lot of framed painted drywall ceiling, approximately 128 square feet

JP MORGAN CHASE BANK, BRANCH NUMBER 741147, 10901 WILSHIRE BLVD., LOS ANGELES, CA  
 LEASEHOLD IMPROVEMENTS  
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Item No.	Qty.	Description
43	1	Lot of interior wall partitioning, approximately 265 linear feet, 8' high, framed 2-sided painted drywall, insulation, electrical receptacles, including, 9 doors, 3' x 7', wood, locks, closers, approximately 120 linear feet of interior wall finishing, 8' high, single sided painted drywall with furring and insulation
44	1	Lot of improvements for 2 restrooms, consisting of: 176 Square feet of wainscoting, washable wall board 2 Toilets 1 Urinal 2 Vanity sinks, 4' x 3', painted wood cabinet, 2 door, 3 drawer, Corian style countertop, 1 sink, built-in soap dispensers 2 Flash water heaters, Chromomite 2 Mirrors, 4' x 3' 2 Paper towel dispensers, C-fold, stainless steel 1 Recessed seat cover dispensers, with dual toilet paper dispensers, stainless steel 1 Seat cover dispenser, stainless steel 1 Toilet roll dispenser, metal 6 Light fixtures, ceiling-recessed 2 Ventilation fans, ceiling-recessed 1 Lot of local electrical and plumbing
45	1	Kitchen cabinetry, consisting of: 7.5 Linear feet of sink counter, painted wood, 6 doors, 4 drawers, polished stone countertop with backsplash, single drop-in aluminum sink, local plumbing 7.5 Linear feet of wall cabinets, painted wood, 6 doors 1 Set of paper towel and soap dispensers, plastic, wall-mounted
46	1	Janitorial sink, porcelain on cast iron, single faucet, wall-mounted, local plumbing

TOTAL LEASEHOLD IMPROVEMENTS

\*It is our understanding that some or all of the basement leasehold improvements may have been installed and/or constructed prior to the current tenant's occupancy.

**EXHIBIT A-2**

**JP Morgan Chase Bank - Improvements Pertaining to the Realty**

JP MORGAN CHASE BANK, BRANCH NUMBER 741147, 10901 WILSHIRE BLVD., LOS ANGELES, CA  
 IMPROVEMENTS PERTAINING TO THE REALTY  
 EFFECTIVE DATE OF VALUE - APRIL 30, 2020

Item No.	Qty.	Description
1	2	Signs, 24" channel letters, "Chase" with logo, exterior wall-mounted, interior illumination
2	18	Surveillance cameras, brackets, cabling, 1 exterior weather housing
3	1	ATM surround, exterior wall-mounted, painted metal, sign topper, metal, plastic lettering, "Chase" with logo, includes wall fenestration for interior vault
4	1	Night depository box, LeFebure, exterior wall mounted, stainless steel, includes wall fenestration and interior vault
5	1	Door bell, with actuator, wiring, near vault
6	2,250	Safety deposit boxes, metal, dual key locks, consisting of: 1,500 5" x 3" 750 10.5" x 3"
7	1	Voice and data cabling and receptacles for approximately 35 stations
8	3	Countertops, laminate, 2- 7.5', 1- 8', 2' deep, near vault
9	3	Fire extinguisher cabinets, wall mount, metal, glass window
10	48	Linear feet of customer service/teller's counter, laminate fascia, Kevlar lined, Corian style dual ledges, upper acrylic bandit barrier, 1" thick, 4' high with 7 teller windows, 21 electrical receptacles, local electrical, 6 built-in deposit slip holders, 18" x 5" H, 5 slots, 5 laminate keyboard trays, including, 25 linear feet of framed pony wall, with upper bandit barrier, 6' high, 1 high security access door, acrylic with code padlock, 1 sign, "Chase", 12" high, mounted above teller line
11	1	Vault, 25' x 9' x 14.5', assumed to be class 2 construction, including: <ul style="list-style-type: none"> <li>1 Vault door, Kumahira Safe Company, Inc., 10" thick steel, with day gate, 36" x 77", steel rails</li> <li>1 Emergency lighting pack, dual element</li> <li>1 Emergency button</li> <li>2 Microphones, Potter, M: VSM: Microphone, ceiling mount</li> </ul>

JP MORGAN CHASE BANK, BRANCH NUMBER 741147, 10901 WILSHIRE BLVD., LOS ANGELES, CA  
 IMPROVEMENTS PERTAINING TO THE REALTY  
 EFFECTIVE DATE OF VALUE - APRIL 30, 2020

Item No.	Qty.	Description
12	1	Lot of commercial grade carpeting, approximately 3,660 square feet
13	1	Lot of ceramic tile floor covering, approximately 795 square feet
14	60	Linear feet of handrails, polished tubular metal, wall-mounted, to garage entry doors
15	1	Alarm system, consisting of: 1 Control panel 4 Code pads 6 Motion sensors 9 Door contact sensors 1 ATM contact sensor 1 Line cut battery backup 11 Panic buttons
16	18	Window shades, nylon mesh, manual, consisting of: 5 10' high, 1-4' wide, 3- 6' wide, 1- 7' wide 2 7' x 6' 3 7' x 4' 2 3.5' x 7' 5 6' x 10' 1 5.5' x 10.5'
17	6	Speakers, 8" diameter, ceiling recessed, wiring
18	5	WiFi access points, Cisco, wiring
19	2	Pendant light fixtures, local electrical, in lobby
20	10	Linear feet of base counter, laminate, 5 drawer, 5 doors, with attached counter, 5' x 2', laminate, in cash room
21	15	Linear feet of wall cabinets, laminate, 9 doors, in cash room
22	1	Countertop, 5' x 2', laminate, outside cash room
23	1	Shelf, 5' x 2', laminate, in cash room

JP MORGAN CHASE BANK, BRANCH NUMBER 741147, 10901 WILSHIRE BLVD., LOS ANGELES, CA  
IMPROVEMENTS PERTAINING TO THE REALTY  
EFFECTIVE DATE OF VALUE - APRIL 30, 2020

Item No.	Qty.	Description
24	2	Exterior exit door alarms, closers, 1 with panic bar
25	1	Lot of anti-skid stair covering, plastic, for 21 treads and risers, 44" wide and approximately 55 square feet of landings, on stairs to basement
26	60	Linear feet of handrail, 2" diameter painted tubular metal, at stairs to basement
27	1	Sign, in lobby, FDIC, 22" x 28", plastic cover, wall-mounted

TOTAL IMPROVEMENTS PERTAINING TO THE REALTY

**Fitness International, LLC – Leasehold Improvements**

LA FITNESS, 10921 WILSHIRE BLVD., LOS ANGELES, CA  
 LEASEHOLD IMPROVEMENTS  
 EFFECTIVE DATE OF VALUE - MAY 14, 2020

Item No.	Qty.	Description
<b>GROUND FLOOR AND THROUGHOUT</b>		
42	5,121	Square feet (estimate) of suspended ceiling system, metal t-bar grid, 2' x 2' mineral board panels
43	1,877	Square feet of framed painted drywall ceiling, insulation
44	96	Troffer light fixtures, 93-2' x '2, 3-4' x 2', local electrical
45	2,490	Square feet (estimate) of framed dry walled ceiling soffit, insulation, consisting of: 1,440 Square feet of approximately 3' high, approximately 2,835 square feet of surface area 380 Square feet of approximately 1' high, approximately 449 square feet of surface area 670 Square feet of approximately 4' to 5' high, approximately 1,939 square feet of surface area 480 Square feet of soffit trim, laminate faux wood planks
46	1	Lot of interior wall partitioning, framed 2-sided painted drywall, insulation, local electrical, including: 100 Linear feet of 10' high, 8 electrical receptacles 103 Linear feet of 15' high, with 8 pilasters, 6' wide x 12' high, 15" deep, 2 electrical receptacles 40 Linear feet of 15' high, with 2 pilasters with crown cross member (drinking fountain surround), 7' x 10' x 2', irregular shape, 6 electrical receptacles 1,190 Square feet of wall finishing, including, furring, insulation and single sided painted drywall, mounted on interior of building exterior walls, 11 electrical receptacles 34 Linear feet, 8' high, including, 1 radiused shelf, 13' long x 3.5' deep, 1 fixed window, 13' x 1', stainless steel frame 48 Linear feet, 7.5' high, for restrooms 2 Doors, 3' x 7', painted wood, with closers and code pad locks, for restrooms
47	1	Lot of improvements for 2 ground floor restrooms, consisting of: 98 Square feet of 3" x 3" ceramic tile flooring 378 Square feet of wall tile, 3" x 3" ceramic tile 2 Toilets

LA FITNESS, 10921 WILSHIRE BLVD., LOS ANGELES, CA  
LEASEHOLD IMPROVEMENTS  
EFFECTIVE DATE OF VALUE - MAY 14, 2020

Item No.	Qty.	Description
	4	Fluorescent light fixtures, ceiling mounted
	2	Toilet paper dispensers, dual, plastic, wall mounted
	2	Pedestal vanity sinks
	2	Soap dispensers, stainless steel, wall mounted
	2	Mirrors, 32" x 39", wall mounted
	4	Grab bars, stainless steel, 4'
	2	Recessed trash/paper towel units, stainless steel
	2	Recessed seat cover dispensers, with dual toilet paper dispensers, stainless steel
	2	Paper towel dispensers, plastic, wall mounted
	2	Ventilation fans, ceiling-recessed
	1	Wall shelf, 18" x 6", stainless steel
	1	Sanitary napkin receptacle, wall mounted
	1	Lot of local electrical and plumbing
48	1	Heating/ventilation/air conditioning package (HVAC) including mechanical, ducting and registers for approximately 9,488 square feet on ground floor and approximately 14,602 square feet on basement level, not inspected, per Mr. Nery Solis - the system includes a mixture of 14 older and new heat pump units, with 2 air circulation fans, temperature controls
49	1	Staircase, 5' wide, metal, 22 treads, 1 radiused landing, 9' x 4' overall, rubber covering, 64 linear feet of hand railing, 41" high, tubular metal, 11 cross members
50	29	Electrical receptacles, 120 volt, 17 floor recessed, 12 ceiling-mounted, (on ground floor), local electrical
51	1	Fire suppression system, throughout, consisting of: <ul style="list-style-type: none"> <li>171 Sprinkler heads, including piping, smoke detectors and ancillary equipment</li> <li>3 Pull stations</li> <li>14 sirens</li> <li>38 Strobe alarm lights</li> </ul>
52	29	Emergency exit signs, local electrical
53	76	Light fixtures, ceiling recessed cylindrical fixtures, local electrical

**BASEMENT**

LA FITNESS, 10921 WILSHIRE BLVD., LOS ANGELES, CA  
LEASEHOLD IMPROVEMENTS  
EFFECTIVE DATE OF VALUE - MAY 14, 2020

Item No.	Qty.	Description
54	815	Square feet (estimate) of framed dry walled ceiling soffit, 1' high, insulation, approximately 1,151 square feet of surface area
55	3,450	Square feet (estimate) of framed painted drywall ceiling, insulation
56	10,337	Square feet (estimate) of suspended ceiling system, metal t-bar grid, 2' x 2' mineral board panels
57	119	Troffer light fixtures, 4' x 2', local electrical
58	1	Lot of interior wall partitioning, (all glass is assumed to be tempered and fire rated), including: <ul style="list-style-type: none"> <li>412 Linear feet of 8' high, framed 2-sided painted drywall, insulation</li> <li>111 Linear feet of 8.5' high, framed 2-sided painted drywall, insulation, including 1-fixed window, 17.5' x 7'</li> <li>85 Linear feet of 9' high, framed 2-sided painted drywall, insulation</li> <li>5,357 Square feet of wall finishing, including, furring, insulation and single sided painted drywall, mounted on interior of building exterior walls</li> <li>29 Linear feet of 9' high glass partitioning, metal frame, in boxing room</li> <li>2 Fixed windows, 51" x 86", in boxing room</li> <li>10 Doors, 3' x 7', full vision glass, metal frames, fire rated, closers, 2 with panic bars, including 18 linear feet of fixed transom windows, 2' high</li> <li>6 Doors, 3' x 7', painted wood, fire rated, with closers and locks, 1 with safety glass window, 16" x 16"</li> <li>1 Emergency exit door, 3' x 7', metal, fire rated, with alarm, closer and panic bar, in spa room</li> <li>1 Door, 3' x 7', metal frame, inset full vision glass, to dry sauna</li> <li>2 Fixed windows, 43" x 46", metal frame, at dry sauna room</li> <li>459 Square feet of glass partitioning, 8' to 9' high, painted metal frame <ul style="list-style-type: none"> <li>1 Wall partition, 6.5' x 8' x 2', framed, drywall covering</li> <li>4 Pairs of double fire doors, with panic bars, magnetic hold opens and closers, in hallway</li> </ul> </li> </ul>

LA FITNESS, 10921 WILSHIRE BLVD., LOS ANGELES, CA  
LEASEHOLD IMPROVEMENTS  
EFFECTIVE DATE OF VALUE - MAY 14, 2020

Item		
No.	Qty.	Description

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TOTAL LEASEHOLD IMPROVEMENTS

## Fitness International, LLC – Improvements Pertaining to the Realty

LA FITNESS, 10921 WILSHIRE BLVD., LOS ANGELES, CA  
 IMPROVEMENTS PERTAINING TO THE REALTY  
 EFFECTIVE DATE OF VALUE - MAY 14, 2020

Item No.	Qty.	Description
<b>GROUND FLOOR AND THROUGHOUT</b>		
1	1	Sign, 24" channel letters, "LA FITNESS", exterior wall-mounted, interior illumination
2	4	Surveillance cameras, HIKVision, (2 on ground floor, 2 in basement), brackets, cabling
3	3	Paper towel dispensers, plastic, including, 4 hand sanitizer dispensers
4	1	Drinking fountain, Elkay, M: LZWSR-1D, S: 191117950, with bottle filler, stainless steel, refrigerated, local plumbing and electrical
5	2	Drinking fountains, Elkay, non-refrigerated, stainless steel, local plumbing
6	6,774	Square feet of simulated plank floor covering, 1.5' x 1.5' tiles, laminate
7	2,040	Square feet of composite rubber floor covering
8	1	Lot of cabling for 14 televisions, 12 on ground floor, 2 on basement level
9	1,096	Square feet of slate tile floor covering, 1' x 1', epoxy coated
10	1	Fire extinguisher cabinet, wall recessed, stainless steel, glass window, in mezzanine
11	320	Square feet of carpet tile floor covering, 2' x 2'
12	48	Linear feet of handrail, 2" diameter painted tubular metal, wall mounted
13	40	Linear feet of circular reception counter, 3.5' high x 2.5' deep, laminate, 8 doors, 5 drawers, 20 linear feet of upper laminate ledge, electrical receptacle, local electrical
14	2	Sconce lights, wall-mounted, local electrical

LA FITNESS, 10921 WILSHIRE BLVD., LOS ANGELES, CA  
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Item No.	Qty.	Description
15	1	Alarm system, consisting of: 1 Control panel 1 Code pad 32 Motion sensors 1 Line cut battery backup
16	260	Square feet of window shades, nylon mesh, manual
17	37	Speakers, 8" diameter, ceiling recessed, wiring
18	2	WiFi access points, wiring
19	5	Cell phone lockers, 22" x 28" x 9", metal, 15 compartments each, wall mounted
20	1,120	Square feet of wall mirror
21	808	Square feet of wallpaper, printed textured vinyl, multi-colored, graphics
22	1	Voice/data cabling for approximately 15 stations, including receptacles
23	1	Lot of minor miscellaneous signage, throughout
<b>BASEMENT</b>		
24	1	Whirlpool spa, 8' x 3' x 7', in-ground, plaster finish, mechanical package, with dual handrails
25	704	Square feet of wall and floor tile covering, ceramic, in spa room, including, 418 square feet of 4" x 4" wall tile, 286 square feet of floor tile, 1" x 1"
26	1	Lot of dry sauna improvements, including 412 square feet of cedar plank ceiling and wall covering, 116 square feet of ceramic floor covering, 1" x 1", 22 linear feet of cedar plank benches, 2 tier, sauna heater, local electrical
27	1	Lot of improvements for women's locker room, consisting of: 68 Square feet of wainscoting, 1" x 1" ceramic tile 1,440 Square feet of ceramic tile wall covering

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Item No.	Qty.	Description
	1	Light fixture, 4' long, dual fluorescent, local electrical
	5	Toilets
	5	Toilet partitions, metal, 1 is ADA
	5	Sanitary napkin receptacles, metal
	5	Seat cover dispensers, plastic
	5	Toilet paper dispensers, plastic, dual
	2	Sink counters, laminate casework, Corian style countertops, 1-15' long with 4 sinks, 1-12' long with 2 sinks
	3	Paper towel dispensers, plastic
	2	Mirrors, 1-15' x 4', 1-12' x 4'
	4	Electrical receptacles, 120 volt, duplex, GFI, local electrical
	580	Square feet of ceramic floor tile, 2" x 2", in locker room
	492	Square feet of ceramic floor tile, 1" x 1"
	74	Locker stacks, laminate, 2 compartments each, 11" x 40" x 16" openings, louvered doors, 3 hinges/each door, with hanger rods and coat hooks
	1	Lot of local plumbing for 4 showers, 5 toilets, 6 sinks, floor drains
28	1	Lot of improvements for men's locker room, consisting of:
	87	Square feet of wainscoting, 1" x 1" ceramic tile
	1,032	Square feet of ceramic tile wall covering
	5	Light fixtures, 4' long, dual fluorescent, local electrical
	4	Light fixtures, 4' x 2', ceiling mounted, local electrical
	3	Toilets
	3	Toilet partitions, metal, 1 is ADA
	3	Urinals, with 2 metal privacy panels
	3	Seat cover dispensers, plastic
	3	Toilet paper dispensers, plastic, dual
	1	Grab bar, 4' long, metal
	4	Sink counters, laminate casework, Corian style countertops, 1-8' long with 2 sinks, 1-13' long with 2 sinks, 1-6.25' long with 2 sinks, 1-5.5' long with 2 sinks, 4 countertop mounted soap dispensers
	2	Paper towel dispensers, plastic
	4	Mirrors, 1-8' x 4', 1-13' x 4', 1-5.5' x 4', 1-6.25' x 4'
	7	Electrical receptacles, 120 volt, duplex, GFI, local electrical
	520	Square feet of ceramic floor tile, 2" x 2", in locker room

LA FITNESS, 10921 WILSHIRE BLVD., LOS ANGELES, CA  
 IMPROVEMENTS PERTAINING TO THE REALTY  
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Item No.	Qty.	Description
	548	Square feet of ceramic floor tile, 1" x 1"
	72	Locker stacks, laminate, 2 compartments each, 11" x 40" x 16" openings, louvered doors, 3 hinges/each door, with hanger rods and coat hooks
	1	Lot of local plumbing for 6 showers, 3 toilets, 8 sinks, 3 urinals, floor drains
29	2	Hot water boilers, roof-mounted, for locker room showers and sinks, not inspected, descriptions provided by Nery Solis of ABM Engineering Service, Raypak fire tube boilers, including, local electrical and plumbing, piping to basement, 1-Model: WI-0514A-DEDHDA, Serial: 9608133160, 419,430 BTUs/Hour, 1-Model: WI-0403B-CEDHBAA, Serial: 9611135445, 327,180 BTUs/Hour
30	4	Drinking fountains, Elkay, not refrigerated, stainless steel, wall mounted, local plumbing
31	5	Wall posters, printed textured vinyl wallpaper, multi-colored, on wood backing and furring, 3-5' x 7', 2-5' x 5', in hallway
32	4	Wall paper, 2-7' x 5', 2-12' x 6', printed textured vinyl, multi-colored, with 8" wood frames, in hallway
33	3,273	Square feet of wall mirror
34	2,796	Square feet of engineered wood floor covering, in boxing room
35	151	Square feet of carpet floor covering, in boxing room
36	10	Heavy bag wall brackets, square tube steel, with floor plate, in boxing room
37	782	Square feet of carpet wall covering
38	410	Square feet of wallpaper, printed textured vinyl, multi-colored, graphics
39	4,023	Square feet of composite rubber floor covering
40	5,034	Square feet of laminate floor covering, 3' x 3' tiles

LA FITNESS, 10921 WILSHIRE BLVD., LOS ANGELES, CA  
IMPROVEMENTS PERTAINING TO THE REALTY  
EFFECTIVE DATE OF VALUE - MAY 14, 2020

Item No.	Qty.	Description
41	4	Roll paper towel dispensers, plastic, with 4 sanitizer dispensers, wall mounted

TOTAL IMPROVEMENTS PERTAINING TO THE REALTY



Descriptive Map of the Portions of the Leaseholds

Fitness International, LLC

