

**RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY INTERESTS, LEASEHOLD
IMPROVEMENTS, AND IMPROVEMENTS PERTAINING TO THE REALTY
NECESSARY FOR PUBLIC PURPOSES AND AUTHORIZING THE ACQUISITION
THEREOF THROUGH THE EXERCISE OF EMINENT DOMAIN
THE EAST SAN FERNANDO VALLEY LIGHT RAIL TRANSIT
PROJECT APN: 2210-030-017; ESFV-E-010-1**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY BOARD OF DIRECTORS ("BOARD") HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

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

Section 2.

The property interests described hereinafter 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 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 to be acquired consist of: (i) the fee interest in the real property described in the legal description attached hereto as Exhibit "A-1" and depicted in the plat map attached hereto as Exhibit "B-1" ("Fee Interest"); and (ii) the leasehold improvements and improvements pertaining to realty that are more particularly described in Exhibit C-1 attached hereto ("Improvements") (hereinafter the Fee Interest and Improvements are collectively referred to as the "Property Interests"). Exhibits "A-1", "B-1", and C-1 are incorporated herein by reference.

Section 4.

(a.) The acquisition of the Property Interests is necessary for the development,

construction, operation, and maintenance of the East San Fernando Valley Light Rail Transit Project ("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 December 8, 2020. The Board found that in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15162, no supplemental Environmental Impact Report is required for the Project, and the FEIS/FEIR documents are consistent with CEQA. Through the Preliminary Engineering (PE) phase of the Project, design refinements to the southern segment were identified. Environmental analysis and findings of the proposed design refinements were documented in an Addendum to the Final Environmental Impact Report, in compliance with California Environmental Quality Act and approved by the Board in October 2023.

(c.) Accordingly, LACMTA has fulfilled the necessary statutory prerequisites to acquire the Property by eminent domain.

Section 5.

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

- (a.) 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 the least private injury;
- (c.) The Property Interests sought to be acquired, which have been described herein, are necessary for the Project;
- (d.) The offers required by Section 7267.2 of the Government Code have been made to the owners of the Property Interests. . Said offers were accompanied by a written statement of, and summary of the basis for, the amount established and offered as just compensation. The statements/summaries complied with Government Code Section 7267.2, in form and in substance, including by containing the required factual disclosures.

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 the owners of the Property Interests 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 and each person whose Property Interests are to be acquired by eminent domain was given an opportunity to be heard.

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 Interest, and, with the concurrence and approval of LACMTA Staff, to make minor adjustments to the scopes and descriptions of the 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, COLLETTE LANGSTON, Board Clerk 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 Los Angeles County Metropolitan Transportation Authority at a meeting held on the 25th day of July, 2024.

COLLETTE LANGSTON
LACMTA Board Clerk

Date: _____

ATTACHMENTS

Exhibit - A-1-- Fee Interest Legal Description

Exhibit - B-1-- Fee Interest Plat Map

Exhibit - C-1--Leasehold Improvements and Improvements Pertaining to Realty

EXHIBIT "A-1"
PARCEL ESFV-E-010-1

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Los Angeles and described as follows:

APN: [2210-030-017](#)

Lot 26 of Tract No. 7090, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in [Book 88, Page\(s\) 94](#) and 95 of Maps, in the office of the County Recorder of said County.

APN: 2210-030-017
(End of Legal Description)

EXHIBIT "C-1"
PARCEL ESFV-E-010-1

DAMES N' GAMES
IMPROVEMENTS PERTAINING TO THE REALTY
EFFECTIVE DATE OF VALUE - AUGUST 24, 2023

| Item No. | Qty. | Description |
|--|------|--|
| <u>EXTERIOR AND THROUGHOUT DAMES N' GAMES</u> | | |
| 1 | 1 | Pole sign, approximately 24'H, single pole, with 18" x 18" stuccoed sheet metal cover, with 3 signs, 2 sided, metal cabinets, plastic fascias, interior illumination, 1-10' x 4' (estimate), "Spearmint Rhino Presents" +8 words, 1-5' x 5', diamond shape with female face image, 1-12' x 3', "Topless Sports Bar and Grill", with directional arrow |
| 2 | 16 | Bollards, 3'H, painted tubular metal, 3.5" diameter, concrete filled |
| 3 | 1 | Group of north exterior wall mounted signage, metal cabinets, plastic fascias, single sided, interior illumination, consisting of, 2-20' x 2', 1 "The Valley's Best Topless Club", 1 "Full Bar, Great Food, Sports", 2-10' x 4.5', 1 "Multiple TVs" +8 words with female image, 1 "Caliente Cage Rage" plus 12 words, 1 channel letter sign, "Live Entertainment", 1.5' to 2'H letters |
| 4 | 4 | Exterior high intensity discharge (HID) light fixtures, 3 building mounted, 1 on pole in rear parking lot, ground mounted, exterior electrical |
| 5 | 33 | Surveillance cameras throughout, including 9 exterior building mounted, 24 interior, cabling, brackets and low voltage power |
| 6 | 28 | Linear feet (LF) of pony wall, in front yard, 4'H, assumed to be concrete block, 2 sided painted plaster fascias, clay tile trim, including, 28 Lf of curbing, 18 LF of painted tubular metal handrail, wall mounted |
| 7 | 320 | Square feet (SF) of concrete slab, 6" thick (estimate), with 8 LF of curb, along north exterior wall |
| 8 | 1 | Entry door 3' x 6' 8", painted metal with painted frame, wall penetration |
| 9 | 31 | LF of chain-link fencing, 8'H, with 1 swing gate, 4'W, with panic bar and alarm, privacy slats |

EXHIBIT "C-1"
PARCEL ESFV-E-010-1 (Cont'd)

| | | |
|------|------|--|
| 10 | 4 | Water heaters, gas fired, 3 tankless, Noritz, M: NCC1991-OD, 1 standard heater, inaccessible, assumed to be 50 gallon capacity, vent stack, exterior electrical components, filtration system, programmer, with 2 equipment cages, expanded painted metal, 1-8' x 7' x 1', 2 doors, 1-3' x 7' x 3', 1 door |
| Item | | |
| No. | Qty. | Description |
| 11 | 12 | Down shot light fixtures, exterior north wall soffit mounted, exterior electrical |
| 12 | 1 | Group of minor miscellaneous improvements throughout, including, but not limited to: <ul style="list-style-type: none"> 1 Lot of minor signage 2 Cutlery holders, 1'L, wall mounted, in kitchen 1 Order ticket hanger strip, 4'L, in kitchen 3 Drapes, fabric, with rods, 1-3' x 7', 1-5' x 4', 1-6' x 8' 2 Acrylic wall shelves, 1- 3.5'L, 1-4'L, 9"D, in west side dance booth, main lounge 1 Trash cabinet, 2.25' x 3' x 1.25', laminate, 1 door, wall mounted, near bar 1 Lot of miscellaneous cabinetry and shelving |
| 13 | 1 | Front door awning, 7'W x 3'H x 6'D, canvas covering, tubular metal frame, with "Dames N' Games" lettering |
| 14 | 1 | Light fixture, under front door awning |
| 15 | 1 | Alarm system, consisting of: <ul style="list-style-type: none"> 1 Control panel 2 Code pads 7 Door contacts 5 Motion sensors 2 Panic buttons 1 Wireless battery back-up |
| 16 | 9 | Wall washer light fixtures, exterior building wall mounted, exterior electrical |
| 17 | 4 | Promotional poster frames, exterior wall mounted, in parking lot alleyway, 12' x 5', 1" thick, assumed to be wood frame, painted concrete finish |
| 18 | 1 | Sign, 3.5' x 1.5', metal cabinet, plastic fascia, "Entrance" with directional arrow, single sided, interior illumination, south exterior wall mounted |

EXHIBIT "C-1"
PARCEL ESFV-E-010-1 (Cont'd)

| | | |
|----------|-------|---|
| 19 | 4 | Panic bars, on exterior access doors, 2 with alarms |
| 20 | 1 | Lot of rough plumbing, including all supply and drainage piping (not including main sewer lateral), floor drains, all within the building lines and supply piping to 4 exterior water heaters |
| Item No. | Qty. | Description |
| 21 | 1 | Lot of heating and air conditioning (HVAC) system complete, including, but not limited to, roof mounted mechanical equipment with curbs, ducting, registers and returns, electrical wiring, plumbing, control panels |
| 22 | 1 | Lot of electrical power distribution, inside the building lines, including but not limited to, subpanels, wire, conduit, receptacles and switches, circuit breakers, all lighting fixtures, including cabling for special effects lighting controlled from DJ booth (not including main service panel), network and telephone cabling |
| 23 | 1 | Lot of natural gas plumbing, including piping from gas meter to 6 appliances in kitchen and 4 hot water heaters in the rear parking lot |
| 24 | 6,112 | SF (estimate) of carpet, throughout |
| 25 | 374 | SF of ceramic floor tile, throughout, consisting of: 333 SF (estimate) of 1' x 1' 41 SF, 2' x 1', in entertainers' locker room |
| 26 | 22 | Sofas, throughout, with platforms, consisting of: 1 High back, 8 LF, fabric, seating booth on east wall of main lounge 2 12 LF of U-shaped, pleated vinyl, on floor of main lounge, near bar 1 28 LF, fabric, 4 armrests, on west wall platform of main lounge 1 11 LF, curved, fabric, at seating booth in northwest corner of main lounge 2 8 LF, fabric, north side of main lounge 1 18 LF, fabric, 3 armrest, along the north wall of main lounge 2 "U" shaped, fabric, 17 LF/ea., in 2 dance booths, east of main lounge 1 13 LF of "L" shaped fabric sofa, in private dance booth, west side of main lounge 11 Sofa booths, 4L, fabric, high backs with partitions, 2 are "L" shaped end units, in corridor to old VIP rooms |

EXHIBIT "C-1"
PARCEL ESFV-E-010-1 (Cont'd)

- 27 320 LF of ceramic bullnose base coving, 6" x 6", in kitchen and manager's restroom
- 28 1 Lot of network cabling, including configuration

KITCHEN

| Item No. | Qty. | Description | K&C |
|----------|------|---|-----|
| 29 | 13 | LF of server's counter, "L" shaped, 30"D, with glass filler faucet and drop-in ice bin, Delfield Co., stainless steel, finish plumbing, 1 warming drawer by Duke, 2 drawer, stainless steel, local electrical, 6"H wood platform | |
| 30 | 64 | LF of stainless steel wall shelving, metal brackets | |
| 31 | 1 | Hand sink, ceramic, wall mounted, single mixing faucet, finish plumbing, in dishwashing room | |
| 32 | 1 | Above ground grease trap, Thermaco, Big Dipper, M: W-250-IS, finish plumbing, in dishwashing room | |
| 33 | 1 | Dishwashing station, stainless steel, "L" shaped, 30"D, 1 section-12'L, 3 compartment sink with 1 gooseneck mixing faucet, 1 section-5'L, with drain channel, stamped drain sink, 1 mixing faucet with wash wand, 1 dishwasher, CMA, M: C, single tray, including, finish plumbing, 1 cascading wall shelf for dish trays, 4'L x 2'D | |
| 34 | 1 | Pot hanger rack, in dishwasher room, 7'L x 2'D, stainless steel, 2 tier, wall-mounted | |
| 35 | 1 | Janitorial sink, 2' x 2', stainless steel floor model, finish plumbing, including, hose bib | |
| 36 | 13.5 | LF of service preparation tables, "L" shaped, 13.5'L, 30"D, stainless steel, with stamped sink, single mixing faucet, finish plumbing, table mounted can opener | |
| 37 | 1 | Exhaust hood, Captive Air, M: 4824, ND-2, 12'L x 4'D, with 2 exhaust fans, Greenheck, Models: 124 SWB and G-131, stainless steel, including filters, venting, roof mounted mechanical package, 144 SF of stainless steel wall sheet, 8 nozzle fire suppression system, 1 evaporative cooler for make up air, Alpine, M: ED143, 7 413 CFM roof mounted | |

EXHIBIT "C-1"
PARCEL ESFV-E-010-1 (Cont'd)

| | | |
|----|---|--|
| 38 | 1 | Walk-in cooler, NorthStar, 6.5' x 7.25' footprint, 7.5'H, galvanized insulated construction, 1 fan evaporator coil, concrete floor |
| 39 | 1 | Overhead hanging food warmer bar, Nemco, at pass through window in kitchen |
| 40 | 1 | Pass-through window shelf, 8'L x 1.5'D, stainless steel |

BAR AND RELATED AREAS

| Item No. | Qty. | Description |
|----------|------|--|
| 41 | 1 | Liquor storage area security fence, 5'W x 7.5'H with locking door, tubular metal construction with expanded metal mesh covering |
| 42 | 1 | Walk-in cooler for beer, 34.5'D x 6'W x 7.5'H, insulated galvanized construction, 2-2 fan evaporator coils, 1 single fan evaporator coil, 2 passage doors and 2 pass through doors, concrete floor, including draw system for beer, bar tap tower, 10 product, on bar side of cooler wall |
| 43 | 1 | Bar area server's station counter, 8'L x 20"D, laminate with 3 shelves under storage |
| 44 | 1 | Bar construction, including 35.5 LF of front counter, 2'D, assumed to be wood framed, wood panel front fascia, washable wallboard interior fascia, polished stone top, including, 1 attached lower table, 8'L x 3'D, wood base, polished stone top, back bar shelving, polished stone, 1 section 4'L x 2'D, 1 section 5'L x 2'D base cabinet with 1 slide and 1 swing door, 1 shelf, 14.5'L x 1'D with 2-2 tier liquor bottle display shelves, 5'L x 1'D, interior illumination, 1 server station section, 3' x 2', polished stone shelf |
| 45 | 1 | Group of stainless steel bar equipment, Krowne, including, 1 speed rail, 2'L, 2 tier, wall mounted, 24 LF of light rope, consisting of: 2 Jockey boxes, 1'W, M: KR-B1223 2 Cocktail stations, 3'W, with speed rails 2 Drain boards, 2'W, M; 18 – GSB1 1 Bar sink, M; 18-63C, 6'L, 3 compartments, 2 drain boards, single mixing faucet 1 Hand sink, 1.5'W, M: KR23DS |
| 46 | 147 | SF of quarry tile flooring, 6" x 6", inside bar |
| 47 | 1 | Carbonized mixed beverage system, with two guns, eight product, including tubing and system components, Wunderbar, assumed to be vendor owned |
| 48 | 40 | LF of bar soffit, approximately 5'H, assumed to be wood framed with laminate plywood covering |

EXHIBIT "C-1"
PARCEL ESFV-E-010-1 (Cont'd)

49 415 SF of brick veneer wall treatment

RECEPTION/MAIN LOUNGE

50 1 Customer reception counter, 6'W feet x 20"D, attached to wall, wood, laminate top, open under shelving, including 1 back counter, 7'L x 1'D, 2 doors and under shelving

| Item No. | Qty. | Description |
|----------|------|--|
| 51 | 934 | SF (estimate) of floor platforms under carpeting in main lounge, 8"H (unless otherwise noted), assumed to be wood frame and decking, consisting of: 200 SF, 6"H, reception area and adjacent walkway in main lounge 70 SF, 10' x 7' footprint, seating booth on east wall 216 SF (estimate), 2-12' x 9', semi circular fronts, main lounge seating booths, near bar 448 SF, 28' x 16', 1'H, west wall of main lounge |
| 52 | 1 | Group of pony walls and various improvements, in main lounge and adjacent corridor to old VIP rooms, pony walls are assumed to be wood framed, drywall covering, stained wood tops, consisting of: 2 Pony walls, 1' thick, 43"H, 1-6'L, 1-4'L, including, 1 wood partition, 8'H x 2'D, seating booth on east wall, main lounge 2 Pony walls, 2-30 LF, 43"H, "U" shaped, stained wood fascias, 1' thick, 2-3'H ornamental statues, on main lounge floor, near bar 33 LF of ornate metal handrail, 3'H, on west wall platform 2 Pedestal tables, irregular shape, approximately 2.5' x 3' x 2.5', wood and painted drywall, stained wood tops, with 2 ornamental statues, 3'H, on west wall platform 6 LF of pony wall, painted drywall, stained wood top, including, 6.5 LF of drink ledge, Corian type top, one attached table, 6' x 2.75' x 3', painted drywall fascia with ornate metal section, at seating booth in northwest corner of main lounge 36 LF, 4.5'H, 6" thick, in corridor to old VIP rooms 30 LF of pony wall, 2-15 LF each, 3'H, "U" shaped enclosures for 2 sofas on north side of main lounge |
| 53 | 3 | Awnings, metal frames, canvas covering, 2 spear tip rods each, wall mounted, consisting of: 1 6'W x 3'D, over reception counter 1 10'W x 2'D, at seating booth on east wall of main lounge 1 9'W x 2'D, at seating booth in northwest corner of main lounge |

EXHIBIT "C-1"
PARCEL ESFV-E-010-1 (Cont'd)

- 54 24.5 LF of DJ booth partition wall, 12 LF-8'H, 12.5 LF-6'H, assumed to be wood frame, 2 sided painted drywall, 1-swing door, painted wood, including, 1 pony wall, painted drywall, 4'L x 3'H, stained wood ledge
- 55 3,900 SF (estimate) of "blackout" ceiling paint in main lounge, including ducting and other hardware

item

| No. | Qty. | Description |
|---|------|--|
| 56 | 1 | Dance platform, irregular shape, approximately 18' x 18' footprint, 27"H, with Corian type drink ledge, 16"D, ceramic tile flooring, 12" x 12", 1 soffit, 47 LF, 5'H x 1'D, interior of soffit and ceiling paint, depicting "blue sky and clouds", 1 dance pole, 12'H, 1 set of stairs, 3 steps, and metal handrail |
| 57 | 1 | Dance platform, 6.5' diameter, assumed to be wood frame with laminate finish, with spiral stair case, and Corian type platform, with approximately 25 LF of ornate metal handrails, 3'H |
| 58 | 92 | LF of partition walls, (north and west sides, reception area and main lounge), 10' to 12'H, assumed to be wood framed with insulation, painted drywall, including 1 solid wood swing door with wood frame, 1 composite door with metal frame, 2 solid wood doors with wood frames, including partitioning for dance booth (west side) with 1 stained wood ledge at fenestration, 4'L |
| 59 | 111 | LF of painted crown molding, 1'H, on partition walls in main lounge |
| 60 | 150 | LF of furred painted drywall on walls, 12' to 15'H, assumed to be wood frame with insulation, north and west walls in main lounge |
| <u>REMAINDER OF DAMES N' GAMES</u> | | |
| 61 | 5 | Love seats, fabric, approximately 5'L, with 5 dance stands, approximately 2' x 2', carpeted tops, in old VIP rooms |

EXHIBIT "C-1"
PARCEL ESFV-E-010-1 (Cont'd)

- 62 1 Group of improvements for side by side women's and men's restrooms, (quantities include both restrooms), consisting of :
- 238 SF of ceramic tile flooring, 1' x 1'
 - 792 SF of ceramic wall tiles, 1' x 1', 96 LF of bullnose base coving
 - 5 Hand sinks, ceramic, single mixing faucets, wall mounted, finish plumbing
 - 2 Exhaust fans, with vents
 - 2 Electric hand dryers, Xlerator, stainless steel, wall-mounted
 - 2 Urinals, finish plumbing, with 2 privacy panels
 - 3 Toilets, finish plumbing
 - 2 Toilet partitions, 1 single panel (Men's), 1-2 stall configuration (Women's), laminate panels, metal frames
 - 4 Grab bars, 1-3'L, 2-4'L, 1-5'L
 - 3 Dual bath tissue dispensers, plastic
 - 3 Toilet seat cover dispensers, plastic
 - 2 Wall mirrors, 3' x 2.5', ornate plastic frames

| Item No. | Qty. | Description |
|----------|------|---|
| 63 | 1 | Counter top, 37'L x 2'D, Corian type, with back splash, wood bracketing, 5 power strips, in Entertainers' locker room |
| 64 | 57 | LF of handrailing, 2" tubular metal, wall mounted, in hallway behind dance stage |
| 65 | 1 | Shower, in entertainers' locker room, 2' x 3.5' footprint, fiberglass |
| 66 | 1 | Group of wall cabinetry, painted wood, in file room and manager's office, consisting of: <ul style="list-style-type: none"> 1 Cabinet, 58"W x 8.5'H, 8 doors 1 Upper shelf, 8' x 2' x 2', 2 vertical dividers 1 Recessed shelving, 7' x 4' x 2', 2 tier 1 Shelving, 11' x 8' x 1', 2 end pieces, 3'W, 1-2 tier, 1-3 tier, with lower cabinets, middle section, 5'W, with built-in desk, 2 drawers, upper single bridge shelf, single tier |
| 67 | 8 | Stools, 1' diameter laminate seats, 2'H, single metal pedestals, floor attached, in VIP room, east end of building |
| 68 | 413 | SF of wall mirror, throughout |
| 69 | 1 | Exhaust fan, in Entertainers' locker room |

EXHIBIT "C-1"
PARCEL ESFV-E-010-1 (Cont'd)

| | | |
|----|----|--|
| 70 | 1 | Entertainers' makeup room counter, 13'L x 13"D, painted wood, wood brackets |
| 71 | 30 | Entertainers' room locker stacks, 2 openings each, 1-gang of 24, with platform, 24"D, 1-gang of 6, with platform, 12"D, platforms are 6" |

DAMES N' GAMES
LEASEHOLD IMPROVEMENTS
EFFECTIVE DATE OF VALUE - AUGUST 24, 2023

| Item No. | Qty. | Description |
|---|-------|---|
| <u>DAMES N' GAMES (EXTERIOR AND OCCUPIED AREA)</u> | | |
| 72 | 1 | Rear parking lot entry swing gate, painted tubular metal, 18'L x 7.5'H, with 8'H bollard |
| 73 | 7,582 | SF (estimate) of exterior wall paint, 17'H walls |
| 74 | 1 | Lot of parking lot parking space paint for approximately 55 cars, 4 directional arrows, "Compact" signs and walkway striping, 2 ADA spaces in front parking lot |
| 75 | 1 | Group of restroom improvements, manager's office, consisting of: <ul style="list-style-type: none"> 1 Toilet, finish plumbing 1 Base cabinet with backsplash, 62"L, laminate, single door, drop-in stainless steel sink, finish plumbing, with upper wall shelf, 2'L x 1'D 1 Base cabinet, 52" x 72" x 26", laminate, 3 doors, with hutch, 3 doors 1 Grab bar, 4'L 1 Exhaust fan, vent 1 Mirror, 2' x 2' 1 Dual bath tissue dispenser, plastic 1 Toilet seat cover dispenser, plastic |

EXHIBIT "C-1"
PARCEL ESFV-E-010-1 (Cont'd)

- 76 654 LF of partition walls, assumed to be insulated wood frame, 2 sided painted drywall, consisting of:
- 75 LF x 20'H, with stage entrance and 46" x 34" fenestrations
 - 121 LF x 8'H, with 46" x 34" fenestration
 - 145 LF x 9'H
 - 46 LF x 14'H
 - 144 LF x 10'H
 - 45 LF x 11'H
 - 43 LF x 8.5'H
 - 22 LF of base board, 4.5"H
 - 13 LF of stained wood top ledges on fenestrations
- 77 6,690 SF (estimate) of furred painted drywall, assumed to exist with insulation, approximately 15'H, covering the interior of the perimeter walls of entire building
- 78 28 LF of decorative wood ceiling beams
- 79 3,580 SF (estimate) of painted drywall ceiling, assumed to be wood ceiling structure and includes insulation
- 80 9 Interior doors, wood, including jambs, consisting of:
- 4 36" x 80", solid
 - 1 30" x 80", solid
 - 1 36" x 80", solid, with 17" x 22" window, single pane
 - 1 36" x 80", hollow core
 - 1 24" x 80", hollow core
 - 1 30" x 80", hollow core
- 81 640 SF (estimate) of suspended ceiling system, including metal T-bar grid and acoustic panels, throughout
- REMAINDER OF BUILDING (SOUTH UNOCCUPIED AREA)**
- 82 1 Side door to alleyway, 36" x 80", wood, metal frame, wall penetration
- 83 4,078 SF (estimate) of suspended ceiling system, including metal T-bar grid and acoustic panels
- 84 3,715 SF of carpeting
- 85 7 Built-in booths, stained wood, vinyl seats, "U"-shaped

EXHIBIT "C-1"
PARCEL ESFV-E-010-1 (Cont'd)

| | | |
|----|-----|--|
| 86 | 220 | LF (estimate) of finished plywood wall paneling, 8'H, with molding |
| 87 | 1 | Bar counter, 26 LF, stained wood, 17 LF of overhead storage cabinet, with glassware hangers |
| 88 | 588 | SF of wallpaper, sports graphics, no longer usable |
| 89 | 24 | SF of wood plank flooring, at entrance to restrooms |
| 90 | 1 | Group of improvements for women's and men's restrooms, consisting of : <ul style="list-style-type: none"> 150 SF of ceramic tile flooring, 1' x 1', with 6" x 6" accent tiles 150 SF of ceramic tile flooring, 1' x 1' 364 SF of ceramic wall tiles, 6" tiles 1 Sink counter, 5'L, laminate, 2 drop-in ceramic sinks, single mixing faucets, finish plumbing 1 Sink counter, 7'L, laminate, 2 drop-in ceramic sinks, single mixing faucets, finish plumbing 2 Urinals, finish plumbing, with 1 privacy panel 3 Toilets, finish plumbing |

| Item No. | Qty. | Description |
|-------------|------|---|
| | | 2 Toilet partitions, 1 single panel (Men's), 1-2 stall configuration (Women's), 2 panels |
| | | 6 Grab bars, 3-3'L, 3-4'L |
| | | 3 Bath tissue dispensers, 2 roll, plastic |
| | | 3 Seat cover dispensers, plastic |
| | | 820 SF (estimate) of wall and ceiling paint, with cut out sheet metal shapes on men's room walls, sports graphics on women's room walls |
| | | 1 Wall mirror, 6' x 4' |
| | | 2 Exhaust fans, venting |
| 91 | 50 | LF (estimate) of 2 sided partition walls, 8.5'H, assumed to be wood frame and have insulation, painted drywall |
| 92 | 2 | Solid wood doors, 3' x 7', with jambs |
| 93 | 350 | SF (estimate) of painted drywall ceiling, assumed to be wood ceiling structure and includes insulation |