

STAFF REPORT REGARDING THE NECESSITY FOR THE ACQUISITION OF THE PROPERTY INTERESTS REQUIRED FOR THE EAST SAN FERNANDO VALLEY LIGHT RAIL TRANSIT PROJECT (“PROJECT”) PROJECT PARCELS B-002, C-005, C-006, and A-002.

BACKGROUND

The Property Interests sought to be acquired are required by the Los Angeles County Metropolitan Transportation Authority (“LACMTA”) for the construction and operation of the Project. The assessor parcel number, project parcel number, address, record property owner and tenant, purpose of the acquisition, and nature of the property interests sought to be acquired for the Project are summarized as follows:

Summary Table 1

| Project Parcel Number | Assessor's Parcel Number | Parcel Address | Property Owner/Tenant | Property Interest(s) Sought |
|------------------------------|---------------------------------|---|--|------------------------------------|
| ESFV-B-002-1 (B-002) | 2210-030-027 | 14529 Keswick Street, Van Nuys, CA 91405 | Ilan Bender: DBA Bender Leasing Company as to the building and improvements; and Bender Realty LTD., as to the ground/land. <i>(Former real property owner)</i> | IPR |
| | | | OutFront Outdoor Advertising <i>(Tenant)</i> | IPR |
| | | | Prousalis Marble and Granite aka Peter Prousalis DBA Pacific Coast Marble <i>(Tenant)</i> | IPR |
| | | | S&L Towing Service, Inc. <i>(Tenant)</i> | IPR |
| | | | Stone Shop Designs, Inc. <i>(Tenant)</i> | IPR |
| ESFV-C-005-1 (C-005) | 2619-017-008 | 13287-13289 Van Nuys Blvd., Pacoima, CA 91331 | Iuana Tello aka Juana Tello, an unmarried woman <i>(Owner)</i> | Fee |
| ESFV-C-006-1 (C-006) | 2619-017-009 | 13291 Van Nuys Blvd., Pacoima, CA 91331 | El Paseo Night Club <i>(Tenant)</i> | IPR |
| | | | Flora Castaneda Bravo, a single woman. <i>(Owner)</i> | IPR |
| ESFV-A-002-1 (A-002) | 2236-023-001 | 6429 Van Nuys Blvd., Van Nuys, CA 91401 | El Cafetal Restaurante Salvadoreno <i>(Tenant)</i> | IPR |
| | | | Michael Bacall, Trustee of the MBA Trust dated March 15, 2015, as to 2/3 interest Judith Wies, Trustee of the Stephen and Judith Wies Family Trust dated June 18, 1994, as to 1/3 interest. <i>(Owner)</i> | IPR |

Property Requirements:

Purpose of Acquisitions: Construction and operation of the East San Fernando Valley Light Rail Transit Project.

Property Interests Sought:

With regard to Project parcel B-002, C-006, and A-002, LACMTA has already purchased a fee interest in the properties, and seeks to acquire the Improvements Pertaining to Realty (“IPR”) on those properties by way of eminent domain. With regard to Project parcel C-005, LACMTA seeks to acquire the fee interest (together the fee and IPR property interests sought to be acquired by eminent domain as set forth herein are referred to as the “Property Interests”). The Property Interests are required to construct Traction Power Substations (TPSS) and track alignment for the Project.

A written offer of Just Compensation to purchase the fee interest in C-005 was presented to the Owner of record on October 2, 2025, as required by California Government Code Section 7267.2. Similarly, and in compliance with California Government Code Section 7267.2, written offers of just compensation to purchase certain IPR’s on parcels A-002, B-002, and C-006 were presented to the Owner and the named Tenants¹ as follows:

- For Parcel B-002 to the Owner on November 13, 2025; to the named tenants on October 9, 2025 and on January 27, 2026;
- For Parcel C-006 to the Owner and named tenant on October 16, 2025; and
- For Parcel A-002 to the Owner and named tenant on September 18, 2025.

A. The public interest and necessity require the Project.

The Project is a vital public transit infrastructure investment that will provide improved transit service along the busy Van Nuys Boulevard and San Fernando Road corridors serving the eastern San Fernando Valley. The Project will ultimately provide a 9.2-mile light rail transit system to connect from the Van Nuys LACMTA G Line (Orange Line) Station in the community of Van Nuys to the Sylmar/San Fernando Metrolink Station in the City of San Fernando, providing commuters with significantly more options when navigating Los Angeles County.

The Project will improve mobility in the eastern San Fernando Valley by introducing an improved north-south transit connection between key transit hubs/routes including direct access to Metrolink/Amtrak and G-line stations, enhancing transit accessibility/connectivity for residents to local and regional destinations and activity centers, increasing transit service efficiency, and encouraging a modal shift from driving to achieve reductions in greenhouse gas emissions. It is projected that by the year 2035, there will be 37,759 daily transit trips on the completed Project. The Project will provide new transit service and improved transit connectivity in future years. The Project is consistent with one of LACMTA’s overall goals of providing high quality mobility options that enable people to spend less time traveling.

Based on an evaluation of socioeconomic, congestion growth trends, travel conditions, and feedback from the project stakeholder meetings, it is demonstrated that existing and projected levels of traffic congestion in the corridor limit mobility will increase the demand for reliable transit services. In light of these conditions, the Project supports the public interest and necessity through its ability to:

¹ As between Owner and the named tenant LACMTA does not know who claims ownership of the IPR, and for that reason, the offer to purchase the IPR was made to both the Owner and the named Tenant.

- Improve mobility in the eastern San Fernando Valley by introducing an improved north-south transit connection between key transit hubs/routes;
- Enhance transit accessibility/connectivity for residents within the eastern San Fernando Valley to local and regional destinations;
- Provide more reliable transit service within the eastern San Fernando Valley;
- Provide additional transit options in an area with a large transit dependent population and high number of transit riders; and
- Encourage modal shift to transit in the eastern San Fernando Valley, thereby improving air quality.

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 the least private injury.

In September and October of 2017, the Draft Environmental Impact Study/Draft Environmental Impact Report (DEIS/DEIR) was circulated for public review and comment for 60 days. The following six alternatives were evaluated in the DEIS/DEIR:

- No-Build Alternative;
- TSM Alternative;

BRT Alternatives:

- Alternative 1 – Curb-Running BRT Alternative;
- Alternative 2 – Median-Running BRT Alternative;

Rail Alternatives:

- Alternative 3 – Low-Floor Light Rail Transit (LRT)/Tram Alternative;
- Alternative 4 – LRT Alternative.

All build alternatives considered within the DEIS/DEIR (Alternatives 1 through 4) would operate at grade over 9.2 miles, either in a dedicated busway or dedicated guideway (6.7 miles) and/or in mixed-flow traffic lanes (2.5 miles), from the Sylmar/San Fernando Metrolink station on the north to the Van Nuys Metro Orange Line station on the south, with the exception of Alternative 4, which included a 2.5-mile segment within Metro-owned railroad right-of-way adjacent to San Fernando Road and Truman Street and a 2.5-mile underground segment beneath portions of the City of Los Angeles communities of Panorama City and Van Nuys.

Metro applied the objectives below in evaluating potential alternatives for the Project:

- Provide new service and/or infrastructure that improves passenger mobility and connectivity to regional activity centers;
- Increase transit service efficiency (speeds and passenger throughput) in the project study area; and
- Make transit service more environmentally beneficial by providing alternatives to auto-centric travel modes and other environmental benefits, such as reduced air pollutants, including reductions in greenhouse gas emissions in the project study Area.

These goals draw upon those presented in the Alternatives Analysis Report completed in 2012. For the purposes of the DEIS/DEIR, these goals were updated and refined to reflect public involvement and further analysis of the proposed project, the project area, and the background transportation system. Based on the project objectives and the public comments received during the 60-day comment period for the DEIS/DEIR, a modified version of Alternative 4 (Alternative 4 Modified: At-Grade LRT) was developed on June 28, 2018, and the Metro Board of Directors formally identified Alternative 4 Modified: At-Grade LRT as the Locally Preferred Alternative (LPA). The primary difference between DEIS/DEIR Alternative 4 and the LPA is the elimination of the 2.5-mile subway portion of DEIS/DEIR Alternative 4. Under the LPA, the entire 9.2-mile alignment would be constructed at grade. The subway portion was eliminated because it would be very expensive, have significant construction impacts, and result in little time savings compared with a fully at-grade alignment.

In addition, Metro determined that the LPA best fulfilled the project's purpose and need to:

- Improve north–south mobility;
- Provide more reliable operations and connections between key transit hubs/routes;
- Enhance transit accessibility/connectivity to local and regional destinations;
- Provide additional transit options in a largely transit-dependent area, and
- Encourage mode shift to transit.

Additional factors that were considered by Metro in identifying Alternative 4 Modified as the LPA include: the greater capacity of LRT compared to the BRT alternatives, the LPA could be constructed in less time and at reduced cost compared to the DEIS/DEIR Alternative 4, fewer construction impacts compared to DEIS/DEIR Alternative 4, and strong community support for a rail alternative.

The Project will cause private injury, 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.

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 Interests are necessary for the Project.

The Property Interests are specifically needed for the southern segment of the Project ("Southern Segment"). The Southern Segment of the Project consists of a 6.7-mile at-grade alignment light rail transit system, which will include 11 new transit stations, 10 Traction Power Substations, and a new Maintenance and Storage Facility. The purpose of the Project is to improve connections and access to crucial destinations while connecting transit users to the growing network in the San Fernando Valley.

The Southern Segment of the Project will operate in the center of Van Nuys Boulevard from the LACMTA G Line (Orange) Van Nuys Station to Van Nuys Boulevard and San

Fernando Road. Once constructed, the Project's light rail system will travel in a semi-exclusive right-of-way in the median of Van Nuys Boulevard, separated by a barrier except at signalized intersections. There will be 33 light rail vehicles. The light rail system will be powered by an electrified overhead contact system, a network of overhead wires that distributes electricity to the light rail vehicles. The TPSS sites will provide the electricity to power the light rail vehicles.

The Property Interests are required for construction and operation of the Project. Specifically, Parcel B-002 is required to construct the Maintenance Facility and track alignment, and Parcels C-005, C-006, and A-002 are required to construct TPSSs.

Staff recommends that the Board find that the acquisition of the Property Interests are 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 of the interest being acquired, 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 to purchase be made to the owner(s) 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 Interests being acquired. In addition, the agency is required to provide the Owner with a written description 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 Interests:

1. Obtained two independent appraisals, one of the real property and one of the IPR, to determine the fair market value of the Property Interests, including consideration of the existing use of the parcel, the highest and best use of the parcel, and, if applicable, impact to the remainder;
2. Reviewed and approved the appraisals, and established the amount it believes to be just compensation for the acquisition of the Property Interests;
3. Determined the owner of the Property Interests by examining the county assessor's record and a preliminary title report, and determined the tenant of the parcel;
4. Made written offers to the Owner and Tenant for the full amount of just compensation for the acquisition of the Property Interests, which was not less than the approved appraised value of the Property Interests (offer for fee acquisition was made to Owner; offer for IPR was made to Owner and Tenant);
5. Provided the Owner and Tenant with a written statement of, and summary of the basis for, the amount established as just compensation with respect to the foregoing offer; and

6. Provided an informational pamphlet concerning eminent domain in California to the Owner as required by the Eminent Domain Law.

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 and the named tenant.

E. LACMTA has fulfilled the necessary statutory prerequisites.

LACMTA 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. LACMTA has complied with the California Environmental Quality Act.

The environmental impacts of the Project were evaluated in the Final Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR), which was certified by Page 8 of 36 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.

CONCLUSION

Staff recommends that the Board approve the Resolutions of Necessity.

ATTACHMENTS

- Exhibit A-1 – Parcel B-002 – Legal Description
- Exhibit B-1 – Parcel B-002 – Plat Map
- Exhibit C-1 – Parcel B-002 – Improvements Pertaining to Realty (IPR)
- Exhibit A-2 – Parcel C-005 – Legal Description
- Exhibit B-2 – Parcel C-005 – Plat Map
- Exhibit A-3 – Parcel C-006 – Legal Description
- Exhibit B-3 – Parcel C-006 – Plat Map
- Exhibit C-3 – Parcel C-006 – Improvements Pertaining to Realty (IPR)
- Exhibit A-4 – Parcel A-002 – Legal Description
- Exhibit B-4 – Parcel A-002 – Plat Map
- Exhibit C-4 – Parcel A-002 – Improvements Pertaining to Realty (IPR)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES (VAN NUYS AREA) IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 4 AND 5, TRACT NO. 7090, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 88, PAGES 94 AND 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM, THE WESTERLY 38 FEET OF SAID LOTS 4 AND 5. ALSO EXCEPTING THEREFROM THE SOUTHERLY 2 FEET OF SAID LOT 5.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 5, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE SOUTHERLY 2 FEET OF SAID LOT 5 WITH THE EASTERLY LINE OF THE WESTERLY 38 FEET OF SAID LOT 5; THENCE NORTHERLY

15 FEET ALONG SAID EASTERLY LINE; THENCE SOUTHEASTERLY IN A DIRECT LINE TO THE INTERSECTION OF SAID NORTHERLY LINE OF SAID LOT 5 WITH THE EASTERLY LINE OF THE WESTERLY 53 FEET OF SAID LOT 5; THENCE WESTERLY 15 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM, THE EASTERLY 2 FEET OF SAID LOTS 4 AND 5.

ALSO EXCEPTING THEREFROM, THAT PORTION OF SAID LOT 5, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE SOUTHERLY 2 FEET OF SAID LOT 5 WITH THE WESTERLY LINE OF THE EASTERLY 2 FEET OF SAID LOT 5; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25 FEET AND BEING TANGENT AT ITS POINT OF ENDING TO SAID NORTHERLY LINE OF THE SOUTHERLY 2 FEET OF SAID LOT 5; THENCE SOUTHWESTERLY ALONG SAID CURVE TO SAID POINT OF ENDING IN SAID NORTHERLY LINE; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

ALSO EXCEPT ALL OIL, GAS, WATER AND MINERAL RIGHTS WHICH ARE NOW VESTED IN THE CITY, WITHOUT, HOWEVER THE RIGHT TO USE THE SURFACE OF SAID LAND FOR THE EXTRACTION OF SAID OIL, GAS, WATER AND MINERALS, AS RESERVED BY THE CITY OF LOS ANGELES, IN DEEDS RECORDED OCTOBER 18, 1976, AS INSTRUMENT NO. 225 AND MAY 8, 1980, AS INSTRUMENT NO. 80- 466806, OFFICIAL RECORDS, RECORDS.

APN: 2210-030-027

IMPROVEMENTS PERTAINING TO REALTY (IPR)

Bender Realty, Ltd.

| Qty. | Description |
|------|--|
| 2 | Overhead bridge cranes, 2 ton capacity, each with 2 electrified crane runways, 94'L, 15'h, steel girders, wall-mounted with steel support columns, local electrical, consisting of: <ul style="list-style-type: none"><li data-bbox="472 785 1333 869">1 38 LF span, steel frame, twin girder, motorized, with trolley, motorized<li data-bbox="472 882 1333 966">1 40 LF span, steel frame, twin girder, motorized, with trolley, motorized, 1 manual hoist, 1 ton |

IMPROVEMENTS PERTAINING TO REALTY (IPR)

OutFront Outdoor Advertising

| Qty. | Description |
|------|--|
| 1 | Urban "Rotate" outdoor advertising sign, Sign No.: 2035, 14'h x 48'w (estimated), single face with poster panel back up, 36" diameter pole, approximately 25'h at bottom of board, cantilevered, 2 catwalks, illuminated 1 - poster panel back-up, 12' x 25' (estimated), illuminated, Sign No.: 4641 |

IMPROVEMENTS PERTAINING TO REALTY (IPR)

Pacific Coast Marble & Granite

| Qty. | Description |
|------|---|
| 1 | Group of hand painted signage, exterior walls-mounted, consisting of: <ul style="list-style-type: none"> 2 Addresses, 1- "14529", 1'h, single color 1 "Pacific Coast", 2'h, single color 1 "MARBLE & GRANITE", 4'h, single color 1 "818-785-3576", approximately 1.5'h, single color 2 "MARBLE & GRANITE", 2.75'h, "FABRICATION INSTALLATION MARBLE SALES", 1.5'h, including, 2 plastic channel letters signs, "PACIFIC COAST", 1.5'h, 1 "818-785-3576", 16"h, 2 colors total throughout |
| 2 | Work light fixtures, 1-12'L feet long, 6-4'L, fluorescent elements, 1-wall washer, wall-mounted in warehouse, local electrical |
| 2 | Work benches, in warehouse, 1-10'L x 2.5'D, painted softwood, 1-6.25'L x 2'd, plywood top, tubular metal frame, in warehouse |
| 1 | Wall cabinet, 8'w x 16"h x 1'd, diamond plate metal, 2 door, in warehouse |
| 276 | Linear feet (LF) of water drainage channel, surface-recessed on existing concrete floor, approx. 1'd, 54 LF of 6" to 8"w, 222 LF of 12" to 14"w, including, 1 floor recessed clarifier, 5' x 7' footprint, 3 compartment, concrete lined with metal grates throughout, 1 sump pump in clarifier, in warehouse |
| 140 | LF of water piping, PVC, including, 30 LF of 2" diameter, 110 LF of 1" diameter, in warehouse |
| 170 | LF of pneumatic compressed air piping, 2" diameter threaded metal, including, 7 quick connects, in warehouse |
| 4 | Specialty jib cranes, 12'L, with water discharge piping, 4 water nozzles each, 1 light fixture each, 8'L, 4 element |
| 1 | Group of supplemental electrical power distribution for specific business equipment, including, circuit breakers, consisting of: |

IMPROVEMENTS PERTAINING TO REALTY (IPR)

Pacific Coast Marble & Granite (Cont.)

| Qty. | Description |
|------|---|
| 1 | Start controller, Definite Purpose Controls by Square D Company, including, 1 safety switch, Eaton, 30 A, 240 V, approx. 25 LF of wire in .75" diameter flex conduit, for exterior air compressor |
| 1 | Safety Switch, Manufacturer: not available, assumed to be 60 A, 240 V, (if other than as assumed herein, our opinions of value may be different), for northeast saw, including, approx. 20 LF of wire in 1" diameter flex conduit |
| 1 | Safety switch, Square D Company, 200 A, 240 V, for saw by FOMA, including, approx. 10 LF of flex conduit, 1" diameter, 1 on/off switch, GE, 30 A, 600 V with approx. 20 LF of 1" diameter flex metal conduit |
| 3 | Control switches, Furnas, for saw by Ares, including, approx. 150 LF of wire in .75" diameter conduit |
| 37 | LF of painted concrete block dike, 8"h, concrete filled, floor-mounted at Forza saw |
| 30 | LF of concrete block wall, 15 LF of 4'h, 15 LF of 16"h, concrete filled, at Italtech saw |
| 1 | Group of reinforced concrete block improvements for older saw at northwest of warehouse, including, 5 footings for travel table, 3'L x 16"h x 8"d, 1 pedestal for saw, 28"w x 30"h x 28"d |
| 8 | LF of track lighting channel, with 3 spotlight fixtures, ceiling-mounted, local electrical, in office |
| 20.5 | LF of polished marble countertop, 14"d, with painted wood under shelving, 3 tier, vertical dividers, including, 53 wall-mounted polished stone samples, 12" x 12", with 100 LF of wood rail brackets |

IMPROVEMENTS PERTAINING TO REALTY (IPR)

Pacific Coast Marble & Granite (cont.)

| Qty. | Description |
|------|---|
| 3 | Area light fixtures, high bay, high intensity, 2 ceiling-mounted, 1-with plastic lens, bridge crane-mounted, local electrical |
| 1 | West office expansion build-out, electrical receptacles, area light fixtures, local electrical, consisting of: <ul style="list-style-type: none"> 1 First floor addition, rectangular shape, 10.25' x 18' footprint (FP), 185 SF, 8.25'h, stone tile flooring, wood frame, plywood and drywall wall covering, flat wood roof covering, painted drywall ceiling, 1 painted wood pedestrian door, 2 vinyl slide windows, 46" x 36", stone tile flooring, 12" x 12" 1 Mezzanine addition, slightly irregular shape, approx. 15' x 16', approx. 240 SF, 6.75'h, wood frame wall and roof, wood roof covering, painted wood and drywall wall covering, 1 painted wood pedestrian door, 1 fixed window, 6'w x 2.5'h, carpet floor covering, 1 built-in drafting table, 7.5'L x 3'd, stained wood, 1 walk-in closet, 4.5' x 5.5' FP, 1 painted wood pedestrian door, 36 LF of painted wood shelving, wood framed over stairwell, 1 wall-recessed shelving unit, 3.5'w x 3.5'h x 3.5'd, 2- 3.5'w shelves, painted wood shelving, wood framed over stairwell, 1 staircase, wood frame, 12 carpet covered stairs, 4.5'w, with landing, 2 wall-mounted hand rails, 12'L each, painted wood |
| 1 | East office construction, irregular shape, approx. 540 SF, 8'h, electrical receptacles, area light fixtures, local electrical and plumbing, roof-mounted HVAC package with ducting, wood framed walls and roof, wood roof covering, painted drywall interior walls and ceiling covering, 2 pedestrian doors, 1 painted wood, 1-painted wood with inset glass panes, 2 windows, 1 aluminum slider, 4'w x 2'h, 1 fixed, 3'w x 3.5'h, 26 LF of 8'h interior partition walls, stone tile flooring, 12" x 12", 13 LF of built-in recessed shelving, 2-4 tier, painted wood, 1 restroom, 7' x 7' FP, mixed ceramic tile wainscoting, sink counter, 4'w x 2'd, 1 toilet, 1 wall mirror, 6'w x 44"h, wall-mounted, 1 wall cabinet, 5'w x 2'h, painted wood, 4 door |

IMPROVEMENTS PERTAINING TO REALTY (IPR)

S&L Towing Service, Inc.

| Qty. | Description |
|------|--|
| 1 | Banner sign, 8' x 2', "SL TOWING", "24 Hr. Service", including, 2 telephone numbers and logo, vinyl, exterior-wall mounted |

IMPROVEMENTS PERTAINING TO REALTY (IPR)

Stone Shop Designs, Inc.

| Qty. | Description |
|------|--|
| 16 | Surveillance cameras, VOIP, 6 exterior, 10 interior, including brackets, cabling |
| 1 | Group of supplemental electrical power distribution for specific business equipment, including circuit breakers, consisting of: <ul style="list-style-type: none"> 1 Start controller, Definite Purpose Controls by Square D Company, including 1 safety switch, assumed to be 30 A, 240 V, (if other than as assumed herein, our opinions of value may be different), 25 LF of wire in 1" diameter flex conduit, for interior air compressor 1 Safety switch, for southern most polishing machine by GLA Stone, Siemens, 60 A, 240 V, approx. 125 LF of wire in 1" metal flex conduit 1 Safety switch for polishing machine by GLA Stone, Eaton, 60 A, 240 V, approx. 20 LF of flex conduit 1 Safety switch for radial arm polishing machine by FOMA, Eaton, 30 A, 240 V, including, approx. 25 LF of wire in .5" diameter metal conduit 2 Safety Switches, Square D Company, 60 A, 240 V, for saw by Forza saw, including approx. 20 LF of wire in 1" diameter flex conduit 1 Safety Switch, 60 A, 240 V, for saw by Italtech, including approx. 55 LF of wire in 1" diameter flex conduit |
| 40 | LF of painted concrete block pony wall, 4'h, concrete filled, for southern most machine by GLA Stone |
| 40 | LF of water drainage channel, surface-recessed on existing concrete floor, 14"w x 1'd, including, 1 floor recessed water basin, 4'w x 4'h x 4'd, concrete lined with metal grates, throughout |
| 45 | LF of water supply and recirculating piping, PVC, 1" to 1.5" diameter, including 1 shallow water pump, Drummond, M: 63407, S: 37179-2432 |
| 19 | LF of concrete block pony wall, 40"h, concrete filled, for machine by GLA Stone, including, 2 concrete footings for machine frame, 8.5'L x 8"h x 1.5'w |

IMPROVEMENTS PERTAINING TO REALTY (IPR)

Stone Shop Designs, Inc. (cont.)

| Qty. | Description |
|------|--|
| 1 | Through wall air conditioner, Frigidaire, in east office |
| 1 | Shelving unit, 5'L x 2.5'h x 16"d, laminated plastic, 2 tier, wall-mounted, in east office |

LEGAL DESCRIPTION

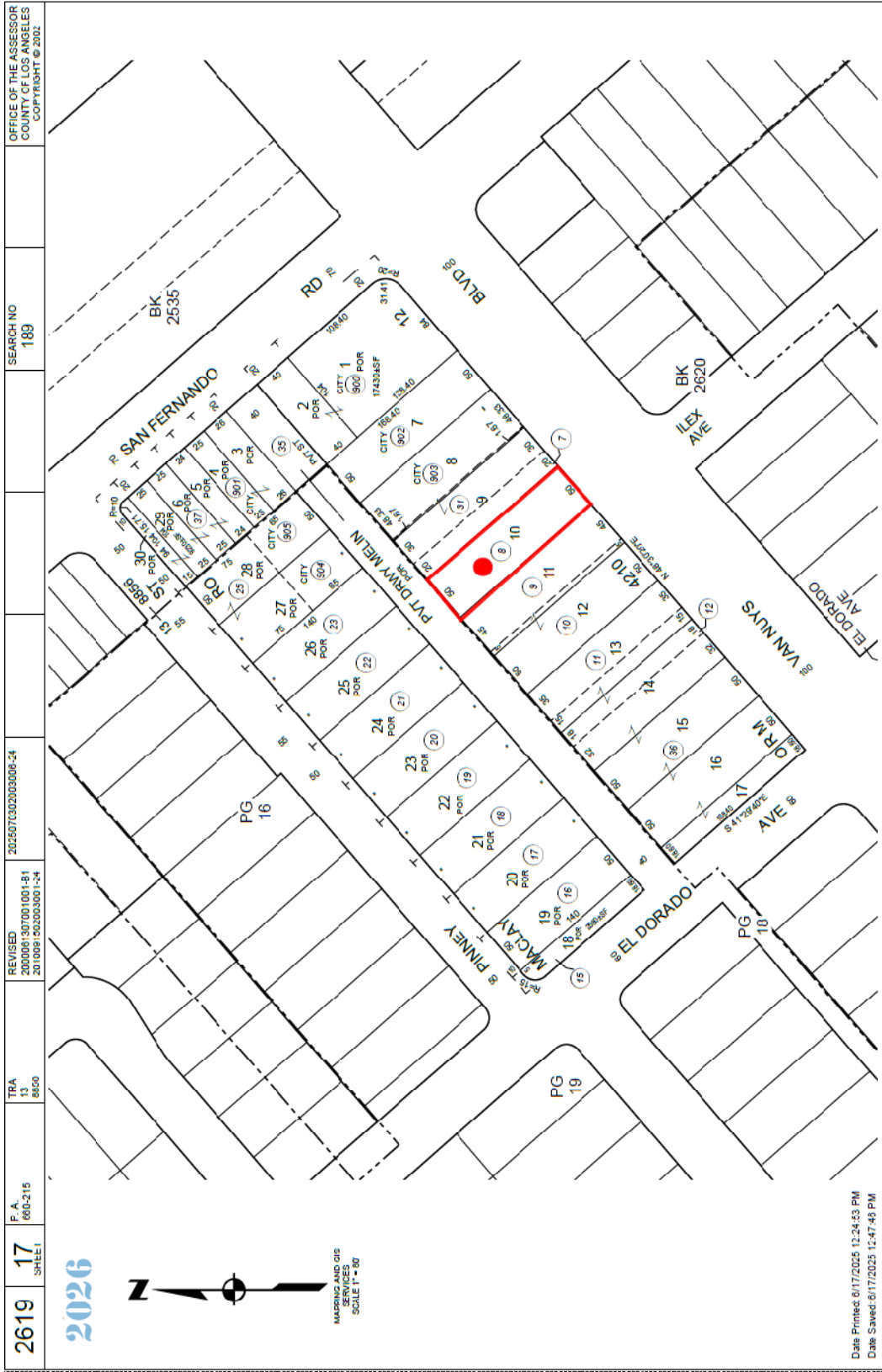
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTHWESTERLY HALF OF THAT PORTION OF BLOCK 252 OF MACLAY RANCHO EX-MISSION OF SAN FERNANDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP IN BOOK 37 PAGE 5 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANT SOUTHWESTERLY 224 FEET MEASURED AT RIGHT ANGLES FROM THE NORTHEASTERLY LINE OF SAID BLOCK, SAID POINT BEING ALSO DISTANT NORTHWESTERLY 50 FEET MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF NORTH SHERMAN WAY; THENCE SOUTHWESTERLY PARALLEL WITH SAID CENTER LINE OF NORTH SHERMAN WAY, 100 FEET; THENCE AT RIGHT ANGLES NORTHWESTERLY 168.40 FEET; THENCE AT RIGHT ANGLES NORTHEASTERLY 100 FEET; THENCE AT RIGHT ANGLES SOUTHEASTERLY 168.40 FEET TO THE POINT OF BEGINNING.

APN: 2619-017-008

PLAT MAP



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF BLOCK 257 OF THE MACLAY RANCHO EX-MISSION OF SAN FERNANDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37, PAGE 5 ET SEQ., OF MISCELLANEOUS RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID BLOCK 252, DISTANT 324 FEET SOUTHWESTERLY FROM THE MOST EASTERLY CORNER OF SAID BLOCK, SAID POINT OF BEGINNING BEING DISTANT 50 FEET NORTHWESTERLY AT RIGHT ANGLES FROM THE CENTER LINE OF SHERMAN WAY, ALSO BEING THE MOST SOUTHERLY CORNER OF THE LAND CONVEYED TO WILLIAM M. SCHOCK AND WIFE, BY DEED RECORDED IN BOOK 2490, PAGE 266, OFFICIAL RECORDS, OF SAID COUNTY; THENCE AT RIGHT ANGLES NORTHWESTERLY AND ALONG THE LAND DESCRIBED IN THE ABOVE MENTIONED DEED, 168.4 FEET TO POINT, THENCE AT RIGHT ANGLES SOUTHWESTERLY 50 FEET TO A POINT, THENCE AT RIGHT ANGLES SOUTHEASTERLY 168.4 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID BLOCK 252, THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK, 50 FEET TO A POINT OF BEGINNING.

EXCEPT THEREFROM THE SOUTHWESTERLY 5 FEET THEREOF.

ALSO EXCEPT THEREFROM ALL REMAINING OIL, GAS, MINERAL AND HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BUT WITHOUT RIGHT OF SURFACE ENTRY TO DEPTH OF 500 FEET, AS PER DEED RECORDED FEBRUARY 19, 1992 AS INSTRUMENT NO. 92-271732 OFFICIAL RECORDS.
APN: 2619-017-009

**EXHIBIT B-3
PARCEL C-006**

PLAT MAP



IMPROVEMENTS PERTAINING TO REALTY (IPR)

El Paseo Night Club

| Qty. | Description |
|---------------------------------------|--|
| <u>EXTERIOR AND THROUGHOUT</u> | |
| 1 | Sign, approximately 2'h metal channel letters, "El Paseo", plastic fascias, interior illumination, wall-mounted |
| 1 | Marquee sign, 12'L x 2.5'h, painted metal cabinet, plastic fascia, interior illumination, wall-mounted, with changeable letters set |
| 10 | Surveillance cameras, 3 exterior wall-mounted, 7 interior wall-mounted, brackets, cabling |
| 1 | Group of exterior decorative and security lighting fixtures, including local electrical, consisting of: <ul style="list-style-type: none">2 Dual incandescent decorative fixtures, at front entrance3 High intensity discharge (HID) security fixtures, roof-mounted2 "Wall washers" security fixtures, wall-mounted2 Dual incandescent decorative fixtures each with 1 duplex electrical receptacle, wall-mounted at rear entrance doors |
| 1 | Lot of electrical power distribution, including, 1 main service panel, exterior wall-mounted, 1-200 Amp subpanel with 30 circuit breakers, 15-20 Amps, interior wall-mounted, wire, conduit and receptacles for specific business equipment, 6-4'L fluorescent dual strip fixtures, ceiling-mounted |
| 2 | Door awnings, 6'd, 1-11'w, "El Paseo", 1-9'w, "Night Club", canvass on metal frames, exterior wall-mounted |
| 1 | Sign, 10'w x 4'h, painted metal cabinet, plastic fascia, "El Paseo Night Club", raised plastic letters, interior illumination, roof-mounted |
| 1 | Group of minor miscellaneous improvements, throughout, consisting of: <ul style="list-style-type: none">1 "Dummy" surveillance camera, roof-mounted, with metal security cage, approximately 1' square1 Lot of minor wood and laminate wall shelving |

IMPROVEMENTS PERTAINING TO REALTY (IPR)

El Paseo Night Club (cont.)

| Qty. | Description |
|------------------------|---|
| 1 | Ticket podium, 3'w x 3'h x 2'd, softwood frame, stained wood fascias, with shelf |
| 1 | Traffic mirror, 1.5' diameter, interior wall-mounted |
| 80 | SF of fabric drape wall covering, at seating area on stage |
| 1 | Lot of minor signage |
| 1 | Set of floor bolts for 2 compartment safe in office |
| 300 | LF (estimate) of light rope, wall and ceiling mounted |
| <u>INTERIOR</u> | |
| 1 | Alarm system, including, control panel, code pad, 4 door contact sensors, 3 motion sensors, wiring |
| 1 | Bar construction, stained wood, scored wood panel fascias, consisting of: |
| 40 | Linear feet (LF) of front counter, 2'd x 3'h, with brick foot rail, 1 dual action swing door |
| 26 | LF of back bar counter, 3'h, 4 doors, 2-8'L liquor shadow boxes, including, 13 LF of upper liquor shelving, 3 tier, stained plywood, 1 upper liquor cabinet, 7'L, 6 doors, with glass hanger rack, wall-mounted |
| 8 | LF of pony wall, 3.5'h, with drink countertop, brick foot rail |
| 1 | Bar soffit construction, 39'L x 7'h x 8'd, softwood framed, painted wood panel covering, lower decorative 3 sided mansard with wood shingles, stained wood panel underside fascia |
| 1 | Bar sink, 6'w, stainless steel, 3 compartment, 2 end boards, single mixing faucet, local plumbing |
| 1 | Group of interior lighting fixtures, including local electrical, consisting of: |
| 11 | Sconce fixtures, single element, wall-mounted |
| 16 | Down shot single element Halogen fixtures, bar soffit recessed |
| 512 | Square feet (SF) of wainscotting, stained scored plywood |
| 416 | SF of dance floor, 4' x 6" stained wood planks |

IMPROVEMENTS PERTAINING TO REALTY (IPR)

El Paseo Night Club (cont.)

| Qty. | Description |
|------|---|
| 494 | SF of wall mirrors, throughout |
| 1 | Stage, 24'w x 2.5'h x 10'd, softwood frame, carpeted top, stained wood front fascia with access panel, 2 sets of stairs, 20 LF of painted metal hand rail, 2 booth benches, 4'L, vinyl, carpet covered, wood box bases, 1 table, 2'w x 1.5'h x 1.5'd, wood frame, carpet covering, plastic top, 9 LF of DJ booth partition, 6'h, painted wood, 1 swing door, 5 LF of upper viewing window |
| 100 | SF of painted wall mural, multi-colored, behind stage, including, 1 painted wall sign, 2 color, "El Paseo", 2'h letters, above stage |
| 1 | Group of decorative surface paint, consisting of: 256 SF of "speckled" black wall paint 900 SF of upper wall "blackout" paint 3,300 SF of ceiling "blackout" paint |
| 1 | Water heater, A.O. Smith, Signature 100 series, M: G6N-UT4040NVR 500, Item ID: 100354835, gas-fired, 40 gallon capacity, like new |
| 1 | Mop sink, plastic, metal legs, faucet, local plumbing |
| 1 | Floor safe, Horizon, digital lock, 12" x 14" top |

IMPROVEMENTS PERTAINING TO REALTY (IPR)

El Paseo Night Club (cont.)

| Qty. | Description |
|-------|---|
| 3,540 | SF of parking lot asphalt resurfacing, including striping for 13 regular spaces and 1 ADA space |
| 3 | Exterior doors, 3' x 7', fire rated, painted metal with closers and panic bars |
| 2 | Evaporative coolers, roof-mounted with 2 painted metal interior down shot registers |
| 3 | Exit signs, illuminated, 2 with 2 element lighting fixtures, back-up batteries |
| 1 | Group of restroom improvements, consisting of: |
| 585 | SF of ceramic wall tile, 12" x 8" tiles, 295 SF in women's, 290 SF in men's |
| 9 | LF of counter, 26"d, ceramic tile trim, granite tops, 1-5' section with 2 drop-in sinks, porcelain on cast iron, 2 faucets, finish plumbing, 1-4' section with under storage, 2 stained wood doors, women's |
| 3 | Wall mirrors, 1-51" x 40", 1-20" x 20", women's, 1-20" x 20", men's |
| 5.5 | LF of sink counter, 26"d, ceramic tile trim, granite top, 2 drop-in sinks, porcelain on cast iron, 2 faucets, finish plumbing, men's |
| 128 | SF of ceramic tile flooring, 12" x 12", men's |
| 1 | Privacy panel, 4'w, painted metal, single door, men's |

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 1 AND THE NORTH 10 FEET OF LOT 2, IN BLOCK 42 OF [TRACT NO. 1200](#), IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 19, PAGE 35](#), OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING ALL MINERALS, COAL, OILS, PETROLEUM AND KINDRED SUBSTANCES AND NATURAL GAS UNDER AND IN SAID LAND.

[APN: 2236-023-001](#)

IMPROVEMENTS PERTAINING TO REALTY (IPR)

El Cafetal Restaurante Salvadoreño

| <u>Qty.</u> | <u>Description</u> |
|-------------|---|
| 1 | Channel letter sign, 2' to 3' high (estimate), plastic facia, metal frame, single-sided, illuminated, "Restaurante Salvadoreño" |
| 1 | Sign cabinet, 10' x 3', plastic facia, metal cabinet, illuminated |
| 1 | Security door, 38" x 80", tubular metal, metal mesh backing |
| 3 | Awnings, 6' wide x 4' high x 3' deep, tubular metal, fabric covering |
| 1 | Pole sign, 10" x 10" support, 25' high (estimate), metal, including 1 sign cabinet, 9' wide x 8' high (estimate), dual-sided, plastic facia, metal cabinet, illuminated, "Restaurante Salvadoreño El Cafetal/ 818-901-0385" and 1 sign cabinet, 4' x 2.5' (estimate), dual-sided, plastic facia, metal cabinet, illuminated, "Karaoke Y Musica Envivo", and light fixture, pole-mounted |
| 3 | Signs, 30" diameter, plywood, single-sided, depicting food, including bird wire, 5 linear feet (estimate), wall-mounted |
| 11 | Linear feet of beverage countertop, 3' high x 31" deep, including 2 doors, 2 food tray shelves, 22" wide, 4-tier, 4 linear feet of shelving, 2-tier, laminate, 1 sink, 16" x 18", stainless steel, 15" deep, no faucet, including plumbing, 1 water dispenser, 12" x 10", single dispensing faucet, with hook-up and plumbing, 1 tabletop drain, 53" x 6", metal grate top |
| 7 | Linear feet of wall shelving, laminate, 16" deep |
| 1 | DJ platform, 8' x 7" x 4', laminate, including 8 linear feet of aluminum corner trim and 2 wall partitions, 51" x 57" x 6", assumed to be wood construction, laminate facia, including glass privacy screen, 43" x 19" |

IMPROVEMENTS PERTAINING TO REALTY (IPR)

El Cafetal Restaurante Salvadoreno (cont.)

| <u>Qty.</u> | <u>Description</u> |
|-------------|---|
| 80 | Linear feet of window curtains, 45" high, fabric |
| 2 | Exterior LED light fixtures, Beacon, 12" x 16", roof-mounted |
| 20 | Linear feet of window blinds, 45" high, fabric |
| 2 | Public address bullhorns, wall-mounted, including |
| 1 | Exhaust hood, 20' wide x 4' deep, stainless steel, illuminated, through-roof ventilation, with fire suppression system, Pyro-Chem, Model no.: NMCH3, 8-nozzle, roof-mounted package |
| 1 | Lot of natural gas connections for 5 appliances |
| 258 | Square feet of stainless steel washable surface wall covering, with trim, stainless steel |
| 2 | Cooking appliance platforms, 2" high, concrete, consisting of: 1 15' x 35" 1 18' x 3' |
| 2 | Floor sinks, 12" x 12", metal grate top, plumbing |
| 1 | Floor drain, 9" diameter, metal grate top |
| 2 | Menu sign cabinets, 9' x 3', metal cabinet, interior illumination, printed graphic décor facias |
| 2 | Sign cabinets, 42" x 3', metal cabinet, interior illumination, printed graphic décor facia, "El Nuevo Rinconcito" |
| 26 | Linear feet of back bar/ counter, 36" high x 18" deep, stainless steel, 3-tier, pedestal base, 6" high, with 1 drop-in sink, 12" x 8' x 12", single mixing faucet, plumbing |

IMPROVEMENTS PERTAINING TO REALTY (IPR)

El Cafetal Restaurante Salvadoreno (cont.)

| <u>Qty.</u> | <u>Description</u> |
|-------------|---|
| 13 | Linear feet of kitchen food counter, 16" deep, stainless steel, pony wall mounted |
| 4 | Strip lights, 4' long, single fluorescent, ceiling mounted |
| 1 | Food buffet service counter, 171" x 30" x 35", stainless steel, 2 under tiers, 9 drop-in heating wells, Wells controls, 1 sneeze guard, 11.5' x 20", stainless steel frame, glass panels, with Hatco warming lights, electrical, including front service counter, 11" deep, laminate top and base, 12" deep |
| 10 | Dining tables/ booths, 45" x 28", laminate, wall-mounted, including built-in booths, wood/ laminate base, padded vinyl seats and backs, consisting of: 2 9' long, single-sided 6 45" wide, dual-sided 2 45" wide, single-sided |
| 20 | Surveillance/ security cameras, manufacturer and model nos. vary, including wall mounts and cabling to office |
| 1 | Swamp cooler to exhaust hood make-up air, manufacturer and model no. not available, roof-mounted package |
| 1 | Front door accordion security gate, 97" x 82" high, metal track and gate, wall-mounted |
| 1 | Service counter, 16' x 34" x 54" deep, laminate on wood, 2 stainless steel under tiers, electrical |
| 1 | Hand sink, 15" x 7" x 17", stainless steel, including single mixing faucet and plumbing |
| 1 | Safety switch, manufacturer and model no. not available |
| 1 | Scullery sink, 104" x 36" x 30", stainless steel, 3-compartment, 18" x 15" x 24", including pre-rinse assembly and plumbing |

IMPROVEMENTS PERTAINING TO REALTY (IPR)

El Cafetal Restaurante Salvadoreno (cont.)

| <u>Qty.</u> | <u>Description</u> |
|-------------|---|
| 1 | Exhaust hood, 66" x 28" x 50", stainless steel, illuminated, including 34 square feet of stainless steel wall cover |
| 11 | Linear feet of built-in desk, 31" high x 24" deep, wood construction, 4-door, 2-drawer |
| 15.5 | Linear feet of wall cabinet, 42" high x 12" deep, 4-door |
| 4 | Linear feet of wall shelf, 18" deep, laminate |
| 2 | Linear feet of wall shelf, 2' deep, stainless steel |
| 1 | Water heater, Bradford, Model no.: V2XR75S6RN, 75 gallon capacity, 76,000 BTU/hr., natural gas, including natural gas connection |
| 1 | Alarm system, consisting of 2 door contacts, 5 motion sensors, 1 glass break sensor, 1 control panel, 1 keypad |
| 166 | Linear feet of decorative mirror wall panel, 8.5" high |
| 1 | Lot of plumbing installation for ice machine with water filtration system, Hoshizaki, Model no.: 4HC-H, and installation for dishwasher |
| 1 | Air curtain, Berner International Corp., model no. not available, 36" wide |
| 6 | Linear feet of lockers, 70" high, metal, 12 lockers total |
| 24 | Linear feet of wall shelf, 18" deep, laminate |
| 1 | Walk-in freezer, 11' x 90" x 8', galvanized metal construction, and floor, illuminated, dual coil |
| 1 | Walk-in freezer, 5' x 88" x 7', galvanized metal construction, illuminated, dual coil, quarry tile flooring |

IMPROVEMENTS PERTAINING TO REALTY (IPR)

El Cafetal Restaurante Salvadoreno (cont.)

| <u>Qty.</u> | <u>Description</u> |
|-------------|---|
| 1 | Walk-in refrigerator, 122" x 91" x 90", assumed to be metal construction, stainless steel roof, FRP wall cover, 32" x 78" door opening, illuminated, dual coil, concrete flooring |
| 4 | Floor drains, 8" diameter, metal grate top |
| 2 | Floor sinks, 12" x 6" x 12", ceramic, metal grate |
| 1 | Work table, 10' x 36" x 30", stainless steel construction, 1 under tier, 1 sink, 16" x 10" x 19", including single mixing faucet and plumbing |
| 1 | Janitorial sink, 22" x 13" x 22", stainless steel, including single mixing faucet, 1 splash guard, 21" x 18", stainless steel, and plumbing |
| 830 | Square feet of FRP wall cover |