

**STAFF REPORT REGARDING THE NECESSITY FOR THE ACQUISITION OF THE
PROPERTIES REQUIRED FOR THE EAST SAN FERNANDO VALLEY LIGHT RAIL
TRANSIT PROJECT (“PROJECT”)
PROJECT PARCELS
ESFV-E-006-1 and ESFV-E-015-1**

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 project parcel number, assessor parcel number, address, record property owner and tenant, and nature of the property interests sought to be acquired for the Project are summarized in the table below. The Property Interests are comprised of Fee Simple (“Fee”) and Improvements Pertaining to Realty (“IPR”).

Summary Table 1

Project Parcel Number	Assessor's Parcel Number	Parcel Address	Property Owner/Tenant	Property Interest(s) Sought
ESFV-E-006-1 (E-006)	2210-030-028	14556 Raymer St, Los Angeles, CA 91405	Solomon and Sara Pearlman, Trustees; David and Miriam Striks, Trustees	Fee; IPR
			Tip Top Restoration, Inc.; Purple Construction & Remodeling, Inc.	IPR
ESFV-E-015-1 (E-015)	2210-025-044	14718 Raymer St, and 14721 Keswick St., Los Angeles, CA 91405	JB Partners, LLC	Fee; IPR
			Tip Top Restoration, Inc.; Purple Construction & Remodeling, Inc.	IPR
			Brian Williams, Inc. d.b.a. NDI USA	IPR

Property Requirements:

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

Property Interests Sought:

LACMTA seeks to acquire a Fee interests in the real property, as well as the Improvements Pertaining to Realty (IPR) in the above parcels. These interests are required to construct the Maintenance and Storage Facility (MSF) for the Project. The MSF will be constructed on the west side of Van Nuys Boulevard on approximately 21 acres, which is bounded by Keswick Street on the south, Raymer Street on the east and north, and the Pacoima Wash on the west. In order to connect the main line alignment to the MSF site, the guideway will curve west off of Van Nuys Boulevard along Keswick Street. These acquisitions of Fee interests and of IPR are collectively referred to herein as the Property Interests.

As required by California Government Code Section 7267.2, written offers of Just Compensation to purchase the Fee Interests were delivered to the Owners of Record (“Owners”) on January 10, 2025 for E-006 and on February 6, 2025 for E-015. Similarly, and in compliance with California Government Code Section 7267.2, written offers of Just Compensation to purchase the IPR on the parcels were presented to the Owners and, where applicable, Tenants¹. LACMTA updated its offers to purchase the IPRs once its appraiser was able to gather further information. The Owners have accepted the offers for acquisition of the Fee Interests, and LACMTA is in the process of purchasing the Fee Interests in both parcels from the Owners but does not yet own the Fee Interests in these parcels. The Owners and the tenants for these parcels have not accepted the offers of Just Compensation made by the LACMTA for the IPRs and have not at this time reached negotiated settlements for the acquisition of the IPR’s.

¹ As between Owner and 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 Tenant.

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:

- 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 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.

While the Project will cause private injury, 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 (“MSF”). 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 MSF will house general administration, operation, and support services. The facility will be used to store the light rail transit vehicles when they are not in operation and to perform inspections, body and heavy repairs, and cleaning and washing of LACMTA’s growing light rail vehicle fleet. Meanwhile, 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 E-006 and Parcel E-015 are two of the several parcels required to construct the MSF.

The MSF will be constructed on the west side of Van Nuys Boulevard on approximately 21 acres, which is bounded by Keswick Street on the south, Raymer Street on the east and north, and the Pacoima Wash on the west. In order to connect the main line alignment to the MSF site, spur tracks will extend from the guideway and will curve west off of Van Nuys Boulevard north of Keswick Street and continue in a westward direction crossing Raymer Street and into the MSF site.

A portion of the MSF will be located on Parcel E-006 and Parcel E-015. Therefore, the Property Interests are necessary for the construction and operation of the Project.

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 independent appraisals for real property and for 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 properties;
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 preliminary title reports, and determined the tenants of the parcels;
4. Made written offers to the Owners and Tenants, as applicable, 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 (offers for fee acquisition were made to Owner; offers for IPR were made jointly to Owner and Tenant);
5. Provided the Owners and Tenants, as applicable, 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 offers required by Section 7267.2 of the California Government Code has been made to each of the Owners and tenants.

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 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.

CONCLUSION

Staff recommends that the Board approve the Resolutions of Necessity.

ATTACHMENTS

Exhibit A-1 - Legal Description (E-006)
Exhibit B-1 - Plat Map (E-006)
Exhibit C-1 - IPR (E-006)
Exhibit A-2 - Legal Description (E-015)
Exhibit B-2 - Plat Map (E-015)
Exhibit C-2 - IPR (E-015)

LEGAL DESCRIPTION

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

Lot 29 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 94](#) of Maps, in the office of the County Recorder of said County.

APN: [2210-030-028](#)

IMPROVEMENTS PERTAINING TO REALTY

Page 1 of 7

Item No.	Qty.	Description
1	1	Steel sign, 14" x 10", wall-mounted, "CCTV Warning"
2	1	Plastic sign, 14" x 10", window-mounted
3	10	Window lettering, decal, 9" high, one and two color, "14556 14558"
4	97	Square feet of window blinds, horizontal, 1" wide metal slats
5	6	Linear feet of salt water fish tank cabinet, built-in, wood, full height, custom made
6	2.7	Linear feet of tubular steel shelving, wall-mounted
7	16	Square feet of telephone backboard, plywood with: <ul style="list-style-type: none"> 4 Linear feet of power strip outlets 1 Old telephone wiring terminal block, 22" long, not in use
8	1	Magnetic utensil strip, 15" long, wall-mounted
9	1	Lot of kitchen cabinetry, consisting of: <ul style="list-style-type: none"> 10 Linear feet of wall cabinet, laminate 12 Linear feet of counter top, laminate 8.5 Linear feet of base cabinet, laminate 1 Exhaust hood, stainless steel, Whirlpool, 30" wide 1 Dishwasher, Samsung 1 Kitchen sink, two-compartment, with garbage disposal 1 <u>Rough in</u> supply, waste and vent piping
10	15	Office identification signage, 8" x 2", wall-mounted, with name slot
11	21	Keyless door locks, with combination code access, including hardware
12	40	Square feet of interior window blinds, horizontal, 2" wide wood slats

IMPROVEMENTS PERTAINING TO REALTY

Page 2 of 7

Item No.	Qty.	Description
13	12	Wi-Fi extenders, manufacturer and model no. not available, 12"x 12", including wiring
14	1	Security door, solid core, 3' x 7', with remote actuated lock system
15	1	Owner's bathroom buildout, consisting of: <ul style="list-style-type: none"> 1 Toilet and seat 1 Bathtub, and shower surround, Fiberglass 1 Vanity cabinet and sink, faucet 3.7 Linear feet of base cabinet, laminate 7.3 Linear feet of counter top, laminate 26.7 Square feet of mirror, wall-mounted 3.7 Linear feet of credenza cabinet, laminate 3 Rough in supply, waste and vent piping 7 Robe hooks, wall-mounted
16	6	Signage letters, 6" high, particle board, "Tip Top"
17	46	Linear feet of shelving, laminate, wall-mounted
18	336	Square feet of vinyl plank flooring
19	1	Lot of computer networking and data cabling for 60 workstations (estimate) , two low voltage outlets and data cabling, Cat 5, including wall jacks
20	1	Front door video intercom system, with small flat screen monitor, CCTV camera, automatic door release
21	3	Office cabinets, steel, wall hung, consisting of: <ul style="list-style-type: none"> 2 30" wide 1 12" wide 8 Linear feet of hanger strip, wall-mounted
22	60	Square feet of mirror, wall-mounted
23	1	Coat hanger strip, 5-peg, wood, wall-mounted

IMPROVEMENTS PERTAINING TO REALTY

Page 3 of 7

Item No.	Qty.	Description
24	5	Linear feet of shelving, wood, 14" wide, wall-mounted
25	1	Alarm system, including control panels, code pads, door contacts, window break detectors, motion sensors and roll-up door contacts
26	6	Wall safes, 14" x 19" x 4", Paragon Lock & Safe, metal, wall recessed, single door
26	76	Surveillance cameras, manufacturer and model not available, with related wiring, 12 additional wireless cameras, including wall mounts
27	1	Lot of audio cabling for 20 speakers and 3-subwoofers thru-out, recessed in walls for surround sound in office area
<u>Purple/ Reception</u>		
28	1	Lot of decorative purple paint décor thru-out office areas
29	1	Shelf, 67" x 12", laminate, metal wall brackets
30	1	Whiteboard, 8' x 4', laminate trim, wall-mounted
<u>Purple/ Estimators</u>		
31	223	Square feet of flooring, laminate, 8" x 4' tiles
<u>Upstairs Storage Room</u>		
32	1	Storage rack, 6' x 5' x 20", wood construction, plywood deck, 3-tier
33	1	Storage rack, 55" x 60" x 27", wood construction, plywood deck, 3-tier
34	32	Linear feet of shelf, 16" deep, wood, metal brackets, wall-mounted

IMPROVEMENTS PERTAINING TO REALTY

Page 4 of 7

Item No.	Qty.	Description
35	24	Linear feet of shelf, 18" deep, wood, metal brackets, wall-mounted
36	1	Storage rack, 30" x 48" x 17", wood, plywood deck, 2-tier
37	1	Storage rack, 20" x 48" x 17", wood, plywood deck, 2-tier
<u>Warehouse</u>		
38	18	Linear feet of built-in shelving, 15' high x 42" deep, wood plank framing, plywood decks, 6-tier, ceiling-mounted
39	30	Linear feet of built-in shelving, 15' high x 24" deep, wood plank framing, plywood decks, 4-tier, ceiling-mounted
40	1	Storage deck, 24' x 8' x 7.5', wood beam supports and deck framing, plywood deck
41	1	Built-in workbench, 24' x 4', wood supports and construction, plywood deck, 1 upper shelf, 24" deep, plywood
42	1	Built-in storage shelf, 6' x 17' x 22" deep, wood plank framing, plywood decks, 9-tier, plywood, ceiling-mounted
43	52	Linear feet of built-in shelving, 12' to 15' high, 4' deep, wood plank framing, plywood decks, 5-tier on average, ceiling and wall-mounted
44	24	Linear feet of built-in shelving, 12' high x 24" deep, wood plank framing, plywood decks, 6-tier, plywood, ceiling-mounted
45	1	Storage deck, 21'9" x 9' x 7.5', wood beam supports and deck framing, plywood deck
46	1	Built-in workbench, 21'9" x 4', wood supports, plywood deck, with upper hutch/ shelf, 42" high, 2-tier

IMPROVEMENTS PERTAINING TO REALTY

Page 5 of 7

No.	Qty.	Description
47	1	Built-in shelf, 90" x 16' x 26", wood plank supports, 9 plywood decks, ceiling-mounted
48	2	LED yard lights, 24" x 12", 18" metal pole mounted, solar powered
49	1	Floodlight, 12" x 18", LED, wall-mounted, electrical
50	45	Linear feet of built-in shelving, 16' high x 3' deep, wood plank supports, 4 plywood decks
51	3	Wall shelves, 8' x 12", laminate, metal brackets
<u>Office</u>		
52	1	Base cabinet, 112" x 24", laminate on wood, 6-door, 6-drawer, laminate top, 4" high backsplash
53	1	Wall cabinet, 9' x 30", laminate, 6-door
54	1	Base cabinet, 67" x 24", laminate on wood, 4-door, 4-drawer
55	12	Linear feet of wall shelving, 12" deep, laminate, with metal brackets
56	2	Wall shelves, 9' x 12", laminate, with wall brackets
57	4	Wall shelves, 4' wide, laminate and wood, with wall brackets
<u>Upstairs Office</u>		
58	1	Built-in base cabinet, 9'3" x 24" deep, laminate on wood, 6-door, 6-drawer
59	1	Storage deck, 9'3" x 20", wood construction, plywood deck
<u>Ruben Umana</u>		
60	140	Square feet of laminate tile flooring, 4' x 5" tiles

IMPROVEMENTS PERTAINING TO REALTY

Page 6 of 7

No.	Qty.	Description
61	2	Wall shelves, 40" x 12", laminate, with wall brackets
<u>Office Payroll</u>		
62	2	Split air conditioning units, LBG Products, model no. not available, 3' wide (estimate)
63	32	Linear feet of wall shelving, 12" deep, wood, with wall brackets
<u>Lobby</u>		
64	1	Access control system, Memorilok, model no. not available, wall-mounted, 10-digit keypad
65	112	Square feet of wall tiles, wood, 3' x 5" tiles, including decorative wall fixtures, copper and steel
66	2	Ceiling speakers, 12" diameter, including wiring
<u>Lino Maria</u>		
67	5	Linear feet of wall shelving, wood, with wall brackets
68	143	Square feet of laminate tile flooring, 4' x 6.5" tiles
<u>Break Room</u>		
69	1	Base cabinet, 63" x 3' x 25", laminate, 4-door, 4-drawer
70	1	Paper towel dispenser, Georgia-Pacific, Model: enMotion
71	1	Base cabinet, 114" x 3' x 25", laminate, 6-door, 6-drawer
72	1	Base cabinet, 78" x 3' x 2', laminate, 1 drawer, 3-door, with sink, 32" x 20", stainless steel, dual compartment, single mixing faucet, water dispenser, including plumbing
73	1	Wall cabinet, 78" x 38" x 11", laminate, 4-door, 2- 20" high, 2- 38" high, with open shelf, 3' x 17", laminate

IMPROVEMENTS PERTAINING TO REALTY

Page 7 of 7

Item No.	Qty.	Description
74	1	Soap dispenser, Gojo, model no. not available, automatic
<u>IT Room</u>		
75	15	Linear feet of workstation countertop, 30" deep, wood construction, carpet cover, including electrical, 12- single outlets plus wiring
<u>Jonathan Deleon / Ricardo Urbina</u>		
76	1	Wall shelf, 5' x 10", laminate, with wall brackets
<u>Exterior</u>		
77	2	Wall signs, 13' x 5', vinyl, metal trim, wall-mounted, "Purple Construction & Remodeling", "TiptopRestoration.com"

END OF EXHIBIT C-1

LEGAL DESCRIPTION

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

Parcel 1:

The Southerly 381.00 feet of that portion of Lot 7 of Tract 1532, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 22, Pages 130 and 131 of Maps, in the Office of the County Recorder of said County, lying between the Westerly line of the East 5.01 acres, computed to the Southerly line of Raymer Street, of said Lot 7 and the Westerly line of the East 2.5 acres, computed to the Southerly line of the Southern Pacific Railroad right-of-way, of said Lot.

Except all minerals, coal, oils, petroleum and kindred substances and natural gas in or, under said land, as reserved by Thomas C. Garner and Carolyn B. Garner, in the Deed recorded March 28, 1960 in Book D-794 Page 592, Official Records.

Parcel 2:

That portion of Lot 22, "Future Street" of Tract 16545, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 398, Pages 18 and 19 of Maps, in the Office of the County Recorder of said County, lying between the Southerly prolongation of the Westerly line of the East 5.01 acres, computed to the Southerly line of Raymer Street, of Lot 7 of Tract 1532, as per Map recorded in Book 22 Pages 130 and 131 of Maps, Records of said County, and the Westerly line of the East 2.5 acres, computed to the Southerly line of the Southern Pacific Railroad right-of-way, of said Lot 7.

Parcel 3:

That portion of Lot 7 of Tract 1532, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 22 Pages 130 and 131 of Maps, in the Office of the County Recorder of said County, lying between the Westerly line of the East 5.01 acres computed to the Southerly line of Raymer Street of said Lot 7 and the Westerly line of the East 2.5 acres, computed to the Southerly line of the Southern Pacific Railroad right-of-way, of said Lot 7.

Except therefrom the Southerly 381.00 feet thereof.

Also except all minerals, coal, oils, petroleum and kindred substances and natural gas under and in that portion of the above described land lying Westerly of the Westerly line of the East 5.01 acres, computed to the Southerly line of the Southern Pacific Railroad right-of-way of said Lot 7.

APN: 2210-025-044
(End of Legal Description)

PLAT MAP

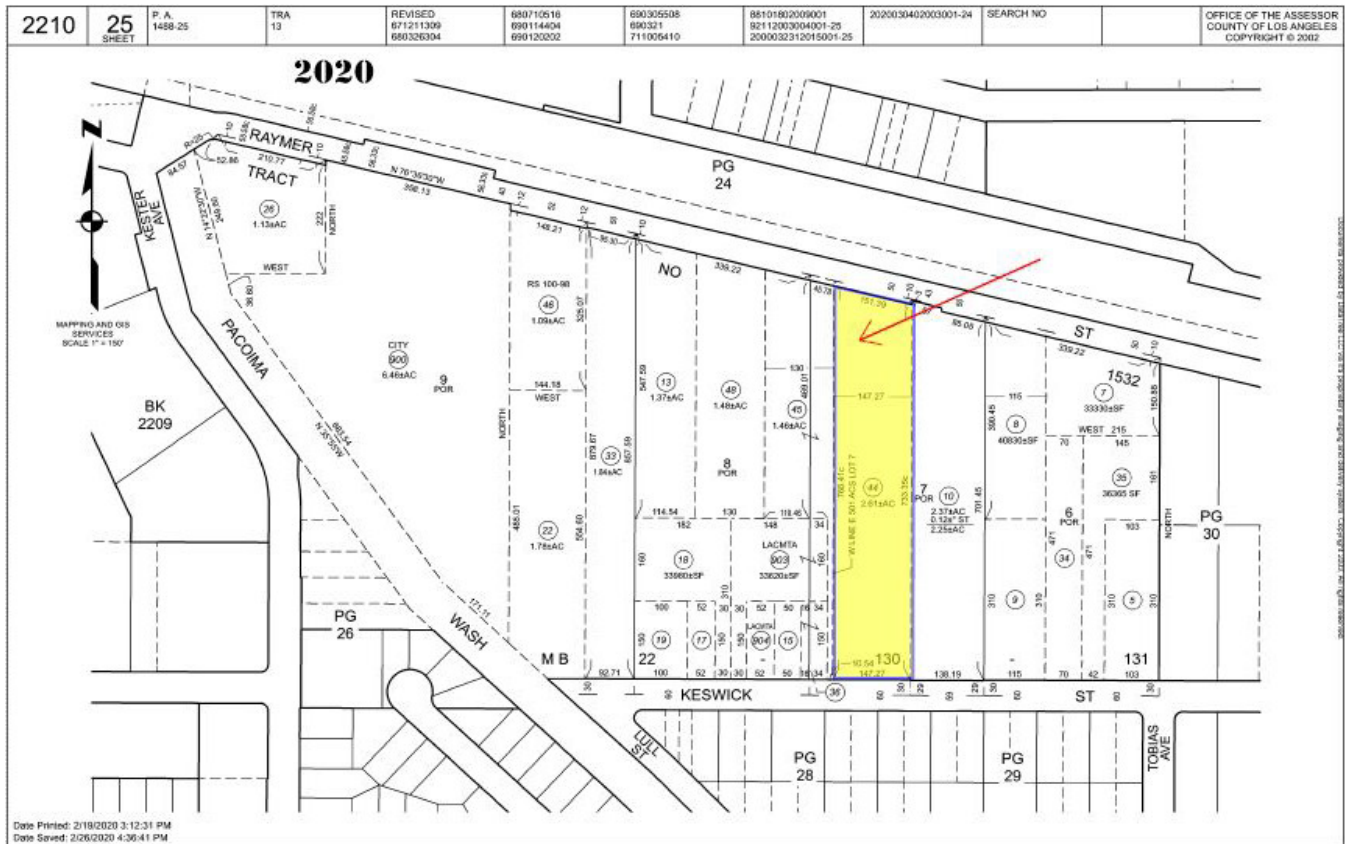


EXHIBIT C-2
PARCEL ESFV-E-015-1

IMPROVEMENTS PERTAINING TO REALTY

Page 1 of 3

Item No.	Qty.	Description
1	1	Group of power wiring, consisting of wiring, control box etc.
2	1	Group of carpeting +/-1,800 sf.

Item No.	Qty.	Description
1	1	Counter, wood L-shaped, 16 linear feet with stone top

Item No.	Qty.	Description
1	1	Metal gate fencing, 14 linear feet.
1	1	Group of interior build-out, consisting of wood frame construction with plaster board one side, 2 small window A/C, drop ceiling, tile floor, bathroom with 2 fixtures, 27'x17' and 7'x5'.

IMPROVEMENTS PERTAINING TO REALTY

Page 2 of 3

No.	Qty.	Description
78	60	Surveillance cameras, manufacturer and model not available, with related wiring, including wall mounts
<u>Building A</u>		
79	11	Linear feet of built-in counter, 42" high x 32" deep, laminate, 2-tier, including electrical connections, 3- 4 outlet plugs, 3- 4-port ethernet plates, 2- 2-port ethernet plates, including lower counter, 44" x 34" x 32", laminate, 2 lower shelves
80	1	Built-in counter, 80" x 42" x 25", laminate, 2-door, 2-drawer, including sink, 15" x 15", stainless steel, single mixing faucet, plumbing
81	505	Square feet of slat wall panels, laminate
82	10	Linear feet of chain link fence, 7' high, with roll gate, 77" x 7'
83	8	Linear feet of wall shelving, 8' high x 2' deep, wood construction, 3-tier
84	17	Linear feet of wall shelving, 70" high x 2' deep, wood
85	26	Linear feet of wall shelving, 7' high x 2' deep (estimate), wood construction, 3-tier
86	17	Linear feet of wall partition, 8' high x 7" deep, wood construction, dual-sided
87	1	Sign cabinet, 18' x 10' (estimate), single-sided, vinyl fascia, metal trim, "TipTopRestoration.com"
<u>Building B</u>		
88	1	Canopy, 13' x 5' x 3', metal frame, canvas top
89	14	Linear feet of countertop and base cabinet, 36" high x 33" deep, laminate, 8-door

IMPROVEMENTS PERTAINING TO REALTY

Page 3 of 3

Item No.	Qty.	Description
90	48	Square feet of pegboard
91	1	Alarm system, manufacturer and model no. not available, consisting of:
	3	Roll-up door contacts
	3	Motion sensors
	2	Door contacts
	1	Keypad
	1	Control panel
92	1	Convex mirror, 36" diameter, wall-mounted
93	1	Janitorial sink, 23" x 11" x 20", plastic, including 1 single mixing faucet and plumbing
94	1	Lot of electrical power wiring, including conduit run and control box
95	1,800	Square feet of commercial carpeting in office area

Building C

95	23	Linear feet of built-in storage rack, 14' high x 4' deep, wood construction, plywood deck, 4-tier
96	1	Canopy, 186" x 15' x 13', metal frame, corrugated metal roof, 2 uprights, tubular metal, including 233 square feet of wall cover, plywood, 1 swing gate, 186" x 10', metal frame, corrugated metal fascia
97	1	Open shelf, 18' x 18' x 4', wood construction, plywood deck, 4- tier
98	1	Canopy, 13' x 5' x 3', metal frame, canvas top